Department of
Community Development
Lori A. Moss, Director

Divisions
Administrative Services
Building Permits & Inspection
Code Enforcement
County Engineering
Economic Development & Marketing
Planning & Environmental Review

Negative Declaration

Pursuant to Title 14, Division 6, Chapter 3, Article 6, Sections 15070 and 15071 of the California Code of Regulations and pursuant to the Procedures for Preparation and Processing of Environmental Documents adopted by the County of Sacramento pursuant to Sacramento County Ordinance No. SCC-116, the Environmental Coordinator of Sacramento County, State of California, does prepare, make, declare, publish, and cause to be filed with the County Clerk of Sacramento County, State of California, this Negative Declaration re: The Project described as follows:

1. **Control Number:** PLNP2013-CZB-ZOB-00145

2. **Title and Short Description of Project:** Downtown Rio Linda Special Planning Area Community Plan Amendment, Rezone and Zoning Ordinance Amendment
   A **Community Plan Amendment and Rezone** of 88.07 acres **to** Special Planning Area (SPA) establishing these land use zone districts within SPA boundaries: Commercial Mixed-Use (19.83 acres), Neighborhood Mixed Use (0.85 acre), Neighborhood Mixed-Use/Multiple-Family Residential (11.20 acres), RD-20 Multiple-Family (15.40 acres), Special Planning Area/Open Space (6.44 acres), Village Commercial-Mixed-Use (14.42 acres), Village-Neighborhood-Mixed-Use (6.45 acres), and Special Planning Area/M Street Corridor Overlay (13.48 acres), **from** Business Professional (2.24 acres), General Commercial (2.19 acres), Limited Commercial (2.75 acres), Light Industrial (4.13 acres), RD-20 Multiple-Family Residential (24.75 acres), RD-5 Single-Family Residential (17.34 acres), RD-7 Single-Family Residential (1.58 acres), Mobilehome Park (5.0 acres), Mobilehome Park/Limited Commercial (7.87 acres), Special Planning Area/Agricultural-Residential (4.41 acres), Special Planning Area/General Commercial (1.33 acres), Special Planning Area/General Commercial/Limited Commercial (0.69 acre), Special Planning Area/Limited Commercial (13.39 acres) and Special Planning Area/RD 5 Single-Family Residential (0.40 acre).
   A **Zoning Ordinance Amendment** to create the Downtown Rio Linda Special Planning Area (SPA) and to supersede the existing Rio Linda Business District Special Planning Area. The proposed SPA Ordinance sets forth land use regulations and development standards or performance criteria to facilitate development, including the following elements:
   a. Four SPA Planning Areas: Gateway Area, M Street Corridor, Village Center, and East Neighborhood Area;
   b. Four new zoning districts and an overlay zone to guide Planning Area development;
   c. Standards for public space, streetscape and landscape design; and Development standards for ensuring compatibility with existing development.

3. **Assessor's Parcel Number:** Various

4. **Location of Project:** The Downtown Rio Linda Special Planning Area (DRLSPA) is located in the northern portion of Sacramento County, east of Highway 99 and north of Elkhorn Boulevard, along M Street between 2nd Street on the west to Curved Bridge Road on the east, extending northwest and southeast along Front Street to Dabney Avenue on the north and L Street on the south. The project area comprises approximately 88 acres, including 121 parcels.

5. **Project Applicant:** Sacramento County Department of Community Development, Planning and Environmental Review

6. Said project will not have a significant effect on the environment for the following reasons:

   a. It will not 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, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

   b. It will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.

   c. It will not have impacts, which are individually limited, but cumulatively considerable.

   d. It will not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly.

7. As a result thereof, the preparation of an environmental impact report pursuant to the Environmental Quality Act (Division 13 of the Public Resources Code of the State of California) is not required.

8. The attached Initial Study has been prepared by the Sacramento County Planning and Environmental Review Division in support of this Negative Declaration. Further information may be obtained by contacting the Planning and Environmental Review Division at 827 Seventh Street, Room 225, Sacramento, California, 95814, or phone (916) 874-6141.

[Original Signature on File]
Catherine Hack

Environmental Coordinator
County of Sacramento, State of California

COUNTY OF SACRAMENTO
PLANNING AND ENVIRONMENTAL REVIEW DIVISION

INITIAL STUDY

PROJECT INFORMATION

CONTROL NUMBER: PLNP2013-CZB-ZOB-00145

NAME: Downtown Rio Linda Special Planning Area Community Plan Amendment, Rezone and Zoning Ordinance Amendment

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ASSESSOR'S PARCEL NUMBER: Various (see attached list of affected APNs)

OWNER:

Various

APPLICANT:

Sacramento County Department of Community
Development, Planning and Environmental Review

PROJECT DESCRIPTION

The applicant requests the following entitlements:

1. A **Community Plan Amendment and Rezone** of 88.07 acres **to** Special Planning Area (SPA) establishing these land use zone districts within SPA boundaries: Commercial Mixed-Use (19.83 acres), Neighborhood Mixed Use (0.85 acre), Neighborhood Mixed-Use/Multiple-Family Residential (11.20 acres), RD-20 Multiple-Family (15.40 acres), Special Planning Area/Open Space (6.44 acres), Village Commercial-Mixed-Use (14.42 acres), Village-Neighborhood-Mixed-Use (6.45 acres), and Special Planning Area/M Street Corridor Overlay (13.48 acres), **from** Business Professional (2.24 acres), General Commercial (2.19 acres), Limited Commercial (2.75 acres), Light Industrial (4.13 acres), RD-20 Multiple-Family Residential (24.75 acres), RD-5 Single-Family Residential (17.34 acres), RD-7 Single-Family Residential (1.58 acres), Mobilehome Park

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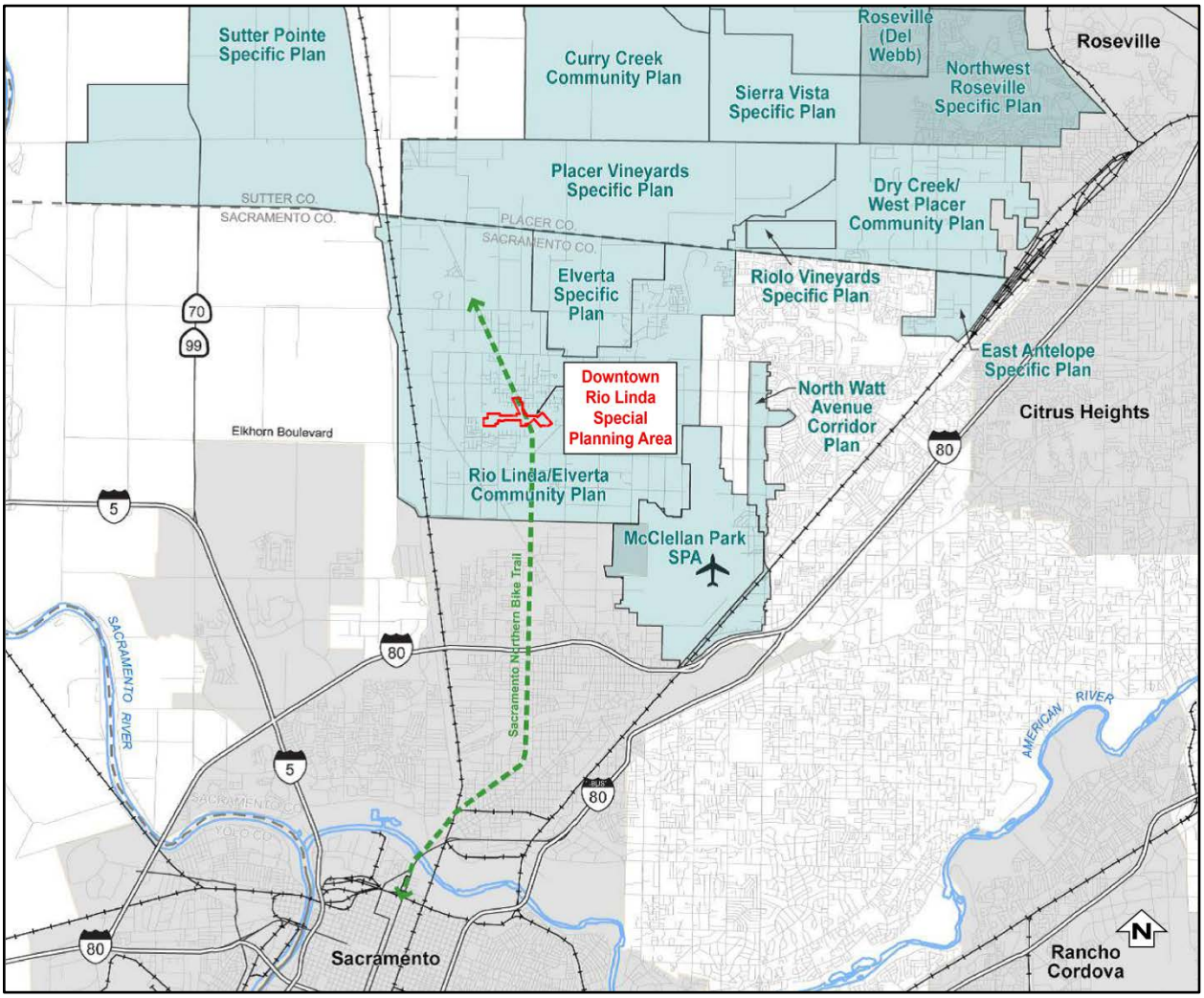
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    a. Four SPA Planning Areas: Gateway Area, M Street Corridor, Village Center, and East Neighborhood Area;
    b. Four new zoning districts and an overlay zone to guide Planning Area development;
    c. Standards for public space, streetscape and landscape design; and
    d. Development standards for ensuring compatibility with existing development.

PROJECT OBJECTIVES

The principal objectives for the RLSPA are:

- Establishing a business area at the corner of Rio Linda Boulevard and M Street to accommodate a flexible arrangement of office and commercial uses where there is higher visibility and better access from the community;
- Improving the appearance and vitality of the Downtown historic core area, which still retains its historic development patterns and updating the once industrial and commercial structures in the downtown area to allow greater land use flexibility;
- Introducing more local neighborhood serving mixed-use development, dispersed within the DRLSPA; and
- Returning M Street to its function as a community main street with a high priority placed on creating a pedestrian-friendly street, with full streetscape improvements.

Plate IS-1
Regional Context Map



PROJECT COMPONENTS

A. Overview: The proposed DRLSPA consists of a Community Plan Amendment, Rezone and Zoning Ordinance Amendment to (1) designate a Special Planning Area (SPA) within the Rio Linda-Elverta Community Plan area, (2) change the existing zoning designations within the SPA boundaries, and (3) amend the County Zoning Code to add the Downtown Rio Linda Special Planning Area, replacing the existing Rio Linda Business District Special Planning Area. The DRLSPA contains three chapters:

1. Introduction: Chapter One introduces the ordinance structure and regulatory context and identifies the project location.
2. Land Use: Chapter Two, the Regulating Plan, describes the DRLSPA's purpose and vision, sets forth four planning areas with six specific land

use zone districts – including use tables for each zone district – and details street and streetscape design.

3. Urban Design and Circulation: Chapter Three sets forth comprehensive development standards and design guidelines. Section 3.2.2.A (1) contains a provision that prohibits removing significant historic resources in the Village Center and requires adherence to the Secretary of the Interior's standards for historic building modification.

B. Planning Areas, Zoning Districts and Overlay Zones:

1. Planning Areas: The four planning areas contain one or more of the land use zone districts (Plate IS-2, Plate IS-3), and include:

a. Gateway Area: The Gateway Area is centered on the intersection of Rio Linda Boulevard and M Street, and extends one-half block north towards N Street, south to L Street, east to 4th Avenue, and west one-half block towards 2nd Street. There are several large, undeveloped parcels within the Gateway Area, as well as several existing businesses. The DRLSPA envisions the Gateway Area as the major gateway into Rio Linda's commercial-mixed-use areas. Anchored by the historic Rio Linda archway – a gift from the City of Marysville to the Rio Linda Grange in 1925 – new commercial construction is intended to be placed close to the street while still allowing for a "separated" sidewalk and planting strip along the street. Streetscape would include pedestrian walkways, street trees and other landscaping. Necessary parking lots would be oriented behind buildings to strengthen buildings' relationship to the street and provide easy pedestrian access from the sidewalk.

b. M Street Corridor: The M Street Corridor extends for approximately 1280 feet along M Street from 5th Street on the west to 7th Street on the east. This planning area is relatively narrow, extending approximately 155 feet north and south of the street, generally encompassing the parcels that front on M Street as well as several parcels that front on intersecting side streets. Land uses in the corridor include existing single-family homes, a church and a portion of the former Rio Linda Elementary School property. Homes and commercial buildings along M Street are constructed to shallow setbacks from the street (approximately 17 feet to 25 feet).

The DRLSPA would establish the M Street Corridor as a physical and visual connection between the Gateway Area and the Village Center. Streetscape improvements on M Street would enhance pedestrian safety, calm traffic, and support transit access. Although some infill development is possible, the corridor is primarily conceived for adaptive reuse of existing buildings, including using residential buildings for professional offices.

c. Village Center: The Village Center is aligned along Front Street and the Sacramento Northern Bikeway, extending north from M Street to Dabney Avenue, south of M Street to L Street, east to Oak Lane and west to 6th Avenue. Land uses in this area include several commercial and industrial structures – formerly fronting on the Sacramento Northern rail line – that contribute period character. There are several large vacant parcels on the east side of Front Street that are suitable for infill development.

   The DRLSPA envisions the Village Center as its core, and suggests that new infill development be designed to complement the existing built environment and agricultural esthetic. Streetscape improvements would continue the M Street Corridor pattern, emphasizing safe and convenient pedestrian crossings of M Street and access to the bike trail. The Village Center streetscape is envisioned to end at the junction of M Street and Oak Lane.

d. East Neighborhood Area: The East Neighborhood Area lies along the southeast side of Oak Lane between 8th Avenue and Curved Bridge Road, and extends southeast to the north branch of Dry Creek. Land use in this area is dominated by an older, partially-vacant commercial center at the eastern edge of the historic downtown. The commercial center is flanked by several existing single-family homes on large lots on the west and south, and by multi-family housing on the west. This property has the potential to be “repurposed” through rehabilitation and enhancement of existing buildings, and/or the construction of new buildings.

   Parcels in the East Neighborhood Area back up to the north branch of Dry Creek and the Dry Creek Parkway. Flood hazards, the potential for discovering pre-historic archeological resources and riparian habitat considerations could limit development.

Table IS-1 shows the potential land use intensity for each planning area.

Table IS-1

Estimated Potential Land Use Intensity for DRLSPA Planning Areas*

	Single-Family Residential (Dwelling Units)	Multi-Family Residential (Dwelling Units)	Specialty Retail (square feet)	General Office (square feet)	Medical Office (square feet)	Restaurant (square feet)	Gas Station (square feet)	Grocery (square feet)
Gateway Area	0	63	99,335	103,654	43,189	21,595	4,319	21,595
M Street Corridor	13	18	n/a	150,694**	n/a	n/a	n/a	n/a
Village Center	25	265	100,633	30,558	30,558	8,429	n/a	n/a
East Neighbor-hood	9	22	47,241	7,783	7,783	15,747	n/a	n/a
Totals	**47**	**368**	**147,874**	**38,341**	**38,341**	**24,176**	**4,319**	**21,595**

*Source: Kimley-Horn Associates, *Rio Linda SPA Land Use Assumptions*, 2014
**Assumes re-purposing of existing residential uses in M-Street Corridor.

Zoning Districts. There are four new proposed zoning districts within the SPA, and two zoning overlays. Two zoning designations would be retained. Plate IS-3 shows the relationship between the planning areas and the zoning districts. Each zoning district references an existing zone within the current County Zoning Code, as well as the proposed Zoning Code Update.

a. Commercial Mixed-Use (CMU) (Gateway Area): This zoning district would facilitate a commercial center at the intersection of Rio Linda Boulevard and M Street. Allowed uses include those permitted and conditional in the Limited Commercial (LC) zone, with certain exceptions and additions. Mixed-use developments, single-family residential uses, hotels and motels would be permitted uses in addition to most LC permitted uses. Notably, single-family residences, hotels and motels are conditional uses in the LC zone, but would be permitted in the CMU zone.

   Certain uses that are permitted in the LC zone would be conditional in the CMU: general retail exceeding 50,000 square feet in area, liquor stores, and pawn shops. A new use type, flex-space/warehouse-storage (limited to three parcels at the southwest corner of Rio Linda Boulevard and M Street), would be added as a conditional use. Several uses that are already LC- conditional uses are expressly called out as CMU-conditional uses: auto service stations, car washes, tattoo shops and drive-through facilities (bank windows, fast food drive-through windows, etc.).

   The CMU prohibits major auto repair, gun sales, adult uses and check cashing facilities.

Design standards for the CMU district encourage buildings to be placed near the sidewalk, with parking located at the side or rear. Residential and commercial uses could be combined as "mixed-use" developments, but residential uses would not be permitted to exceed 30 percent of all Gateway/CMU land uses.

b. Village-Commercial Mixed-Use (V-CMU) (Village Center). This zoning district lies in the south portion of the Village Center, and would enable new mixed-use infill development and reuse of existing buildings. Allowed uses include those permitted and conditional in the LC zone, with certain exceptions and additions, similar to those described for the CMU district. Single-family residences, mixed-use developments would be permitted uses in addition to most LC permitted uses. New V-CMU conditional uses include multi-family residential developments exceeding 20 units per acre, general retail exceeding 50,000 square feet in area, liquor stores and pawn shops.

   The V-CMU district prohibits auto service stations, car washes, gun sales, adult uses and check cashing facilities.

   Design standards suggest combining second-story office or residential uses above ground-floor retail or lobby spaces, and direct new building façades to be placed close to the sidewalk, enhancing the pedestrian experience along M, Front, and West Front Streets. As in the CMU district, the V-CMU development standards place parking lots at the back or sides of buildings, and storefront windows and entrances along the street.

   Residential uses in the V-CMU zone must comprise no greater than 50 percent of ground floor area, but may constitute up to 75 percent of the district's overall floor area. For parcels not fronting onto M Street, residential development may be increased to 100 percent of the property.

c. Village-Neighborhood Mixed-Use (V-NMU) (Village Center): This zoning district lies in the northern portion of the Village Center planning area, and would complement the V-CMU district with additional mixed uses, focusing on first-floor non-residential development with residential uses on upper floors. The V-NMU encourages redeveloping and re-using existing buildings.

   Allowed uses include those permitted and conditional in the LC zone, with certain exceptions and additions, similar to those described for the CMU district. Single-family residences, mixed-use developments would be permitted uses in addition to most LC permitted uses. New V-NMU conditional uses include multi-family residential developments exceeding 20 units per acre, general retail

exceeding 25,000 square feet, theaters, indoor recreational facilities, and drive-through facilities.

The V-NMU prohibits repair services (as primary uses), bars, night clubs, dance halls, hotels, motels, auto-related uses, liquor stores, tattoo shops, pawn shops, gun sales, adult uses and check-cashing facilities.

d. Neighborhood Mixed-Use (NMU) (East Neighborhood): This zoning district includes the East Neighborhood parcels currently developed as a shopping center. The NMU district also support mixed-use developments, but at lower intensity. Development in the NMU zone should be complementary in scale and character to adjacent neighborhoods.

   Allowed uses include those permitted and conditional in the LC zone, with certain exceptions and additions, similar to those described for other districts. Single-family residences, mixed-use developments would be permitted uses in addition to most LC permitted uses. New NMU conditional uses include general retail exceeding 6,000 square feet in floor area.

   The NMU prohibits significantly more uses than the districts above: repair services (as primary uses), drive-through facilities, bars, nightclubs, dance halls, indoor recreational facilities, hotels, motels, auto-related uses (including auto service stations, auto repair and car washes), liquor stores, tattoo shops, pawn shops, gun sales, adult uses, check cashing facilities and recycling centers.

2. Overlay Zones

   a. M Street Corridor: The M Street overlay would intensify the residential density permitted between 5th Street and 7th Streets, comprising approximately 13.5 acres in 21 parcels. Allowed uses are those permitted and conditional in the RD-20 zone, with certain exceptions and additions, including mixed uses. Expressly permitted uses include religious institutions, private social centers and general retail less than 6,000 square feet in floor area. New M Street Corridor conditional uses include general retail exceeding 6,000 square feet, business services, eating and drinking uses, personal services, entertainment and recreation uses less than 6,000 square feet, financial services and offices.

      The M Street Corridor prohibits check cashing facilities.

   b. Natural Stream Combining Zone (NS). This overlay zone applies to a portion of the East Neighborhood Area in the Dry Creek Parkway flood zone. It is an existing overlay zoning designation within the Sacramento County Zoning Code intended to protect people and

structures from flood damage, and sets forth standards for construction in floodplain areas. The NS designation within the DRLSPA would also protect the Dry Creek Parkway's recreational and habitat value, and preserve water quality.

3. Existing Zones to be Retained

   a. Residential Density 20 (RD-20): This zone permits multi-family residences up to 20 units per acre, as well as single-family residences and such uses as professional offices, parks, public schools and parks. Conditional uses include private schools, hospitals, churches, residential care homes, bed and breakfast inns, and other uses found to be generally compatible with RD-20 permitted uses, but which need additional regulatory controls to avoid adverse effects on a neighborhood (see Attachment 1).

   b. Residential Density-5 (RD 5): This zone is the most common single-family residential zone in the immediate vicinity of the project, permitting densities of up to five units per acre.

Plate IS-2

Proposed Planning Areas

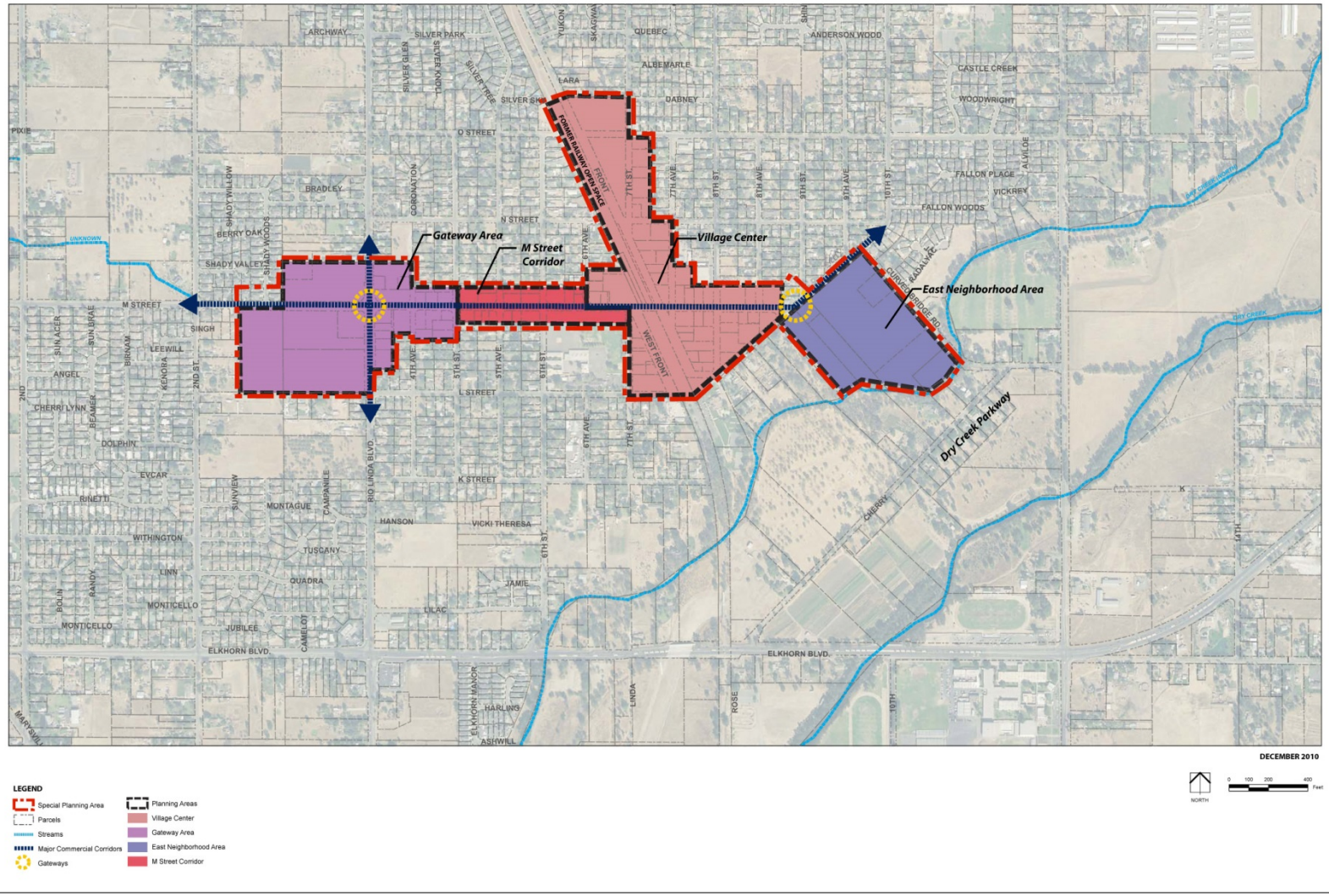
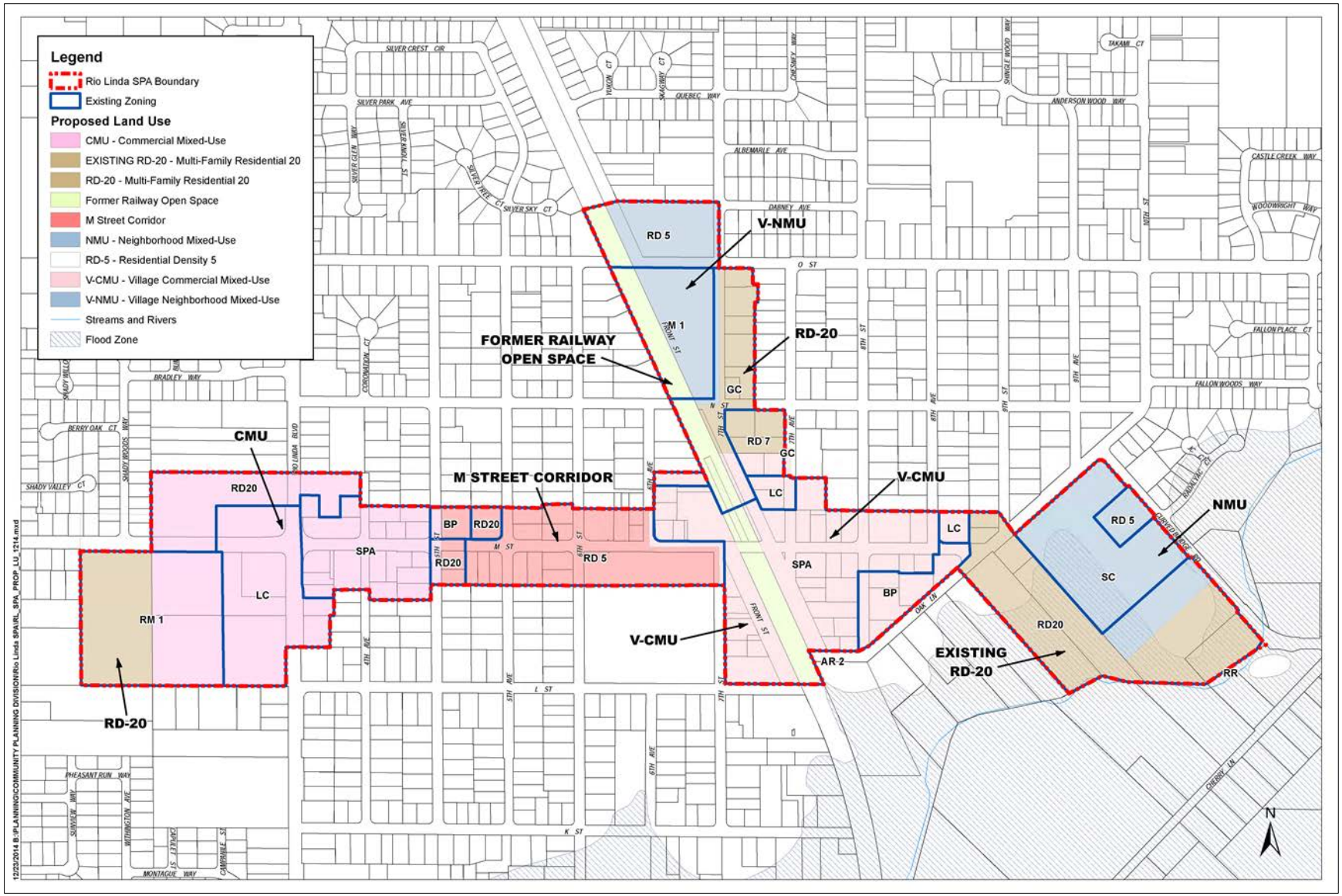


Plate IS-3

Existing and Proposed Zoning Districts



C. Transportation and Circulation:

The DRLSPA sets forth criteria for street and streetscape design that would renovate the design and character of the existing street network and would change auto, bicycle and pedestrian circulation. Consistent with policies in the Rio Linda and Elverta Community Plan, DRLSPA standards would enhance accessibility through and within the community by balancing circulation needs, emphasizing trip reduction measures, and accommodating multiple access routes.

The streetscape encompasses the areas between the build-to lines on either side of a street, including the street itself, the pedestrian walkways, street plantings, on-street parking, bicycle paths, and the improvements or amenities that facilitate the use of the street including street furniture, bus shelters, signage, and landscaping.

1. Rio Linda Boulevard. This street is currently a two-lane arterial through the project area, with a 60-foot right-of-way that widens to 77 feet at intersections. The 2030 General Plan/Transportation Plan calls for Rio Linda Boulevard to be developed ultimately with four through lanes, including two lanes in each direction, with turn lanes as appropriate. However, at the intersection of Rio Linda Boulevard and M Street, the archway spanning the intersection precludes adding lanes without acquiring additional right-of-way.

   The DRLSPA maintains the Rio Linda Boulevard's right-of-way width at 77 feet, with two through lanes and left turn lanes passing under the archway. Plate IS-4 shows details and dimensions for both the Rio Linda/M Street intersection and the M Street streetscape.

2. M Street: M Street is an east-west collector street that serves the commercial areas of the Rio Linda community. The DRLSPA calls for an approximately 50' right-of-way along M Street with 11-foot travel lanes, on-street parking on both sides of the street, bulb-outs and enhanced cross walks at intersections, and a minimum eight-foot wide sidewalk and landscape zone. Wider sidewalks than eight feet are encouraged, and may be accomplished by recessing portions of new buildings while still maintaining a close-to-the-street façade. Plate IS-4 shows proposed details and dimensions for M Street, including parallel parking markings.

3. Downtown Main Streets: Front Street and West Front Street are the DRLSPA's two north-south Downtown main streets, aligned along the east and west sides of the former Sacramento Northern Electric railroad right-of-way, now the Sacramento Northern Bikeway. These wide streets, varying from a 74-foot right-of-way, north of M Street, to 80-foot right-of-way, south of M Street, shall be designed as two lane streets with wide sidewalks, generous landscaping along the street, with seating areas, enhanced cross walks, and on-street parking including diagonal parking. Plate IS-5 shows street sections for Front Street and West Front Street.

4. North-South Neighborhood Streets: North-south neighborhood streets in the DRLSPA intersecting with M Street typically have a 50-foot right-of-way and vary from fully-improved streets with curb, gutter and sidewalk to a more rural appearance with paved streets but no sidewalks. Neighborhood streets in the SPA are proposed to retain this rural appearance, but may be improved with decomposed granite paths adjacent to on-street parking. Plate IS-6 shows a proposed layout for neighborhood and commercial streets intersecting with M Street.
5. Bicycle Access Routes. The DRLSPA proposes creating formal bicycle routes through the downtown area, bypassing M Street. L Street, K Street, N Street, and 6th Street, Oak Lane and Curved Bridge Road provide reasonable and close alternatives to M Street for safe bike connections. These streets are generally, more residential in character and have lower traffic volumes than the commercial access corridors along M Street and Rio Linda Boulevard. Street sections for a typical residential neighborhood street bicycle route and collector street bicycle routes such as Oak Lane and Curved Bridge Road are shown on Plate IS-6.

Plate IS-4

Rio Linda Boulevard at M Street, M Street

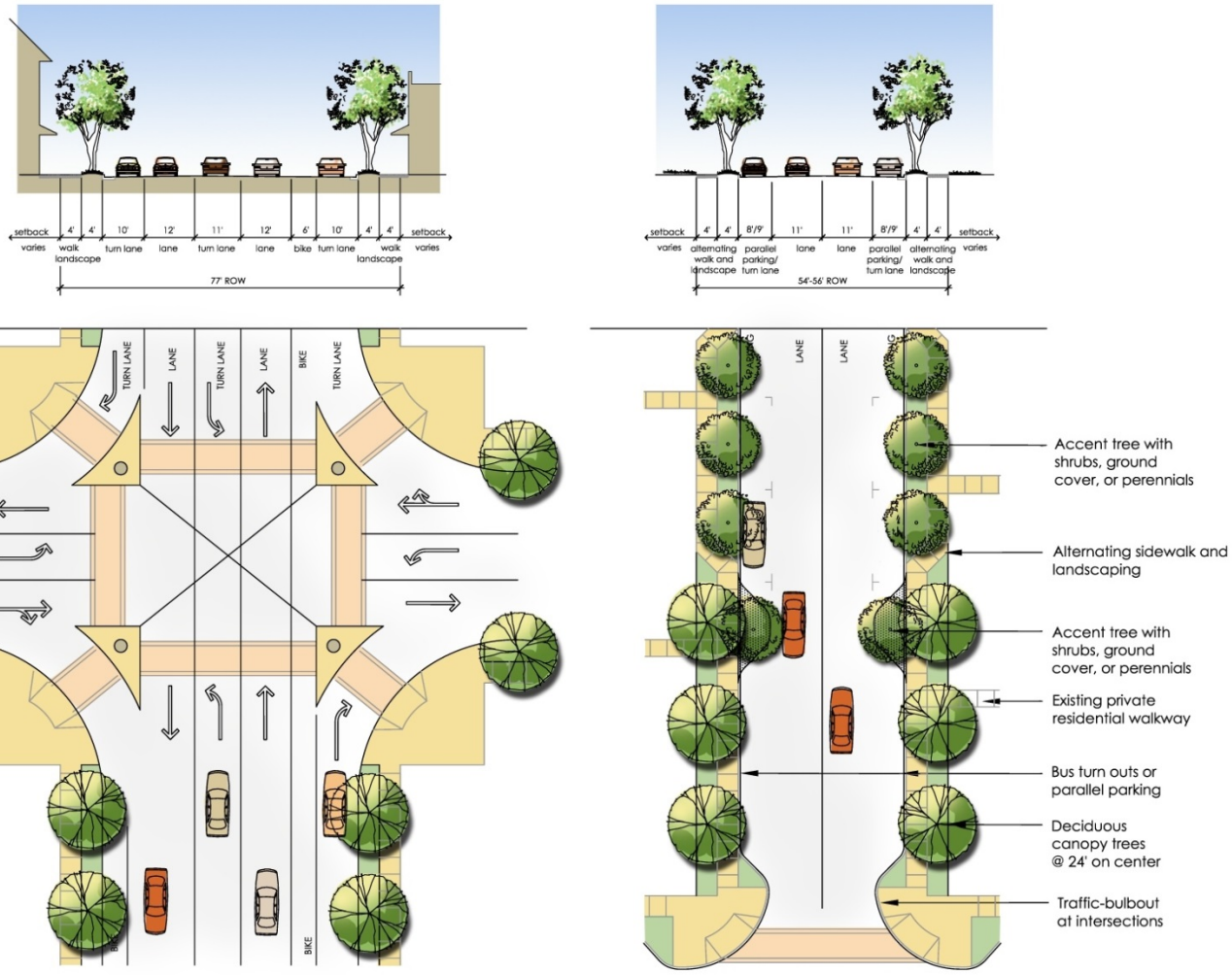


Plate IS-5

Front Street and West Front Street, North and South of M Street

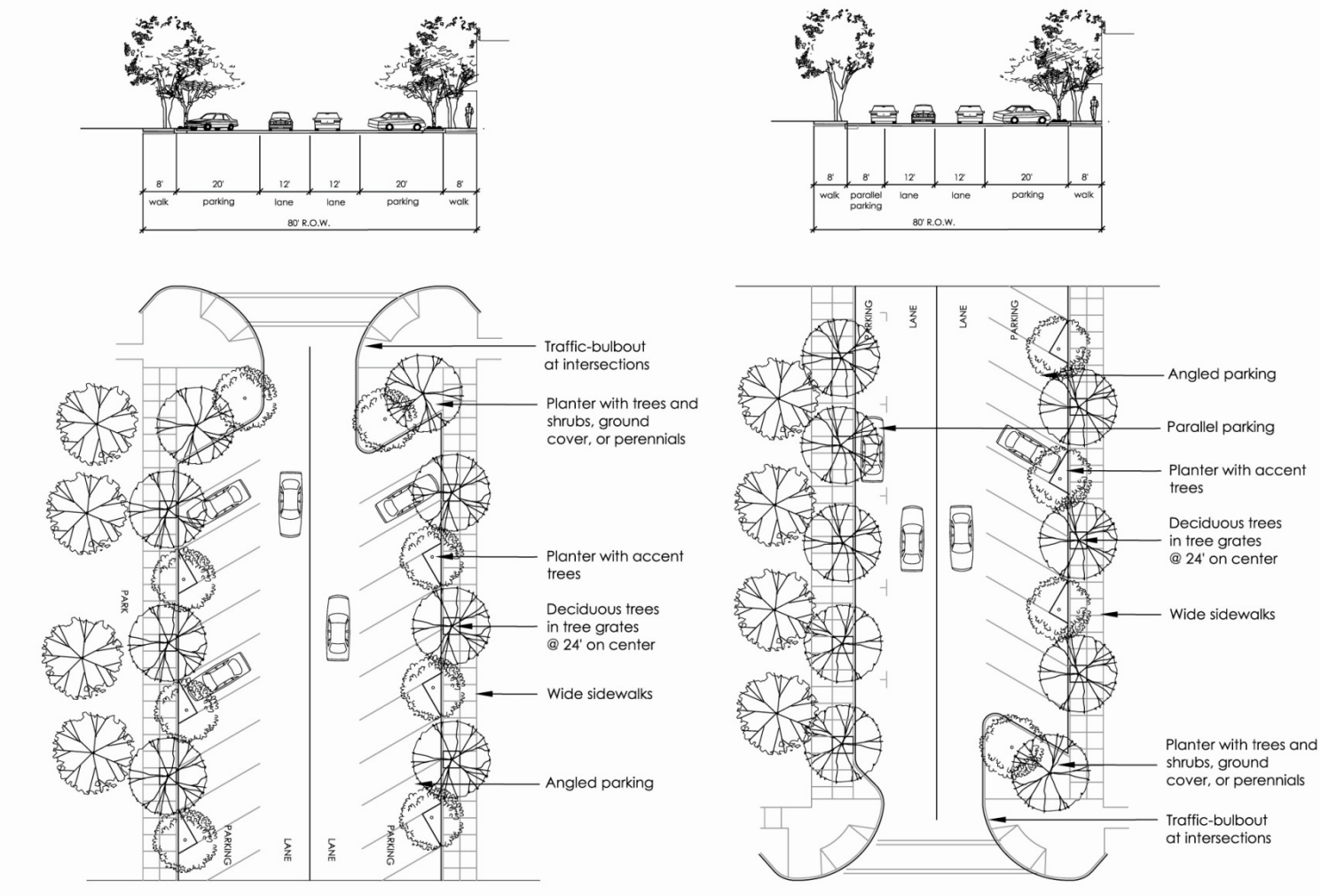


Plate IS-6

Residential and Commercial Streets, North and South of M Street

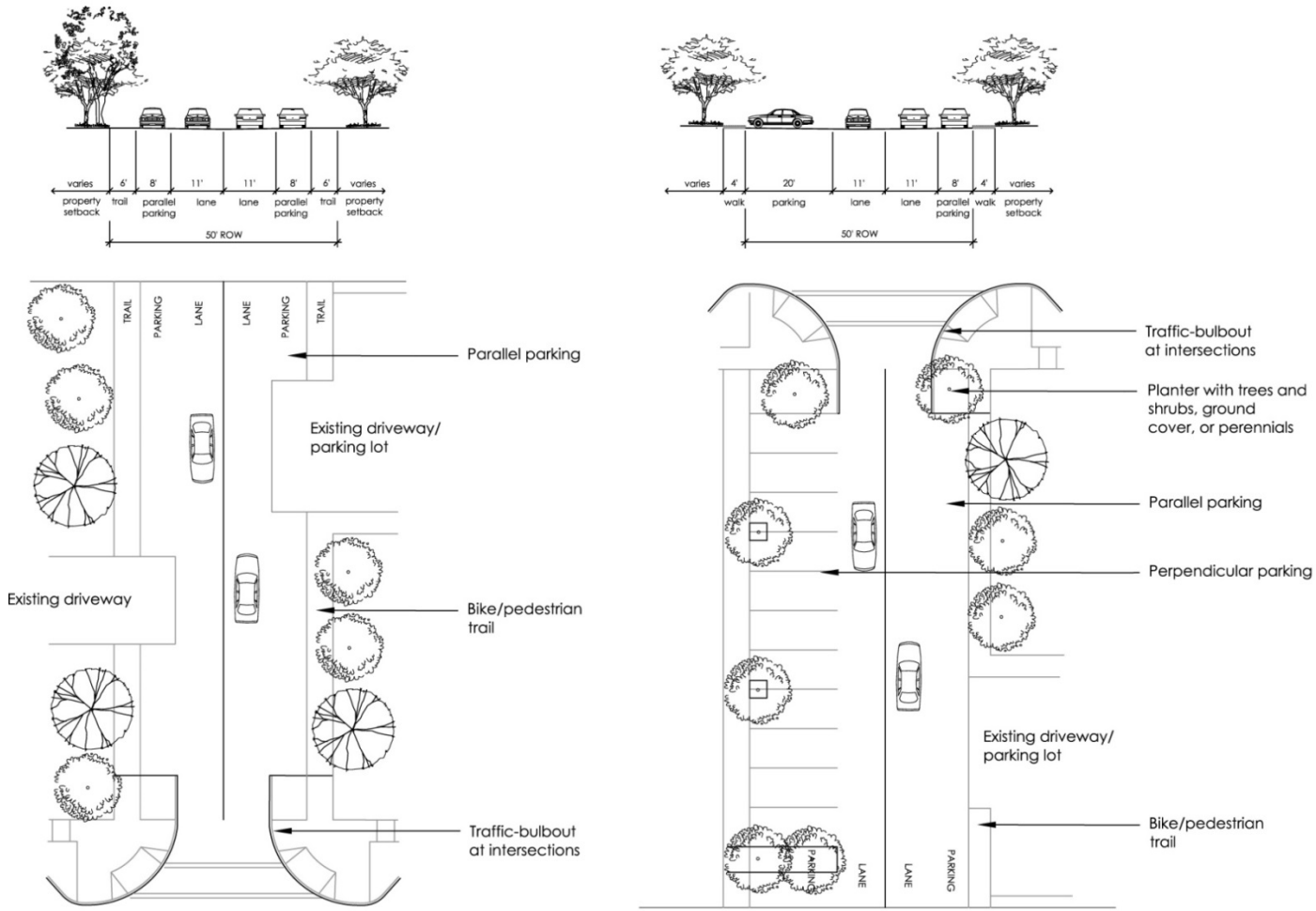
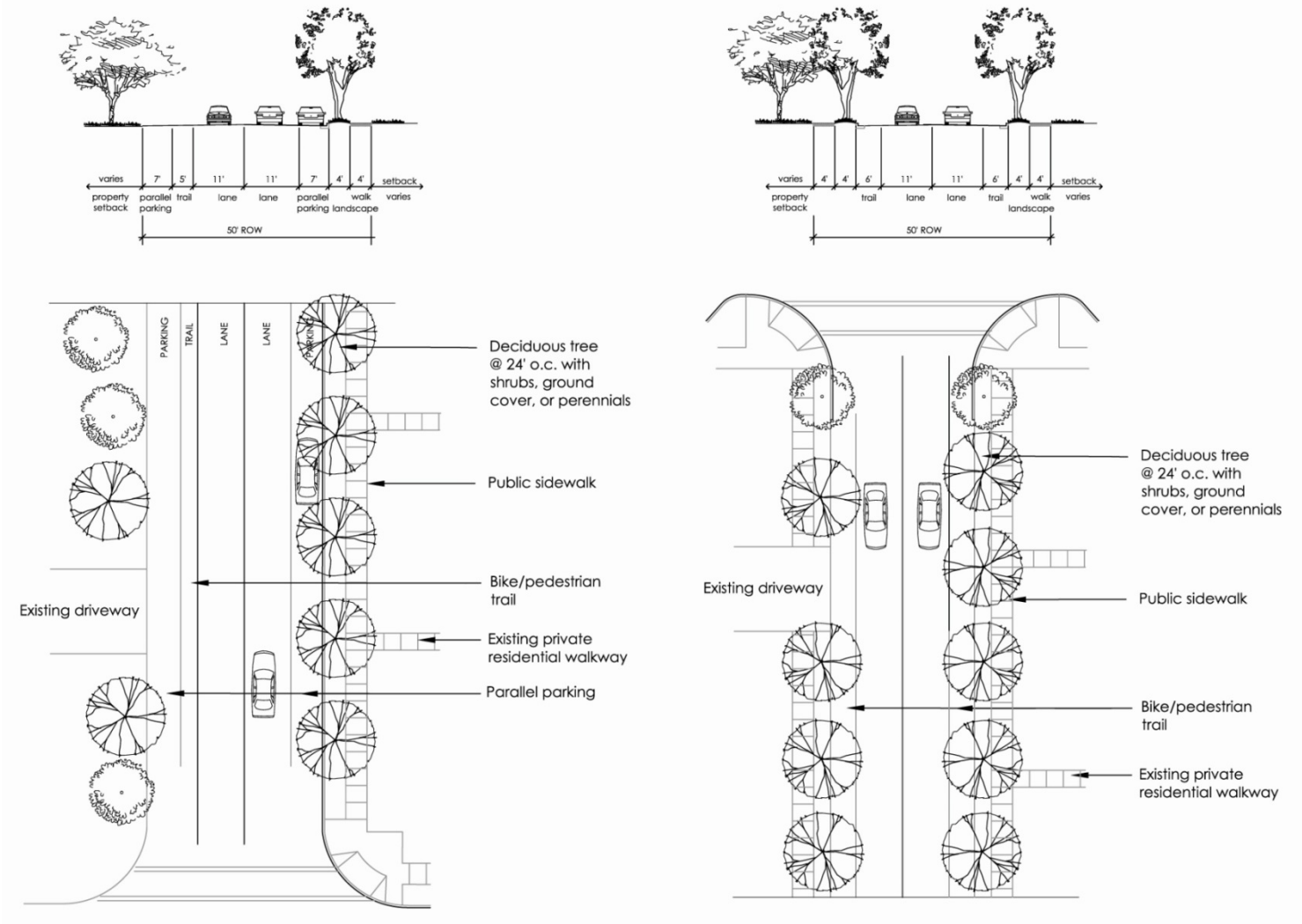


Plate IS-7

Bicycle Access Routes



ENVIRONMENTAL SETTING

Rio Linda is an unincorporated community in north-central Sacramento County, comprising approximately two square miles north and south of Dry Creek, north of Elkhorn Boulevard and east of California State Highway 99. The DRLSPA is located in Rio Linda's central business-district, northwest of Dry Creek, which flows from northeast to southwest, forming a part of the DRLSPA's southeastern boundary (along the rear property boundaries of four parcels). The terrain is nearly flat, sloping gradually east to west from an elevation of approximately 54 feet above mean sea level (msl) at the intersection of Curved Bridge Road and Oak Lane to 43 feet above msl at the intersection of M and Second Streets. Most of the project area is developed with single-family and multi-family residences, small commercial and office buildings, churches, limited industrial uses, and an elementary school facility (now vacated). Streets are paved, but many blocks lack sidewalks or drainage facilities. Some native vegetation remains along the north branch of Dry Creek within the project area. Approximately 41 parcels have native and/or ornamental trees of a stature that likely meet the criteria of the County Tree Preservation Ordinance. There are 24 vacant parcels; some support isolated native oak trees but most have no vegetation other than annual weeds.

Before Euro-American settlement, indigenous peoples (Valley Nisenan/Southern Maidu) likely used the area for hunting and acorn-gathering, but no permanent settlements in this portion of the Dry Creek have been recorded (see Cultural Resources section and Attachment 4 for a comprehensive review of archeological findings for the area). Euro-American settlement in Rio Linda began in the 1840s, and land was used primarily for cattle ranching through the early 1900s. In 1913, the Sacramento Fruit Lands Company acquired 12,500 acres, encompassing parts of Elverta as well as Rio Linda, to subdivide and market land for fruit trees. From1905 to 1914, the Sacramento Northern Railway constructed a rail line through Rio Linda between Sacramento and Chico; rail service began in 1914. Telephone and electric service arrived in 1921.

Finding that the land was unsuitable for orchards because of an underlying hardpan, settlers turned to poultry production, which became the dominant agricultural activity. Rio Linda grew as a major poultry producer through the 1960s. The advent of the Sacramento Air Depot (1937), later McClellan Air Force Base (1948), brought increased population to the area, leading to new housing development and urban services. Agriculture gave way to suburban development. In 2002 the McClellan Air Force Base was decommissioned and re-named McClellan Air Park, leading to changes in housing and commerce in Rio Linda generally, and especially in the downtown business district. Many agricultural features remain in the area, however, and Rio Linda retains a small-town rural character.

Sacramento Regional Transit Route No. 19 serves downtown Rio Linda, running hourly from Arden Way and Del Paso Boulevard, ultimately along 2nd Street to M Street, turning north at Oak Lane, continuing north to Elverta Road, then east to Watt Avenue in North Highlands. Route 19 terminates at the Watt-I-80 Light Rail Station on Watt Avenue.

CEQA BASELINE

CEQA sets the baseline for environmental impact analysis to be the conditions existing at the time an application is submitted for review – or an agency initiates a project – (*Communities for a Better Environment v. South Coast Air Quality Management District*, 48 Cal 4th 310 (2010) (baseline must reflect "the real conditions on the ground, rather than the level of development or activity that could or should have been present according to a plan or regulation").

ENVIRONMENTAL EFFECTS

See the Initial Study Checklist attached to this report and the following discussion.

LAND USE

SIGNIFICANCE CRITERIA: LAND USE

CEQA Guidelines indicate that a proposed project would result in significant impacts to land use if it:

(1) Conflicts with any applicable land use plan, policy, regulation of an agency with jurisdiction over the project, adopted for the purpose of mitigating an environmental effect; and/or

(2) Would physically disrupt or divide an established community.

(3) Conflicts with existing zoning for agricultural use, or a Williamson Act contract.

(4) Displaces substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.

(5) Converts a substantial amount of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.

(6) Results in an airport safety hazard for people residing or working in the Project area.

The accompanying Initial Study Checklist ruled out potential impacts resulting from DRLSPA adoption with respect to Nos. 2-6 above. The discussion below addresses (1) whether the DRLSPA conflicts with applicable land use plans and policies, and (2) land use plan implementation issues such as new permitted uses, changes in building bulk, setbacks, and other development standard changes.

Attachment 1 comprehensively lists proposed zoning changes by category, i.e. how many acres of a particular zone would be converted into the new SPA zone with its accompanying allowed and prohibited uses. Attachment 2 is an Excel™ spreadsheet showing existing and proposed zoning designations for each of the 121 parcels within the proposed SPA.

IMPACT DISCUSSION: LAND USE

Impact: *Would the project conflict with any applicable land use plan, policy, or regulation enacted for environmental protection?*

Discussion: The proposed RLSPA would change zoning designations of 121 parcels, within a land area of approximately 88 acres. The principal zoning designation, Special Planning Area (SPA), would include the zoning districts as described above, each setting forth allowed and prohibited uses for the respective districts. The primary issue is whether these zoning districts would conflict with, or alternatively, are consistent with both the Sacramento County 2030 General Plan (shown on Plate IS-8) and the 1998 Rio Linda – Elverta Community Plan (Plate IS-9). Because the DRLSPA would amend the latter plan, it is also necessary to evaluate whether that amendment remains consistent with the General Plan.

The Sacramento County 2030 General Plan designations for the project area include Low-Density Residential, Medium Density Residential, Commercial and Offices, Industrial Intensive and Special Planning Area, and are described as follows:

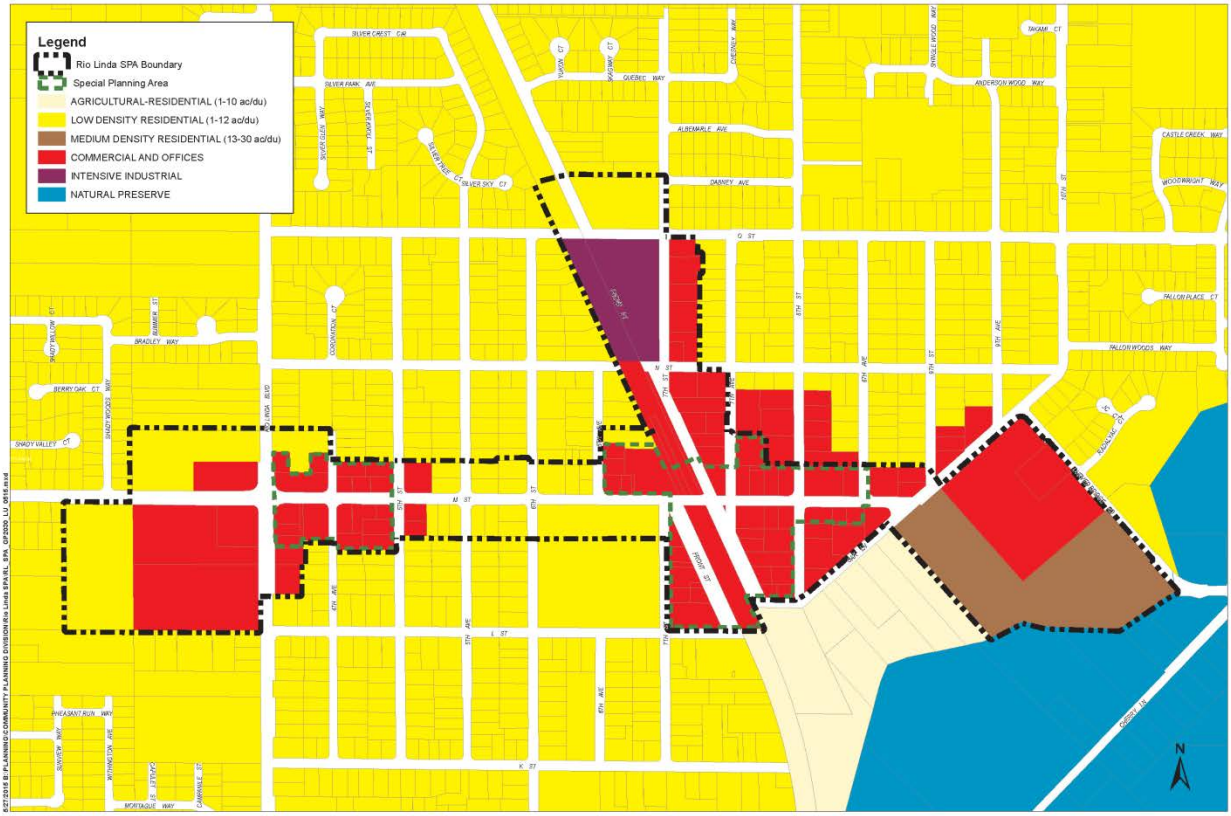
- Low Density Residential: This designation provides for areas of predominantly single family housing with some attached housing units. It allows urban densities between one and 12 dwelling units per acre, resulting in population densities ranging from approximately 2.5 to 30 persons per acre. Typical low density development includes detached single family homes, duplexes, triplexes, fourplexes, townhouses, lower density condominiums, cluster housing, and mobile home parks.
- Medium-Density Residential: The Medium Density Residential designation provides for areas of attached units, including apartments and condominiums, along transit corridors and throughout the urban area. This designation establishes urban densities between thirteen and thirty dwelling units per acre, resulting in population densities ranging from approximately 32.5 to 73.5 persons per acre. Medium density development includes apartments, condominiums, and group housing. These uses are appropriate near commercial areas, transportation and transit corridors, and employment centers.
- Commercial and Offices: The Commercial and Office designation provides for a full range of neighborhood, community and regional shopping centers and a variety of business and professional offices. Uses include locally-oriented retail, professional offices, and regional commercial operations. The location and size of commercial areas is based upon accessibility, historic development patterns, community and neighborhood needs, and minimizing land use conflicts. Commercial areas are designed to integrate with the community, including the provision for pedestrian amenities. The standard for commercial Floor Area Ratios is between 0.25 and 2.5.

- Industrial Intensive: This land use designation allows for manufacturing and related activities including research, processing, warehousing, and supporting commercial uses, the intensive nature of which require urban services. Industrial Intensive areas are located within the urban portion of the county and receive an urban level of public infrastructure and services. Floor Area Ratios range from 0.15 to 0.80.
- Special Planning Areas: Special Planning Areas and Neighborhood Planning Areas can be established to tailor the zoning code to meet the specific needs of existing communities. Special Planning Areas (SPA) impose a "special" set of development standards for select areas that have unique qualities or problems that cannot be adequately addressed by the County's Zoning Code, such as historic areas or main streets, or for areas subject to unique environmental conditions, such as steep slopes or flooding. SPAs may require more stringent development standards than the Zoning Code, or may actually relax such standards, depending upon the nature of the area in question. Neighborhood Preservation Areas (NPA) are special zoning regulations that are combined with the established zoning in the area, adopted to preserve the unique social, architectural and environmental characteristics of an existing neighborhood. They can be used to prevent further encroachment of other uses into an existing development, such as commercial, office or industrial.

  The Rio Linda Business District Special Planning Area (Sacramento County Zoning Code, Title V., § 506.50 *et seq*.) was enacted in 1990 to accommodate the established development in two separate areas of downtown Rio Linda along M Street. Because many commercial structures pre-dated current zoning regulations, most did not meet setback, parking or landscape requirements, and lot sizes were not capable of supporting both building and parking requirements for new construction. Accordingly, the 1990 SPA set forth standards based upon existing structures' setbacks and parking capacities, but required any new construction (or extensive remodel) to correspond to then-current Zoning Code development standards. Additionally, the SPA sets forth permitted and conditionally-permitted uses, generally applying the land uses listed in the Limited Commercial zone with specified General Commercial and Auto Commercial uses for particular parcels (§ 506-56).

Plate IS-8

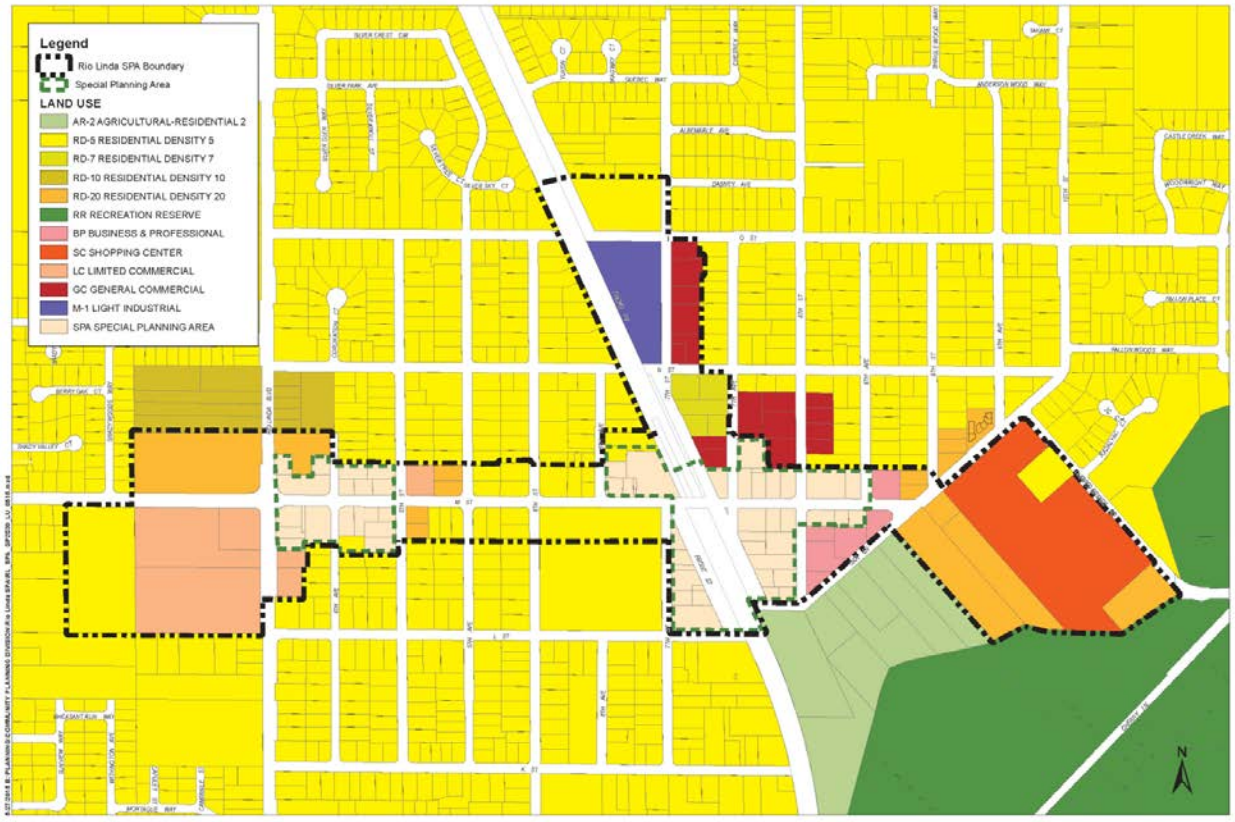
DRLSPA General Plan Designations



Rio Linda-Elverta Community Plan: The Rio Linda-Elverta Community Plan, enacted in 1998, was intended to provide community-specific policies to retain the area's rural character while providing increased opportunities for growth and private investment. Allowed land uses in the downtown Rio Linda area generally follow the General Plan and SPA designations, adding "village residential" to the residential land-use categories. Plate IS-9 illustrates the zoning categories within the proposed SPA: Special Planning Area, Limited Commercial, Residential Density 20, Residential Density 5, Shopping Center, Business Professional, Industrial Intensive, and Public/Quasi Public.

Plate IS-9

Rio Linda-Elverta Community Plan Designations



General Plan Land Use Diagram Consistency: California Government Code § 65860 requires zoning ordinances – and all subordinate area plans - to be consistent with a jurisdiction's General Plan (e.g. a property's zoning designation must be permissible within the General Plan designation on the jurisdiction's land use map or diagram). The Sacramento County General Plan expressly requires that Community Plans be consistent with it. However, the General Plan allows some flexibility in determining consistency for small land areas, recognizing that the Land Use Diagram scale is too broad to reflect on-the-ground conditions (2030 General Plan*, Land Use Element*, Policy LU-118, p. 119; Zoning Consistency Matrix, p. 120). Applicable Consistency Matrix footnotes (i.e. "consistency statements") include (numbering reflects the statement sequence):

Footnote 2**:** Areas zoned LC, SC, BP, GC, AC, TC, and C-O that are less than 10 acres are consistent in the High Density, Medium Density and Low Density Residential General Plan designations if they are shown on the Community Plan map but may not be shown on the Land Use Diagram due to scale considerations.

Footnote 4: Areas zoned RD-30, RD-20, and RD-15 that are less than 15 acres are consistent in the Low Density Residential General Plan designation if they are shown on the Community Plan map but may not be shown on the Land Use Diagram due to scale considerations.

Footnote 5: Areas zoned M-1 that are less than 15 acres are consistent in the Commercial and Office General Plan designations if they are shown on the Community Plan map but may not be shown on the Land Use Diagram due to scale considerations.

Footnote 6: The land uses and residential density permitted in any particular SPA ordinance must conform to the land use categories and policies of the General Plan.

Footnote 12: Areas zoned LC that are less than five acres are consistent in the Intensive Industrial General Plan Designation if they are shown on the Community Plan map, but may not be shown on the Land Use Diagram due to scale considerations.

Footnote 13: The residential zoning categories are consistent with the Commercial and Office designation provided that they meet the criteria of LU-32 (Land Use Policy 32 supports higher-density transit-oriented developments within one-half mile of transit stops).

The proposed Community Plan amendment would introduce the Special Planning Area designation over the continuous Downtown Rio Linda area, with related zoning district designations. Table IS-2 summarizes these changes by existing and proposed plan and zoning designations (see Attachment 2 for parcel-specific zone changes).

Table IS-2
General & Community Plan Land Use Diagram Consistency

	Existing General Plan	Existing Community Plan	Existing Zoning	Proposed Com-munity Plan	Proposed Zoning	Acres	Consistent? (Consistency. Statement No.)
1	Comm-Office	Bus & Prof	BP	SPA	SPA (M St. Corridor)	0.46	**Y(6)**
2	Comm-Office	Bus & Prof	BP	SPA	V-CMU	1.78	**Y(6)**
3	Comm Office	Ltd Comm	GC	SPA	RD-20	1.98	**Y(13)**
4	Comm-Office	Ltd Comm	GC	SPA	V-CMU	0.22	**Y(6)**
5	Comm-Office	Ltd Comm	LC	SPA	CMU	1.73	**Y(6)**
6	Comm-Office	Ltd Comm, SPA	LC	SPA	V-CMU	1.02	**Y(6)**
7	Intensive Industrial	Light Industrial	M-1	SPA	V-NMU	4.13	**Y(12)**
8	Low-Density Residential	Residential Density 20	RD-20	SPA	CMU	1.03	**Y(2)**
9	Med-Density Residential	Residential Density 20	RD-20	SPA	RD-20	0.80	**Y(6)**
10	Low-Density Residential	Residential Density 5	RD-20	SPA	SPA (M St. Corridor)	0.88	**Y(4)**
11	Med-Density Residential	Residential Density 20	RD-20(F)	SPA	RD-20	6.50	**Y(6)**
12	Comm-Office	Ltd Comm	RD-20/LC	SPA	CMU	4.34	**Y(6)**
13	Comm-Office	Shopping Cntr	RD-20/SC	SPA	NMU/RD-20	11.20	**Y(6)**
14	Comm-Office	Residential Density 5	RD-5	SPA	NMU	0.85	**Y(2)**
15	Low-Density Residential	Residential Density 5	RD-5	SPA	SPA (M St. Corridor)	12.14	**Y(4)**
16	Low-Density Residential	Residential Density 5	RD-5	SPA	V-NMU	2.32	**Y(2)**
17	Comm-Office	Ltd Comm	RD-7	SPA	RD-20	1.12	**Y(6)**
18	Comm-Office	Ltd Comm	RD-7	SPA	V-CMU	0.46	**Y(6)**
19	Low-Density Residential	Residential Density 5	RM-1 (MHP)	SPA	RD-20	5.00	**Y(4)**
20	Comm-Office	Ltd Comm	RM-1/LC	SPA	CMU	7.87	**Y(6)**
21	Ag-Residential	N/A	SPA/AR-2	SPA	SPA(Open Space)	4.41	**Y(6)**
22	Comm-Office	SPA	SPA/GC	SPA	V-CMU	1.33	**Y(6)**
23	Comm-Office	SPA	SPA/GC/LC	SPA	V-CMU	0.69	**Y(6)**
24	Comm-Office	Ltd Comm	SPA/LC	SPA	CMU	4.86	**Y(6)**
25	Comm-Office	SPA	SPA/LC	SPA	V-CMU	8.53	**Y(6)**
26	Low-Density Residential	N/A	SPA/RD-5/GC	SPA	SPA (open space)	2.03	**Y(6)**
27	Comm-Office	SPA	SPA/RD-5/LC	SPA	V-CMU	0.40	**Y(6)**

Table IS-3 shows that each new DRLSPA zone is consistent with its respective General Plan category. Since the SPA adoption would amend the existing Rio Linda – Elverta Community Plan, that Plan would also remain consistent with the General Plan. Other land use regulations and designations, such as those regulating development within 100-year floodplains, would not be abrogated or otherwise changed.

Specifically, three Zoning Consistency Matrix footnotes enable the proposed zone changes to remain consistent with the General Plan, thus avoiding conflicts. For example, a 12-acre area along M Street corresponds to the stipulation in Zoning Consistency Matrix Footnote 4: "[a]reas zoned RD-30, RD-20 and RD-15 that are less than 15 acres are consistent in the Low Density Residential General Plan designation if they are shown on the Community Plan map, but may not be shown on the Land Use Diagram due to scale considerations."

Footnote 12 provides for a four-acre parcel zoned M-1 on Front Street that is proposed to be changed to Village-Neighborhood Mixed Use, stating that parcels that are smaller than five acres within the Industrial Intensive General Plan designation may be zoned for Limited Commercial uses provided that they are shown on the Community Plan map. Footnote 2 accommodates changing a one-acre parcel zoned RD-20 (Residential-Density 20) to Commercial Mixed Use, again with the provision that Community Plan map shows its designation. Footnote 13 would permit two half-acre parcels on 7th Street currently designated for Commercial/Offices to be zoned RD-20 (there is a transit stop at M Street and 8th Street, one-third of a mile away).

The proposed Community Plan Amendment, applying the Special Planning Area designation to the entire project area, would incorporate these changes and accomplish General Plan Land Use Diagram consistency.

General Plan Policy Consistency. Numerous General Plan policies support adopting Special Planning Areas and providing for mixed-use developments. Table IS-3 lists land use, circulation, conservation, energy, economic development, housing and air quality policies that support the Community Plan amendment and DRLSPA ordinance.

Table IS-3

General Plan Policy Consistency

Policy		Consistency
LAND USE ELEMENT:		
LU-3	It is the intent of the County to focus investment of public resources on revitalization efforts within existing communities, especially within commercial corridors, while also allowing planning and development to occur within strategic new growth areas.	Yes
LU-4	The County shall give priority to residential development on vacant or underutilized sites within existing urban areas which have infrastructure capacity available.	Yes
LU-6	Provide for the development of vacant or underutilized portions of commercial projects and industrial-office parks with medium or high-density residential uses or mixed-use development where appropriate, such as near existing or planned transit service.	Yes

Table IS-3
General Plan Policy Consistency

Policy		Consistency
LU-7	Provide for additional mixed-use development in commercial parking areas where such uses would be compatible with surrounding uses and where parking demand can be appropriately accommodated or structured parking can be constructed.	Yes
LU-11	It is the intent of the County to comprehensively plan for the revitalization of the targeted commercial corridors and invest the resources necessary to achieve the following: stimulate private investment; encourage development of vacant and underutilized parcels; support reuse and/or rehabilitation of abandoned or blighted buildings; encourage rezoning of excess industrial and commercial lands to allow for medium and high density residential or mixed use projects, and; avoid non transit supportive uses, such as industrial uses, low density residential, and uses that would necessitate large parking lots fronting on the street.	Yes
LU-16	Apply the "Community Design Guidelines" and design review authority to all long-range planning efforts, including but not limited to Specific Plans, Comprehensive Plans, Community Plans, and Commercial Corridor Plans.	Yes
LU-17	Support implementation of the design review program on a project-by-project basis to ensure that all development applications positively contribute to the immediate neighborhood and surrounding community.	Yes
LU-18	Encourage development that compliments the aesthetic style and character of existing development nearby to help build a cohesive identity for the area.	Yes
LU-19	Incompatible urban land uses should be buffered from one another by methods that retain community character, and do not consume large land areas or create pedestrian barriers.	Yes
LU-20	Planning processes for existing communities, commercial corridors and new growth areas shall provide for distinct and identifying physical elements, which may include: gateways, signage, public art, common site or street layout, shared design qualities of buildings or infrastructure, or prominent landmarks or destinations.	Yes
LU-21	Promote a better balance of employment, neighborhood services, and different housing types by reviewing development projects and the surrounding community and designing new projects wherever feasible so that they maintain or improve the mix of uses in the community.	Yes
LU-22	Specific Plans and Community Plans should provide a balance of employment, neighborhood services, and different housing types wherever feasible.	Yes
LU-23	Providing compact, mixed use developments shall be an integral part of all master planning efforts for new growth areas and commercial corridors.	Yes
LU-24	Support private development requests that propose pedestrian and transit-friendly mixed use projects in commercial corridors, town centers, and near existing or proposed transit stops.	Yes
LU-27	Provide safe, interesting and convenient environments for pedestrians and bicyclists, including inviting and adequately-lit streetscapes, networks of trails, paths and parks and open spaces located near residences, to encourage regular exercise and reduce vehicular emissions.	Yes
LU-37	Provide and support development of pedestrian and bicycle connections between transit stations and nearby residential, commercial, employment or civic uses by eliminating physical barriers and providing linking facilities, such as pedestrian overcrossings, trails, wide sidewalks and safe street crossings.	Yes

Table IS-3

General Plan Policy Consistency

Policy	Consistency
LU 38 Community Plans, Specific Plans, and development projects shall be designed to promote pedestrian movement through direct, safe, and pleasant routes that connect destinations inside and outside the plan or project area.	Yes
LU-39 Support implementation of the ADA Transitional Plan and the Pedestrian Master Plan to create a network of safe, accessible and appealing pedestrian facilities and environments.	Yes
LU-41 Encourage placement of active uses, such as retailers, restaurants, and various services, on the ground floor of buildings in areas where the greatest levels of pedestrian activity are sought.	Yes
LU-42. Master planning efforts for new growth areas shall provide for separated sidewalks along all arterials and thoroughfares to make walking a safer and more attractive transportation option	Yes
LU-43 Parking areas shall be designed to: minimize land consumption, provide pleasant and safe pedestrian and bicycle movement, facilitate shared parking, allow for the possible reuse of surface parking lots through redevelopment; and, minimize parking lot street frontage.	Yes
LU-48. Discourage the establishment and build-out of linear, strip pattern, commercial centers.	Yes
LU-87 Because land use decisions around airports by local governments have a direct impact on an airport's long-term viability and utility, proposed new land use projects and land use practices near airports within Sacramento County shall consider consistency with current federal, State, and local airport land use compatibility regulations, orders, policies, plans, standards and guidance pertaining to public safety and minimization of hazardous wildlife attractants within five statute miles of County airports.	Yes
LU-89 Support planning for and development of mixed-use centers and urban villages along commercial corridors to improve quality of life by creating diverse neighborhood gathering places, supporting enhanced transit service and non-automotive travel, stimulating local economic development, eliminating blight and balancing land uses.	Yes
LU-90 Focus investment of County resources in commercial corridors to facilitate improvements to streetscapes, sidewalks, landscaping, undergrounding of utilities, and other infrastructure and public amenities to encourage and stimulate private investment.	Yes
LU-91 Support district planning efforts that focus on specific areas in need of reinvestment and revitalization.	Yes
LU-92 Support development of a bus rapid transit system and light rail expansion by encouraging appropriate land uses and densities along planned routes.	Yes
LU-93. When necessary, initiate Special Planning Areas (SPAs) and Neighborhood Preservation Areas (NPAs) to fine-tune development standards in order to enhance and preserve unique communities.	Yes
LU-94. Use design review to ensure that new commercial and residential development projects are designed to be compatible with existing neighborhoods and improve quality of life.	Yes
LU-99. Support development of a variety of housing opportunities to meet the County's diverse needs.	Yes
LU-100 Discourage attempts to rezone vacant and underutilized infill parcels currently zoned for residential uses to other uses, except when to allow for mixed use developments that include a residential component.	Yes

Table IS-3

General Plan Policy Consistency

Policy	Consistency
LU-101 Support conversion of excess, vacant or underperforming commercial and industrial properties to residential uses or mixed use developments	Yes
LU-102 Ensure that the structural design, aesthetics and site layout of new developments is compatible and interconnected with existing development.	Yes
LU-103 Neighborhood identity should be maintained and/or enhanced in existing and developing areas.	Yes
LU-104 All redevelopment, revitalization and commercial corridor planning efforts shall include specific provisions to create and/or enhance community identity.	Yes
CIRCULATION ELEMENT:	
CI-1 Provide complete streets to provide safe and efficient access to a diversity of travel modes for all urban, suburban and rural land uses within Sacramento County except within certain established neighborhoods where particular amenities (such as sidewalks) are not desired. Within rural areas of the County, a complete street may be accommodated through roadway shoulders of sufficient width or other means to accommodate all modes of travel.	Yes
CI-3 Travel modes shall be interconnected to form an integrated, coordinated and balanced multi-modal transportation system, planned and developed consistent with the land uses to be served	Yes
CI-4 Provide multiple transportation choices to link housing, recreational, employment, commercial, educational, and social services.	Yes
CI-5 Land use and transportation planning and development should be cohesive, mutually supportive, and complement the objective of reducing per capita vehicle miles travelled (VMT).	Yes
CI-7 Plan and construct transportation facilities as delineated on the Transportation Plan of the Sacramento County General Plan. Transportation facilities shall be consistent with the Sacramento County, Municipal Services Agency Improvement Standards and Construction Specifications, and supplemented by the California Department of Transportation (Caltrans) design standards. <u>The County may deviate from the adopted County Improvement Standards and Construction Specifications in circumstances where conditions warrant special treatment</u> (emphasis added – a deviation in standards applies to Rio Linda Boulevard at M Street, where the archway would be preserved in place).	Yes
CI-20 Promote transit services in appropriate commercial corridors and where population and employment densities are sufficient or could be increased to support those transit services.	Yes
CI-32 Develop a comprehensive, safe, convenient and accessible bicycle and pedestrian system that serves and connects the County's employment, commercial, recreational, educational, social services, housing and other transportation modes.	Yes
CI-69 Incorporate public art into streetscape improvements to the extent feasible.	Yes
CONSERVATION ELEMENT:	
CO-167 When conducting planning studies, County Planning staff, shall encourage the adaptive reuse of historic resources when the original use is no longer feasible or allowed under proposed area planning efforts.	Yes

Table IS-3
General Plan Policy Consistency

Policy		Consistency
ENERGY ELEMENT		
EN-5	Reduce travel distances and reliance on the automobile and facilitate increased use of public transit through appropriate land use plans and regulations.	Yes
EN-10	Continue implementation of the Bikeways Master Plan, and develop standards for neighborhood bikeways and pedestrian-ways, incorporating them into Neighborhood Planning Standards.	Yes
ECONOMIC DEVELOPMENT ELEMENT:		
ED-10.	Revitalize distressed and aging commercial corridors by developing mixed-use centers and urban villages along corridors to improve community quality of life, optimize economic development, balance land uses, and foster the opportunity to accommodate a portion of the anticipated future growth.	Yes
ED-11.	Foster orderly and efficient commercial and residential growth within identified commercial corridors, ensuring that adequate infrastructure and public services are available to support existing and new commercial activity on the established commercial corridors.	Yes
ED-12.	Improve the physical appearance and character of commercial corridors to attract new retail activity, solve functional and infrastructure issues, and create active and exciting corridors that serve as integral pieces of neighborhoods and communities.	Yes
HOUSING ELEMENT 2013-2020:		
H-1.1.1	The County will provide an adequate supply of land for housing affordable to all income groups with public services and facilities needed to facilitate the development of housing to accommodate projected housing needs based on the SACOG Regional Housing Needs Plan.	Yes
H-1.1.2	The County will preserve the supply of sites zoned for multifamily housing.	Yes
HE-1.2.1	Promote and facilitate the build-out of vacant and underutilized urban land through infill, reuse, and redevelopment activities, as appropriate, for housing	Yes
HE 2.2.1	The County will encourage flexibility in density for residential projects.	Yes
HE 2.2.2	The County will encourage flexibility in parking standards for residential projects. Parking requirements for certain types of residential projects will be reduced.	Yes
HE 2.2.3	Support the flexibility of development standards, or flexibility within the adopted development ordinances, to accommodate residential projects that are unique or provide special housing arrangements, including affordable housing for lower income households.	Yes
HE 3.4.1	The County will require high quality design in residential projects.	Yes
HE 3.4.3	Infill projects shall be integrated into the surrounding neighborhoods and communities to the greatest extent feasible.	Yes
HE 5.3.1	When feasible, integrate housing with compatible non-residential uses in an effort to locate affordable housing near employment opportunities and take maximum advantage of infill development opportunities.	Yes

Table IS-3

General Plan Policy Consistency

Policy		Consistency
HE 5.4.1	The County will encourage the locating of multiple-family projects near public transportation, shopping, recreation and other amenities.	Yes
HE 7.1.1 Advance a built environment that promotes and supports physical activity.		Yes
HE 7.1.2	Advance a built environment that promotes and supports improved air quality and multiple transportation modes.	Yes
HE 7.1.3	Advance a built environment that promotes and supports access to locally-grown fresh food, parks, schools, shopping, jobs, health care and community services.	Yes
HE 7.1.5	The County will continue to support walking and bicycling by requiring complete streets (bike lanes, and sidewalks separated from the roadway with tree planted landscaping) in transit priority areas and in new communities and developments wherever practicable.	Yes
AQ-1	New development shall be designed to promote pedestrian/bicycle access and circulation to encourage community residents to use alternative modes of transportation to conserve air quality and minimize direct and indirect emission of air contaminants.	Yes
AQ-4	Developments which meet or exceed thresholds of significance for ozone precursor pollutants as adopted by the Sacramento Metropolitan Air Quality Management District (SMAQMD), shall be deemed to have a significant environmental impact. An Air Quality Mitigation Plan shall be submitted to the County of Sacramento prior to project approval, subject to review and recommendation as to technical adequacy by the Sacramento Metropolitan Air Quality Management District.	Yes
AQ-8	Promote mixed-use development and provide for increased development intensity along existing and proposed transit corridors to reduce the length and frequency of vehicle trips.	Yes
AQ-20	Promote Cool Community strategies to cool the urban heat island, reduce energy use and ozone formation, and maximize air quality benefits by encouraging four main strategies including, but not limited to: plant[ing] trees, selective use of vegetation for landscaping, install[ing] cool roofing, and install[ing] cool pavements.	Yes

In light of the land use diagram consistency and policy consistency illustrated above, there are no foreseeable conflicts with applicable land use plans or other environmental protection regulations. Accordingly, the proposed DRLSPA and accompanying amendment of the Rio Linda-Elverta Community Plan would not result in significant impacts with respect to such plans or regulations.

AIR QUALITY

ENVIRONMENTAL SETTING: AIR QUALITY

Climate and Atmospheric Conditions. The project site is located in the Sacramento Valley Air Basin (SVAB), bounded on the west by the Coast Ranges and on the north and east by the Cascade Range and Sierra Nevada. The San Joaquin Valley Air Basin lies to the south.

The SVAB has a Mediterranean climate characterized by hot, dry summers and cool, rainy winters. During the winter, the North Pacific storm track intermittently dominates valley weather, and fair weather alternates with periods of extensive clouds and precipitation. Also characteristic of winter weather in the valley are periods of dense and persistent low-level fog, which is most prevalent between storms. The frequency and persistence of heavy fog in the valley diminishes in spring. The average yearly temperature range for the Sacramento Valley is between 40° and 95° Fahrenheit (F), with summer high temperatures often exceeding 90°F and winter low temperatures occasionally dropping below freezing.[1]

Prevailing winds in the Sacramento Valley are generally from the southwest due to marine breezes flowing through the Carquinez Strait, the major corridor for air moving into the Sacramento Valley from the west. Incoming airflow strength varies daily with a pronounced diurnal cycle. Influx strength is weakest in the morning and increases in the evening hours. Associated with the influx of air through the Carquinez Strait is the Schultz Eddy, formed when mountains on the valley's western side divert incoming marine air. The eddy contributes to a low-level southerly jet between 500 and 1,000 feet above the surface that is capable of speeds in excess of 35 miles per hour (mph) and which can transport air pollutants over large distances.

The SVAB's climate and topography contribute to the formation and transport of photochemical pollutants throughout the region. The region experiences temperature inversions that limit atmospheric mixing and trap pollutants; high pollutant concentrations result near the ground surface. Generally, the lower the inversion base height from the ground and the greater the temperature increase from base to top, the more pronounced the inhibiting effect of the inversion will be on pollutant dispersion. Consequently, the highest concentrations of photochemical pollutants occur from late spring to early fall when photochemical reactions are greatest because of intensifying sunlight and lowering altitude of daytime inversion layers. Surface inversions (those at altitudes of 0 to 500 feet above sea level) are most frequent during winter, and subsidence inversions (those at 1,000 to 2,000 feet above sea level) are most common in the summer.

[1] The Weather Channel, Monthly Weather for Sacramento, CA 95864, available at http://www.weather.com/weather/wxclimatology/ monthly/95864, accessed 5/2/2014.

EXISTING AIR QUALITY

Ambient air quality standards (AAQS) define clean air. Specifically, federal and State AAQS establish the concentration above which a set of identified, or "criteria," pollutants is considered to cause adverse health effects in sensitive populations, such as children and the elderly. State standards are more stringent than federal standards for some criteria pollutants, notably particulate matter. Both federal and State regulations classify regions that fail to reduce pollutant concentrations below AAQS as "nonattainment" areas for those pollutants.

Criteria pollutants include ozone, particulate matter (PM_{10}, $PM_{2.5}$), carbon monoxide (CO), nitrogen oxides (NOx), sulfur dioxide (SOx) and lead. Of these, ozone is not produced directly but is a product of chemical reactions in the atmosphere between hydrocarbons and nitrogen oxides in the presence of sunlight. The amount of pollutants released and the atmosphere's ability to transport and dilute them affects their concentration in the atmosphere. Factors affecting transport and dilution include terrain, wind, atmospheric stability, and sunlight (for photochemical pollutants, such as CO and NOx).

Sacramento County is in attainment for all State and federal AAQS, except for ozone and particulate matter. Specifically, the County lies within the Sacramento Federal Nonattainment Area (SFNA) for ozone, which comprises five air districts in the southern Sacramento air basin, and includes Sacramento and Yolo Counties, and portions of El Dorado, Placer, Sutter and Solano Counties. The SFNA is designated a "serious" nonattainment area for federal eight-hour AAQS for ozone, and is also a "serious" nonattainment area for the State one-hour ozone standard.

The Sacramento Metropolitan Air Quality Management District's (SMAQMD) website, http://www.airquality.org/aqdata, provides recent ambient air quality data, which indicate marked improvement in air quality from 2000 to the present.[2] The Sacramento County General Plan Final Environmental Impact Report (GPFEIR), Air Quality Element, lists County emission sources; California AAQS, and older air-quality monitoring data. The region continues to be in nonattainment for ozone and particulate matter. Table IS-4 below shows current attainment status for criteria pollutants.

[2] Sacramento Metropolitan Air Quality Management District, *Draft 2013 Triennial Report and Air Quality Plan Revision,* available at http://airquality.org/notices/stateplan/2013TriennialReportDraft.pdf, accessed May 18, 2015.

Table IS-4
Sacramento Area Air Quality Standards Attainment Status

Source: Sacramento Metropolitan Air Quality Management District, available at http://www.airquality.org/aqdata/attainmentstat.shtml (accessed May 18, 2015).

Parameter	Federal Standard	California Standard
Ozone	Nonattainment (1-hour)[1] Classification = Severe	Nonattainment (1-hour) Classification = Serious[2]
	Nonattainment (8-hour)[3] Classification = Severe-15	Nonattainment (8-hour)
	Nonattainment (8-hour)[4] Classification = Severe-15	
Particulate Matter – 10 microns (PM_{10})	Attainment (24-hour)	Nonattainment (24-hour)
		Nonattainment (Annual)
Particulate Matter – 2.5 microns ($PM_{2.5}$)	Nonattainment (24-hour)	(No State Standard for 24-Hour)
	Unclassified/Attainment (Annual)	Nonattainment (Annual)
Carbon Monoxide (CO)	Attainment (1-hour)	Attainment (1-hour)
	Attainment (8-hour)	Attainment (8-hour)
Nitrogen Dioxide (NO_2)	Unclassified/Attainment (1-hour)	Attainment (1-hour)
	Unclassified/Attainment (Annual)	Attainment (Annual)
Sulfur Dioxide (SO_2)[5]	(Attainment Pending) (1-hour)	Attainment (1-hour)
		Attainment (24-hour)
Lead (Pb)	Unclassified/Attainment (3-month rolling avg)	Attainment (30 day average)
Hydrogen Sulfide (H_2S)	No Federal Standard	Unclassified (1-hour)
Sulfates		Attainment (24-hour)
Visibility-Reducing Particles		Unclassified (8-hour)

[1]Air Quality meets Federal 1-hour Ozone standard (77 FR 64036). EPA revoked this standard, but some associated requirements still apply. The SMAQMD attained the standard in 2009. SMAQMD has requested EPA recognize attainment to fulfill the requirements.
[2]Per Health and Safety Code (HSC) § 40921.5(c), the classification is based on 1989 – 1991 data, and therefore does not change.
[3]1997 Standard
[4]2008 Standard
[5]Cannot be classified
Federal designations based on information obtained from http://www.gpo.gov/fdsys/pkg/CFR-2010-title40-vol17/pdf/CFR-2010-title40-vol17-sec81-305.pdf;
California area designations based on information obtained from http://www.arb.ca.gov/desig/changes.htm#reports

Sensitive Receptors. The SMAQMD defines sensitive receptors as facilities that house or attract children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollutants or may experience adverse effects from unhealthful concentrations of air pollutants. Hospitals and clinics, schools, elderly housing and convalescent facilities, and residential areas are examples of sensitive receptors.

Several sensitive receptors are located within the project site, including a residential-care facility and single-family residential neighborhoods.

Project Site Characteristics

The Project site is located in the northern portion of Sacramento County, generally northwest of the Dry Creek Parkway. The terrain is relatively flat and has been developed with suburban-scale residential commercial uses for more than 100 years. Agricultural lands lie to the north and west; the communities of suburban and urban Sacramento lie to the east and south.

Significance Criteria: Air Quality

Appendix G of the California Environmental Quality Act (CEQA) provides guidance for assessing the significance of potential environmental impacts. Relative to air quality, a Project will normally have a significant effect on the environment if it would:

1. Conflict with or obstruct implementation of the applicable air quality management plan (Sacramento Regional Ozone Attainment Plan (OAP), the Sacramento Area Council of Governments' (SACOG's) Metropolitan Transportation Plan);
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation;
3. Expose sensitive receptors to substantial pollutant concentrations; or
4. Create objectionable odors affecting a substantial number of people.
5. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or State ambient air quality standard (AAQS) (including releasing emissions that exceed quantitative thresholds for ozone precursors).

The SMAQMD significance thresholds for development project construction and operational emissions are shown in Table IS-5 below. Sacramento County has established a significance threshold for greenhouse-gas carbon dioxide equivalents (CO2e) of 1.33 metric tons per capita per year.

Table IS-5

Sacramento Metropolitan Air Quality Management District Significance Thresholds

	Construction Phase	Operational Phase
Mass Emission Thresholds (Ozone precursors)		
NO_x	**85 lbs./day**	**65 lbs./day**
ROG	**None**	**65 lbs./day**
Concentration Thresholds (based on Calif. Ambient Air Quality Standards (CAAQS))		
PM_{10}	50 µg/m^3 24-hour standard; 20 µg/m^3 annual arithmetic mean	
$PM_{2.5}$	12 µg/m^3 annual arithmetic mean	
CO	20 ppm 1-hour standard, 9 ppm 8-hour standard	
NO_2	0.18 ppm 1-hour standards; 0.03 ppm Annual Arithmetic Mean	
SO_2	0.25 ppm 1-hour standard; 0.04 ppm 24-hour standard	
Lead	1.5 µg/m^3	
Visibility Reducing Particles	Extinction coefficient of 0.23 per kilometer- visibility of ten miles or more due to particles when relative humidity is less than 70 percent	
Sulfates	25 µg/m^3 24-hour standard	
H_2S	42 µg/m^3 or 0.03 ppm 1-hour standard	
Vinyl Chloride	26 µg//m^3 or 0.01 ppm 24-hour standard	

Notes: The SMAQMD Board of Directors adopted the air quality thresholds of significance on March 28, 2002 (Resolution AQMD2002018). A project is considered significant if emissions exceed a CAAQS or contribute substantially to an existing or projected violation of a CAAQS. Revisions to the CAAQS are automatically adopted as revisions to these thresholds. Official citation of the CAAQS: *California Code of Regulations, Title 17, Section 70200, Table of Standard*s.

Stationary Sources	
Toxic Air Contaminant (TAC) thresholds	
Cancer Risk	An incremental increase in cancer risk greater than 10-in-one-million (10 x 10^{-6}) at any off-site receptor
Non-cancer (Hazard Index)	Ground-level concentration of project-generated TAC's that would result in a Hazard Index greater than 1 at any off-site receptor.

Notes: The TAC thresholds were developed as part of the SMAQMD's Air Toxics Hot Spots Program (AB2588 program).
The SMAQMD Board of Directors has not established a threshold for mobile source or non-permitted sources of TAC, see SMAQMD CEQA User Guide Ch. 5.
The SMAQMD Board of Directors has not established a threshold for GHG (greenhouse gas) emissions; see SMAQMD CEQA User Guide, Ch. 6.

Source: Sacramento Metropolitan Air Quality Management District, CEQA Guide 2014, available at http://airquality.org/ceqa/cequguideupdate/Ch2TableThresholds.pdf (accessed May 18, 2015).

IMPACT DISCUSSION: AIR QUALITY

Impact: *Would the project conflict with or obstruct implementation of the air quality management plans cited above?*

Discussion: As explained below, the proposed DRLSPA would not conflict with the Sacramento Regional OAP, the Sacramento Area Council of Governments (SACOG) Blueprint, Metropolitan Transportation Plan/Sustainable Community Strategy (MTP/SCS), or the Sacramento County General Plan's air quality goals and policies.

The Sacramento Metropolitan Air Quality Management District's (SMAQMD) 2009 OAP demonstrates how existing and new control strategies would provide future emission reductions necessary to meet the federal Clean Air Act requirements for attaining the 1997 8-hour ozone NAAQS for the Sacramento region. The Plan includes an updated emission inventory, sets new motor vehicle emission budgets for transportation and general conformity purposes, provides photochemical modeling results, and documents the implementation of reasonably available control measures (SMAQMD, Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan – 2009, March 26, 2009, available at http://www.airquality.org/plans/federal/ozone/8hr1997/2009AandRFP/ (accessed May 18, 2014)).

Implementing the OAP, the SMAQMD ozone attainment strategy requires emission reductions of both reactive organic gases (ROG) and nitrogen oxides (NOX) from emission sources. The District's strategies include (1) stationary source control measures or rules, (2) a mobile source NOX control program, (3) land use mitigation strategies and transportation control measures and (4) community education activities (SMAQMD, 2014 Annual Progress Report, April 23, 2015, p. 2, available at http://www.airquality.org/plans/state/ozone/annualreports/2014AnnualProgressReportFinal.pdf (accessed May 18, 2015)). Of these programs, the first two involve industrial or agricultural emission sources and operators of heavy trucks or agricultural equipment. Since there are no stationary emission sources (chemical plants, farms, etc.) or large-engine operators (trucking, high NOx-emitting equipment) within the DRLSPA, nor would the DRLSPA permit such uses, no conflicts with plans to reduce emissions from such sources are anticipated.

SMAQMD'S third set of strategies requires development projects to reduce construction and operation emissions, and incorporates regional transportation planning. The DRLSPA's anticipated construction and operational emissions are not anticipated to conflict with these strategies (see short- and long-term impact discussions, below). Nor would the DRLSPA conflict with any regional transportation plan; rather, public improvements within the DRLSPA would partially implement those plans (see Traffic and Circulation, below). Finally, the DRLSPA would not conflict with the fourth strategy, community education activities, since it is essentially a zoning ordinance that would not preclude such activities.

The SACOG Blueprint is a metropolitan growth scenario that promotes compact, mixed-use development and more transit choices as an alternative to low density

development. The DRLSPA is consistent with this scenario, as it provides opportunities for more compact urban growth in Rio Linda's core downtown, with mixed uses favoring transit, along an established RT bus line.

California Senate Bill 375 (2008) requires all regions in California to plan for land use and transportation systems that reduce greenhouse gas emissions from cars and light trucks. Specifically, each region must develop a Sustainable Communities Strategy (SCS) as part of its transportation planning process. The SACOG 2015 Draft Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS), based on the 2004 Blueprint for regional growth, proposes to meet the region's greenhouse gas emissions reduction target, while taking into account regional housing needs, transportation demands, and protection of resource and farm lands based on the best forecast of likely land use patterns across all 28 local jurisdictions (see SACOG MTP/SCS, *What is a Sustainable Community Strategy?*, available at http://sacog.org/mtpscs/the-plan/sustainable-communities-strategy/ (accessed May 19, 2015). While the MTP/SCS is primarily a strategic collection of transportation strategies, it also promotes community revitalization and increasing residential, commercial and business capacity within existing community centers. As for the Blueprint above, the DRLSPA conforms to the MTP/SCS goals by increasing land use density for residential, commercial and business uses in the downtown core of Rio Linda.

Applicable Sacramento County General Plan Policies related to air quality and emissions reduction include:

AQ-1. New development shall be designed to promote pedestrian/bicycle access and circulation to encourage community residents to use alternative modes of transportation to conserve air quality and minimize direct and indirect emission of air contaminants.

AQ-8. Promote mixed-use development and provide for increased development intensity along existing and proposed transit corridors to reduce the length and frequency of vehicle trips.

EN-5. Reduce travel distances and reliance on the automobile and facilitate increased use of public transit through appropriate land use plans and regulations.

LU-27. Provide safe, interesting and convenient environments for pedestrians and bicyclists, including inviting and adequately-lit streetscapes, networks of trails, paths and parks and open spaces located near residences, to encourage regular exercise and reduce vehicular emissions.

LU-40. Employ appropriate traffic calming measures in areas where pedestrian travel is desirable but made unsafe by a high volume or excessive speed of automobile traffic. Preference shall be given to measures that slow traffic and improve pedestrian safety while creating the least amount of conflict with emergency responders.

The DRLSPA is consistent with these policies, as it promotes (1) alternative modes of transportation, including cycling (DRLSPA Section 2.4, Transportation and Circulation); (2) mixed-use development and increased development intensity along M Street and RT Route 19 (Section 2.3, Land Use Zones), (3) enhanced pedestrian environments/improved streetscapes (Section 2.4.1, Street and Streetscape Design), and (4) traffic-calming measures with bulb-outs and other streetscape features (Section 2.4.1, Figures 2.4 – 2.14).

Accordingly, and in light of the preceding discussion, the DRLSPA is consistent with local and regional air quality management plans and implementation measures. No conflicts with or impacts to these plans are anticipated.

Impact: *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard?*

Discussion: As explained below, the proposed DRLSPA would not result in a cumulatively considerable net increase of criteria pollutants.

Pollutant generation is divided into two phases: construction – short-term impacts – and operation – long-term impacts. When the proposed project is an area plan, where individual projects are not precisely known, it is still possible to estimate construction impacts by assessing the area of vacant land and assigning likely percentages of various land uses that might be developed on those properties. Operational impacts can be assessed by assuming build-out of the plan in a particular time period, here, 25 years.

Short-term Impacts(Construction): Short-term air quality impacts are primarily caused by particulate matter – dust – (PM10 and PM2.5) and nitrogen oxides (NOx) released into the air by diesel and gasoline engines that power construction equipment, as well as emissions from construction workers' vehicles. PM10 and PM2.5 impair human health because the particles damage lung tissue when inhaled, leading to respiratory and cardiovascular disease. NOx emissions are ozone precursors, i.e., when engine exhaust (containing NOx) is released into the air, it reacts in the presence of sunlight with other volatile organic compounds (VOCs) to create ozone. Ozone is a strong respiratory system irritant.

Clearing and earthmoving activities comprise the major source of construction dust emissions. Dust generation depends on soil type and moisture, as well as the amount of total acreage actually involved in clearing, grubbing and grading activities. Additionally, sand, lime, dry concrete mix and other fine particulate materials may be used during construction, and stored on-site. If not stored properly, such materials can become airborne from wind.

Dispersion modeling conducted for projects of various sizes shows that projects involving more than 15 acres of active grading at any one time will generally result in significant impacts, even with standard dust abatement measures. The screening threshold does not apply to the total project area, but to the largest total area that will be

actively graded at any given time. As noted previously, Table IS-5 above lists significance thresholds for criteria pollutants in the Sacramento region.

Both PM10 and NOx construction-related emissions can be reduced through compliance with existing regulatory requirements, including but not limited to various SMAQMD regulations: Rules 401 (Ringelmann Chart/Opacity); 403 (Fugitive Dust); construction emissions mitigation;[3] and Operational Air Quality Mitigation Protocol(s);[4] additionally, Sacramento County's land grading and erosion control regulations[5] require plans for dust control during grading operations.

Analysis Methodology: Planning and Environmental Review (PER) staff used the California Emissions Estimator Model (CalEEMod)[6] to assess construction and operational emissions for potential new development allowed in the SPA. CalEEMod is a statewide land use emissions computer model designed to quantify potential criteria pollutant and greenhouse gas (GHG) emissions associated with both construction and operations from a variety of land use projects. The model quantifies direct emissions from construction and operations (including vehicle use), as well as indirect emissions, such as GHG emissions from energy use, solid waste disposal, vegetation planting and/or removal, and water use. The mobile source emission factors used in the model are taken from the California Air Resources Board's Mobile Source Emission Summary (EMFAC2011), and incorporate "Pavley" (AB 1493) Clean Car standards and Low Carbon Fuel standards. Further, the model identifies mitigation measures to reduce criteria pollutant and GHG emissions along with calculating the benefits achieved from measures chosen by the user. The GHG mitigation measures were recently developed and adopted by the California Air Pollution Control Officers Association (CAPCOA).

New construction was estimated to occur primarily on currently-vacant commercial parcels, and land use types were selected based on traffic modeling assumptions.[7] Table IS-6 shows the relevant CalEEMod land use assumptions – note that the land use categories used for the model do not directly match land uses as defined in the DRLSPA, e.g. "strip mall." Attachment 6 contains the complete model runs as well as tables correlating DRLSPA land uses to CalEEMod categories.

[3] Sacramento Metropolitan Air Quality Management District, *Construction Emissions Mitigation*, available at http://airquality.org/ceqa/mitigation.shtml (accessed May 26, 2015).

[4] Sacramento Metropolitan Air Quality Management District, *Operational Air Quality Mitigation Protocol*, available at http://airquality.org/ceqa/OperationalMitigationProtocol.pdf (accessed May 26, 2015).

[5] County of Sacramento, Sacramento County Code §16.44.090(K), available at http://qcode.us/codes/sacramentocounty/view.php?topic=16-16_44-16_44_090&frames=on (accessed May 26, 2015).

[6] California Air Pollution Control Officers Association (CAPCOA), C*alifornia Emissions Estimator Model*™, available at http://caleemod.com/ (accessed May 26, 2015).

[7] Fehr & Peers, *Downtown Rio Linda Special Planning Area TIS*, May 2015.

Table IS-6

CalEEMod Land Use Assumptions – Construction Emissions
Operational Year 2020

New Potential Land Use	Building Area, ft^2	Lot Area, acres	Population
General Office Building	43,000	0.99	N/A
Medical Office Building	12,000	.53	N/A
High Turnover Restaurant (sit-down)	9,000	.4	N/A
Gasoline/Service Station	423.52 (3 pumps)	.01	N/A
Strip Mall	56,000	1.29	N/A
Supermarket	4,000	.09	N/A
Single-family residential, 2 d.u.*	3,600	0.17	5
Single-family residential, 2.5 d.u.	3,000	0.17	7
Single-family residential, 10 d.u.	12,000	0.53	27
Apartments, mid-rise, 40 d.u.	40,000	2.0	107
Apartments, mid-rise, 5 d.u.	5,000	0.21	13

*d.u. = dwelling unit

The CalEEMod results for new DRLSPA commercial and residential construction emissions estimated short-term NOx emissions to be approximately 47 pounds per day (assuming a 6-day work week, or 312 days per year). Because this level of NOx emissions is substantially lower than the 86 pounds per day threshold, short-term impacts resulting from construction activities are less than significant. No mitigation beyond regulatory compliance is required.

Long-Term Impacts (Operational): Long-term air quality impacts are associated with vehicle use and commercial or residential energy consumption. PER staff applied the CalEEMod model to assess emissions changes resulting from new uses added to the DRLSPA, again using assumptions based from traffic modeling assumptions.

The CalEEMod results estimated combined new residential and operational NOx emissions to be 23 pounds per day, also substantially lower than the 65 pound per day threshold. Accordingly, long-term impacts resulting from operational activities are less than significant. No mitigation beyond regulatory compliance is required.

CO2 (Greenhouse Gas) emissions: The CalEEMod results for residential energy consumption indicated that approximately 122 CO_2 equivalents would be generated from new residential occupancies, translating into 0.77 metric tons (MT) per capita per year. This result is substantially less than the Sacramento County threshold of 1.33 MT per capita per year. Accordingly, greenhouse-gas impacts resulting from new residential energy consumption are less than significant, and no mitigation is required.

TRAFFIC AND CIRCULATION

ENVIRONMENTAL SETTING – TRAFFIC AND CIRCULATION

The project area encompasses both sides of M Street in Rio Linda from east of 2nd Street to Oak Lane and Curved Bridge Road, and is within Sacramento County's Urban Services Boundary. Major roadways that feed the project area include:

- **Elkhorn Boulevard** is an east-west roadway that extends from State Route 99 to the west, to Interstate 80 (I-80) to the east. East of I-80 Elkhorn Boulevard becomes Greenback Lane. Within the project area, Elkhorn Boulevard is a four-lane roadway. The speed limit on Elkhorn Boulevard through Rio Linda is 45 miles per hour (mph).
- **Rio Linda Boulevard** is a north-south arterial roadway that extends from Elverta Road at its north end to El Camino Avenue at its south end. Rio Linda Boulevard is a two-lane roadway near the project. The speed limit on Rio Linda Boulevard from Elverta Road to Elkhorn Boulevard is 35 mph.
- **Q Street** is an east-west roadway extending from West 6th Street at its west end to Watt Avenue at its east end. East of Watt Avenue, Q Street becomes Bainbridge Drive. Q Street is a two-lane roadway with a speed limit of 35 mph.
- **M Street** is a two-lane, east-west roadway extending from West 6th Street to Oak Lane where the roadway terminates. The speed limit on M Street east of Rio Linda Boulevard is 40 mph. The speed limit on M Street west of Rio Linda Boulevard is 25 mph.

Existing Levels-of-Service (LOS): "Levels of service" describe roadway operating conditions along defined road segments or within intersections. Levels of service describe the operating performance of a roadway segment or intersection. LOS ranges from "A" – free-flowing best-case conditions to "F" – worst-case conditions, where a given roadway segment or intersection's capacity is exceeded and heavy congestion results. LOS "E" represents conditions approaching a roadway facility's capacity.

Within the Urban Service Boundary, the Sacramento County 2030 General Plan defines LOS A to LOS E conditions as acceptable, and LOS F conditions as unacceptable. Outside the urban service boundary, the Sacramento County General Plan defines LOS A to LOS D conditions as acceptable, and LOS E and LOS F conditions as unacceptable. Table IS-7 shows LOS definitions, and the subsequent tables show the County standards for determining when a road segment or an intersection functions at a particular LOS.

Generally, intersections and major roadway segments in the DRLSPA and vicinity all function at acceptable levels, from A through E (the intersection of Elkhorn Boulevard and Rio Linda Boulevard is the only intersection to function at LOS E during peak hours).

Table IS-10
Existing Intersection Levels of Service

shows the existing conditions for 21 intersections, and

Table IS-11

Roadway Segment Level Of Service – Existing Conditions

shows existing conditions for 36 road segments.

Table IS-7

Level of Service Criteria

LOS	Description	Volume-to-Capacity Ratio
A	Represents primarily free-flow operations at average travel speeds, usually 90 percent of the free-flow speed for the given street class. Vehicles are completely unimpeded in their ability to maneuver within the traffic stream. Control delay at signalized intersections is minimal. Individual users are virtually unaffected by others in the traffic stream.	≤ 0.60
B	Represents reasonably free-flow operations at average travel speeds, usually 70 percent of the free-flow speed for the given street class. The ability to maneuver within the traffic stream is only slightly restricted and control delay at signalized intersections are not significant.	0.61 - 0.70
C	Represents stable flow, but drivers' ability to maneuver and change lanes in midblock locations may be more restricted than at LOS B. Longer queues, adverse signal coordination, or both may contribute to lower average travel speeds of about 50 percent of the free-flow speed for the street class.	0.71 - 0.80
D	Represents traffic conditions where small increases in flow may cause substantial delays and decreases in travel speed. LOS D may result from adverse signal progression, inappropriate signal timing, high volumes, or a combination of these factors. Average travel speeds are about 40 percent of the free-flow speed.	0.81 - 0.90
E	Represents traffic conditions with significant delays and average travel speeds of 33 percent or less of the free-flow speed. Such operations are caused by a combination of adverse progression, high signal delay, high volumes, extensive delays at critical intersections and inappropriate signal timing.	0.91 - 1.00
F	Represents urban traffic conditions at extremely low speeds, typically one-third to one-fourth of the free-flow speed. Intersection congestion is likely at critical signalized locations, with high delays, high volumes and extensive queuing.	> 1.00

Source: *Highway Capacity Manual,* Transportation Research Board, Special Report No. 209, Washington D.C., (2000).

Table IS-8
Intersection Level of Service Criteria

Level of Service	Description	Average Control Delay (seconds per vehicle)	
		Signalized Intersections[a]	Unsignalized Intersections[b]
A	Represents free flow. Individual users are virtually unaffected by others in the traffic stream.	≤ 10	≤ 10
B	Stable flow, but the presence of other users in the traffic stream begins to be noticeable.	> 10 to 20	> 10 to 15
C	Stable flow, but the operation of individual users becomes significantly affected by interactions with others in the traffic stream.	> 20 to 35	> 15 to 25
D	Represents high-density, but stable flow.	> 35 to 55	> 25 to 35
E	Represents operating conditions at or near the capacity level.	> 55 to 80	> 35 to 50
F	Represents forced or breakdown flow.	> 80	> 50

Sources: *Highway Capacity Manual 2010*, Ch. 18, Signalized Intersections
Highway Capacity Manual 2010, Ch.19, Two-Way Stop-Controlled Intersections; Ch.20, All-Way Stop-Controlled Intersections

Table IS-9
Level of Service Criteria for Roadway Segments

Facility Type	No. of Lanes	Maximum Volume for Given Service Level				
		A	B	C	D	E
Residential	2	600	1,200	2,000	3,000	4,500
Residential collector with frontage	2	1,600	3,200	4,800	6,400	8,000
Residential collector without frontage	2	6,000	7,000	8,000	9,000	10,000
Arterial, low access control	2	9,000	10,500	12,000	13,500	15,000
	4	18,000	21,000	24,000	27,000	30,000
	6	27,000	31,500	36,000	40,500	45,000
Arterial, moderate access control	2	10,800	12,600	14,400	16,200	18,000
	4	21,600	25,200	28,800	32,400	36,000
	6	32,400	37,800	43,200	48,600	54,000
Arterial, high access control	2	12,000	14,000	16,000	18,000	20,000
	4	24,000	28,000	32,000	36,000	40,000
	6	36,000	42,000	48,000	54,000	60,000
Rural, 2-lane highway						
Rural, 2-lane road, 24'-36' of pavement, paved shoulders	2	2,400	4,800	7,900	13,500	22,900
	2	2,200	4,300	7,100	12,200	20,000
Rural, 2-lane road, 24'-36' of pavement, no shoulders	2	1,800	3,600	5,900	10,100	17,000

Sources: *Traffic Impact Analysis Guidelines*, Sacramento County, July 2004

Table IS-10
Existing Intersection Levels of Service

Intersection	Control	AM Peak Hour		PM Peak Hour		Peak Hr. Signal Warrant Met?[b]	
		Delay[a]	LOS	Delay	LOS	AM Peak Hr.	PM Peak Hr.
Q St./2nd St.	All Way Stop	7	A	7	A	No	No
Q St./Rio Linda Blvd.	All Way Stop	10	B	11	B	No	No
Q St./Front St.	All Way Stop	8	A	8	A	No	No
Q St./8th St.	All Way Stop	8	A	8	A	No	No
Q St./10th St.	All Way Stop	8	A	8	A	No	No
O St./7th St.	Side St. Stop	9	A	9	A	No	No
O St./8th St.	All Way Stop	7	A	7	A	No	No
O St./10th St.	All Way Stop	8	A	8	A	No	No
N St./7th Avenue	Side St. Stop	9	A	9	A	No	No
M St./2nd St.	All Way Stop	8	A	7	A	No	No
M St./Rio Linda Blvd.	All Way Stop	12	B	13	B	No	No
M St./6th St.	Side St. Stop	11	B	12	B	No	No
M St./Front St.	Side St. Stop	12	B	13	B	No	No
M St./8th St.	All Way Stop	8	A	9	A	No	No
M St./Oak Lane	Side St. Stop	9	A	9	A	No	No
L St./Rio Linda Blvd.	Side St. Stop	13	B	15	C	No	No
L St./7th St.	Side St. Stop	9	A	9	A	No	No
Elkhorn Blvd./Rio Linda Blvd.[b]	Traffic Signal	55	E	58	E	NA	
Oak Lane/8th St.	Side St. Yield[c]	9	A	9	A	No	No
Oak Lane/Curved Bridge Rd.	All Way Stop	8	A	8	A	No	No
Curved Bridge Rd./Dry Creek Rd.	All Way Stop	9	A	9	A	No	No

[a] For signalized and all way stop controlled intersections, average intersection delay is reported in seconds per vehicle for the overall intersection. For side street stop controlled intersections, average intersection delay is reported in seconds per vehicle for the worst movement. All results are rounded to the nearest second.

[b] Synchro 8 (HCM 2010) does not report intersection results for intersections with U-turn movements. The U-turn volumes at this intersection were added to the corresponding left-turn movements for analysis purposes.

[c] This intersection does not have any traffic control and operates as a side street yield intersection. Synchro 8 (HCM 2010) does not report intersection results for side street yield intersections. For analysis purposes, this intersection was analyzed as a side street stop controlled intersection. The actual delay at this intersection would likely be lower than reported.

Source: Fehr & Peers, 2015

Table IS-11

Roadway Segment Level Of Service – Existing Conditions

Road Segment – Location	Road Classification	Capacity (ADT)[a]	No. of Lanes	ADT Volume[b]	V/C Ratio[c]	LOS
Q St. – 2nd St. to Rio Linda Blvd	Residential Collector with Frontage	8,000	2	1,337	0.17	A
Q St. – Rio Linda Blvd to Front St.	Residential Collector with Frontage	8,000	2	2,311	0.29	B
Q St. – Front St. to Dry Creek Rd.	Residential Collector with Frontage	8,000	2	3,460a	0.43	C
Q St. – Dry Creek Rd. to 28th St.	Residential Collector with Frontage	8,000	2	2,976b	0.37	B
Q St. – 28th St. to Watt Ave.	Residential Collector with Frontage	8,000	2	2,393b	0.30	B
O St. – 7th St. to 8th St.	Residential	4,500	2	380	0.08	A
O St. – 8th St. to 10th St.	Residential	4,500	2	632	0.14	B
N St. – 7th St. to 8th St.	Residential	4,500	2	175	0.04	A
M St. – 2nd St. to Rio Linda Blvd	Residential Collector with Frontage	8,000	2	2,284	0.29	B
M St. – Rio Linda Blvd to 6th Ave.	Residential Collector with Frontage	8,000	2	5,265	0.66	D
M St. – 6th Ave. to 7th St.	Residential Collector with Frontage	8,000	2	5,814	0.73	D
M St. – 7th St. to Oak Lane	Residential Collector with Frontage	8,000	2	5,404	0.68	D
Elkhorn Blvd – SR 99 to Natomas Blvd	Arterial, MAC[d]	18,000	2	15,380c	0.85	D
Elkhorn Blvd – Natomas Blvd to 2nd St.	Arterial, MAC	18,000	2	14,498b	0.81	D
Elkhorn Blvd – 2nd St. to Rio Linda Blvd	Arterial, MAC	36,000	4	16,685	0.46	A
Elkhorn Blvd – Rio Linda Blvd to Dry Creek Rd.	Arterial, MAC	36,000	4	20,060	0.56	A
28th St.	Arterial, MAC	36,000	4	17,616[b]	0.49	A
Elkhorn Blvd – 28th St. to Watt Ave.	Arterial, MAC	36,000	4	25,089[b]	0.70	B
Rio Linda Blvd – North of Q St.	Arterial, MAC	18,000	2	4,772	0.27	A
Rio Linda Blvd – Q St. to M St.	Arterial, MAC	18,000	2	6,322	0.35	A
Rio Linda Blvd – M St. to Elkhorn Blvd	Arterial, MAC	18,000	2	9,159	0.51	A
Rio Linda Blvd – South of Elkhorn Blvd	Arterial, MAC	18,000	2	11,244	0.62	B
Front St. – Q St. to O St.	Residential	4,500	2	543	0.12	A
6th St. – M St. to Elkhorn Blvd	Residential	4,500	2	1,708	0.38	C
7th St. – O St. to M St.	Residential	4,500	2	935	0.21	B
7th St. – South of M St.	Residential	4,500	2	348	0.08	A
8th St. – Q St. to O St.	Residential	4,500	2	1,305	0.29	C

Table IS-11

Roadway Segment Level Of Service – Existing Conditions

Road Segment – Location	Road Classification	Capacity (ADT)[a]	No. of Lanes	ADT Volume[b]	V/C Ratio[c]	LOS
8th St. – O St. to M St.	Residential	4,500	2	1,376	0.31	C
8th St. – South of M St.	Residential	4,500	2	385	0.09	A
10th St. – Q St. to O St.	Residential	4,500	2	1,607	0.36	C
10th St. – O St. to Curved Bridge Rd.	Residential	4,500	2	1,720	0.38	C
Oak Lane – M St. to 8th St.	Residential	4,500	2	186	0.04	A
Curved Bridge Rd. – Oak Lane to Dry Creek Rd.	Residential Collector with Frontage	8,000	2	3,096	0.39	B
Dry Creek Rd. – North of Curved Bridge Rd.	Residential Collector with Frontage	8,000	2	3,743	0.47	C
Dry Creek Rd. – Curved Bridge Rd. to Elkhorn Blvd	Residential Collector w/o Frontage	10,000	2	6,265	0.63	B
Dry Creek Rd. – South of Elkhorn Blvd	Residential Collector w/o Frontage	10,000	2	6,205[b]	0.62	B

[a] ADT = average daily traffic; daily traffic volumes that exceed capacity result in LOS F operations
[b] ADT volume derived from field counts, Sacramento County Traffic Database, City of Sacramento database
[c] V/C Ratio = roadway volume to capacity ratio
[d] MAC = Moderate Access Control; LAC = Low Access Control
Source: Fehr & Peers, 2005

Significance Criteria: Traffic and Circulation

The Sacramento County Department of Transportation (DOT) Traffic Impact Analysis Guidelines set forth the following thresholds of significance to determine if an impact is significant and requires mitigation:

Roadway Segments: A project is considered to have a significant effect if it would:

- Result in a roadway operating at an acceptable LOS to deteriorate to an unacceptable LOS; or
- Increase the V/C ratio by more than 0.05 at a roadway that is operating at an unacceptable LOS without the project.

Signalized Intersections: A Project is considered to have a significant effect if it would:

- Result in a signalized intersection operating at an acceptable LOS to deteriorate to an unacceptable LOS; or
- Increase the average delay by more than 5 seconds at a signalized intersection that is operating at an unacceptable LOS without the project.

Un-signalized Intersections: A project is considered to have a significant effect if it would:

- Result in an un-signalized intersection movement/approach operating at an acceptable LOS to deteriorate to an unacceptable LOS, and also cause the intersection to meet a traffic signal warrant; or
- For an un-signalized intersection that meets a signal warrant, increase the delay by more than 5 seconds at a movement/approach that is operating at an unacceptable LOS without the project.

Residential Streets: A project is considered to have a significant effect if it would:

- Result in a residential street operating at an acceptable LOS to deteriorate to an unacceptable LOS; or
- Increase the V/C ratio by more than 0.05 at a residential street that is operating at an unacceptable LOS without the project.

Bicycle and Pedestrian Facilities: A project is considered to have a significant effect if it would:

- Eliminate or adversely affect an existing bikeway or pedestrian facility in a way that would discourage its use;
- Interfere with the implementation of a planned bikeway as shown in the Bicycle Master Plan, or be in conflict with the Pedestrian Master Plan; or
- Result in unsafe conditions for bicyclists or pedestrians, including unsafe bicycle/pedestrian, bicycle/motor vehicle, or pedestrian/motor vehicle conflict.

Safety: A project is considered to have a significant effect if it would:

- Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment).

Additionally, the County Traffic Impact Analysis Guidelines (July 2004) define the minimum acceptable operation level for roadways and intersections to be LOS D for rural areas, and LOS E for urban areas (those areas within the Urban Services Boundary as shown in the Land Use Element of the Sacramento County General Plan). All of the study intersections and roadway segments are within the Urban Services Boundary; accordingly, LOS E is the minimum acceptable level for this analysis.

Note that safety impacts were ruled out for the project in the accompanying Initial Study Checklist.

IMPACT DISCUSSION: TRAFFIC AND CIRCULATION

Impact: *Would the proposed DRLSPA result in significant impacts on any signalized or un-signalized intersection, roadway segment or residential street in or around the project area?*

Discussion: As explained below, the DRLSPA would negatively affect the Rio Linda Boulevard-Elkhorn Boulevard intersection, reducing that intersection's function from LOS E to an unacceptable LOS F during the p.m. peak hour. However, the DRLSPA would not significantly impair any other intersection, roadway segment or residential street function.

The traffic impact study (TIS) performed for the project[8] (see Attachment 3) modeled traffic patterns extending beyond the project area, using both Synchro traffic analysis software and a project-tailored version of the Sacramento Area Council of Governments' Metropolitan Transportation Plan (MTP)/SCS travel-demand forecasting model (SACMET) to estimate DRLSPA build-out traffic volumes. Existing conditions were assessed using recent Sacramento County traffic data and additional field data acquired in September 2014. Roadway segment operations were analyzed by comparing daily traffic volumes to the daily traffic volume LOS thresholds in the Sacramento County Traffic Impact Analysis Guidelines (July 2004). The TIS evaluated 36 road segments and 21 intersections for both existing-plus-project conditions, and existing-plus-project conditions accounting for cumulative projected development in the region.

As shown in

[8] Fehr & Peers, *Downtown Rio Linda Special Planning Area TIS*, May 2015.

Table IS-10
Existing Intersection Levels of Service

above, the study intersections currently function at acceptable levels, LOS A through E, with only one intersection – Elverta Road and Rio Linda Boulevard – exhibiting LOS E conditions.

Table IS-11

Roadway Segment Level Of Service – Existing Conditions

above shows that project area road segments currently perform within a range of LOS A to D, with volume-to-capacity ratios ranging from 0.04 to 0.85.

Intersection Conditions. Table IS-12 below shows existing-plus-project conditions for study area intersections; existing-plus-cumulative conditions are in Table IS-13. With DRLSPA implementation, the Elkhorn Boulevard/Rio Linda Boulevard intersection operations are expected to decrease from LOS E to LOS F during the PM peak hour. The remaining study intersections are expected to operate at acceptable levels of service during both AM and PM peak hours under existing-plus-project conditions. Additionally, when cumulative development is included, the intersection of Rio Linda Boulevard and M Street meets California standards for installing a traffic signal (signal warrant).

Table IS-12
Intersection Level of Service Results – Existing Plus Project Conditions

Intersection	Control	Existing				Existing Plus Project			
		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
		Delay[a]	LOS	Delay[a]	LOS	Delay[a]	LOS	Delay[a]	LOS
Q Street/2nd Street	All Way Stop	7	A	7	A	7	A	7	A
Q Street/Rio Linda Boulevard	All Way Stop	10	B	11	B	11	B	12	B
Q Street/Front Street	All Way Stop	8	A	8	A	8	A	8	A
Q Street/8th Street	All Way Stop	8	A	8	A	8	A	8	A
Q Street/10th Street	All Way Stop	8	A	8	A	9	A	8	A
O Street/7th Street	Side Street Stop	9	A	9	A	9	A	10	A
O Street/8th Street	All Way Stop	7	A	7	A	7	A	7	A
O Street/10th Street	All Way Stop	8	A	8	A	8	A	8	A
N Street/7th Avenue	Side Street Stop	9	A	9	A	9	A	9	A
M Street/2nd Street	All Way Stop	8	A	7	A	8	A	8	A
M Street/Rio Linda Boulevard	All Way Stop	12	B	13	B	14	B	14	B
M Street/6th Street	Side Street Stop	11	B	12	B	12	B	13	B
M Street/Front Street	Side Street Stop	12	B	13	B	13	B	16	C
M Street/8th Street	All Way Stop	8	A	9	A	8	A	9	A
M Street/Oak Lane	Side Street Stop	9	A	9	A	9	A	9	A
L Street/Rio Linda Boulevard	Side Street Stop	13	B	15	C	16	C	19	C
L Street/7th Street	Side Street Stop	9	A	9	A	9	A	9	A
Elkhorn Boulevard/ Rio Linda Boulevard[b]	Traffic Signal	51	D	47	D	74	E	**82**	**F**
Oak Lane/8th Street	Side Street Yield[c]	9	A	9	A	9	A	9	A
Oak Lane/Curved Bridge Road	All Way Stop	8	A	8	A	8	A	8	A
Curved Bridge Road/ Dry Creek Road	All Way Stop	9	A	9	A	9	A	10	A

Notes:
[a] For signalized and all way stop controlled intersections, average intersection delay is reported in seconds per vehicle for the overall intersection. For side street stop controlled intersections, average intersection delay is reported in seconds per vehicle for the worst movement. All results are rounded to the nearest second.
[b] Synchro 8 (HCM 2010) does not report intersection results for intersections with U-turn movements. The U-turn volumes at this intersection were added to the corresponding left-turn movements for analysis purposes.
[c] This intersection does not have any traffic control and operates as a side street yield intersection. Synchro 8 (HCM 2010) does not report intersection results for side street yield intersections. For analysis purposes, this intersection was analyzed as a side street stop controlled intersection. The actual delay at this intersection would likely be lower than reported.
Source: Fehr & Peers, 2015

Table IS-13
Intersection Level Of Service Results – Cumulative Plus Project Conditions

Intersection	Control	AM Peak Hour		PM Peak Hour		Peak Hour Signal Warrant Met?[d]	
		Delay[a]	LOS	Delay[a]	LOS	AM Peak Hour	PM Peak Hour
Q Street/2nd Street	All Way Stop	7	A	7	A	No	No
Q Street/Rio Linda Boulevard	All Way Stop	14	B	17	C	No	No
Q Street/Front Street	All Way Stop	8	A	8	A	No	No
Q Street/8th Street	All Way Stop	8	A	9	A	No	No
Q Street/10th Street	All Way Stop	9	A	9	A	No	No
O Street/7th Street	Side Street Stop	10	A	10	A	No	No
O Street/8th Street	All Way Stop	7	A	8	A	No	No
O Street/10th Street	All Way Stop	8	A	8	A	No	No
N Street/7th Avenue	Side Street Stop	9	A	9	A	No	No
M Street/2nd Street	All Way Stop	9	A	8	A	No	No
M Street/Rio Linda Boulevard	All Way Stop	15	B	18	C	Yes	Yes
M Street/6th Street	Side Street Stop	12	B	14	B	No	No
M Street/Front Street	Side Street Stop	13	B	17	C	No	No
M Street/8th Street	All Way Stop	9	A	9	A	No	No
M Street/Oak Lane	Side Street Stop	9	A	9	A	No	No
L Street/Rio Linda Boulevard	Side Street Stop	15	C	20	C	No	No
L Street/7th Street	Side Street Stop	9	A	9	A	No	No
Elkhorn Boulevard/Rio Linda Boulevard[b]	Traffic Signal	80	E	**87**	**F**	NA	
Oak Lane/8th Street	Side Street Yield[c]	9	A	9	A	No	No
Oak Lane/Curved Bridge Road	All Way Stop	8	A	8	A	No	No
Curved Bridge Road/Dry Creek Road	All Way Stop	10	A	10	A	No	No

Notes:

[a] For signalized and all way stop controlled intersections, average intersection delay is reported in seconds per vehicle for the overall intersection. For side street stop controlled intersections, average intersection delay is reported in seconds per vehicle for the worst movement. All results are rounded to the nearest second.

[b] Synchro 8 (HCM 2010) does not report intersection results for intersections with U-turn movements. The U-turn volumes at this intersection were added to the corresponding left-turn movements for analysis purposes.

[c] This intersection does not have any traffic control and operates as a side street yield intersection. Synchro 8 (HCM 2010) does not report intersection results for side street yield intersections. For analysis purposes, this intersection was analyzed as a side street stop controlled intersection. The actual delay at this intersection would likely be lower than reported.

[d] Based on the peak hour signal warrant criteria (Warrant 3) in Chapter 4C of the California MUTCD, 2014 Edition

Source: Fehr & Peers, 2015

As noted above, a significant impact results when a proposed project causes an intersection's performance to be reduced to less than acceptable levels (LOS F within the Urban Service Boundary). The TIS recommends that the traffic signals at Elkhorn Boulevard and Rio Linda Boulevard be adjusted to reduce delays by optimizing the signal timing. This action would restore the intersection's function to an acceptable LOS E at the p.m. peak hour. As part of its regular and ongoing maintenance and operation of signals throughout the County, the Department of Transportation Traffic Operations section periodically monitors and adjusts the timing of signals as needed. Because the intersection of Elkhorn Boulevard and Rio Linda Boulevard is covered in this program, this signal's timing will routinely be monitored and adjusted. Therefore, impacts to DRLSPA-affected intersections would be less than significant.

Roadways/Road Segment Conditions: Existing-plus-project daily roadway segment traffic volumes were compared to Sacramento County's daily traffic volume LOS thresholds. Table IS-14 shows existing-plus-project conditions for study area intersections; existing-plus-cumulative conditions are in Table IS-15.

Table IS-14

Roadway Segment Level of Service – Existing Plus Project Conditions

Roadway - Location	Roadway Classification[a]	Roadway Capacity (ADT)[b]	No. of Lanes	ADT Volume[c]	V/C Ratio[d]	LOS
Q St./2nd St. to Rio Linda Blvd	Residential Collector w/Frontage	8,000	2	1,400	0.18	A
Q St./Rio Linda Blvd to Front St.	Residential Collector w/Frontage	8,000	2	2,600	0.33	B
Q St./Front St. to Dry Creek Rd.	Residential Collector w/Frontage	8,000	2	3,800	0.48	C
Q St./Dry Creek Rd. to 28th St.	Residential Collector w/Frontage	8,000	2	3,200	0.40	B
Q St./28th St. to Watt Ave.	Residential Collector w/Frontage	8,000	2	2,500	0.31	B
O St./7th St. to 8th St.	Residential	4,500	2	700	0.16	B
O St./8th St. to 10th St.	Residential	4,500	2	700	0.16	B
N St./7th St. to 8th St.	Residential	4,500	2	200	0.04	A
M St./2nd St. to Rio Linda Blvd	Residential Collector w/Frontage	8,000	2	4,000	0.50	C
M St./Rio Linda Blvd to 6th Ave.	Residential Collector w/Frontage	8,000	2	6,000	0.75	D
M St./6th Ave. to 7th St.	Residential Collector w/Frontage	8,000	2	6,600	0.83	E
M St./7th St. to Oak Lane	Residential Collector w/Frontage	8,000	2	5,500	0.69	D
Elkhorn Blvd/SR 99 to Natomas Blvd	Arterial, MAC	18,000	2	15,500	0.86	D
Elkhorn Blvd/Natomas Blvd to 2nd St.	Arterial, MAC	18,000	2	14,800	0.82	D
Elkhorn Blvd/2nd St. to Rio Linda Blvd	Arterial, MAC	36,000	4	17,000	0.47	A

Table IS-14

Roadway Segment Level of Service – Existing Plus Project Conditions

Roadway - Location	Roadway Classification[a]	Roadway Capacity (ADT)[b]	No. of Lanes	ADT Volume[c]	V/C Ratio[d]	LOS
Elkhorn Blvd/Rio Linda Blvd to Dry Creek Rd.	Arterial, MAC	36,000	4	20,700	0.58	A
Elkhorn Blvd/Dry Creek Rd. to 28th St.	Arterial, MAC	36,000	4	18,200	0.51	A
Elkhorn Blvd/28th St. to Watt Ave.	Arterial, MAC	36,000	4	25,800	0.72	C
Rio Linda Blvd/North of Q St.	Arterial, MAC	18,000	2	5,200	0.29	A
Rio Linda Blvd/Q St. to M St.	Arterial, MAC	18,000	2	6,600	0.37	A
Rio Linda Blvd/M St. to Elkhorn Blvd	Arterial, MAC	18,000	2	10,300	0.57	A
Rio Linda Blvd – South of Elkhorn Blvd	Arterial, MAC	18,000	2	12,500	0.69	B
Front St./ Q St. to O St.	Residential	4,500	2	600	0.13	A
6th St./M St. to Elkhorn Blvd	Residential	4,500	2	2,100	0.47	D
7th St./O St. to M St.	Residential	4,500	2	1,500	0.33	C
7th St./South of M St.	Residential	4,500	2	500	0.11	A
8th St./Q St. to O St.	Residential	4,500	2	1,600	0.36	C
8th St./O St. to M St.	Residential	4,500	2	1,400	0.31	C
8th St./South of M St.	Residential	4,500	2	400	0.09	A
10th St./Q St. to O St.	Residential	4,500	2	1,700	0.38	C
10th St./O St. to Curved Bridge Rd.	Residential	4,500	2	1,800	0.40	C
Oak Lane/M St. to 8th St.	Residential	4,500	2	200	0.04	A
Curved Bridge Rd./Oak Lane to Dry Creek Rd.	Residential Collector w/Frontage	8,000	2	3,100	0.39	B
Dry Creek Rd./North of Curved Bridge Rd.	Residential Collector w/Frontage	8,000	2	3,800	0.48	C
Dry Creek Rd./Curved Bridge Rd. to Elkhorn Blvd	Residential Collector w/o Frontage	10,000	2	6,400	0.64	B
Dry Creek Rd./South of Elkhorn Blvd	Residential Collector w/o Frontage	10,000	2	6,500	0.65	B

Notes: [a] MAC = Moderate Access Control, LAC = Low Access Control
[b] ADT = average daily traffic; Daily traffic volumes that exceed capacity result in LOS F operations
[c] Daily traffic volumes were developed using base year and base year plus project SACMET models and the difference method.
[d] V/C Ratio = volume-to-capacity ratio
Source: Fehr & Peers, 2015

Table IS-15

Roadway Segment Level of Service – Cumulative Plus Project Conditions

Roadway - Location	Roadway Classification[a]	Roadway Capacity (ADT)[b]	Number of Lanes	ADT Volume[c]	V/C Ratio[d]	LOS
Q St./2nd St. to Rio Linda Blvd	Residential Collector with Frontage	8,000	2	1,400	0.18	A

Table IS-15 Roadway Segment Level of Service – Cumulative Plus Project Conditions						
Roadway - Location	**Roadway Classification[a]**	**Roadway Capacity (ADT)[b]**	**Number of Lanes**	**ADT Volume[c]**	**V/C Ratio[d]**	**LOS**
Q St./Rio Linda Blvd to Front St.	Residential Collector with Frontage	8,000	2	3,800	0.48	C
Q St./Front St. to Dry Creek Rd.	Residential Collector with Frontage	8,000	2	4,900	0.61	D
Q St./Dry Creek Rd. to 28th St.	Residential Collector w/Frontage	8,000	2	4,400	0.55	C
Q St./28th St. to Watt Ave.	Residential Collector w/Frontage	8,000	2	3,900	0.49	C
O St./7th St. to 8th St.	Residential	4,500	2	800	0.18	B
O St./8th St. to 10th St.	Residential	4,500	2	700	0.16	B
N St./7th St. to 8th St.	Residential	4,500	2	200	0.04	A
M St./2nd St. to Rio Linda Blvd	Residential Collector w/Frontage	8,000	2	4,300	0.54	C
M St./Rio Linda Blvd to 6th Ave.	Residential Collector w/Frontage	8,000	2	6,000	0.75	D
M St./6th Ave. to 7th St.	Residential Collector w/Frontage	8,000	2	6,600	0.83	E
M St./7th St. to Oak Lane	Residential Collector w/Frontage	8,000	2	5,500	0.69	D
Elkhorn Blvd/SR 99 to Natomas Blvd	Arterial, MAC	54,000	6	15,500	0.29	A
Elkhorn Blvd/Natomas Blvd to 2nd St.	Arterial, MAC	36,000	4*	19,900	0.55	A
Elkhorn Blvd/2nd St. to Rio Linda Blvd	Arterial, MAC	36,000	4	22,000	0.61	B
Elkhorn Blvd/Rio Linda Blvd to Dry Creek Rd.	Arterial, MAC	36,000	4	25,600	0.71	C
Elkhorn Blvd/Dry Creek Rd. to 28th St.	Arterial, MAC	36,000	4	22,500	0.63	B
Elkhorn Blvd/28th St. to Watt Ave.	Arterial, MAC	36,000	4	29,600	0.82	D
Rio Linda Blvd/North of Q St.	Arterial, MAC	18,000	2	7,000	0.39	A
Rio Linda Blvd/Q St. to M St.	Arterial, MAC	18,000	2	8,500	0.47	A
Rio Linda Blvd/M St. to Elkhorn Blvd	Arterial, MAC	18,000	2	11,500	0.64	B
Rio Linda Blvd/South of Elkhorn Blvd	Arterial, MAC	18,000	2	12,500	0.69	B
Front St./Q St. to O St.	Residential	4,500	2	700	0.16	B
6th St./M St. to Elkhorn Blvd	Residential	4,500	2	2,100	0.47	D
7th St./O St. to M St.	Residential	4,500	2	1,500	0.33	C

Table IS-15 Roadway Segment Level of Service – Cumulative Plus Project Conditions						
Roadway - Location	**Roadway Classification[a]**	**Roadway Capacity (ADT)[b]**	**Number of Lanes**	**ADT Volume[c]**	**V/C Ratio[d]**	**LOS**
7th St./South of M St.	Residential	4,500	2	500	0.11	A
8th St./Q St. to O St.	Residential	4,500	2	1,700	0.38	C
8th St./O St. to M St.	Residential	4,500	2	1,400	0.31	C
8th St./South of M St.	Residential	4,500	2	400	0.09	A
10th St./Q St. to O St.	Residential	4,500	2	1,700	0.38	C
10th St./O St. to Curved Bridge Rd.	Residential	4,500	2	1,900	0.42	C
Oak Lane/M St. to 8th St.	Residential	4,500	2	200	0.04	A
Curved Bridge Rd./Oak Lane to Dry Creek Rd.	Residential Collector w/Frontage	8,000	2	3,100	0.39	B
Dry Creek Rd./North of Curved Bridge Rd.	Residential Collector w/Frontage	8,000	2	4,400	0.55	C
Dry Creek Rd./Curved Bridge Rd. to Elkhorn Blvd	Residential Collector w/o Frontage	10,000	2	6,800	0.68	B
Dry Creek Rd./South of Elkhorn Blvd	Residential Collector w/o Frontage	10,000	2	9,500	0.95	E

Notes: [a] MAC = Moderate Access Control
[b] ADT = average daily traffic; Daily traffic volumes that exceed capacity result in LOS F operations
[c] Daily traffic volumes were developed using base year and base year plus project SACMET models and the difference method.
[d] V/C Ratio = volume-to-capacity ratio
* The portion of Elkhorn Boulevard from Natomas Boulevard to the Sacramento City limit is planned to be 6 lanes. The portion of Elkhorn Boulevard from the Sacramento City limit to 2nd Street is planned to be 4 lanes. For analysis purposes, the segment of Elkhorn Boulevard from Natomas Boulevard to 2nd Street was considered a 4 lane facility.
Source: Fehr & Peers, 2015

As shown in the tables above, all study street segments would continue to function at acceptable levels of service after DRLSPA implementation. Accordingly, impacts to street segments are less than significant.

Impact: *Would the project have a significant adverse effect on bicycle or pedestrian facilities?*

Discussion: The project would incorporate additional facilities for both bicycles and pedestrians, including directing bicycle traffic away from the busier M Street towards the Class 1 Sacramento Northern Bikeway via parallel streets north and south of M Street. Moreover, the project would add pedestrian facilities and lighting, adding to sidewalk safety. Although some short-term impacts might occur during sidewalk construction, ordinary measures such as detour signage would be sufficient to alert the walking or cycling public to temporary changes and enhance safety. No pedestrian or bicycle

facilities would be removed by the project. Accordingly, impacts to bicycle or pedestrian facilities are anticipated to be less than significant.

BIOLOGICAL RESOURCES

ENVIRONMENTAL SETTING – BIOLOGICAL RESOURCES.

The DRLSPA is located roughly along the northern bank of Dry Creek's northern branch around Cherry Island and the adjacent plain to the north. The area was characterized historically by Valley-Foothill riparian habitat along Dry Creek and open, level grassland to the north. Corridors of mature valley oak woodland remain along the edges of the Dry Creek channels. Natural habitats that may have been present in or near the study area prior to historic and modern development include Valley Oak Woodland, Valley-Foothill Riparian, Annual Grassland, and Lacustrine habitats. Animal resources within the region may have included antelope, deer and elk, as well as large seasonal runs of anadromous fish including salmon and steelhead. Smaller mammals occupying riparian habitats along Dry Creek likely included beaver, otter, raccoon, and other animals.[9] Much of the area has undergone significant development and urbanization, however, and habitat remnants exist only in the Dry Creek corridor, outside of the DRLSPA project area.

The project area itself is generally developed with suburban-density residential and commercial structures, paving and associated ornamental landscaping. Although the southeastern portion of the DRLSPA borders on the Dry Creek Parkway, it does not encroach into it. Numerous native Valley Oak trees (*Quercus lobata*) are dispersed through the project area.

THRESHOLDS OF SIGNIFICANCE – BIOLOGICAL RESOURCES

Impacts to biological resources are considered potentially significant if the project would conflict with any federal, state or local policies or ordinances protecting them, such as a tree preservation policy or ordinance, or have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special-status-species in local or regional plans, policies, or regulations or by the U.S. or California Departments of Fish and Wildlife.

All potential significant impacts to biological resources other than to native trees were ruled out in the accompanying Initial Study Checklist. Accordingly, the following discussion focuses on trees.

SACRAMENTO COUNTY GENERAL PLAN, CONSERVATION ELEMENT AND SACRAMENTO COUNTY CODE, TREE PRESERVATION ORDINANCE

Conservation Element Policies CO-134, CO-137, CO-138, CO-139 seek to preserve and protect native, heritage and landmark trees within the County, particularly native oak species but including other natives as well (California Black Walnut, California Sycamore, Fremont Cottonwood). All regionally-native oak trees are protected under the General Plan; when development requires their removal, both the General Plan and

[9] PAR Environmental Services, Inc., *Cultural Resource Study for the Rio Linda Special Planning Area*, April 2014 (see Attachment 4).

the County Tree Preservation Ordinance require replacement mitigation. CO-139 also requires replacement of native trees other than oaks when those trees must be removed for project development:

> **CO-139** Native trees other than oaks, which cannot be protected through development, shall be replaced with in-kind species in accordance with established tree planting specifications, the combined diameter of which shall equal the combined diameter of the trees removed.

The County Tree Ordinance (County Code §19.04.030(6)) defines "landmark" trees as "especially prominent or stately tree[s] on any land in Sacramento County, including privately owned land," and "heritage tree[s]" as those "growing on any land in Sacramento County, including privately owned land, with a trunk sixty inches or greater in girth measured four and one-half feet above the ground."

The County Tree Preservation Ordinance (County Code § 19.12.040) defines "tree," "native oak tree" and specifies a minimum size for oak tree protection:

> Tree: As used in this chapter, a "tree" shall mean any living native oak tree having at least one trunk of six inches or more in diameter measured four and one-half feet above the ground, or a multi-trunked native oak tree having an aggregate diameter of ten inches or more, measured four and one-half feet above the ground (dbh).
>
> Native Oak Tree: Shall include any of the following: valley oak (*Quercus lobata*), interior live oak (*Quercus wislizenii*), blue oak (*Quercus douglasii*), or oracle oak (*Quercus morehus*).

Impact: *Would the proposed DRLSPA significantly affect native oak trees or other landmark trees in the project area?*

The DRLSPA includes many native oak trees situated along plan area roadways and within residential backyard environments. DRLSPA implementation has the potential to result in removing or encroaching upon some or all native tree resources within the SPA through development and proposed improvements associated with drainage improvements and roadway or pedestrian improvements. An arborist report was not conducted for the DRLSPA. However, PER arborist staff conducted visual inspections of the DRLSPA in April, 2015; these observations provide a generalized baseline condition of tree resources within the SPA area.

Again, native oak trees were noted within the SPA area. These trees were located on private property, thus, an evaluation of the species and size was not possible. Additionally, it was not feasible to evaluate larger trees for landmark status.

The degree of impacts to native trees that would result from development associated with the DRLSPA is uncertain at this time. The DRLSPA's proposed change to land use designations within the plan area does not in itself require removing any on-site native or non-native tees. Because specific parcel development plans are not part of the

proposed SPA project, impacts associated with development on native trees cannot be determined at this time. Impacts are considered potentially significant. Mitigation is included to provide for the protection and preservation of native tree resources within the SPA area. Applying these mitigation measures, in addition to compliance with the County Tree Ordinance, would result in less than significant impacts to tree resources.

CULTURAL RESOURCES

Much of the information used in this section is extracted from the *Cultural Resources Study of the Rio Linda Special Planning Area* prepared by PAR Environmental Services, Inc., in April, 2015 (PAR report, Attachment 4). The PAR report and the analysis that follows provide a comprehensive overview of the prehistory and history of the Rio Linda area, identify known cultural resources in the vicinity of and within the DRLSPA, as well as potential adverse impacts associated with the project. Potential unknown resources are also addressed. The analysis also recommends mitigation measures to reduce impacts to cultural resources.

ENVIRONMENTAL SETTING: CULTURAL RESOURCES:[10]

The DRLSPA lies just north of Dry Creek, which was an important resource during both prehistoric and historic time periods for both human and animal populations. The project area contains buildings that are 50 years or older. These factors indicate sensitivity for known and unknown cultural resources within the DRLSPA.

As described in Biological Resources above, the DRLSPA is located on a slightly elevated alluvial fan created by Dry Creek, along Dry Creek's northern branch and the adjacent plain to the north. Before agricultural and urban development, riparian habitat along Dry Creek, as well as Valley Oak woodland and grasslands, supported diverse animal populations.

PREHISTORY

Archaeology

The Dry Creek Valley was surveyed extensively in the early 1960s by Patti Palumbo of Sacramento State College (Palumbo 1966). Palumbo's survey identified 31 archaeological sites along the course of Dry Creek in Placer and Sacramento counties. Palumbo also test-excavated three sites, including CA-SAC-237 near Elverta, northwest of the SPA (Palumbo 1966:23-24). Palumbo noted darkened soil, projectile points, manos (grinding stones), and a scatter of cobbles and broken stone at CA-SAC-237, suggesting that the site was in use approximately 3,500 to 1,500 before present time (BP). PAR archaeologists conducted subsequent investigations in the region, corroborating Palumbo's findings and extending the CA-SAC-237 area and concluding that it was a special-use site used repeatedly over many years.

[10] Any parenthetical citations in this section refer to citations to sources used for the PAR report.

Within Rio Linda, but outside the DRLSPA, Palumbo recorded a single site, CA-SAC-281, near the foot of 8th Street and the northern bank of Dry Creek. This site was recorded based on several ground stone artifacts, including pestles and manos, and two unifacial "cores." Palumbo indicted that the site might be a temporary camp site, but the number of ground stone artifacts suggests that this conclusion may be doubtful. Although no visible surface deposit was noted by Palumbo, the presence of a buried deposit cannot be ruled out. Several other important archaeological sites have been noted and investigated within two to eight miles of the SPA.

Ethnography

The DRLSPA falls within land attributed to the Valley Nisenan, who occupied the Sacramento and lower American, Bear, Yuba and Feather river courses between Sacramento and the Feather river confluence, and Sacramento and Folsom respectively (Beals 1933; Kroeber 1929). The Nisenan are also known ethnographically as the Southern Maidu (Dixon 1982; Faye 1923; Kroeber 1976). Ethnographers have identified named settlements along the Sacramento and American rivers but no interior locations for the Valley Nisenan, except for one near Roseville, Pichiku (Wilson and Towne 1978).

The Nisenan lived within a "complex hunter-gatherer" subsistence culture, with permanent villages but seasonal mobility (Prentiss and Kuijt 2004b: viii-ix). Naturally-occurring game and plant resources were gathered and used, or processed and stored for later consumption (Beals 1933; Kroeber 1976; Prentiss and Kuijt 2004). The influx of European explorers brought epidemic disease in the early 19th century – disease, severe winter floods, and the effects of the 1849 Gold Rush decimated the Valley Nisenan population. By the late nineteenth and very early twentieth centuries, only a single family of Valley Nisenan descent could be identified in the Sacramento region (Beck and Haas 1974; Keter 2013; Maloney 1945).

HISTORY

Euro-American Settlement

Rio Linda was originally part of the 44,374.42-acre Rancho del Paso Mexican land grant, conveyed to Eliab Grimes in 1844. Samuel Morris acquired the land in 1858 and by 1880, it was owned by one J. B. Haggin (Bastian 2002; Boyd 1903; Reed 1923: 116-117; Thompson and West 1880:184). In 1912, Haggin sold the land to the Sears and Roebuck Company real estate development division, which proceeded to subdivide it, naming the area "Rio Linda" (beautiful river) after the clear water flowing through the many creeks in the area.

The Rio Linda Subdivision consisted of a series of sections, each named by a different subdivision number (the DRLSPA runs through Rio Linda Subdivisions 1, 2, and 3). The Rio Linda townsite was placed directly in the center of Subdivision 2, spanning both sides of the Northern Electric railroad tracks. Each subdivision was further divided into five to ten-acre lots. Sears and Roebuck ultimately sold the property to the Sacramento Suburban Fruit and Land Company (SSFL) of Minneapolis, which in turn subdivided and

sold 75-foot by 150-foot lots for fruit production, and 2.5 to 10-acre parcels for small farms.

By 1918, roughly 50 families of Scandinavian and German descent had settled in the area. In 1917, the first school house was constructed, followed by a railroad station and 4th-class post office in 1918 (Buckland 2006). Residents turned to poultry production when fruit production failed because of an underlying hardpan. For some time, Rio Linda had the highest production of eggs in California (Bastian 2002).

In 1926, the city of Marysville donated one of its 1912-era four-legged steel arches to the Rio Linda Grange, which erected the Rio Linda Arch on Rio Linda Boulevard and M Street, the main vehicular route. The arch was known as the Gateway Arch, although little surrounded the arch but vacant farms (Buckland 2006; Posehn 2012). In its previous location, the arch had supported electric lights and a wiring system for Marysville's electric trolley.[11]

Just before World War II, McClellan Air Force Base (AFB) was established just east of the project area. Thousands of workers emigrated from the Midwest and southern states, relocating in quickly-erected housing tracts around Rio Linda (Bastian 2002; Buckland 2006). New construction generally consisted of single-family homes and modest commercial buildings. After the war, Rio Linda grew to a lesser degree – more single family homes were built, partly in response to the Korean war-era activity at McClellan AFB. The Rio Linda Elementary School was constructed within the project area, as was the Unified Methodist Church. The old community hall was replaced by the American Legion Hall in 1965. A suburban shopping center (now mostly vacant) was constructed along Oak Lane (Sacramento County Tax Assessor 1950, 2015).

Rio Linda today is a bedroom community with a small downtown district. No large chicken-raising or other agricultural operations remain in the immediate vicinity of the DRLSPA. By the 1990s, Rio Linda's population numbered around 18,000 (Posehn 2012).

Northern Electric Railroad

The Northern Electric Railroad (NERR) was incorporated in 1905 and provided regional service from Chico to downtown Sacramento. The current location of Rio Linda was known as Dry Creek Station, a flag stop on the NERR's line (Rio Linda-Elverta Chamber of Commerce 1997). In 1907, the company was absorbed into the Northern Electric Railway Company. In 1914, the NE went into bankruptcy and in 1918 was sold at auction to the new Sacramento Northern Railroad Company (SN) (Hammon 1995, Swett and Snappers 1962:19, 25, 27, 73). At one time, the SN had the longest interurban electric passenger train route in the United States, extending 138 miles from Chico to San Francisco (Windmiller et al. 2000:35). In 1924, SN instituted a suburban commuter rail service – the "Elverta Scoots" – between downtown Sacramento and Elverta (Sacramento Northern Online 2002).

[11] Wes Sander, Appeal-Democrat, Arches Span City's History - Lighted Structures Illuminate Downtown Marysville Once More, November 25, 2001, updated November 2, 2013, available at http://www.appeal-democrat.com/arches-span-city-s-history-lighted-structures-illuminate-downtown-marysville/article_c8b6b0c3-23b2-5d0c-8e2e-d2e221e4f782.html (accessed June 4, 2015).

The SN passenger train ceased in 1936. Sometime between 1936 and 1945, the original depot building was moved 1.5 blocks but the concrete-capped cobblestone foundation remained (Mitchell 2002). Freight service on the railroad stopped in the mid to late 1960s, and the freight building was either moved or demolished. By 1981, a 6.11-mile-long section of SN track from Rio Linda to Sankey was used only as a spur line for local freight shipments (Gerry and Peak 1994:12). Between 1985 and 1990, the track was removed, leaving only the grade. Around that time, the Lions Club built a gazebo on the old 1917 depot foundation. In 2001, the gazebo was moved approximately 200 feet south, and the foundation was removed in 2002 (Mitchell 2002). Sacramento County ultimately acquired much of the old SN right-of-way, which now supports the Sacramento Northern Bikeway, a regional bicycle and pedestrian trail.

Regulatory Setting and Significance Criteria: Cultural Resources

Federal Regulations

National Environmental Policy Act

NEPA requires that federal agencies assess whether federal actions would result in significant effects on the human environment. The Council on Environmental Quality's (CEQ's) NEPA regulations further stipulate that identification of significant effects should incorporate "the degree to which the action may adversely affect districts, sites, highways, structures, or objects listed in or eligible for listing in the National Register for Historic Places or may cause loss or destruction of significant scientific, cultural, or historic resources" (40 CFR 1508.27[b] [8]).

National Historic Preservation Act (NHPA)

Section 106 of NHPA (16 USC 470f) requires federal agencies or local jurisdictions using federal funds to assess project effects on any historic district, site, building, structure or object that is included in or eligible for inclusion in the National Register of Historic Places (NRHP), and to afford the Advisory Council on Historic Preservation (ACHP) a reasonable opportunity to comment (36 CFR 800.1). Mitigation measures are required to reduce any impacts to an acceptable level. Significant cultural resources are those resources that are listed, or are eligible for listing, on the NRHP per the criteria listed at 36 CFR 60.4 below.

Resources are deemed significant when they:

a. Are associated with events that have made a significant contribution to the broad patterns of our history; or

b. Are associated with the lives of persons significant in our past; or

c. Embody the distinctive characteristics of a type, period, or method of installation, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

d. Have yielded, or may be likely to yield, information important in prehistory or history.

Antiquities Act

The federal Antiquities Act of 1906 was created with the intent to protect cultural resources in the United States. The Act prohibits appropriation, excavation, injury, and destruction of "any historic or prehistoric ruin or monument, or any object of antiquity" located on lands owned or controlled by the federal government, without permission of the Secretary of the federal department with jurisdiction.

STATE OF CALIFORNIA REGULATIONS

California Environmental Quality Act (CEQA)

CEQA (Public Resources Code (PRC) §§ 21000 – 21189.3) requires a lead agency to determine whether a project may have a significant effect on cultural (archeological or historical) resources. If it can be demonstrated that a project will cause damage to a unique cultural resource, the lead agency may require reasonable efforts to preserve any or all of these resources in place or to leave them in an undisturbed state. To the extent that resources cannot be left undisturbed, mitigation measures are required (§ 21083.2 (a - c)). There are separate criteria for archeological and historical resources.

CEQA § 21083.2(g) defines *unique archaeological resource* as an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

a. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
b. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
c. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Public Resources Code § 5020 *et seq* is California's historic preservation statute. PRC § 5024.1 established the California Register of Historical Resources (CRHR), and sets forth protocols for evaluating historical resources to determine their eligibility for listing. The purpose of the register is to maintain listings of the State's historical resources and to indicate which properties are to be protected from substantial adverse change. Section 5024.1(c)) sets forth several criteria for listing resources on the California Register; these substantially similar to the listing criteria for the National Register of Historic Places (NRHP):

> Section 5024.1(c): A resource may be listed as an historical resource in the California Register if it meets any of the following National Register of Historic Places criteria:
>
> (1) Is associated with events that have made a *significant* (emphasis added) contribution to the broad patterns of California's history and cultural heritage.

(2) Is associated with the lives of persons important in our past.

(3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an *important creative individual*, (emphasis added) or possesses high artistic values.

(4) Has yielded, or may be likely to yield, information important in prehistory or history.

CEQA further defines a historical resource as a resource listed, or determined to be eligible for listing, in the CRHR (§ 21084.1), a resource included in a local register of historical resources (§ 15064.5(a)(2)), or any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant (§ 15064.5 (a)(3)).

Sacramento County does not maintain a local register of historic resources.

Native American Burials and Accidental Discoveries

California law protects Native American burials, skeletal remains and associated grave goods, regardless of their antiquity, and provides for the sensitive treatment and disposition of human remains (Health and Safety Code (HSC) § 7050.5, PRC § 5097.9). When remains are discovered, HSC § 7050.5(b), (c) state:

b) In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that:

- The remains are not subject to the provisions of Section 27492 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of death, and
- The recommendations concerning treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code.

c) If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.

CEQA Guidelines § 15064.5(e) substantiates the Health and Safety Code requirement that excavation activities stop whenever human remains are uncovered and adds that the NAHC must identify the most likely descendant(s) and inform the lead agency or project applicant. Section 15064.5(1)(B)(3) invites the most likely descendant to recommend appropriate means of treatment and disposition of the remains.

CEQA Guidelines § 15064.5(f) require that a lead agency provide for the accidental discovery of historical or archaeological resources, including evaluating the find by a qualified archaeologist. If the archaeologist determines that the find is an historical or unique archaeological resource, the agency should release contingency funding and allow for sufficient time to avoid the resource or to design appropriate mitigation. Section 15064.5(f) permits work to continue on unaffected parts of a building site during mitigation activities.

AB 52 (Gatto): Tribal Consultation

AB 52, adopted in September 2014, added eight new CEQA sections to create a formal role for California Native American tribes in the CEQA process, and to stipulate that "significant effects on tribal cultural resources" are "significant environmental impacts." New CEQA § 21084.2 states that "[a] project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment." AB 52 requires lead agencies to provide notice to tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if they have requested notice of projects proposed within that area (*emphasis added*). An affected tribe must then submit a written request for consultation within specified time limits, and consultation must include discussion of the significance of the proposed project impacts on the resource, potential alternatives to the project to avoid impacts, and mitigation measures.

LOCAL REGULATIONS

2030 SACRAMENTO COUNTY GENERAL PLAN

The Sacramento County General Plan Conservation Element, Section VI, Cultural Resources, sets forth the following goal and six objectives:

> **Goal**: Promote the inventory, protection and interpretation of the cultural heritage of Sacramento County, including historical and archaeological settings, sites, buildings, features, artifacts and/or areas of ethnic historical, religious or socio-economic importance.

1. Comprehensive knowledge of archeological and historic site locations.
2. Attention and care during project review and construction to ensure that cultural resource sites, either previously known or discovered on the project site, are properly protected with sensitivity to cultural and ethnic values of all affected.
3. Preserve structures with architectural or historical importance to maintain contributing design elements.
4. Protect any known cultural resources protected from vandalism, unauthorized excavation, or accidental destruction.
5. Properly stored and classified artifacts for ongoing study.
6. Increase public education, awareness and appreciation of both visible and intangible historic and cultural resources.

To implement the primary goal and the objectives, the Conservation Element contains the following policies:

CO-150. Utilize local, state and national resources, such as the NCIC, to assist in determining the need for a cultural resources survey during project review.

CO-151. Projects involving an adoption or amendment of a General Plan or Specific Plan or the designation of open space shall be noticed to all appropriate Native American tribes in order to aid in the protection of traditional tribal cultural places.

CO-153. Refer projects with identified archeological and cultural resources to the Cultural Resources Committee to determine significance of resource and recommend appropriate means of protection and mitigation. The Committee shall coordinate with the Native American Heritage Commission in developing recommendations.

CO-154. Protection of significant prehistoric, ethno-historic and historic sites within open space easements to ensure that these resources are preserved in situ for perpetuity.

CO-155. Native American burial sites encountered during preapproved survey or during construction shall, whenever possible, remain in situ. Excavation and reburial shall occur when in situ preservation is not possible or when the archeological significance of the site merits excavation and recording procedure. On-site re-interment shall have priority. The project developer shall provide the burden of proof that off-site re-interment is the only feasible alternative. Re-interment shall be the responsibility of local tribal representatives.

CO-157. Monitor projects during construction to ensure crews follow proper reporting, safeguards, and procedures.

CO-158. As a condition of approval of discretionary permits, a procedure shall be included to cover the potential discovery of archaeological resources during development or construction.

CO-159. Request a Native American Statement as part of the environmental review process on development projects with identified cultural resources.

CO-161. As a condition of approval for discretionary projects, require appropriate mitigation to reduce potential impacts where development could adversely affect paleontological resources.

CO-162. Projects located within areas known to be sensitive for paleontological resources, should be monitored to ensure proper treatment of resources and to ensure crews follow proper reporting, safeguards and procedures.

CO-163. Require that a certified geologist or paleoresources consultant determine appropriate protection measures when resources are discovered during the course of development and land altering activities.

CO-166. Development surrounding areas of historic significance shall have compatible design in order to protect and enhance the historic quality of the areas.

CO-169. Restrict the circulation of cultural resource location information to prevent potential site vandalism. This information is exempt from the "Freedom of Information Act".

DISCLOSURE OF CULTURAL RESOURCES INFORMATION

Public disclosure of site-specific cultural resources information is expressly exempt from the California Public Records Act, Government Code Sections 6250-6270. Furthermore, information obtained during Native American consultation or through consultation with the local and state agencies, including the North Central Information Center (NCIC), should remain confidential and is exempt from public disclosure under Senate Bill 922. Additionally Sacramento County staff has signed an "Agreement to Confidentiality" with the NCIC that states that site specific information will not be distributed or released to the public or unauthorized individuals. An authorized individual is a professional archaeologist or historian that qualifies under the Secretary of Interior's standards to view confidential cultural resources materials.

IMPACT DISCUSSION: CULTURAL RESOURCES

Impact: *Would the DRLSPA cause a substantial adverse change in the significance of an historical resource?*

Discussion: The cultural resources study performed for the project by PAR Environmental Services, Inc. (see Attachment 4) organized the DRLSPA into five districts for analysis: Western District, M Street Corridor, Northern, Town Center, and Eastern District. **Error! Reference source not found.** shows the district boundaries, as well as a delineation of the archeologically-sensitive area along the north bank of Dry Creek. PAR researchers conducted a records search and field reconnaissance to determine whether historical resources might exist within the DRLSPA and if so, whether they might be eligible for listing. PAR did not evaluate specific buildings for historic significance.

Of the five districts, three (M Street Corridor, Town Center (Village Center) and Eastern (East Neighborhood Area)) contain examples of period-specific architecture and monumentation, and one California Point of Historical Interest (the Rio Linda Archway, P614[12]). The Rio Linda Community Unified Methodist Church, some pre-World War II residences, the Rio Linda Fire Department building, the post office, the Nu-Way market and a commercial structure at 600 M Street were recommended for evaluation should future development on those sites be proposed. The study also notes that there are numerous properties in the DRLSPA that are at least 50 years old or are approaching that age, in light of Rio Linda's settlement history.

[12] California Office of Historic Preservation, California Historical Resources, The Archway, available at http://ohp.parks.ca.gov/ListedResources/Detail/P614 (accessed June 5, 2015).

Four structures in the DRLSPA have been previously evaluated and rejected for consideration, including the Rio Linda water tower, two single family residences on Curved Bridge Road, and the warehouse and silos of the Rio Linda Poultry Producers Association buildings at 6815–6901 Front Street. Additionally, structures that have been removed from their original context or substantially changed/remodeled are typically not eligible for listing. The Rio Linda Archway, which has been in place since 1926 after having been moved from Marysville, is an exception.

The study determined that there were no cohesive "historic districts" in the DRLSPA.

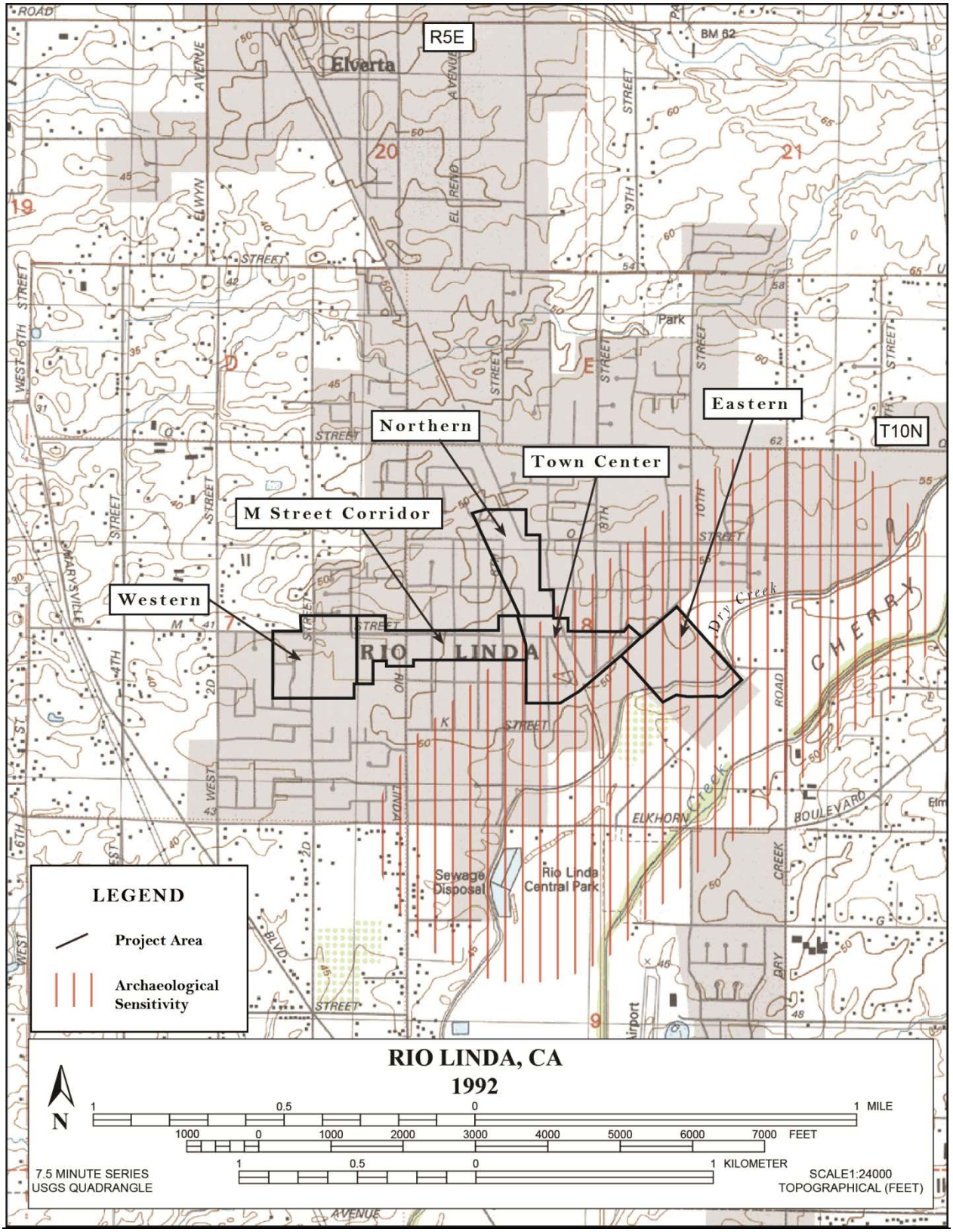
Evaluating individual structures according to the NRHP or CRHR criteria prior to re-development generally occurs when development proposals plan to demolish or renovate such structures in conjunction with a discretionary entitlement application, such as a zone change or use permit. However, many proposed uses in the DRLSPA would not require use permits or other discretionary entitlements, and consequently would not be subject to CEQA review. Demolition permits, like building permits, are ministerial and likewise not subject to CEQA.

The Sacramento County 2030 General Plan Final Environmental Impact Report (FEIR) recognized that known, unevaluated or unknown historic resources in the County could be affected by General Plan implementation (FEIR pp. 15-25 – 15-26). Several protective policies were incorporated into the General Plan as mitigation (CO-160, 167,168, 175) but potential impacts, particularly accidental impacts, to historic/structural resources were still deemed significant and unavoidable. Upon certification of the FEIR and General Plan 2030 adoption, the Board of Supervisors adopted findings that the merits of the General Plan outweighed the potential impacts to historic resources (Control No. 02-GPB-0105, Findings of Fact and Statement of Overriding Considerations, November 9, 2011).

The proposed DRLSPA does not propose or authorize any specific development or other physical changes to the project area. As noted in the Land Use discussion above, the DRLSPA is consistent with the General Plan land use diagram and land use policies. Accordingly, the DRLSPA does not increase the degree of impact anticipated by the General Plan. However, to reduce impacts to the extent possible, Mitigation Measure CR-1 requires provisions to be added to the DRLSPA Section 3.2.2 for each of the three districts identified to be the most likely to support historic resources. These provisions would require that any rehabilitation of properties deemed eligible for listing on either the Federal Register of Historic Places or the California Register of Historic Resources shall proceed according to the United States Secretary of the Interior's current protocols for treatment of historic resources. This provision is already in place in Section 3.2.2 (Village Center); Mitigation Measure CR-1 extends it to the M Street Corridor and the East Neighborhood Planning Areas, where important historic resources are most likely located.

Plate IS-10

Cultural Resource Districts and Archeological Sensitivity



Impact: *Would the DRLSPA cause a substantial adverse change in the significance of an archaeological resource or disturb human remains*?

Discussion: The PAR Environmental Services, Inc. cultural resources study indicates that the areas of the DRLSPA within 500 meters (1640 feet) of the northern branch of Dry Creek are the most sensitive for buried pre-historic archaeological or human remains (including fragments of human remains), and that other areas should not be ruled out, since pre-historic or historic resources could be discovered anywhere near the Dry Creek floodplain. Generally, impacts to unknown or undiscovered remains are addressed through mitigation measures that require any excavation or construction work to stop upon discovering remains, to have the site evaluated by a qualified professional archeologist, and to follow specified procedures, including arranging for a Native American monitor to supervise recovery of the remains (CEQA Guidelines § 15064.5(c)). With implementation of Mitigation Measure CR-2, the DRLSPA would not result in substantial adverse impacts to archaeological resources, and associated impacts would be less than significant.

CEQA Guidelines §15074.1(b) requires each of these measures to be adopted exactly as written unless both of the following occur: (1) A public hearing is held on the proposed changes; (2) The hearing body adopts a written finding that the new measure is equivalent or more effective in mitigating or avoiding potential significant effects and that it in itself will not cause any potentially significant effect on the environment.

MITIGATION MEASURE BR-1:

Prior to execution of development projects within the SPA area, the project proponent(s) shall submit an arborist report for the project impact areas if trees are present on the site. The report shall include the species, diameter, dripline, and health of the trees, and shall be prepared by an ISA certified arborist. The report shall include an exhibit that shows the trees and their dripline in proximity to the project improvements. The report shall identify any tree that will be removed and quantify the dripline encroachment from project equipment or facilities.

A. With the exception of the trees removed and compensated for through Part B below, all healthy native trees that are 6 inches dbh or larger on the project site, all portions of adjacent off-site healthy native oak trees that are 6 inches dbh or larger which have driplines that extend onto the project site, and all off-site healthy native oak trees that are 6 inches dbh or larger which may be impacted by utility installation and/or improvements associated with this project, shall be preserved and protected as follows:

   1. A circle with a radius measurement from the trunk of the tree to the tip of its longest limb shall constitute the dripline protection area of each tree. Limbs must not be cut back in order to change the dripline. The area beneath the dripline is a critical portion of the root zone and defines the minimum protected area of each tree. Removing limbs that make up the dripline does not change the protected area.

   2. Any protected trees on the site that require pruning shall be pruned by a certified arborist prior to the start of construction work. All pruning shall be in accordance with the American National Standards Institute (ANSI) A300 pruning standards and the International Society of Arboriculture (ISA) “Tree Pruning Guidelines.”

   3. Prior to initiating construction, temporary protective fencing shall be installed at least one foot outside the driplines of the protected trees within 100-feet of construction related activities, in order to avoid damage to the tree canopies and root systems. Where encroachment occurs, temporary high visibility protective fencing shall be installed a maximum of one foot outside the work areas in order to minimize damage to the tree canopies and root systems.

   4. Any removal of paving or structures (i.e. demolition) that occurs within the dripline of a protected oak tree shall be done under the direct supervision of a certified arborist. To the maximum extent feasible, demolition work within the

dripline protection area of the oak tree shall be performed by hand. If the certified arborist determines that it is not feasible to perform some portion(s) of this work by hand, then the smallest/lightest weight equipment that will adequately perform the demolition work shall be used.

5. No signs, ropes, cables (except those which may be installed by a certified arborist to provide limb support) or any other items shall be attached to the protected trees. Small metallic numbering tags for the purpose of preparing tree reports and inventories shall be allowed.

6. No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of protected trees.

7. No grading (grade cuts or fills) shall be allowed within the driplines of protected trees, except for the minimum required for construction and streetscape improvements.

8. Drainage patterns on the site shall not be modified so that water collects or stands within, or is diverted across, the dripline of any protected tree.

9. No trenching shall be allowed within the driplines of protected trees. If it is absolutely necessary to install underground utilities within the dripline of a protected tree, the utility line shall be bored and jacked under the supervision of a certified arborist.

10. The construction of impervious surfaces within the driplines of protected trees shall be stringently minimized. When it is absolutely necessary, a piped aeration system per County standard detail shall be installed under the supervision of a certified arborist.

11. All portions of any masonry wall that will encroach into the dripline protection area of any protected tree shall be constructed using grade beam wall panels and posts set no closer than 10 feet on center. Any wrought iron fencing shall be similarly installed, with posts set no closer than 10 feet on center. Posts shall be spaced in such a manner as to maximize the separation between the tree trunks and the posts in order to reduce impacts to the trees.

12. Trunk protection measures, per Sacramento County standards, shall be used for all protected trees where development or construction activity, including installation of masonry walls or wrought iron fences, occurs within 10 feet of the trunk of a tree.

13. No sprinkler or irrigation system shall be installed in such a manner that sprays water or requires trenching within the driplines of protected trees. An above-ground drip irrigation system is recommended.

14. Landscaping beneath oak trees may include non-plant materials such as bark mulch, wood chips, boulders, etc. The only plant species which shall be planted

within the driplines of oak trees are those which are tolerant of the natural semi-arid environs of the trees. A list of such drought-tolerant plant species is available at the Department of Environmental Review and Assessment. Limited drip irrigation approximately twice per summer is recommended for the understory plants.

B. To the maximum extent feasible, all on-site healthy native oak trees shall be protected and preserved. Any substantial (>20%) encroachment and/or removal of native oak trees shall be compensated by planting native trees (valley oak/*Quercus lobata*, interior live oak/*Quercus wislizenii*, blue oak/*Quercus douglasii*, and California black walnut), equivalent to the dbh inches lost, based on the ratios listed below, at locations that are authorized by the Department of Planning and Environmental Review. On-site preservation of native oak trees that are less than 6 inches (<6 inches) dbh, may also be used to meet this compensation requirement. Encroachment of over 20 percent within the dripline radius of native trees will require compensatory mitigation based on the percentage of encroachment multiplied by the dbh. Encroachment over 50 percent will require compensation for the entire tree.

Equivalent compensation based on the following ratio is required:

- one preserved native oak tree < 6 inches dbh on-site = 1 inch dbh
- one “deepot” seedling (40 cubic inches or larger) = 1 inch dbh
- one 15-gallon tree = 1 inch dbh
- one 24-inch box tree = 2 inches dbh
- one 36-inch box tree = 3 inches dbh

Replacement tree planting shall be completed prior to the issuance of building permits or a bond shall be posted by the applicant in order to provide funding for purchase, planting, irrigation, and 3-year maintenance period, should the applicant default on replacement tree mitigation. The bond shall be in an amount equal to the prevailing rate of the County Tree Preservation Fund.

Prior to the approval of Improvement Plans or building permits, a Replacement Oak Tree Planting Plan shall be prepared by a certified arborist or licensed landscape architect and shall be submitted to the Environmental Coordinator for approval. The Replacement Oak Tree Planting Plan(s) shall include the following minimum elements:

1. Species, size and locations of all replacement plantings and < 6-inch dbh trees to be preserved;

2. Method of irrigation;

3. The Sacramento County Standard Tree Planting Detail L-1, including the 10-foot deep boring hole to provide for adequate drainage;

4. Planting, irrigation, and maintenance schedules;

5. Identification of the maintenance entity and a written agreement with that entity to provide care and irrigation of the trees for a 3-year establishment period, and to replace any of the replacement oak trees which do not survive during that period.

6. Designation of 20-foot root zone radius and landscaping to occur within the radius of oak trees < 6-inches dbh to be preserved on-site.

   No replacement tree shall be planted within 15 feet of the driplines of existing oak trees or landmark size trees that are retained on-site, or within 15 feet of a building foundation or swimming pool excavation. The minimum spacing for replacement oak trees shall be 20 feet on-center. Examples of acceptable planting locations are publicly owned lands, common areas, and landscaped frontages (with adequate spacing). Generally unacceptable locations are utility easements (PUE, sewer, storm drains), under overhead utility lines, private yards of single family lots (including front yards), and roadway medians.

   Oak trees <6 inches dbh to be retained on-site shall have at least a 20-foot radius suitable root zone. The suitable root zone shall not have impermeable surfaces, turf/lawn, dense plantings, soil compaction, drainage conditions that create ponding, utility easements, or other overstory tree(s) within 20 feet of the tree to be preserved. Trees to be retained shall be determined to be healthy and structurally sound for future growth, by an ISA Certified Arborist subject to Department of Environmental Review and Assessment approval.

   If oak tree replacement plantings are demonstrated to the satisfaction of the Environmental Coordinator to be infeasible for any or all trees removed, then compensation shall be through payment into the County Tree Preservation Fund. Payment shall be made at a rate of $325.00 per dbh inch removed but not otherwise compensated, or at the prevailing rate at the time payment into the fund is made.

MITIGATION MEASURE CR-1:

The following provision shall be added to the Downtown Rio Linda SPA ordinance, Section 3.2.20, Specific District Design Guidelines and Standards, for the Village Center, M Street Corridor, and East Neighborhood Planning Areas:

1. Any project subject to Design Review and proposing restoration or re-use of a structure deemed eligible for listing on the Federal Register of Historic Places or the California Register of Historic Resources shall proceed according to the United States Secretary of the Interior's current protocols for treatment of historic resources.

MITIGATION MEASURE CR-2:

1. If subsurface deposits believed to be cultural or human in origin are discovered during site preparation or construction, then all work must halt within a 200-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, shall be retained at the Applicant's expense to evaluate the significance of the find. If it is determined due to the types of deposits discovered that a Native American monitor is required, the Guidelines for Monitors/Consultants of Native American Cultural, Religious, and Burial Sites as established by the Native American Heritage Commission shall be followed, and the monitor shall be retained at the Applicant's expense.

2. Work shall not continue within the 200-foot radius of the discovery site until the archaeologist conducts sufficient research and data collection to make a determination that the resource is either 1) not cultural in origin; or 2) not potentially eligible for listing on the National Register of Historic Places or California Register of Historical Resources.

    a. If a potentially-eligible resource is encountered, then the archaeologist and project proponent shall coordinate with Sacramento County Division of Planning and Environmental Review and arrange for either 1) total avoidance of the resource, if possible; or 2) test excavations or total data recovery as mitigation. The determination shall be formally documented in writing and submitted to Planning and Environmental Review as verification that CEQA provisions for managing unanticipated discoveries have been met.

    b. Section 5097.98 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code require that in the event of the discovery of human remains, all work must stop and the County Coroner be immediately notified. If the remains are determined to be Native American, Native American Heritage Commission guidelines shall be adhered to in the treatment and disposition of the remains.

INITIAL STUDY PREPARERS

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ATTACHMENTS

1. List of Proposed Zone Changes with Allowed and Prohibited Uses
2. Existing and Proposed Zoning Designations by Assessor's Parcel Numbers
3. Fehr & Peers, *Downtown Rio Linda Special Planning Area Traffic Impact Study*, May 2015
4. PAR Environmental Services, Inc., *Cultural Resources Study of the Rio Linda Special Planning Area*, June 2015
5. Harrison, Nicole, ISA Certified Arborist, Sacramento County Tree Coordinator's Office; *Tree Survey*, April 2015
6. CalEEMod Emissions Model Runs and Land Use Assumption Tables

SACRAMENTO COUNTY
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INITIAL STUDY CHECKLIST

FOR THE DOWNTOWN RIO LINDA SPECIAL PLANNING AREA

CONTROL NUMBER: PLNP 2013-00145

This checklist identifies physical, biological, social and economic factors that might be affected by the proposed project. The words "significant" and "significance" used throughout the following checklist are related to impacts as defined by the California Environmental Quality Act.

INITIAL STUDY CHECKLIST

LAND USE

	Potentially Significant[1]	Less Than Significant with Mitigation[2]	Less Than Significant or No Impact[3]	Analyzed in a prior EIR[4]	Comments
1. LAND USE - WOULD THE PROJECT:					
a. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to a general plan, specific plan or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	**X**				The Downtown Rio Linda Special Planning Area (RLSPA) would amend the Rio Linda-Elverta Community Plan, change zoning designations and allow certain uses by right that are now subject to use permits. See discussion in the Initial Study.
b. Physically disrupt or divide an established community?			**X**		The RLSPA would not disrupt or divide established communities, because it would not create physical barriers or support substantial land use changes (such as, e.g., parcel consolidations for large industrial operations) that would substantially limit movement through the community.

[1] Potentially Significant indicates that there is substantial evidence that an effect MAY be significant. If there are one or more "Potentially Significant" entries, an Environmental Impact Report (EIR) is required. Further research of a potentially significant impact may reveal that the impact is actually less than significant or less than significant with mitigation.

[2] Less Than Significant with Mitigation applies where an impact could be significant but specific mitigation has been identified that reduces the impact to a less than significant level.

[3] Less Than Significant or No Impact indicates that either a project will have an impact but the impact is considered minor OR that a project does not impact the particular resource.

[4] Analyzed in the Prior EIR means that the project falls within the scope of the prior analysis in the General Plan FEIR and does not result in any additional impacts. For the purposes of this checklist, impacts in this category are those that remain significant and unavoidable after mitigation measures from the GPFEIR are applied, and are encompassed within the Statement of Overriding Considerations that was adopted when the GPFEIR was certified and the General Plan adopted. See Initial Study discussion.

POPULATION /HOUSING

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant or No Impact	Analyzed in a prior EIR	Comments
2. **POPULATION/HOUSING -** Would the project:					
a. Induce substantial unplanned population growth in an area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of infrastructure)?			**X**		The RLSPA would neither directly nor indirectly induce substantial unplanned population. The RLSPA plans for moderate local growth and would permit greater residential densities for approximately 24 acres of vacant discontinuous parcels within the 88-acre plan area, as well as other parcels that are currently developed but potentially underutilized. Permitting such growth is consistent with General Plan Strategy II: Growth Accommodation, which classifies downtown Rio Linda as an "urban area" in Sacramento County, and supports new development through infill and redevelopment.
b. Displace substantial amounts of existing housing, necessitating the construction of replacement housing elsewhere?			**X**		The RLSPA, by itself, does not propose new development that would displace existing housing; nor would the RLSPA remove housing as a permitted use where housing currently exists. Rather, the RLSPA would accommodate future additional housing by increasing residential densities on approximately ___ acres of developed land, and on 22 acres of discontinuous vacant parcels.

AGRICULTURAL RESOURCES

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant or No Impact	Analyzed in a prior EIR	Comments
3. **AGRICULTURAL RESOURCES** - Would the project:					
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance or areas containing prime soils to uses not conducive to agricultural production?			**X**		The RLSPA does not contain prime, unique, or statewide-important farmland. Moreover, most of the RLSPA area is urbanized and not currently used for agricultural production.
b. Conflict with any existing Williamson Act contract?			**X**		The RLSPA would not affect Williamson Act contracts, because none exist in the project area.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant or No Impact	Analyzed in a prior EIR	Comments
c. Introduce incompatible uses in the vicinity of existing agricultural uses?			**X**		The RLSPA would not introduce incompatible uses in the vicinity of existing agricultural uses, because the project area is separated from nearby agricultural uses by suburban-scale development.

AESTHETICS

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant or No Impact	Analyzed in a prior EIR	Comments
4. **AESTHETICS -** Would the project:					
a. Substantially alter existing viewsheds such as scenic highways, corridors or vistas?			**X**		The RLSPA would not, by itself, substantially alter viewsheds or vistas, because it does not propose or directly authorize any specific development projects. Moreover, the surrounding terrain is flat and views are obstructed by buildings or occasional tree canopy. There are no scenic highways in or near the project boundary, nor are there designated view corridors in the vicinity.
b. Substantially degrade the existing visual character or quality of the site and its surroundings?			**X**		The RLSPA, would not, by itself, substantially degrade the project area's existing visual character, since it does not formally propose or directly authorize any specific development project. However, project proposals under the new proposed zoning designations might be perceived to degrade a particular site's visual character. However, such uses would be subject the RLSPA Design Guidelines and would undergo design review, development review, and where applicable, site-specific CEQA analysis, which would work to avoid or minimize impacts to visual character.
c. Create a new source of substantial light, glare, or shadow that would result in safety hazards or adversely affect day or nighttime views in the area?			**X**		The RLSPA would not of itself create new sources of light or glare that would result in safety hazards or adversely affect views, because it does not formally propose or authorize any specific development project. However, project proposals under the new proposed RLSPA zoning designations might generate new light, glare or shadow. Such uses would be subject to use-specific design requirements in the RLSPA, development review,

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant or No Impact	Analyzed in a prior EIR	Comments
					design review, and where applicable, site-specific CEQA review, which would avoid or minimize light and glare impacts. Moreover, uses requiring site and street lighting are also required to comply with the existing Sacramento County Improvement Standards, Section 5, *Street Light Design*, which balance needs for safety with avoiding adverse effects from new light sources.

AIRPORTS

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant or No Impact	Analyzed in a prior EIR	Comments
5. AIRPORTS - Would the project:					
a. Result in a safety hazard for people residing or working in the vicinity of an airport/airstrip?			**X**		The RLSPA would not result in safety hazards for people living or working near airports because it would not change mapped airport safety zones and safety requirements accompanying such zones. Moreover, although a portion of the RLSPA project area is within the overflight zones of two nearby airports (Rio Linda and McClellan), The project area is not in either airport's approach and departure zone.
b. Expose people residing or working in the project area to aircraft noise levels in excess of applicable standards?			**X**		The RLSPA would not result in excess human exposure to airport noise, because the RLSPA does not lie within either the Rio Linda or McClellan airport's 65-CNEL noise thresholds. Moreover, the RLSPA would not change local airport noise-abatement programs or Sacramento County noise-attenuation requirements for new construction in the vicinity of airports or under flight paths (2030 General Plan, Noise Element, Policies NO-2 – NO-4).
c. Result in a substantial adverse effect upon the safe and efficient use of navigable airspace by aircraft?			**X**		The RLSPA would not adversely affect navigable airspace because it does not formally propose or authorize any specific development project. Maximum building heights would not exceed 55 feet (four stories), and would not interfere with aircraft movement.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant or No Impact	Analyzed in a prior EIR	Comments
d. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			**X**		The RLSPA does not involve or affect air traffic movement, or airport location or re-location.

PUBLIC SERVICES

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant or No Impact	Analyzed in a prior EIR	Comments
6. **PUBLIC SERVICES -** Would the project:					
a. Have an adequate water supply for full buildout of the project?			**X**		The Rio Linda/Elverta Community Water District indicates that a new well and reservoir have been installed that will ensure present adequate water supply for 200 new connections (a connection moratorium was lifted in January 2015). The DRLSPA does not propose or authorize any specific development, but merely sets forth development categories, density ranges, and design standards. If water supply is not available for any particular development proposal, then no project would be constructed, and no impact to water supply would result.
b. Have adequate wastewater treatment and disposal facilities for full buildout of the project?			**X**		The Sacramento Area Sewer District indicates that sufficient sewer infrastructure and wastewater treatment capacity exist to serve the project.
c. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			**X**		The Sacramento County Department of Waste Management and Recycling indicates that sufficient landfill capacity exists to serve the project.
d. Result in substantial adverse physical impacts associated with the construction of new water supply or wastewater treatment and disposal facilities or expansion of existing facilities?			**X**		The RLSPA by itself would not result in impacts associated with wastewater treatment or sewage transport system construction.
e. Result in substantial adverse physical impacts associated with the provision of storm water			**X**		The RLSPA by itself would not result in substantial impacts associated with providing storm water drainage facilities, since it

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant or No Impact	Analyzed in a prior EIR	Comments
drainage facilities?					does not propose or authorize any specific project. Moreover, all new development must comply with the County Improvement Standards and Floodplain Management Ordinance to minimize surface runoff.
f. Result in substantial adverse physical impacts associated with the provision of electric or natural gas service?			**X**		The RLSPA by itself would not result in adverse physical impacts associated with providing electrical or natural gas service, since it does not propose or authorize any specific project. Moreover, the 2030 General Plan incorporates policies related to siting energy production and distribution facilities that would ensure impacts related to providing electric or natural gas service are minimized and/or mitigated. (GPFEIR pp. 4-18, 4-20, 4-28-4-29).
g. Result in substantial adverse physical impacts associated with the provision of emergency services?			**X**		The RLSPA by itself would not directly result in physical impacts associated with providing new emergency services, since it does not propose or authorize specific development projects.
h. Result in substantial adverse physical impacts associated with the provision of public school services?			**X**		The RLSPA by itself would not directly require new public school services, since it does not propose or authorize specific development projects. The 2030 General Plan incorporates policies associated with providing public school services that would ensure future impacts are minimized and/or mitigated. Although the RLSPA could indirectly result in increases to student population by increasing permitted residential density in portions of the plan area, such increases would not require the construction or expansion of new, unplanned school facilities.[5]
i. Result in substantial adverse physical impacts associated with the provision of park and recreation services?			**X**		The RLSPA by itself would not directly require new park and recreation services or facilities, since it does not propose or authorize any specific development projects. While existing facilities' use might increase with RLSPA implementation, physical impacts would be limited to increased need for routine maintenance, and would not be expected to be significant for CEQA thresholds.

[5] Note: established case law, *Goleta Union School District v. The Regents of the University of California* (36 Cal-App. 4th 1121, 1995), indicates that school overcrowding, standing alone, is not a change in *physical* conditions, and cannot be treated as an impact on the environment. (GPFEIR pp. 4-22 – 4-24, 4-39).

TRANSPORTATION/TRAFFIC

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant or No Impact	Analyzed in a prior EIR	Comments
7. TRANSPORTATION/TRAFFIC - WOULD THE PROJECT:					
a. Result in a substantial increase in vehicle trips that would exceed, either individually or cumulatively, a level of service standard established by the County?	**X**				The RLSPA could indirectly result in a substantial increase in vehicle trips, because it proposes increased land use intensity. Refer to the Initial Study.
b. Result in a substantial adverse impact to access and/or circulation?	**X**				The RLSPA could indirectly result in impacts to access or circulation, because it proposes increased land use intensity. Refer to the Initial Study.
c. Result in a substantial adverse impact to public safety on area roadways?			**X**		The RLSPA would not directly result in impacts associated with roadway safety, since future development under the RLSPA would be subject to Development Plan and/or Design Review, as well as CEQA for discretionary projects, which would work to avoid or minimize roadway safety impacts.
d. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			**X**		The RLSPA would not conflict with alternative transportation policies, plans or programs; rather, the RLSPA would support their implementation by accommodating such features as mixed-use development, transit, shared parking, bicycle lanes, bicycle parking.

AIR QUALITY

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant or No Impact	Analyzed in a prior EIR	Comments
8. **AIR QUALITY** - Would the project:					
a. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard?	**X**				The RLSPA could result in a cumulatively considerable net increase of criteria pollutants for which the project region is in non-attainment. Refer to the Initial Study.
b. Expose sensitive receptors to pollutant	**X**				The RLSPA could result in exposing sensitive receptors to

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant or No Impact	Analyzed in a prior EIR	Comments
concentrations in excess of standards?					pollutant concentrations that exceed applicable standards. Refer to the Initial Study.
c. Create objectionable odors affecting a substantial number of people?			**X**		The RLSPA would not introduce uses that are ordinarily associated with creating objectionable odors. Moreover, odor-generating uses, except for agricultural operations, are subject to the Sacramento Metropolitan Air Quality Management District Rule 402, which prohibits any emissions constituting a nuisance to the general public.

Noise

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant or No Impact	Analyzed in a prior EIR	Comments
9. **NOISE -** Would the project:					
a. Result in exposure of persons to, or generation of, noise levels in excess of standards established by the local general plan, noise ordinance or applicable standards of other agencies?			**X**		The RLSPA, would not, by itself, expose persons to noise levels that exceed existing standards, because it does not propose or authorize any specific development project, nor would it permit new land uses that inherently generate excessive noise. Future development would be subject to the County Noise Ordinance (County Code, Chapter 6.68), which places limits on noise duration and restrictions on evening and nighttime noise. All development projects would also be subject to the California Noise Insulation Standards (Cal. Code Regs., tit. 24, §1207, Sound Transmission) that set maximum sound-transmission levels for interior and exterior residential building walls. Additionally, when the pending Zoning Code Update is enacted, all new mixed-use development would be subject to the Mixed-Use development standards for noise reduction (Zoning Code Update (ZCU) §5.7.3, ZCU §5.7.3(B)(9), Noise Standards). Commercial development that would include a residential component within 25 feet of an arterial or thoroughfare right-of-way would be required to submit an acoustical analysis that would demonstrate that interior noise would not exceed 45 dB Ldn under future traffic conditions (ZCU §5.5.2(A)..

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant or No Impact	Analyzed in a prior EIR	Comments
b. Result in a substantial temporary increase in ambient noise levels in the project vicinity?			**X**		The RLSPA, would not, by itself, result in substantial temporary ambient noise levels because it does not propose or authorize any specific development project. Future development under the ZCU would be subject to the County Noise Ordinance (County Code, Chapter 6.68), which places limits on noise duration and restrictions on evening and nighttime noise.

HYDROLOGY AND WATER QUALITY

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant or No Impact	Analyzed in a prior EIR	Comments
10. **HYDROLOGY AND WATER QUALITY** - Would the project:					
a. Substantially deplete groundwater supplies or substantially interfere with groundwater recharge?			**X**		The RLSPA, would not, by itself, affect groundwater supplies because it does not propose or authorize any specific development project. Future development within the RLSPA is not expected to deplete groundwater supplies substantially nor to interfere substantially with groundwater recharge, since the area is already urbanized with impermeable surfaces.
b. Substantially alter the existing drainage pattern of the project area and/or increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?			**X**		The RLSPA, would not, by itself, alter drainage patterns because it does not propose or authorize any specific development project. Future development under the RLSPA would be subject to Development Plan Review, as well as the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards and Design Guidelines, the Sacramento County Stormwater Design Manual, as well as to CEQA for discretionary projects. Adherence to these regulations and design guidance would minimize site runoff during and after construction.
c. Develop within a 100-year floodplain as mapped on a federal Flood Insurance Rate Map or within a local flood hazard area?			**X**		The RLSPA, would not, by itself, introduce development into any 100-year floodplain because it does not propose or authorize any specific development project. Approximately six acres of the RLSPA lies in the Dry Creek floodplain, but any future development on that land would be subject to Development Plan

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant or No Impact	Analyzed in a prior EIR	Comments
					Review, the anticipated Zoning Code Update Section 4.24, Flood Combining Zoning District Standards, as well as the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, Sacramento County Improvement Standards and Design Guidelines, and CEQA for discretionary entitlements. Adherence to these regulations and design guidance would minimize floodplain impacts during and after construction.
d. Place structures that would impede or redirect flood flows within a 100-year floodplain?			**X**		The RLSPA, would not, by itself, affect flood flows within any 100-year floodplain because it does not propose or authorize any specific development project. Future development under the RLSPA would be subject to numerous Zoning Code provisions that govern placement of structures in 100-year floodplains, Flood Combining Zoning District Standards, local Drainage Master Plans, CEQA and/or Development Plan Review, as well as the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards and Design Guidelines. Adherence to these regulations and design guidance would minimize impacts related to flood flows during and after construction.
e. Expose people or structures to a substantial risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			**X**		The RLSPA, would not, by itself, expose people or structures to flood losses because it does not propose or authorize any specific development project. Future development under the RLSPA would be subject to the regulations described in (d) above.
f. Create or contribute runoff that would exceed the capacity of existing or planned storm water drainage systems?			**X**		The RLSPA, would not, by itself, exceed storm water drainage capacity because it does not propose or authorize any specific development project. Future development under the RLSPA would be subject to numerous regulations that are designed to reduce site runoff impacts, including local Drainage Master Plans, the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards and Design Guidelines. Adherence to these regulations and design

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant or No Impact	Analyzed in a prior EIR	Comments
					guidance would minimize impacts related to stormwater runoff capacity during and after construction.
g. Create substantial sources of polluted runoff or otherwise substantially degrade ground or surface water quality?			**X**		The RLSPA, would not, by itself, create polluted runoff or degrade ground or surface water quality, because it does not propose or authorize any specific development project. Future development under the RLSPA would be subject to the Stormwater Ordinance, Land Grading and Erosion Control Ordinance (Chapters 15.12 and 14.44 of the County Code respectively), applicable water-quality requirements of the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards and Design Guidelines. Adherence to these regulations and design guidance would minimize impacts related to site runoff during and after construction.

GEOLOGY AND SOILS

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant or No Impact	Analyzed in a prior EIR	Comments
11. **GEOLOGY AND SOILS** - Would the project:					
a. Expose people or structures to substantial risk of loss, injury or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?			**X**		The RLSPA, would not, by itself, expose people or structures to earthquake losses, because it does not propose or authorize any specific development project, nor are there Alquist-Priolo fault zones in the area where significant earthquake hazards would exist. Future development under the RLSPA would be subject to the Uniform Building Code and applicable construction standards for earthquake safety, and projects requiring discretionary entitlements would be subject to additional CEQA review. Adherence to these regulations would minimize impacts related to earthquake hazards during and after construction.
b. Result in substantial soil erosion, siltation or loss of topsoil?			**X**		The RLSPA, would not, by itself, result in erosion, siltation or topsoil losses, because it does not propose or authorize any

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant or No Impact	Analyzed in a prior EIR	Comments
					specific development project. Future development under the RLSPA would be subject to the County Land Grading and Erosion Control Ordinance, and applicable regulations for minimizing erosion and sedimentation. Adherence to these regulations would minimize impacts related to erosion, siltation and topsoil loss during and after construction.
c. Be located on a geologic 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, soil expansion, liquefaction or collapse?			**X**		The RLSPA would not, by itself, subject people or structures to unstable soils or geological formations, because it does not propose or authorize any specific development project. Future development under the RLSPA would be subject to the Uniform Building Code, applicable requirements for geotechnical and soils investigation and appropriate construction design. Discretionary entitlements would be subject to CEQA, where site-specific soils or geology issues would be investigated and impacts avoided or minimized.
d. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available?			**X**		The RLSPA is served by public sewers.
e. Result in a substantial loss of an important mineral resource?			**X**		The RLSPA is not within an important mineral resource area.
f. Directly or indirectly destroy a unique paleontological resource or site?		**X**			The RLSPA, would not, by itself, result in a substantial loss of important paleontological resources because it does not propose or authorize any specific development project. However, development under the RLSPA could affect unknown/undiscovered paleontological resources. Refer to the Initial Study, Cultural Resources discussion.

BIOLOGICAL RESOURCES

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant or No Impact	Analyzed in a prior EIR	Comments

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant or No Impact	Analyzed in a prior EIR	Comments
12. **BIOLOGICAL RESOURCES** - Would the project:					
a. Have a substantial adverse effect on any special status species, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, or threaten to eliminate a plant or animal community?			**X**		The RLSPA would not, by itself, affect species or plant or animal communities, because it does not propose or authorize any specific development projects. Seventy-three percent of the 88-acre RLSPA is already developed; the remaining 27 percent comprises 24 acres of vacant discontinuous parcels that have little to no habitat or forage value. The RLSPA does not include the Dry Creek Parkway/riparian corridor. Moreover, proposals requiring subdivision of property or other discretionary action within the RLSPA would be subject to CEQA, where site-specific impacts to biological resources would be investigated and impacts avoided or minimized. Uses permitted by right under the RLSPA would still be subject to state and federal regulation for species protection.
b. Have a substantial adverse effect on riparian habitat or other sensitive natural communities?			**X**		The RLSPA would not, by itself, affect jurisdictional waters because it does not propose or authorize any specific development projects. The RLSPA encompasses primarily developed land with discontinuous vacant parcels, and would not encroach into the Dry Creek Parkway/riparian corridor. Moreover, proposals requiring subdivision of property or other discretionary action within the RLSPA would be subject to CEQA, where site-specific impacts to biological resources would be investigated and impacts avoided or minimized. Uses permitted by right under the RLSPA would still be subject to state and federal regulation for riparian habitat or sensitive natural communities.
c. Have a substantial adverse effect on streams, wetlands, or other surface waters that are protected by federal, state, or local regulations and policies?			**X**		The RLSPA would not, by itself, affect jurisdictional waters because it does not propose or authorize any specific development projects. The RLSPA encompasses primarily developed land with discontinuous vacant parcels, and would not encroach into the Dry Creek Parkway/riparian corridor. Additionally, proposals requiring subdivision of property or other discretionary action within the RLSPA would be subject to CEQA, where site-specific impacts to jurisdictional waters would

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant or No Impact	Analyzed in a prior EIR	Comments
					be investigated and impacts avoided or minimized. Uses permitted by right under the RLSPA would still be subject to state and federal regulation for wetland and stream protection.
d. Have a substantial adverse effect on the movement of any native resident or migratory fish or wildlife species?			**X**		The RLSPA would not, by itself, affect wildlife movement because it does not propose or authorize any specific development projects. Land within the RLSPA is largely urbanized and does not support wildlife migration. The RLSPA lies outside of the Dry Creek Parkway, and would not affect wildlife movement within it. Any wildlife movement that might occur along the Sacramento Northern Bike Trail would not be blocked by development, since the RLSPA would not affect the trail right-of-way. Additionally, proposals requiring subdivision of property or other discretionary action under the RLSPA would be subject to CEQA where site-specific impacts to wildlife corridor resources would be investigated and impacts avoided or minimized. Uses permitted by right under the RLSPA would still be subject to any current state and federal regulation for wildlife corridor protection, as well as 2030 General Plan Conservation Element Policies CO-70 and CO-71.
e. Adversely affect or result in the removal of native or landmark trees?		**X**			The RLSPA would not, by itself, affect native or landmark trees because it does not propose or authorize any specific development projects. However, new development authorized by right of zone could significantly affect native or landmark trees. Refer to the Initial Study.
f. Conflict with any local policies or ordinances protecting biological resources?			**X**		The RLSPA would not, by itself, conflict with local policies or ordinances that protect biological resources, because it would not establish new regulations or policy contrary to existing policies, notably the 2030 General Plan and the Tree Preservation Ordinance.
g. Conflict with the provisions of an adopted Habitat Conservation Plan or other approved local, regional, state or federal plan for the conservation of habitat?			**X**		The RLSPA would not, by itself, result in conflicts with Habitat Conservation Plans because none exist in or adjacent to the RLSPA boundary. Moreover, the RLSPA does not change existing regulatory language established by various habitat-

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant or No Impact	Analyzed in a prior EIR	Comments
					related zones.

CULTURAL RESOURCES

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant or No Impact	Analyzed in a prior EIR	Comments
13. **CULTURAL RESOURCES -** Would the project:					
a. Cause a substantial adverse change in the significance of an historical resource?	**X**				The RLSPA may affect historical resources. Refer to the Initial Study.
b. Have a substantial adverse effect on an archaeological resource?	**X**				The RLSPA may affect archaeological resources. Refer to the Initial Study.
c. Disturb any human remains, including those interred outside of formal cemeteries?	**X**				The RLSPA may result in discovery of human, including paleo-American remains. Refer to the Initial Study.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant or No Impact	Analyzed in a prior EIR	Comments
14. **HAZARDS AND HAZARDOUS MATERIALS** - Would the project:					
a. Create a substantial hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			**X**		The RLSPA would not, by itself, create substantial hazards associated with hazardous material transport or use, because it does not propose or authorize any development project which would involve such transport. No land uses routinely using significant quantities of hazardous materials would be allowed in the RLSPA; any future proposals involving such materials would be required to comply with existing federal and state regulations. Additionally, fifteen General Plan policies and numerous implementation measures address hazardous materials in the 2030 General Plan Hazardous Materials Element.
b. Expose the public or the environment to a substantial hazard through reasonably foreseeable upset conditions involving the release of hazardous materials?			**X**		The RLSPA would not, by itself, expose the public or the environment to risks associated with hazardous material storage or release (spills) because it does not propose or authorize any development project which would involve such materials. No land uses routinely using significant quantities of hazardous materials would be allowed in the RLSPA; any future proposals involving such materials would be required to comply with existing federal and state regulations. Future proposals would be required to comply with existing federal and state regulations. As noted above, fifteen 2030 General Plan policies and implementation measures address hazardous materials.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant or No Impact	Analyzed in a prior EIR	Comments
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?			X		The RLSPA would not, by itself, emit hazardous emissions or handle hazardous substances near schools, because it does not propose or authorize any development project, and as noted in in (a) and (b) above, no land uses routinely using significant quantities of hazardous materials would be allowed in the RLSPA. Future proposals would be required to comply with existing federal and state regulations. Additionally, public school districts are subject to the California Education Code §§17213(b) and the Department of Education's School Site Guidelines, which require review and mitigation for hazardous material presence on or within ¼ mile of a proposed school site. Private schools are subject to discretionary review, where CEQA compliance would require avoidance and/or mitigation of hazardous material presence. As noted above, fifteen 2030 General Plan policies address hazardous materials. Impacts associated with the ZCU adoption are thus anticipated to be less than significant.
d. Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, resulting in a substantial hazard to the public or the environment?			X		There are no listed hazardous materials sites within the RLSPA boundaries (California Department of Toxic Substances Control, *Envirostor*, available at http://www.envirostor.dtsc.ca.gov/public/mapfull.asp?global_id=&x=-119&y=37&zl=18&ms=640,480&mt=m&findaddress=True&city=rio%20linda&zip=&county=&federal_superfund=true&state_response=true&voluntary_cleanup=true&school_cleanup=true&ca_site=true&tiered_permit=true&evaluation=true&military_evaluation=true&school_investigation=true&operating=true&post_closure=true&non_operating=true , accessed March 9, 2015).There are four addresses listed for leaking underground storage tanks, but all cases have been closed with no further action required.
e. Impair implementation of or physically interfere with an adopted emergency response or emergency evacuation plan?			X		The RLSPA would not, by itself, impair implementation or interfere with emergency response plans since it does not propose or authorize any development, and nothing in the RLSPA language precludes such plans. Moreover, the 2030 General Plan Safety Element sets forth policies that apply to emergency services and evacuation planning; the RLSPA does not change those policies within RLSPA boundaries.

	Potentially Significant	Less Than Significant with Mitigation	Less Than Significant or No Impact	Analyzed in a prior EIR	Comments
15. GREENHOUSE GAS EMISSIONS/CLIMATE CHANGE – Would the project:					
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant effect on the environment?	**X**				The RLSPA would not generate greenhouse gas emissions in excess of applicable thresholds. See discussion in the Initial Study, Air Quality Section.
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			**X**		The RLSPA would not, by itself, conflict with greenhouse-gas emission reduction plans, policies or regulations since it does not propose or authorize any development, and nothing in the RLSPA language precludes such plans. Moreover, the 2030 General Plan Air Quality, Conservation, Housing and Land Use Elements, as well as the Sacramento County Climate Action Plan, set forth policies and implementation measures that apply to greenhouse gas generation and climate change; the RLSPA does not change those policies. See also the discussion in the Initial Study, Air Quality section.

SUPPLEMENTAL INFORMATION

LAND USE CONSISTENCY	Current Land Use Designation	Consistent	Not Consistent	Comments
General Plan	Various	X		The proposed RLSPA implements 2030 General Plan policies for mixed-use development and increased land-use intensity in identified areas. The proposed project would not change General Plan designations within the project area. Although the project would change the Community Plan for the area, proposed changes would not render that Plan inconsistent with the General Plan.
Community Plan	Various		X	The proposed project would change community plans or policies, consistent with 2030 General Plan policies for the area.
Land Use Zone	Various		X	Adoption of the RLSPA would change current zoning. However, all zoning changes are consistent with General Plan and Community Plan policies and Zoning Consistency Matrices. Refer to the Land Use discussion in the Initial Study.

ATTACHMENT 1

PLNP 2013-00145 – Downtown Rio Linda SPA

Itemized Zone Changes
Background for Analysis of Potential Physical Changes Resulting from New "By-Right" Uses

NOTES: (1) THIS CHART DOES NOT SUBSTITUTE FOR THE ZONING CODE OR RIO LINDA SPA PERMITTED USE CHARTS.

(2) Use ledger paper (11" x 17") for printing.

1	Existing Zone BP	Uses	New Zone SPA (M St. corridor)	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
BP to SPA (M-Street Corridor) Permitted Uses				
1	BP 0.46 acre 1 parcel	**Permitted** • Accountants, Bookkeepers offices • Acupuncture clinic • Adult day health care • Advertising, public relations office • Art gallery • Auto Wholesaler/Broker, max 2 vehicles on site • Building trades contractors office • Caretaker residence • Child care center • Church • Citizen's improvement club – community center • Clinic, counseling, child/family counseling • Clinic, dialysis • Clinic, diet counseling & diet product sales • Clinic, physical therapy • Coin-op amusement machine, incidental to permitted use • Coin-op dispenser • Computer programming/software design • Data processing service • Dating service (computerized video matching) • Drafting service • Electronic equipment repair • Eyeglasses, frames, contact lenses sales & service • Federal and State gov't buildings on fed and/or state property • Hearing aids, sales & service • Home occupation (home business) • Laboratory, dental or medical • Library • Massage • Messenger service • Museum • Office: business or professional office • Office: collection, counseling, personnel office • Office: insurance office • Office: Interior decorator office • Office: medical or dental office • Office: real estate office • Office: telegraph office • Orthopedic appliances sales & service • Parking, underground garage • Photocopy service • Photography studio, incidental photo processing • Public utility/public service facility • Residential care homes • School, business • School, public school, K-12 • School, vocational • Sign, on-site • Stenographic service • Studio, radio, television recording • Telephone answering service • Ticket agency • Travel agency	SPA (M St. corridor)	**Permitted** • **RD-20 permitted uses, including:** ○ Apartments, multi-family ○ Boarding house ○ Child day-care center, > 8 children ○ Community stand ○ Convenience centers (coin laundry, neighborhood market, food store, barber/beauty shop, newspaper stand) ○ Federal and State gov't buildings on fed and/or state property ○ Fraternity house ○ Garage Sales ○ Home occupation (home business) ○ Hotel: single-room occupancy units ○ Lodge, fraternal hall ○ Mobile home at construction site ○ Mobile homes on permanent foundations ○ Offices, medical ○ Offices: limited business/professional offices ○ Parks, public parks & ancillary uses ○ Residence: duplex, halfplex mobile homes ○ Residence: single-family dwellings >2 stories or 30 ft ○ Residence: single-family dwellings except mobile homes ○ Residence: townhouses, row houses ○ Residence: Two-family dwelling ○ Residence: Two-family dwelling >2 stories or 30 ft ○ School, public, K-12 • **Additional permitted uses per SPA-M-Street Corridor:** ○ Religious institutions ○ Private social center ○ General retail under 6,000 sf

1	Existing Zone BP	Uses	New Zone SPA (M St. corridor)	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
BP to SPA (M-Street Corridor) – Conditional and Prohibited Uses				
1	BP 0.46 acre, 1 parcel	**Conditional** • Apartments, multi-family (PC) • Bank, Savings & loan, finance, credit office (PC if drive-up windows) • Barber shop (PC) where use >15% of floor area • Beauty shop (PC) where use >15% of floor area • Book-record store (PC where use >15% of floor area) • Charm, culture school (ZA) • College, university (PC) • Condominiums (PC) • Congregate care facilities (PC) • Convalescent hospital (PC) • Curio-novelty shop (PC where use >15% of floor area) • Delicatessen (PC where use >15% of floor area) • Drug store – non-prescriptive drugs, sundries (PC where use >15% of floor area) • Electrolysis (PC) where use >15% of floor area • Electronic equipment store (PC where use >15% of floor area) • Fed or State gov't buildings on private land (PC) • Florist (PC where use >15% of floor area) • Funeral establishment (not crematory) (PC) • Gift-card shop (PC where use >15% of floor area) • Hospital (PC) • Labor union hall (PC) • Laundry or cleaning pickup station (where use >15% of floor area) • Lodge-fraternal hall (ZA) • Newspaper-magazine stand (PC where use >15% of floor area) • On-site alcoholic beverage sales (ZA with ABC permit) • Other residential uses (PC)	SPA (M St. corridor)	**Conditional** • **RD-20 conditional uses, including:** ○ Accessory mobile home for night watchman(ZA) ○ Accessory mobile home for person in need of care(ZA) ○ Bed & breakfast inn (PC) ○ Cemetery (PC) ○ Church (ZA) ○ College or university (PC) ○ Comm. Coach for temp classrooms or offices (ZA) ○ Condominiums (PC) ○ Convalescent hospital, hospital (PC) ○ Family day care home, >12 children (ZA) ○ Off-site parking (ZA) ○ Other outdoor recreation facilities (PC) ○ Private boat docks (ZA) ○ Public/ gov't buildings on private land (PC) ○ Residential accessory dwelling (ZA) ○ Residential care homes, >6 adults or children (ZA) ○ School, private, K-12 (ZA) ○ School, private, other (PC) ○ Secondary service station (BD) ○ Social rehab center (PC) ○ Special permits (PC) ○ Thrift stores, bookstores in churches (PC) **Additional conditionally-permitted uses per SPA:** • Business services • Eating & drinking uses • Entertainment/recreation <6000 sf • Financial/office • General retail > 6000 sf • Personal services

		• Parking lot/garage as primary use (PC for multi-story) • Physical fitness studio (ZA) • Prescription pharmacy (PC where use >15% of floor area) • Privately-owned uses in public & govt-owned buildings (where use is subject to use permit in other zones) • Public & govt-owned buildings or facilities, not fed or state (PC) • Public & govt-uses, other than fed or state, in private buildings, facilities or grounds (PC, where use is subject to permit in other zones) • Recreation facility, indoor (PC where use >15% of floor area) • Reducing-body building/aerobics studio (ZA) • Remote teller, freestanding (PC) • Restaurant – coffee shop, cafeteria (PC where use >15% of floor area) • Sanitarium (PC) • School, private, K-12 (PC) • School, private, other (PC) • School, self-defense, judo, boxing, gymnastics, swimming (PC) • Shoe shine parlor (PC) where use >15% of floor area • Snack bar incidental to a park, boat dock, other water-oriented use (PC where use >15% of floor area) • Social center (ZA) • Social rehab center (PC) • Social Rehabilitation Center (PC) • Soda fountain – ice cream parlor (PC where use >15% of floor area) • Stationery store (PC where use >15% of floor area) • Studio – dance, voice, music, gymnastics (PC) • Tobacco shop (PC where use >15% of floor area) • Toy store (PC where use >15% of floor area) • Veterinarian/animal hospital (PC) • Video store, sales & rental (PC where use >15% of floor area) • Wedding chapel, reception hall (ZA) • Wig sales and service (PC where use >15% of floor area)		
1	**BP**	**Prohibited** • Any use not expressly allowed	**SPA (M St. corridor)**	**Prohibited:** • All other uses not expressly allowed • Check cashing facilities

2	**Existing Zone** **BP**	**Uses**	**New Zone** **V-CMU**	**Uses – (XX) indicates approving body for conditional uses:** • **ZA = Zoning Administrator** • **PC = Planning Commission** • **BD = Board of Supervisors**
	BP to Village-Commercial Mixed Use Permitted Uses			
2	**BP** **1.78 acres** **5 parcels**	**Permitted** • Accountants, Bookkeepers offices • Acupuncture clinic • Adult day health care • Advertising, public relations office • Art gallery • Auto Wholesaler/Broker, max 2 vehicles on site • Building trades contractors office • Business or professional office • Business school • Caretaker residence • Child care center • Church • Citizen's improvement club – community center • Clinic, counseling, child/family counseling • Clinic, dialysis • Clinic, diet counseling & diet product sales • Clinic, physical therapy • Coin-op amusement machine, incidental to permitted use • Coin-op dispenser • Collection, counseling, personnel office • Computer programming/software design • Data processing service • Dating service (computerized video matching) • Drafting service • Electronic equipment repair • Eyeglasses, frames, contact lenses sales & service • Federal and State gov't buildings on fed and/or state property • Hearing aids, sales & service • Home occupation (home business) • Insurance office • Interior decorator office • Laboratory, dental, medical or optical • Library • Massage • Medical or dental office • Messenger service • Museum • Orthopedic appliances sales & service • Photocopy service • Photography studio, incidental photo processing • Public utility/public service facility • Real estate office • Residential care homes • School, public, K-12 • School, vocational • Sign, on-site • Stenographic service • Studio, radio, television recording • Telegraph office • Telephone answering service • Ticket agency • Travel agency	**V-CMU**	**Permitted** • **LC permitted uses, including:** ○ Accountants, bookkeepers office ○ Acupuncture clinic ○ Addressing and mailing services ○ Adult day health care ○ Advertising, public relations office ○ Alarm systems sales & service (if enclosed) ○ Ambulance service ○ Antique store ○ Apartments < 80 units, dev. review ○ Appliance repair ○ Appliance store ○ Art gallery ○ Art studio ○ Athletic equipt & sporting goods store ○ Auto parts and accessory store (if enclosed) ○ Auto Wholesaler/Broker, max 2 vehicles on site ○ Auto, Minor Service-repair-replacement (if incidental and accessory to primary use, and enclosed) ○ Baggage transfer service ○ Bakery, pastry shop ○ Barber shop ○ Bar-tavern ○ Beauty shop ○ Bicycle sales, rental, service ○ Blueprinting, photostat service ○ Boat parts and accessories (enclosed) ○ Book-record store ○ Brew pub ○ Building trades contractors office ○ Business or professional office ○ Business school ○ Butcher, meat market ○ Candy store ○ Caretaker residence ○ Catering service ○ Child care center ○ Church ○ Citizen's improvement club – community center ○ Clinic, counseling, child/family counseling ○ Clinic, dialysis ○ Clinic, diet counseling & diet product sales ○ Clinic, physical therapy ○ Clothing and apparel store ○ Coin-op amusement machine, incidental to permitted use ○ Coin-op dispenser ○ Cold storage – frozen food locker ○ Collection, counseling, personnel office ○ Computer programming/software design ○ Computer sales, rental & lease ○ Computer service and training ○ Congregate care facilities ○ Costume shop – sales, rentals ○ Curio-novelty shop ○ Data processing service ○ Dating service (computerized video matching) ○ Delicatessen ○ Delivery service ○ Drafting service ○ Dressmaker ○ Driving school ○ Drug store – non-prescriptive drugs, sundries ○ Electrolysis ○ Electronic equipment repair ○ Electronic equipment store ○ Eyeglasses, frames, contact lenses sales & service ○ Federal and State gov't buildings on fed and/or state property ○ Firewood-fuel sales ○ Floor covering, drapery or upholstery store ○ Florist ○ Furniture rental agency ○ Furniture store

2	Existing Zone BP	Uses	New Zone V-CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
BP to Village-Commercial Mixed Use Permitted Uses				
				○ Garage equipment & tool sales ○ Gardening-landscaping supply store ○ General glass sales, services ○ General retail or department store < 50,000 sf ○ Gift card shop ○ Hardware store ○ Hearing aids, sales & service ○ Home occupations (home-based business) ○ Insurance office ○ Interior decorator office ○ Jewelry store, sales, repair ○ Laboratory, dental, medical or optical ○ Laboratory, research, analysis (if enclosed or screened) ○ Lapidary shop ○ Laundromat, self-service ○ Laundry or cleaning agency, retail ○ Laundry or cleaning pickup station ○ Library ○ Locksmith, key & lock shop ○ Lodge, fraternal hall ○ Mail order business ○ Marine supply store (enclosed) ○ Massage ○ Medical, dental office ○ Messenger service ○ Military surplus store ○ Museum ○ Music store & instrument repair ○ Newspaper-magazine stand ○ Nursery, plants (enclosed) ○ Office machines & equp't sales & service ○ Orthopedic appliances sales & service ○ Paint and wallpaper store ○ Pet grooming service ○ Pet store, no kennel ○ Photocopy service ○ Photographic processing plant, wholesale ○ Photographic supply – camera store ○ Photography studio, incidental photo processing ○ Picture framing shop ○ Pool table sale and repair service ○ Portable swimming pool supply sales ○ Power tools, sales and repair ○ Prescription pharmacy ○ Print shop ○ Public relations, advertising ○ Real estate office ○ Reducing-body building/aerobics studio ○ Residential care homes for adults or children ○ Restaurant, coffee shop, cafeteria (no drive-up windows, & subject to development standards) ○ Saddlery shop ○ School, charm, culture ○ School, public K-12 ○ School, self-defense, judo, boxing, gymnastics, swimming, similar activities ○ School, vocational ○ Shoe repair ○ Shoe shine parlor ○ Shoe store ○ Sign, on-site ○ Soda fountain-ice cream parlor ○ Spa and tanning ○ Stamp-coin store ○ Stationery store ○ Stenographic service ○ Studio, dance, voice, music, gymnastics ○ Studio, radio, television recording ○ Supermarket-goods store ○ Swimming pool, spa – sales and service ○ Tackle shop ○ Tailor ○ Taxi cab service and storage (if enclosed or screened) ○ Telegraph office ○ Telephone answering service ○ Television and radio repair ○ Television/radio sales ○ Ticket agency ○ Tobacco shop ○ Tool reconditioning (accessory use) ○ Towing service (accessory, incidental) ○ Toy store ○ Travel agency ○ Trophy-emblem shop ○ Upholstery shop (no refinishing) ○ Veterinarian/animal hospital ○ Video store, sales, rental ○ Watches, sales, repair ○ Water recreation equipment, rental & sales (enclosed or screened) ○ Wedding chapel, reception hall ○ Wig sales and service ○ Wine sales facility – tasting room **Additional permitted uses per SPA:** ○ **Mixed-use developments** ○ **Single-family residences**

2	Existing Zone BP 1.78 ac 5 parcels	Uses	New Zone V-CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
		BP to Village-Commercial Mixed Use Conditional and Prohibited Uses		
2	BP 1.78 ac 5 parcels	**Conditional** • Bank, Savings & loan, finance, credit office (PC if drive-up windows) • Barber shop (PC) where use >15% of floor area • Beauty shop (PC) where use >15% of floor area • Book-record store (PC where use >15% of floor area) • Charm, culture school (ZA) • College, university (PC) • Condominiums (PC) • Congregate care facilities (PC) • Convalescent hospital (PC) • Curio-novelty shop (PC where use >15% of floor area) • Delicatessen (PC where use >15% of floor area) • Drug store – non-prescriptive drugs, sundries (PC where use >15% of floor area) • Electrolysis (PC) where use >15% of floor area • Electronic equipment store (PC where use >15% of floor area) • Fed or State gov't uses in/on private buildings, facilities or grounds (PC) • Florist (PC where use >15% of floor area) • Funeral establishment (not crematory) (PC) • Gift-card shop (PC where use >15% of floor area) • Hospital (PC) • Labor union hall (PC) • Laundry or cleaning pickup station (where use >15% of floor area) • Lodge-fraternal hall (ZA) • Multi-family apartments (PC) • Newspaper-magazine stand (PC where use >15% of floor area) • On-site alcoholic beverage sales (ZA with ABC permit) • Other residential uses (PC) • Parking lot/garage as primary use (PC for multi-story) • Physical fitness studio (ZA) • Prescription pharmacy (PC where use >15% of floor area) • Privately-owned uses in public & govt-owned buildings (where use is subject to use permit in other zones) • Public & govt-owned buildings or facilities, not federal or state (PC) • Public & govt-uses, other than fed or state, in private buildings, facilities or grounds (PC, where use is subject to permit in other zones) • Recreation facility, indoor (PC where use >15% of floor area) • Reducing-body building/aerobics studio (ZA) • Remote teller, freestanding (PC) • Restaurant – coffee shop, cafeteria (PC where use >15% of floor area) • Sanitarium (PC) • School, private, K-12 (PC) • School, private, other (PC) • School, self-defense, judo, boxing, gymnastics, swimming (PC) • Shoe shine parlor (PC) where use >15% of floor area • Snack bar incidental to a park, boat dock, other water-oriented use (PC where use >15% of floor area) • Social center (ZA) • Social rehab center (PC) • Social Rehabilitation Center (PC) • Soda fountain – ice cream parlor (PC where use >15% of floor area) • Stationery store (PC where use >15% of floor area) • Studio – dance, voice, music, gymnastics (PC) • Tobacco shop (PC where use >15% of floor area) • Toy store (PC where use >15% of floor area) • Veterinarian/animal hospital (PC) • Video store, sales & rental (PC where use >15% of floor area) • Wedding chapel, reception hall (ZA) • Wig sales and service (PC where use >15% of floor area)	V-CMU	**Conditional** • **LC conditional uses, including:** ○ Apartment hotel (PC) ○ Apartments, Condominiums 81-150 units (PC dev. review) ○ Apartments, Condominiums, > 150 units (PC) ○ Arcade, Electronic or mechanical, video games (PC) ○ Auto rental or lease agency, limo service (ZA) ○ Auto, minor svc, repair, replacement, 1° use of premises (PC) ○ Bank, savings & loan, finance, credit office (PC if drive-up windows; default ZA) ○ Bed & breakfast inn (PC) ○ Boat parts, sale & accessory reconditioning (PC if reconditioning primary use) ○ Boat sale, rental, service (PC) ○ Card room (BD) ○ Carnival, Circus (BD) ○ Certified farmers' market or community stand (ZA) ○ College, university (PC) ○ Condominiums <81 units ○ Convalescent hospital ○ Convenience recycling facility (PC) ○ Convenience store – neighborhood market < 6,000 sf (BD) ○ Dance Hall, Ballroom, Disco (PC) ○ Dancing – incidental in bar or restaurant (PC) ○ Electronic, mechanical or video games (≥ 3 machines)(ZA) ○ Equipment rental agency – office related (PC) ○ Fed or State gov't uses in/on private buildings, facilities or grounds (PC) ○ Food market, ancillary to service station (BD) ○ Fortune-teller, palmist, tarot reader (BD) ○ Funeral establishment w/o crematory (PC) ○ Furniture cleaning, refinishing, re-upholstery (PC) ○ Grinding, sharpening service (PC) ○ Hang glider sale & service (ZA) ○ Hospital ○ Hotel, Motel (PC) ○ Kennel, cattery, boarding, training (PC) ○ Labor union hall (PC) ○ Lawn mower engine, garden tool sales service, repair (ZA) ○ Live theater (ZA) ○ Mail or delivery service pickup station (PC or ZA) ○ Motion picture theater (ZA) ○ Motorcycle, sports cycles, etc., sales, rent, service, repair, dismantling (ZA) ○ Nursery, plants (if enclosed) ○ On-site alcoholic beverage sales (ZA with ABC permit) ○ Parking lot or garage as primary use (PC for multi-story) ○ Privately-owned uses in public & govt-owned buildings (where use is subject to use permit in other zones) ○ Psychiatric facility ○ Public & govt-owned buildings or facilities, not federal or state (PC) ○ Public & govt-uses, other than fed or state, in private buildings, facilities or grounds (PC, where use is subject to permit in other zones) ○ Public auction, new clothing, apparel, enclosed building (PC) ○ Recreation facility, indoor (ZA) ○ Recreation facility, outdoor (PC) ○ Recreational vehicle & boat storage (PC) ○ Remote teller, freestanding (PC) ○ Residential uses, other (PC) ○ Restaurant, coffee shop, cafeteria (PC if drive-up windows) or (ZA) ○ Sanitarium ○ School, private K-12 (PC) ○ School, private, other (PC) ○ Sideshow (BD) ○ Snack bar incidental to a park, boat dock, other water-oriented use (PC) ○ Social center (ZA) ○ Social rehab center (PC) ○ Social rehabilitation center ○ Storage building, mini-storage (PC) ○ Tattoo shop (PC) ○ Tool reconditioning, primary use (PC) ○ Towing service, primary use (PC) ○ Trade school (PC) ○ Travel trailer, motor home, camper sales, rent, storage (PC) ○ Utility trailer or truck rent or storage, ancillary to permitted use (PC) ○ Utility trailer, rental, service, sales (PC) ○ Wholesale distributor's service facility (PC) **Additional conditionally-permitted uses per SPA:** • **Apartments, condominiums, other multi-family >20 units du/acre** • **Drive-through** • **General retail >50,000 sf** • **Indoor recreation facilities** • **Liquor stores, tattoo shops, pawn shops**
2		**Prohibited** Any use not expressly allowed		**Prohibited** • Auto service station • Car wash • Gun sales • Adult uses • Check cashing facilities

3	Existing Zone GC	Uses	New Zone RD-20	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
General Commercial to RD-20 - Permitted Uses				
3	**GC** **1.98** **acres** **6 parcels**	**Permitted** • Accountants, bookkeepers office • Acupuncture clinic or office • Addressing & mailing services • Adult day health center • Advertising business • Alarm system, sales & service (if enclosed or screened) • Ambulance service • Antique store appliance store • Appliance repair shop • Armored car service (if enclosed or screened) • Art gallery • Art studio • Athletic equipment and sporting goods store • Auto parts & accessory store • Auto rental or lease agency, limo service • Auto storage, antique (if enclosed or screened) • Auto storage, indoor • Auto wholesaler or broker, 2-vehicle maximum storage or display • Auto, major repair (if enclosed or screened) • Auto, minor service-repair-replacement • Baggage transfer service • Bakery, pastry shop • Bakery, wholesale • Bank, savings & loan, finance, loan, credit office (PC if drive-up windows close to residential) • Barber shop • Bar-tavern • Beauty shop • Bicycle sale, rent, service • Billboard sign agency – service yard, workshop (if enclosed or screened) • Blacksmith shop (if enclosed or screened) • Blueprinting – photostating service • Boat parts and accessories store • Book-record store • Bottled gas sale & storage • Brew pub • Building material and lumber sales (if enclosed or screened) • Building trades contractors office • Business or professional office • Butcher and meat market • Butcher, wholesale, excluding slaughterhouse (if enclosed or screened) • Camper shell sales, repair, rent (if enclosed or screened) • Candy store • Caretaker residence • Carpet cleaning plant (if enclosed or screened) • Catering service • Certified farmer's market (temporary use permit required) • Child care center • Church • Citizens improvement club, community center • Clinic child-family guidance, counseling • Clinic, diet counseling with diet product sales • Clinic, kidney dialysis • Clinic, physical therapy • Clothing and apparel store • Coin-op amusement machine, incidental to permitted use • Coin-op dispenser • Cold storage – frozen food locker (if enclosed or screened) • Collection, counseling, personnel office • Computer programming/software, system design • Computer sales, rental, lease • Computer service and training • Congregate care facilities • Costume shop – sale and rent • Curio-novelty shop • Data processing service • Dating service • Delicatessen • Delivery service • Disinfecting-fumigating service (if enclosed or screened) • Dog training, no boarding • Dressmaker • Drive-in café • Drive-in dairy, excluding creamery • Driving food market or stand • Drug store – non-prescriptive drugs, sundries • Egg processing facility (if enclosed or screened) • Electrolysis • Electronic equipment repair • Electronic equipment store • Emergency shelters • Equipment rental agency-office uses 9if enclosed or screened) • Eyeglasses, frames, contact lenses – sales and service • Farm equipment, rental and incidental storage (if enclosed or screened) • Federal and State gov't buildings on fed and/or state property • Firewood-fuel sales • Floor covering, drapery or upholstery store • Florist • Funeral establishment (not crematory) • Furniture cleaning , refinishing, re-upholstery shop (if enclosed or screened) • Furniture rental agency • Furniture store • Garage equipment and tool sales • Gardening, landscaping supply store • Gardening-landscaping – service yard and workshop – (if enclosed or screened) • General glass sales, services • General retail or department store • Gift-card shop • Grinding-sharpening service (if enclosed or screened) • Gun shop, gunsmith • Hang glider – sales and service (if wholly enclosed)	**RD-20**	**Permitted** • **RD-20 permitted uses, including:** ○ Apartments, multi-family ○ Boarding house ○ Child day-care center, > 8 children ○ Community stand ○ Convenience centers (coin laundry, neighborhood market, food store, barber/beauty shop, newspaper stand) ○ Duplex, halfplex mobile homes ○ Federal and State gov't buildings on fed and/or state property ○ Fraternity house ○ Garage Sales ○ Home occupation (home business) ○ Limited business/professional offices ○ Lodge, fraternal hall ○ Medical offices ○ Mobile home at construction site ○ Mobile homes on permanent foundations ○ Public parks & ancillary uses ○ School, public, K-12 ○ Single-family dwellings >2 stories or 30 ft ○ Single-family dwellings except mobile homes ○ Single-room occupancy units ○ Townhouses, row houses ○ Two-family dwelling ○ Two-family dwelling >2 stories or 30 ft

3	Existing Zone GC	Uses	New Zone RD-20	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
General Commercial to RD-20 - Permitted Uses				
		• Hardware store • Hay, seed and grain store • Hearing aids, sales and service • Home occupation (home business) • Hotel-restaurant equipment sales • Insurance office • Interior decorator office • Interior decorators' service yard and workshop (if enclosed or screened) • Janitorial service (if enclosed or screened) • Labor union hall • Laboratory – medical, dental, optical • Laboratory, research, analysis (if enclosed or screened) • Lapidary shop • Laundromat, self-service • Laundry or cleaning agency, retail, on-site cleaning permitted • Laundry or cleaning pickup station • Laundry or cleaning plant, wholesale (if enclosed or screened) • Lawnmower engine and garden power tool sales, service, repair (if wholly enclosed) • Library • Liquor store • Live theater • Locksmith – key and lock shop • Locksmith – safe repair shop (if enclosed or screened) • Lodge-fraternal hall • Machine shop (if enclosed or screened) • Mail order business • Marine supply store • Massage (as regulated by Business License Ordinance) • Medical, dental office • Messenger service • Military surplus store • Motion picture theater • Motorcycle, others sales, rent, service, repair, dismantling (if wholly enclosed) • Museum • Music store, instrument repair • Newspaper magazine stand • Nursery, plants (if enclosed or screened) • Office machines and equipment sales & minor repair • Ornamental rock sales and related storage (if enclosed or screened) • Orthopedic appliances sales/service • Painting and wallpaper store • Pawn shop • Pest control service (if enclosed or screened) • Pet grooming service • Pet store, no kennel • Photocopy service • Photographic processing plant, wholesale facility • Photographic supply – camera store • Photography studio, including incidental processing • Physical fitness studio • Picture framing shop • Pool table sale and repair service • Portable swimming pool – supply sales • Power tools – sales, repair • Prescription pharmacy • Print shop • Printing plant • Privately-owned uses in public & govt-owned buildings (where use is not subject to use permit in other zones) • Public utility and public service facility • Real estate office • Reducing-body building/aerobics studio • Residential care homes for children, adults • Restaurant, coffee shop, cafeteria w/drive-up windows (subject to development standards) • Saddlery shop • School, business • School, charm, culture • School, driving • School, public, K-12 • School, self-defense, judo, boxing, gymnastics, swimming, similar • School, trade • School, vocational • Shoe repair shop • Shoe shine parlor • Shoe store • Sign, on-site • Single-room occupancy residential units (subj. to development review) • Soda fountain-ice cream parlor • Spa and tanning • Stamp – coin store • Stationery store • Stenographic service • Storage building, mini • Studio – dance, voice, music, gymnastics • Studio-radio, television, recording • Supermarket-food store • Swimming pool, spa, sales and service • Tackle shop water recreation equipment, rental, sales • Tailor • Tattoo shop • Taxidermist • Telegraph office • Telephone answering service • Television & radio sales • Television and radio repair shop • Ticket agency • Tobacco shop • Tool reconditioning (if wholly enclosed) • Towing service • Toy store • Travel agency		

3	Existing Zone GC	Uses	New Zone RD-20	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
		General Commercial to RD-20 - Permitted Uses		
		• Travel trailer, mobile home, camper repair or service • Tree service (if enclosed or screened) • Trophy-emblem store • Upholstery shop (no re-finishing) • Utility trailer or truck, rent or storage as ancillary use to primary permitted use • Utility trailer rental, sales, service • Veterinarian-animal hospital • Video store, sales and rentals • Warehousing and storage (if enclosed or screened) • Watches, sales, repair • Wedding chapel, reception hall • Welding shop (if enclosed or screened) • Wholesale distributor's service facility (if enclosed or screened) • Wholesale store • Wig sales and service • Wine sales facility – tasting room		

3	Existing Zone GC	Uses	New Zone RD-20	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
		GC to RD-20 - Conditional and Prohibited Uses		
3	**GC** **1.98 acres** **6 parcels**	**Conditional** • Apartment hotel (PC) • Apartment, multi-family dwelling (PC) • Arcade, electronic, mechanical or video games (PC) • Assembly – light manufacturing (PC) • Auto sales, new and used (PC) • Auto service station, Primary (BD) • Auto service station, Secondary (BD) • Auto wash, Self-service or automatic (PC) • Bank, savings & loan, finance, loan, credit office (PC or ZA for drive-up windows) • Bed and breakfast inn (PC) • Beverage bottling works (PC) • Boat building, major repair (PC) • Boat sale, rent, service (PC) • Bus depot (BD) • Cabinet shop (PC) • Card room (BD) • Carnival, circus (BD) • College and university (PC) • Concrete batch plant (PC) • Condominiums (PC) • Convalescent hospital (PC) • Convenience recycling facility (PC) • Convenience store, neighborhood market, < 6,000 sf. (BD if less than 500 ft from residential zone) • Creamery (PC) • Crematory (BD) • Dance hall, ballroom, disco (PC) • Dancing, incidental to bar or restaurant (PC) • Electronic, mechanical or video games (ZA for ≥ 3 machines) • Federal & state uses in private buildings, facilities & grounds (PC, where use is subject to permit in other zones; Zoning Code §101-11) • Flea market, public auction (PC) • Food market ancillary to service station (BD if less than 500 ft from residential zone) • Fortune teller, palmist, tarot card reader (BD) • Hotel (PC) • Ice manufacturing plant (PC) • Kennel, cattery, boarding/training (PC) • Laboratory, materials testing (PC) • Mail or delivery service pickup station (PC if drive-up window) • Minor recycling facility (PC) • Motel (PC) • Moved building storage (temporary use permit) • On-site alcoholic beverage sales (ZA with ABC permit) • Parking lot or garage as primary use (PC for multi-story) • Parking lot, garage (PC for multi-story) • Privately-owned uses in public & govt-owned buildings (where use is subject to use permit in other zones) • Psychiatric facility (PC) • Public & govt-owned buildings or facilities, not federal or state (PC) • Public & govt-uses, other than fed or state, in private buildings, facilities or grounds (PC, where use is subject to permit in other zones; Zoning Code §101-11) • Public auction of new clothing, enclosed building (PC) • Public auction or flea market (PC) • Recreation facility, indoor (ZA) • Recreation facility, outdoor (PC) • Relocation of off-site sigh, except directional subdivision signs and regional directional subdivision signs (BD) • Remote teller, freestanding for pedestrian use (PC) • Restaurant, coffee shop, cafeteria with drive-up windows (PC or ZA) • RV & boat storage (PC) • Sanitarium (PC) • School, private, K-12 (PC) • School, private, other (PC) • Sideshow (BD) • Snack bar incidental to park, boat dock, other water-oriented use (PC or ZA, depends on drive-up window) • Social center (ZA) • Social rehab center (PC) • Social rehab center (PC) • Surface mining (PC) • Towed vehicle storage (operable vehicles) (PC) • Travel trailer park (PC) • Travel trailer, mobilehome, etc. sales, rent, storage (PC) • Truck sale, lease or rent (ZA) • Truck service station, excluding truck terminals (BD)	**RD-20**	**Conditional** • **RD-20 conditional uses, including:** ○ Accessory mobile home for night watchman(ZA) ○ Accessory mobile home for person in need of care(ZA) ○ Bed & breakfast inn (PC) ○ Cemetery (PC) ○ Church (ZA) ○ College or university (PC) ○ Comm. Coach for temp classrooms or offices (ZA) ○ Condominiums (PC) ○ Convalescent hospital, hospital (PC) ○ Family day care home, >12 children (ZA) ○ Off-site parking (ZA) ○ Other outdoor recreation facilities (PC) ○ Other private schools (PC) ○ Private boat docks (ZA) ○ Private school K-12 (ZA) ○ Private social center (PC) ○ Public/gov't buildings on private land (PC) ○ Residential accessory dwelling (ZA) ○ Residential care homes, >6 adults or children (ZA) ○ Secondary service station (BD) ○ Social rehab center (PC) ○ Special permits (PC) ○ Thrift stores, bookstores in churches (PC)

3	Existing Zone GC	Uses	New Zone RD-20	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
GC to RD-20 - Conditional and Prohibited Uses				
3		**Prohibited** • Any use not expressly allowed except for those uses determined to be acceptable by the Planning Director (ZC §225-12)		**Prohibited** • Any use not expressly allowed except for those uses determined to be acceptable by the Planning Director (ZC §225-12)

4	Existing Zone GC	Uses	New Zone V-CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
GC to V-CMU- Permitted Uses				
4	**GC** **0.22 acre** **1 parcel**	**Permitted** • Accountants, bookkeepers office • Acupuncture clinic or office • Addressing & mailing services • Adult day health center • Advertising business • Alarm system, sales & service (if enclosed or screened) • Ambulance service • Antique store • Appliance store • Appliance repair • Armored car service (if enclosed or screened) • Art gallery • Art studio • Athletic equipment and sporting goods store • Auto parts & accessory store • Auto rental or lease agency, limo service • Auto storage, antique (if enclosed or screened) • Auto storage, indoor • Auto wholesaler or broker, 2-vehicle maximum storage or display • Auto, major repair (if enclosed or screened) • Auto, minor service-repair-replacement • Baggage transfer service • Bakery, pastry shop • Bakery, wholesale • Bank, savings & loan, finance, loan, credit office (UPC if drive-up windows close to residential) • Barber shop • Bar-tavern • Beauty shop • Bicycle sale, rent, service • Billboard sign agency – service yard, workshop (if enclosed or screened) • Blacksmith shop (if enclosed or screened) • Blueprinting – photostating service • Boat parts and accessories store • Book-record store • Bottled gas sale & storage • Brew pub • Building material and lumber sales (if enclosed or screened) • Building trades contractors office • Business or professional office • Butcher and meat market • Butcher, wholesale, excluding slaughterhouse (if enclosed or screened) • Camper shell sales, repair, rent (if enclosed or screened) • Candy store • Caretaker residence • Carpet cleaning plant (if enclosed or screened) • Catering service • Certified farmer's market (temporary use permit required) • Child care center • Church • Citizens improvement club, community center • Clinic child-family guidance, counseling • Clinic, diet counseling with diet product sales • Clinic, kidney dialysis • Clinic, physical therapy • Clothing and apparel store • Coin-op amusement machine, incidental to permitted use • Coin-op dispenser • Cold storage – frozen food locker (if enclosed or screened) • Collection, counseling, personnel office • Computer programming/software, system design • Computer sales, rental, lease • Computer service and training • Congregate care facilities • Costume shop – sale and rent • Curio-novelty shop • Data processing service • Dating service • Delicatessen • Delivery service • Disinfecting-fumigating service (if enclosed or screened) • Dog training, no boarding • Dressmaker • Drive-in café • Drive-in dairy, excluding creamery • Drive-in food market or stand • Drug store – non-prescriptive drugs, sundries • Egg processing facility (if enclosed or screened) • Electrolysis • Electronic equipment repair • Electronic equipment store • Emergency shelters • Equipment rental agency-office uses 9if enclosed or screened) • Eyeglasses, frames, contact lenses – sales and service • Farm equipment, rental and incidental storage (if enclosed or screened) • Federal and State gov't buildings on fed and/or state property • Firewood-fuel sales • Floor covering, drapery or upholstery store • Florist • Funeral establishment (not crematory) • Furniture cleaning , refinishing, re-upholstery shop (if enclosed or screened) • Furniture rental agency • Furniture store • Garage equipment and tool sales • Gardening, landscaping supply store • Gardening-landscaping – service yard and workshop – (if enclosed or screened) • General glass sales, services • General retail or department store • Gift-card shop • Grinding-sharpening service (if enclosed or screened)	**V-CMU**	**Permitted** • **Permitted uses in LC zone, including:** ○ Accountants, bookkeepers office ○ Acupuncture clinic ○ Addressing and mailing services ○ Adult day health care ○ Advertising, public relations office ○ Alarm systems sales & service (if enclosed) ○ Ambulance service ○ Antique store ○ Apartments < 80 units, dev. review ○ Appliance repair ○ Appliance store ○ Art gallery ○ Art studio ○ Athletic equipt & sporting goods store ○ Auto parts and accessory store (if enclosed) ○ Auto Wholesaler/Broker, max 2 vehicles on site ○ Auto, Minor Service-repair-replacement (if incidental and accessory to primary use, and enclosed) ○ Baggage transfer service ○ Bakery, pastry shop ○ Bank, savings & loan, finance, credit office (PC if drive-up windows; default ZA) ○ Barber shop ○ Bar-tavern ○ Beauty shop ○ Bicycle sales, rental, service ○ Blueprinting, photostat service ○ Boat parts and accessories (enclosed) ○ Book-record store ○ Brew pub ○ Building trades contractors office ○ Business or professional office ○ Butcher, meat market ○ Candy store ○ Caretaker residence ○ Catering service ○ Child care center ○ Church ○ Citizen's improvement club – community center ○ Clinic, counseling, child/family counseling ○ Clinic, dialysis ○ Clinic, diet counseling & diet product sales ○ Clinic, physical therapy ○ Clothing and apparel store ○ Coin-op amusement machine, incidental to permitted use ○ Coin-op dispenser ○ Cold storage – frozen food locker ○ Collection, counseling, personnel office ○ Computer programming/software design ○ Computer sales, rental & lease ○ Computer service and training ○ Congregate care facilities ○ Costume shop – sales, rentals ○ Curio-novelty shop ○ Data processing service ○ Dating service (computerized video matching) ○ Delicatessen ○ Delivery service ○ Drafting service ○ Dressmaker ○ Driving school ○ Drug store – non-prescriptive drugs, sundries ○ Electrolysis ○ Electronic equipment repair ○ Electronic equipment store ○ Eyeglasses, frames, contact lenses sales & service ○ Federal and State gov't buildings on fed and/or state property ○ Firewood-fuel sales ○ Floor covering, drapery or upholstery store ○ Florist ○ Furniture rental agency ○ Furniture store ○ Garage equipment & tool sales ○ Gardening-landscaping supply store ○ General glass sales, services ○ General retail or department store ○ Gift card shop ○ Hardware store ○ Hearing aids, sales & service ○ Insurance office ○ Interior decorator office ○ Jewelry store, sales, repair ○ Laboratory, dental, medical or optical ○ Laboratory, research, analysis (if enclosed or screened) ○ Lapidary shop ○ Laundromat, self-service ○ Laundry or cleaning agency, retail ○ Laundry or cleaning pickup station ○ Library ○ Locksmith, key & lock shop ○ Lodge, fraternal hall ○ Mail order business ○ Marine supply store (enclosed) ○ Massage ○ Medical, dental office ○ Messenger service ○ Military surplus store ○ Museum ○ Music store & instrument repair ○ Newspaper-magazine stand ○ Nursery, plants (enclosed) ○ Office machines/equip't sales & repair ○ Orthopedic appliances sales & service ○ Paint and wallpaper store ○ Pet grooming service ○ Pet store, no kennel ○ Photocopy service ○ Photographic processing plant, wholesale

4	Existing Zone GC	Uses	New Zone V-CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
GC to V-CMU- Permitted Uses				
		• Gun shop, gunsmith • Hang glider – sales and service (if wholly enclosed) • Hardware store • Hay, seed and grain store • Hearing aids, sales and service • Home occupation (home business) • Hotel-restaurant equipment sales • Insurance office • Interior decorator office • Interior decorators' service yard and workshop (if enclosed or screened) • Janitorial service (if enclosed or screened) • Jewelry store, sales, repair • Labor union hall • Laboratory – medical, dental, optical • Laboratory, research, analysis (if enclosed or screened) • Lapidary shop • Laundromat, self-service • Laundry or cleaning agency, retail, on-site cleaning permitted • Laundry or cleaning pickup station • Laundry or cleaning plant, wholesale (if enclosed or screened) • Lawnmower engine and garden power tool sales, service, repair (if wholly enclosed) • Library • Liquor store • Live theater • Locksmith – key and lock shop • Locksmith – safe repair shop (if enclosed or screened) • Lodge-fraternal hall • Machine shop (if enclosed or screened) • Mail order business • Marine supply store • Massage (as regulated by Business License Ordinance) • Medical, dental office • Messenger service • Military surplus store • Motion picture theater • Motorcycle, others sales, rent, service, repair, dismantling (if wholly enclosed) • Museum • Music store, instrument repair • Newspaper magazine stand • Nursery, plants (if enclosed or screened) • Office machines and equipment sales & minor repair • Ornamental rock sales and related storage (if enclosed or screened) • Orthopedic appliances sales/service • Painting and wallpaper store • Pawn shop • Pest control service (if enclosed or screened) • Pet grooming service • Pet store, no kennel • Photocopy service • Photographic processing plant, wholesale facility • Photographic supply – camera store • Photography studio, including incidental processing • Physical fitness studio • Picture framing shop • Pool table sale and repair service • Portable swimming pool – supply sales • Power tools – sales, repair • Prescription pharmacy • Print shop • Printing plant • Privately-owned uses in public & govt-owned buildings (where use is not subject to use permit in other zones) • Real estate office • Reducing-body building/aerobics studio • Residential care homes for children, adults • Restaurant, coffee shop, cafeteria w/drive-up windows (subject to development standards) • Saddlery shop • School, business • School, charm, culture • School, driving • School, public, K-12 • School, self-defense, judo, boxing, gymnastics, swimming, similar • School, trade • School, vocational • Shoe repair shop • Shoe shine parlor • Shoe store • Sign, on-site • Single-room occupancy residential units (subj. to development review) • Soda fountain-ice cream parlor • Spa and tanning • Stamp – coin store • Stationery store • Stenographic service • Storage building, mini • Studio – dance, voice, music, gymnastics • Studio-radio, television, recording • Supermarket-food store • Swimming pool, spa, sales and service • Tackle shop water recreation equipment, rental, sales • Tailor • Tattoo shop • Taxi cab service and storage (if enclosed or screened) • Taxidermist • Telegraph office • Telephone answering service • Television & radio sales • Television and radio repair shop • Ticket agency • Tobacco shop		○ Photographic supply – camera store ○ Photography studio, incidental photo processing ○ Physical fitness studio ○ Picture framing shop ○ Pool table sale and repair service ○ Portable swimming pool supply sales ○ Power tools, sales and repair ○ Prescription pharmacy ○ Print shop ○ Real estate office ○ Reducing-body building/aerobics studio ○ Residential care homes for adults or children ○ Restaurant, coffee shop, cafeteria (no drive-up windows, & subject to development standards) ○ Saddlery shop ○ School, business ○ School, charm, culture ○ School, public K-12 ○ School, self-defense, judo, boxing, gymnastics, swimming, similar activities ○ School, vocational ○ Shoe repair ○ Shoe shine parlor ○ Shoe store ○ Sign, on-site ○ Soda fountain-ice cream parlor ○ Spa and tanning ○ Stamp-coin store ○ Stationery store ○ Stenographic service ○ Studio, dance, voice, music, gymnastics ○ Studio, radio, television recording ○ Supermarket-goods store ○ Swimming pool, spa – sales and service ○ Tackle shop ○ Tailor ○ Taxi cab service and storage (if enclosed or screened) ○ Taxidermist ○ Telegraph office ○ Telephone answering service ○ Television and radio repair ○ Television/radio sales ○ Ticket agency ○ Tobacco shop ○ Tool reconditioning (accessory use) ○ Towing service (accessory, incidental) ○ Toy store ○ Travel agency ○ Trophy-emblem shop ○ Upholstery shop (no refinishing) ○ Veterinarian/animal hospital ○ Video store, sales, rental ○ Watches, sales, repair ○ Water recreation equipment, rental & sales (enclosed or screened) ○ Wedding chapel, reception hall ○ Wig sales and service ○ Wine sales facility – tasting room **Additional -permitted uses per SPA:** • **Single-family residences** • **Mixed-use developments**

4	Existing Zone GC	Uses	New Zone V-CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
		GC to V-CMU- Permitted Uses		
		• Tool reconditioning (if wholly enclosed) • Towing service • Toy store • Travel agency • Travel trailer, mobile home, camper repair or service • Tree service (if enclosed or screened) • Trophy-emblem store • Upholstery shop (no re-finishing) • Utility trailer or truck, rent or storage as ancillary use to primary permitted use • Utility trailer rental, sales, service • Veterinarian-animal hospital • Video store, sales and rentals • Warehousing and storage (if enclosed or screened) • Watches, sales, repair • Water recreation equipment, rental & sales (encl. or screened) • Wedding chapel, reception hall • Welding shop (if enclosed or screened) • Wholesale distributor's service facility (if enclosed or screened) • Wholesale store • Wig sales and service • Wine sales facility – tasting room		

4	Existing Zone GC	Uses	New Zone V-CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
		GC to V-CMU - Conditional and Prohibited Uses		
4	GC 0.22 acre 1 parcel,	**Conditional** • Apartment hotel (PC) • Apartments, condominiums, multi-family dwelling (PC) • Arcade, electronic, mechanical or video games (PC) • Assembly – light manufacturing (PC) • Auto sales, new and used (PC) • Auto service station, Primary (BD) • Auto service station, Secondary (BD) • Auto wash, Self-service or automatic (PC) • Bank, savings & loan, finance, loan, credit office (PC or ZA for drive-up windows) • Bed and breakfast inn (PC) • Beverage bottling works (PC) • Boat building, major repair (PC) • Boat sale, rent, service (PC) • Bus depot (BD) • Cabinet shop (PC) • Card room (BD) • Carnival, circus (BD) • College and university (PC) • Concrete batch plant (PC) • Convalescent hospital (PC) • Convenience recycling facility (PC) • Convenience store, neighborhood market, < 6,000 sf. (BD if less than 500 ft from residential zone) • Creamery (PC) • Crematory (BD) • Dance hall, ballroom, disco (PC) • Dancing, incidental to bar or restaurant (PC) • Electronic, mechanical or video games (ZA for ≥ 3 machines) • Federal & state uses in private buildings, facilities & grounds (PC, where use is subject to permit in other zones; Zoning Code §101-11) • Flea market, public auction (PC) • Food market ancillary to service station (BD if less than 500 ft from residential zone) • Fortune teller, palmist, tarot card reader (BD) • Hotel (PC) • Ice manufacturing plant (PC) • Kennel, cattery, boarding/training (PC) • Laboratory, materials testing (PC) • Mail or delivery service pickup station (PC if drive-up window) • Minor recycling facility (PC) • Motel (PC) • Moved building storage (temporary use permit) • On-site alcoholic beverage sales (ZA with ABC permit) • Parking lot or garage as primary use (PC for multi-story) • Parking lot, garage (PC for multi-story) • Privately-owned uses in public & govt-owned buildings (where use is subject to use permit in other zones) • Psychiatric facility (PC) • Public & govt-owned buildings or facilities, not federal or state (PC) • Public & govt-uses, other than fed or state, in private buildings, facilities or grounds (PC, where use is subject to permit in other zones; Zoning Code §101-11) • Public auction of new clothing, enclosed building (PC) • Public auction or flea market (PC) • Recreation facility, indoor (ZA) • Recreation facility, outdoor (PC) • Relocation of off-site sigh, except directional subdivision signs and regional directional subdivision signs (BD) • Remote teller, freestanding for pedestrian use (PC) • Restaurant, coffee shop, cafeteria with drive-up windows (PC or ZA) • RV & boat storage (PC) • Sanitarium (PC) • School, private, K-12 (PC) • School, private, other (PC) • Sideshow (BD) • Snack bar incidental to park, boat dock, other water-oriented use (PC or ZA, depends on drive-up window) • Social center (ZA) • Social rehab center (PC) • Social rehab center (PC) • Surface mining (PC) • Towed vehicle storage (operable vehicles) (PC)	V-CMU	**Conditional** • **Conditional uses in LC zone, including:** ○ Apartment hotel (PC) ○ Apartments, Condominiums 81-150 units (PC dev. review) ○ Apartments, Condominiums, > 150 units (PC) ○ Arcade, Electronic or mechanical, video games (PC) ○ Auto rental or lease agency, limo service (ZA) ○ Auto, minor service, repair, replacement, primary use of premises (PC) ○ Bank, savings & loan, finance, credit office (PC if drive-up windows; default ZA) ○ Bed & breakfast inn (PC) ○ Boat parts, sale & accessory reconditioning (PC if reconditioning primary use) ○ Boat sale, rental, service (PC) ○ Card room (BD) ○ Carnival, Circus (BD) ○ Certified farmers' market or community stand (ZA) ○ College, university (PC) ○ Condominiums ○ Convalescent hospital ○ Convenience recycling facility (PC) ○ Convenience store – neighborhood market < 6,000 sf (BD) ○ Dance Hall, Ballroom, Disco (PC) ○ Dancing – incidental in bar or restaurant (PC) ○ Drive-in café ○ Drive-in dairy, excluding creamery ○ Drive-in food market or stand ○ Electronic, mechanical or video games (≥ 3 machines)(ZA) ○ Equipment rental agency – office related (PC) ○ Fed or State gov't uses in/on private buildings, facilities or grounds (PC) ○ Food market, ancillary to service station (BD) ○ Fortune-teller, palmist, tarot reader (BD) ○ Funeral establishment w/o crematory (PC) ○ Furniture cleaning, refinishing, re-upholstery (PC) ○ Grinding, sharpening service (PC) ○ Hang glider sale & service (ZA) ○ Hospital ○ Hotel, Motel (PC) ○ Kennel, cattery, boarding, training (PC) ○ Labor union hall (PC) ○ Lawn mower engine, garden tool sales service, repair (ZA) ○ Liquor stores (PC) ○ Live theater (ZA) ○ Mail or delivery service pickup station (PC or ZA) ○ Motion picture theater (ZA) ○ Motorcycle, sports cycles, etc., sales, rent, service, repair, dismantling (ZA) ○ Nursery, plants (if enclosed) ○ On-site alcoholic beverage sales (ZA with ABC permit) ○ Pawn shops (PC) ○ Parking lot or garage as primary use (PC for multi-story) ○ Privately-owned uses in public & govt-owned buildings (where use is subject to use permit in other zones) ○ Psychiatric facility ○ Public & govt-owned buildings or facilities, not federal or state (PC) ○ Public & govt-uses, other than fed or state, in private buildings, facilities or grounds (PC, where use is subject to permit in other zones) ○ Public auction, new clothing, apparel, enclosed building (PC) ○ Recreation facility, indoor (ZA) ○ Recreation facility, outdoor (PC) ○ Recreational vehicle & boat storage (PC) ○ Remote teller, freestanding (PC) ○ Residential Uses, other (PC) ○ Restaurant, coffee shop, cafeteria (PC if drive-up windows) or (ZA) ○ Sanitarium ○ School, private K-12 (PC) ○ School, private, other (PC) ○ Sideshow (BD) ○ Snack bar incidental to a park, boat dock, other water-

4	Existing Zone GC	Uses	New Zone V-CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
		GC to V-CMU - Conditional and Prohibited Uses		
		• Travel trailer park (PC) • Travel trailer, mobile home, etc. sales, rent, storage (PC) • Truck sale, lease or rent (ZA) • Truck service station, excluding truck terminals (BD)		oriented use (PC) ○ Social center (ZA) ○ Social rehab center (PC) ○ Social rehabilitation center ○ Storage building, mini-storage (PC) ○ Tattoo shop (PC) ○ Tool reconditioning, primary use (PC) ○ Towing service, primary use (PC) ○ Trade school (PC) ○ Travel trailer, motor home, camper sales, rent, storage (PC) ○ Utility trailer or truck rent or storage, ancillary to permitted use (PC) ○ Utility trailer, rental, service, sales (PC) ○ Wholesale distributor's service facility (PC) **Additional conditionally-permitted uses per SPA:** • **Multi-family uses > 20 units/acre** • **Drive-through facilities** • **Indoor recreation facilities** • **General retail over 50,000 sf** • **Liquor stores** • **Tattoo shops (note: already by subj to UP in LC)** • **Pawn shops**
4		**Prohibited** • Any use not expressly allowed except for those uses determined to be acceptable by the Planning Director (ZC §225-12)		**Prohibited** • Auto service station • Car wash • Gun sales • Adult uses • Check cashing facilities

5	Existing Zone SPA/GC	Uses	New Zone V-CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
		SPA/GC to V-CMU- Permitted Uses		
5	**SPA/GC** **1.33 ac** **5 parcels**	**Permitted** • **All permitted uses in LC zone, including:** ○ Accountants, bookkeepers office ○ Acupuncture clinic ○ Addressing and mailing services ○ Adult day health care ○ Advertising, public relations office ○ Alarm systems sales & service (if enclosed) ○ Ambulance service ○ Antique store ○ Apartments, < 80 units, dev. review ○ Appliance repair ○ Appliance store ○ Art gallery ○ Art studio ○ Athletic equipt & sporting goods store ○ Auto parts and accessory store (if enclosed) ○ Auto Wholesaler/Broker, max 2 vehicles on site ○ Auto, Minor Service-repair-replacement (if incidental and accessory to primary use, & enclosed) ○ Baggage transfer service ○ Bakery, pastry shop ○ Bank, savings & loan, finance, credit office (UPC if drive-up windows; default ZA) ○ Barber shop ○ Bar-tavern ○ Beauty shop ○ Bicycle sales, rental, service ○ Blueprinting, photostat service ○ Boat parts and accessories (enclosed) ○ Book-record store ○ Brew pub ○ Building trades contractors office ○ Business or professional office ○ Butcher, meat market ○ Candy store ○ Caretaker residence ○ Catering service ○ Child care center ○ Church ○ Citizen's improvement club – community center ○ Clinic, counseling, child/family counseling ○ Clinic, dialysis ○ Clinic, diet counseling & diet product sales ○ Clinic, physical therapy ○ Clothing and apparel store ○ Coin-op amusement machine, incidental to permitted use ○ Coin-op dispenser ○ Cold storage – frozen food locker ○ Collection, counseling, personnel office ○ Computer programming/software design ○ Computer sales, rental & lease ○ Computer service and training ○ Congregate care facilities ○ Costume shop – sales, rentals ○ Curio-novelty shop ○ Data processing service ○ Dating service (computerized video matching) ○ Delicatessen ○ Delivery service ○ Drafting service ○ Dressmaker ○ Drive-in café ○ Drive-in dairy, excluding creamery ○ Drive-in food market or stand ○ Driving school ○ Drug store – non-prescriptive drugs, sundries ○ Electrolysis ○ Electronic equipment repair ○ Electronic equipment store ○ Eyeglasses, frames, contact lenses sales & service ○ Federal and State gov't buildings on fed and/or state property ○ Firewood-fuel sales ○ Floor covering, drapery or upholstery store ○ Florist	**V-CMU**	**Permitted** • **Permitted uses in LC zone, including:** ○ Accountants, bookkeepers office ○ Acupuncture clinic ○ Addressing and mailing services ○ Adult day health care ○ Advertising, public relations office ○ Alarm systems sales & service (if enclosed) ○ Ambulance service ○ Antique store ○ Apartments, < 80 units, dev. review ○ Appliance repair ○ Appliance store ○ Art gallery ○ Art studio ○ Athletic equipt & sporting goods store ○ Auto parts and accessory store (if enclosed) ○ Auto Wholesaler/Broker, max 2 vehicles on site ○ Auto, Minor Service-repair-replacement (if incidental and accessory to primary use, and enclosed) ○ Baggage transfer service ○ Bakery, pastry shop ○ Bank, savings & loan, finance, credit office (UPC if drive-up windows; default ZA) ○ Barber shop ○ Bar-tavern ○ Beauty shop ○ Bicycle sales, rental, service ○ Blueprinting, photostat service ○ Boat parts and accessories (enclosed) ○ Book-record store ○ Brew pub ○ Building trades contractors office ○ Business or professional office ○ Butcher, meat market ○ Candy store ○ Caretaker residence ○ Catering service ○ Child care center ○ Church ○ Citizen's improvement club – community center ○ Clinic, counseling, child/family counseling ○ Clinic, dialysis ○ Clinic, diet counseling & diet product sales ○ Clinic, physical therapy ○ Clothing and apparel store ○ Coin-op amusement machine, incidental to permitted use ○ Coin-op dispenser ○ Cold storage – frozen food locker ○ Collection, counseling, personnel office ○ Computer programming/software design ○ Computer sales, rental & lease ○ Computer service and training ○ Congregate care facilities ○ Costume shop – sales, rentals ○ Curio-novelty shop ○ Data processing service ○ Dating service (computerized video matching) ○ Delicatessen ○ Delivery service ○ Drafting service ○ Dressmaker ○ Driving school ○ Drug store – non-prescriptive drugs, sundries ○ Electrolysis ○ Electronic equipment repair ○ Electronic equipment store ○ Eyeglasses, frames, contact lenses sales & service ○ Federal and State gov't buildings on fed and/or state property ○ Firewood-fuel sales ○ Floor covering, drapery or upholstery store ○ Florist ○ Furniture rental agency ○ Furniture store ○ Garage equipment & tool sales

5	Existing Zone SPA/GC	Uses	New Zone V-CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
		SPA/GC to V-CMU- Permitted Uses		
		○ Furniture rental agency ○ Furniture store ○ Garage equipment & tool sales ○ Gardening-landscaping supply store ○ General glass sales, services ○ General retail or department store ○ Gift card shop ○ Hardware store ○ Hearing aids, sales & service ○ Insurance office ○ Interior decorator office ○ Jewelry store, sales, repair ○ Laboratory, dental, medical or optical ○ Laboratory, research, analysis (if enclosed or screened) ○ Lapidary shop ○ Laundromat, self-service ○ Laundry or cleaning agency, retail ○ Laundry or cleaning pickup station ○ Library ○ Liquor store ○ Locksmith, key & lock shop ○ Lodge, fraternal hall ○ Mail order business ○ Marine supply store (enclosed) ○ Massage ○ Medical, dental office ○ Messenger service ○ Military surplus store ○ Museum ○ Music store & instrument repair ○ Newspaper-magazine stand ○ Nursery, plants (enclosed) ○ Office machines & equp't sales & service ○ Orthopedic appliances sales & service ○ Paint and wallpaper store ○ Pawn shop ○ Pet grooming service ○ Pet store, no kennel ○ Photocopy service ○ Photographic processing plant, wholesale ○ Photographic supply – camera store ○ Photography studio, incidental photo processing ○ Picture framing shop ○ Pool table sale and repair service ○ Portable swimming pool supply sales ○ Power tools, sales and repair ○ Prescription pharmacy ○ Print shop ○ Public relations, advertising ○ Real estate office ○ Reducing-body building/aerobics studio ○ Residential care homes for adults or children ○ Restaurant, coffee shop, cafeteria w/drive-up windows (subject to development standards) ○ Saddlery shop ○ School, business ○ School, charm, culture ○ School, public K-12 ○ School, self-defense, judo, boxing, gymnastics, swimming, similar activities ○ School, vocational ○ Shoe repair ○ Shoe shine parlor ○ Shoe store ○ Sign, on-site ○ Soda fountain-ice cream parlor ○ Spa and tanning ○ Stamp-coin store ○ Stationery store ○ Stenographic service ○ Studio, dance, voice, music, gymnastics ○ Studio, radio, television recording ○ Supermarket-goods store ○ Swimming pool, spa – sales and service ○ Tackle shop ○ Tailor ○ Taxi cab service and storage (if enclosed or screened) ○ Taxidermist ○ Telegraph office ○ Telephone answering service ○ Television and radio repair ○ Television/radio sales ○ Ticket agency ○ Tobacco shop ○ Tool reconditioning (accessory use) ○ Towing service (accessory, incidental) ○ Toy store ○ Travel agency ○ Trophy-emblem shop ○ Upholstery shop (no refinishing) ○ Veterinarian/animal hospital ○ Video store, sales, rental ○ Watches, sales, repair ○ Water recreation equipment, rental & sales (enclosed or screened) ○ Wedding chapel, reception hall ○ Wig sales and service ○ Wine sales facility – tasting room • **Storage/Warehousing**		○ Gardening-landscaping supply store ○ General glass sales, services ○ General retail or department store ○ Gift card shop ○ Hardware store ○ Hearing aids, sales & service ○ Insurance office ○ Interior decorator office ○ Jewelry store, sales, repair ○ Laboratory, dental, medical or optical ○ Laboratory, research, analysis (if enclosed or screened) ○ Lapidary shop ○ Laundromat, self-service ○ Laundry or cleaning agency, retail ○ Laundry or cleaning pickup station ○ Library ○ Locksmith, key & lock shop ○ Lodge, fraternal hall ○ Mail order business ○ Marine supply store (enclosed) ○ Massage ○ Medical, dental office ○ Messenger service ○ Military surplus store ○ Museum ○ Music store & instrument repair ○ Newspaper-magazine stand ○ Nursery, plants (enclosed) ○ Office machines & equp't sales & service ○ Orthopedic appliances sales & service ○ Paint and wallpaper store ○ Pet grooming service ○ Pet store, no kennel ○ Photocopy service ○ Photographic processing plant, wholesale ○ Photographic supply – camera store ○ Photography studio, incidental photo processing ○ Picture framing shop ○ Pool table sale and repair service ○ Portable swimming pool supply sales ○ Power tools, sales and repair ○ Prescription pharmacy ○ Print shop ○ Public relations, advertising ○ Real estate office ○ Reducing-body building/aerobics studio ○ Residential care homes for adults or children ○ Restaurant, coffee shop, cafeteria (no drive-up windows, & subject to development standards) ○ Saddlery shop ○ School, business ○ School, charm, culture ○ School, public K-12 ○ School, self-defense, judo, boxing, gymnastics, swimming, similar activities ○ School, vocational ○ Shoe repair ○ Shoe shine parlor ○ Shoe store ○ Sign, on-site ○ Soda fountain-ice cream parlor ○ Spa and tanning ○ Stamp-coin store ○ Stationery store ○ Stenographic service ○ Studio, dance, voice, music, gymnastics ○ Studio, radio, television recording ○ Supermarket-goods store ○ Swimming pool, spa – sales and service ○ Tackle shop ○ Tailor ○ Taxi cab service and storage (if enclosed or screened) ○ Taxidermist ○ Telegraph office ○ Telephone answering service ○ Television and radio repair ○ Television/radio sales ○ Ticket agency ○ Tobacco shop ○ Tool reconditioning (accessory use) ○ Towing service (accessory, incidental) ○ Toy store ○ Travel agency ○ Trophy-emblem shop ○ Upholstery shop (no refinishing) ○ Veterinarian/animal hospital ○ Video store, sales, rental ○ Watches, sales, repair ○ Water recreation equipment, rental & sales (enclosed or screened) ○ Wedding chapel, reception hall ○ Wig sales and service ○ Wine sales facility – tasting room **Additional -permitted uses per SPA:** • **Mixed-Use developments** • **Single-family Residences**

5	Existing Zone SPA/GC	Uses	New Zone V-CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
		SPA/GC to V-CMU - Conditional and Prohibited Uses		
5	**SPA/GC** **1.33 ac** **5 parcelS**	**Conditional** • **All conditional uses in LC zone, including:** ○ Apartment hotel (PC) ○ Apartments, Condominiums 81-150 units (PC dev rev) ○ Apartments, Condominiums, > 150 units (PC) ○ Arcade, Electronic or mechanical, video games (PC)		**Conditional** • **All conditional uses in LC zone, including:** ○ Apartment hotel (PC) ○ Apartments, Condominiums 81-150 units (PC dev. review) ○ Apartments, Condominiums, > 150 units (PC) ○ Arcade, Electronic or mechanical, video games (PC)

5	Existing Zone SPA/GC	Uses	New Zone V-CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
		SPA/GC to V-CMU - Conditional and Prohibited Uses		
		○ Auto rental or lease agency, limo service (ZA) ○ Auto, minor service, repair, replacement, primary use of premises (PC) ○ Bank, savings & loan, finance, credit office (PC if drive-up windows; default ZA) ○ Bed & breakfast inn (PC) ○ Boat parts, sale & accessory reconditioning (PC if reconditioning primary use) ○ Boat sale, rental, service (PC) ○ Card room (BD) ○ Carnival, Circus (BD) ○ Certified farmers' market or community stand (ZA) ○ College, university (PC) ○ Convalescent hospital ○ Convenience recycling facility (PC) ○ Convenience store – neighbrhd mkt < 6,000 sf (BD) ○ Dance Hall, Ballroom, Disco (PC) ○ Dancing – incidental in bar or restaurant (PC) ○ Electronic, mech or video games (≥ 3 machines) (ZA) ○ Equipment rental agency – office related (PC) ○ Fed or State gov't uses in/on private buildings, facilities or grounds (PC) ○ Food market, ancillary to service station (BD) ○ Fortune-teller, palmist, tarot reader (BD) ○ Funeral establishment w/o crematory (PC) ○ Furniture cleaning, refinishing, re-upholstery (PC) ○ Grinding, sharpening service (PC) ○ Hang glider sale & service (ZA) ○ Hospital ○ Hotel, Motel (PC) ○ Kennel, cattery, boarding, training (PC) ○ Labor union hall (PC) ○ Lawn mower engine, garden tool sales service, repair (ZA) ○ Live theater (ZA) ○ Mail or delivery service pickup station (PC or ZA) ○ Motion picture theater (ZA) ○ Motorcycle, sports cycles, etc., sales, rent, service, repair, dismantling (ZA) ○ Nursery, plants (if enclosed) ○ On-site alcoholic beverage sales (ZA with ABC permit) ○ Parking lot or garage as primary use (PC for multi-story) ○ Privately-owned uses in public & govt-owned buildings (where use is subject to use permit in other zones) ○ Psychiatric facility ○ Public & govt-owned buildings or facilities, not federal or state (PC) ○ Public & govt-uses, other than fed or state, in private buildings, facilities or grounds (PC, where use is subject to permit in other zones) ○ Public auction, new clothing, apparel, enclosed building (PC) ○ Recreation facility, indoor (ZA) ○ Recreation facility, outdoor (PC) ○ Recreational vehicle & boat storage (PC) ○ Remote teller, freestanding (PC) ○ Residential Uses, other (PC) ○ Restaurant, coffee shop, cafeteria (PC if drive-up windows) or (ZA) ○ Sanitarium ○ School, private K-12 (PC) ○ School, private, other (PC) ○ Sideshow (BD) ○ Snack bar incidental to a park, boat dock, other water-oriented use (PC) ○ Social center (ZA) ○ Social rehab center (PC) ○ Social rehabilitation center ○ Storage building, mini-storage (PC) ○ Tattoo shop (PC) ○ Tool reconditioning, primary use (PC) ○ Towing service, primary use (PC) ○ Trade school (PC) ○ Travel trailer, motor home, camper sales, rent, storage (PC) ○ Utility trailer or truck rent or storage, ancillary to permitted use (PC) ○ Utility trailer, rental, service, sales (PC) ○ Wholesale distributor's service facility (PC)		○ Auto rental or lease agency, limo service (ZA) ○ Auto, minor service, repair, replacement, primary use of premises (PC) ○ Bank, savings & loan, finance, credit office (PC if drive-up windows; default ZA) ○ Bed & breakfast inn (PC) ○ Boat parts, sale & accessory reconditioning (PC if reconditioning primary use) ○ Boat sale, rental, service (PC) ○ Card room (BD) ○ Carnival, Circus (BD) ○ Certified farmers' market or community stand (ZA) ○ College, university (PC) ○ Convalescent hospital ○ Convenience recycling facility (PC) ○ Convenience store – neighborhood market < 6,000 sf (BD) ○ Dance Hall, Ballroom, Disco (PC) ○ Dancing – incidental in bar or restaurant (PC) ○ Drive-in café (PC) ○ Drive-in dairy, excluding creamery (PC) ○ Drive-in food market or stand (PC) ○ Electronic, mechanical or video games (≥ 3 machines)(ZA) ○ Equipment rental agency – office related (PC) ○ Fed or State gov't uses in/on private buildings, facilities or grounds (PC) ○ Food market, ancillary to service station (BD) ○ Fortune-teller, palmist, tarot reader (BD) ○ Funeral establishment w/o crematory (PC) ○ Furniture cleaning, refinishing, re-upholstery (PC) ○ Grinding, sharpening service (PC) ○ Hang glider sale & service (ZA) ○ Hospital ○ Hotel, Motel (PC) ○ Kennel, cattery, boarding, training (PC) ○ Labor union hall (PC) ○ Lawn mower engine, garden tool sales service, repair (ZA) ○ Liquor store (PC) ○ Live theater (ZA) ○ Mail or delivery service pickup station (PC or ZA) ○ Motion picture theater (ZA) ○ Motorcycle, sports cycles, etc., sales, rent, service, repair, dismantling (ZA) ○ Nursery, plants (if enclosed) ○ On-site alcoholic beverage sales (ZA with ABC permit) ○ Parking lot or garage as primary use (PC for multi-story) ○ Pawn shops (PC) ○ Privately-owned uses in public & govt-owned buildings (where use is subject to use permit in other zones) ○ Psychiatric facility ○ Public & govt-owned buildings or facilities, not federal or state (PC) ○ Public & govt-uses, other than fed or state, in private buildings, facilities or grounds (PC, where use is subject to permit in other zones) ○ Public auction, new clothing, apparel, enclosed building (PC) ○ Recreation facility, indoor (ZA) ○ Recreation facility, outdoor (PC) ○ Recreational vehicle & boat storage (PC) ○ Remote teller, freestanding (PC) ○ Residential Uses, other (PC) ○ Restaurant, coffee shop, cafeteria (PC if drive-up windows) or (ZA) ○ Sanitarium ○ School, private K-12 (PC) ○ School, private, other (PC) ○ Sideshow (BD) ○ Snack bar incidental to a park, boat dock, other water-oriented use (PC) ○ Social center (ZA) ○ Social rehab center (PC) ○ Social rehabilitation center ○ Storage building, mini-storage (PC) ○ Tattoo shop (PC) ○ Tool reconditioning, primary use (PC) ○ Towing service, primary use (PC) ○ Trade school (PC) ○ Travel trailer, motor home, camper sales, rent, storage (PC) ○ Utility trailer or truck rent or storage, ancillary to permitted use (PC) ○ Utility trailer, rental, service, sales (PC) ○ Wholesale distributor's service facility (PC) **Additional conditionally-permitted uses per SPA:** • **Multi-family uses > 20 units/acre** • **Drive-through facilities** • **Indoor recreation facilities** • **General retail over 50,000 sf** • **Liquor stores** • **Tattoo shops (note: already by subj to UP in LC)** • **Pawn shops**
5		**Prohibited** • Any use not expressly allowed except for those uses determined to be acceptable by the Planning Director (ZC §201-03)		**Prohibited** • Auto service station • Car wash • Gun sales • Adult uses • Check cashing facilities

6	Existing Zone LC	Uses	New Zone CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
		LC to -Commercial Mixed Use Permitted Uses		
6	**LC** **1.73 acres** **3 parcels**	**Permitted** • Accountants, bookkeepers office • Acupuncture clinic • Addressing and mailing services • Adult day health care • Advertising, public relations office • Alarm systems sales & service (if enclosed) • Ambulance service • Antique store • Apartments, < 80 units, dev. review • Appliance repair • Appliance store • Art gallery • Art studio • Athletic equipt & sporting goods store • Auto parts and accessory store (if enclosed) • Auto Wholesaler/Broker, max 2 vehicles on site • Auto, Minor Service-repair-replacement (if incidental and accessory to primary use, & enclosed) • Baggage transfer service • Bakery, pastry shop • Bank, savings & loan, finance, credit office (no drive-up windows) • Barber shop • Bar-tavern • Beauty shop • Bicycle sales, rental, service • Blueprinting, photostat service • Boat parts and accessories (enclosed) • Book-record store • Brew pub • Building trades contractors office • Business or professional office • Butcher, meat market • Candy store • Caretaker residence • Catering service • Child care center • Church • Citizen's improvement club – community center • Clinic, counseling, child/family counseling • Clinic, dialysis • Clinic, diet counseling & diet product sales • Clinic, physical therapy • Clothing and apparel store • Coin-op amusement machine, incidental to permitted use • Coin-op dispenser • Cold storage – frozen food locker • Collection, counseling, personnel office • Computer programming/software design • Computer sales, rental & lease • Computer service and training • Congregate care facilities • Costume shop – sales, rentals • Curio-novelty shop • Data processing service • Dating service (computerized video matching) • Delicatessen • Delivery service • Drafting service • Dressmaker • Drive-in café • Drive-in dairy, excluding creamery • Driving food market or stand • Driving school • Drug store – non-prescriptive drugs, sundries • Electrolysis • Electronic equipment repair • Electronic equipment store • Eyeglasses, frames, contact lenses sales & service • Federal and State gov't buildings on fed and/or state property • Firewood-fuel sales • Floor covering, drapery or upholstery store • Florist • Furniture rental agency • Furniture store • Garage equipment & tool sales • Gardening-landscaping supply store • General glass sales, services • General retail or department store (no area limit) • Gift card shop • Hardware store • Hearing aids, sales & service • Insurance office • Interior decorator office • Jewelry store, sales, repair • Laboratory, dental, medical or optical • Laboratory, research, analysis (if enclosed or screened) • Lapidary shop • Laundromat, self-service • Laundry or cleaning agency, retail • Laundry or cleaning pickup station • Library • Liquor store • Locksmith, key & lock shop • Lodge, fraternal hall • Mail order business • Marine supply store (enclosed) • Massage • Medical, dental office • Messenger service • Military surplus store • Museum • Music store & instrument repair • Newspaper-magazine stand • Nursery, plants (enclosed) • Office machines & equp't sales & service	**CMU**	**Permitted** • **All permitted uses in LC zone, including:** ○ Accountants, bookkeepers office ○ Acupuncture clinic ○ Addressing and mailing services ○ Adult day health care ○ Advertising, public relations office ○ Alarm systems sales & service (if enclosed) ○ Ambulance service ○ Antique store ○ Apartments, < 80 units, dev. review ○ Appliance repair ○ Appliance store ○ Art gallery ○ Art studio ○ Athletic equipt & sporting goods store ○ Auto parts and accessory store (if enclosed) ○ Auto Wholesaler/Broker, max 2 vehicles on site ○ Auto, Minor Service-repair-replacement (if incidental and accessory to primary use, & enclosed) ○ Baggage transfer service ○ Bakery, pastry shop ○ Bank, savings & loan, finance, credit office (no drive-up windows) ○ Barber shop ○ Bar-tavern ○ Beauty shop ○ Bicycle sales, rental, service ○ Blueprinting, photostat service ○ Boat parts and accessories (enclosed) ○ Book-record store ○ Brew pub ○ Building trades contractors office ○ Business or professional office ○ Butcher, meat market ○ Candy store ○ Caretaker residence ○ Catering service ○ Child care center ○ Church ○ Citizen's improvement club – community center ○ Clinic, counseling, child/family counseling ○ Clinic, dialysis ○ Clinic, diet counseling & diet product sales ○ Clinic, physical therapy ○ Clothing and apparel store ○ Coin-op amusement machine, incidental to permitted use ○ Coin-op dispenser ○ Cold storage – frozen food locker ○ Collection, counseling, personnel office ○ Computer programming/software design ○ Computer sales, rental & lease ○ Computer service and training ○ Congregate care facilities ○ Costume shop – sales, rentals ○ Curio-novelty shop ○ Data processing service ○ Dating service (computerized video matching) ○ Delicatessen ○ Delivery service ○ Drafting service ○ Dressmaker ○ Driving school ○ Drug store – non-prescriptive drugs, sundries ○ Electrolysis ○ Electronic equipment repair ○ Electronic equipment store ○ Eyeglasses, frames, contact lenses sales & service ○ Federal and State gov't buildings on fed and/or state property ○ Firewood-fuel sales ○ Floor covering, drapery or upholstery store ○ Florist ○ Furniture rental agency ○ Furniture store ○ Garage equipment & tool sales ○ Gardening-landscaping supply store ○ General glass sales, services ○ General retail or department store <50,000 sf ○ Gift card shop ○ Hardware store ○ Hearing aids, sales & service ○ Insurance office ○ Interior decorator office ○ Jewelry store, sales, repair ○ Laboratory, dental, medical or optical ○ Laboratory, research, analysis (if enclosed or screened) ○ Lapidary shop ○ Laundromat, self-service ○ Laundry or cleaning agency, retail ○ Laundry or cleaning pickup station ○ Library ○ Locksmith, key & lock shop ○ Lodge, fraternal hall ○ Mail order business ○ Marine supply store (enclosed) ○ Massage ○ Medical, dental office ○ Messenger service ○ Military surplus store ○ Museum ○ Music store & instrument repair ○ Newspaper-magazine stand ○ Nursery, plants (enclosed) ○ Office machines & equp't sales & service ○ Orthopedic appliances sales & service ○ Paint and wallpaper store ○ Pet grooming service ○ Pet store, no kennel ○ Photocopy service ○ Photographic processing plant, wholesale ○ Photographic supply – camera store ○ Photography studio, incidental photo processing ○ Picture framing shop ○ Pool table sale and repair service

	Existing Zone LC	Uses	New Zone CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
		LC to -Commercial Mixed Use Permitted Uses		
		• Orthopedic appliances sales & service • Paint and wallpaper store • Pawn shop • Pet grooming service • Pet store, no kennel • Photocopy service • Photographic processing plant, wholesale • Photographic supply – camera store • Photography studio, incidental photo processing • Picture framing shop • Pool table sale and repair service • Portable swimming pool supply sales • Power tools, sales and repair • Prescription pharmacy • Print shop • Public relations, advertising • Real estate office • Reducing-body building/aerobics studio • Residential care homes for adults or children • Restaurant, coffee shop, cafeteria w/drive-up windows (subject to development standards) • Saddlery shop • School, business • School, charm, culture • School, public K-12 • School, self-defense, judo, boxing, gymnastics, swimming, similar activities • School, vocational • Shoe repair • Shoe shine parlor • Shoe store • Sign, on-site • Soda fountain-ice cream parlor • Spa and tanning • Stamp-coin store • Stationery store • Stenographic service • Studio, dance, voice, music, gymnastics • Studio, radio, television recording • Supermarket-goods store • Swimming pool, spa – sales and service • Tackle shop • Tailor • Taxi cab service and storage (if enclosed or screened) • Taxidermist • Telegraph office • Telephone answering service • Television and radio repair • Television/radio sales • Ticket agency • Tobacco shop • Tool reconditioning (accessory use) • Towing service (accessory, incidental) • Toy store • Travel agency • Trophy-emblem shop • Upholstery shop (no refinishing) • Veterinarian/animal hospital • Video store, sales, rental • Watches, sales, repair • Water recreation equipment, rental & sales (enclosed or screened) • Wedding chapel, reception hall • Wig sales and service • Wine sales facility – tasting room		○ Portable swimming pool supply sales ○ Power tools, sales and repair ○ Prescription pharmacy ○ Print shop ○ Public relations, advertising ○ Real estate office ○ Reducing-body building/aerobics studio ○ Residential care homes for adults or children ○ Restaurant, coffee shop, cafeteria (no drive-up windows, & subject to development standards) ○ Saddlery shop ○ School, business ○ School, charm, culture ○ School, public K-12 ○ School, self-defense, judo, boxing, gymnastics, swimming, similar activities ○ School, vocational ○ Shoe repair ○ Shoe shine parlor ○ Shoe store ○ Sign, on-site ○ Soda fountain-ice cream parlor ○ Spa and tanning ○ Stamp-coin store ○ Stationery store ○ Stenographic service ○ Studio, dance, voice, music, gymnastics ○ Studio, radio, television recording ○ Supermarket-goods store ○ Swimming pool, spa – sales and service ○ Tackle shop ○ Tailor ○ Taxi cab service and storage (if enclosed or screened) ○ Taxidermist ○ Telegraph office ○ Telephone answering service ○ Television and radio repair ○ Television/radio sales ○ Ticket agency ○ Tobacco shop ○ Tool reconditioning (accessory use) ○ Towing service (accessory, incidental) ○ Toy store ○ Travel agency ○ Trophy-emblem shop ○ Upholstery shop (no refinishing) ○ Veterinarian/animal hospital ○ Video store, sales, rental ○ Watches, sales, repair ○ Water recreation equipment, rental & sales (enclosed or screened) ○ Wedding chapel, reception hall ○ Wig sales and service ○ Wine sales facility – tasting room **Additional -permitted uses per SPA:** • **Hotel, motel** • **Mixed-Use developments** • **Single-family Residences**

	Existing Zone LC	Uses	New Zone CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
		LC to-Commercial Mixed Use Conditional and Prohibited Uses		
6	**LC 1.73 acres 3 parcels**	**Conditional** • Apartment hotel (PC) • Apartments, Condominiums 81-150 units (PC dev. review) • Apartments, Condominiums, > 150 units (PC) • Arcade, Electronic or mechanical, video games (PC) • Auto rental or lease agency, limo service (ZA) • Auto, minor service, repair, replacement, primary use of premises (PC) • Bank, savings & loan, finance, credit office (PC if drive-up windows; default ZA) • Bed & breakfast inn (PC) • Boat parts, sale & accessory reconditioning (PC if reconditioning primary use) • Boat sale, rental, service (PC) • Card room (BD) • Carnival, Circus (BD) • Certified farmers' market or community stand (ZA) • College, university (PC) • Convalescent hospital • Convenience recycling facility (PC) • Convenience store – neighborhood market < 6,000 sf (BD) • Dance Hall, Ballroom, Disco (PC) • Dancing – incidental in bar or restaurant (PC) • Electronic, mechanical or video games (≥ 3 machines)(ZA) • Equipment rental agency – office related (PC) • Fed or State gov't uses in/on private buildings, facilities or grounds (PC) • Food market, ancillary to service station (BD) • Fortune-teller, palmist, tarot reader (BD) • Funeral establishment w/o crematory (PC) • Furniture cleaning, refinishing, re-upholstery (PC) • Grinding, sharpening service (PC) • Hang glider sale & service (ZA) • Hospital	**CMU**	**Conditional** • **All conditional uses in LC zone, including:** ○ Apartment hotel (PC) ○ Apartments, Condominiums 81-150 units (PC dev. review) ○ Apartments, Condominiums, > 150 units (PC) ○ Arcade, Electronic or mechanical, video games (PC) ○ Auto rental or lease agency, limo service (ZA) ○ Auto, minor service, repair, replacement, primary use of premises (PC) ○ Bank, savings & loan, finance, credit office (PC if drive-up windows; default ZA) ○ Bed & breakfast inn (PC) ○ Boat parts, sale & accessory reconditioning (PC if reconditioning primary use) ○ Boat sale, rental, service (PC) ○ Card room (BD) ○ Carnival, Circus (BD) ○ Certified farmers' market or community stand (ZA) ○ College, university (PC) ○ Convalescent hospital ○ Convenience recycling facility (PC) ○ Convenience store – neighborhood market < 6,000 sf (BD) ○ Dance Hall, Ballroom, Disco (PC) ○ Dancing – incidental in bar or restaurant (PC) ○ Electronic, mechanical or video games (≥ 3 machines)(ZA) ○ Equipment rental agency – office related (PC) ○ Fed or State gov't uses in/on private buildings, facilities or grounds (PC) ○ Food market, ancillary to service station (BD) ○ Fortune-teller, palmist, tarot reader (BD) ○ Funeral establishment w/o crematory (PC) ○ Furniture cleaning, refinishing, re-upholstery (PC) ○ Grinding, sharpening service (PC) ○ Hang glider sale & service (ZA) ○ Hospital ○ Kennel, cattery, boarding, training (PC)

	Existing Zone LC	Uses	New Zone CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
		LC to-Commercial Mixed Use Conditional and Prohibited Uses		
		• Hotel, Motel (PC) • Kennel, cattery, boarding, training (PC) • Labor union hall (PC) • Lawn mower engine, garden tool sales service, repair (ZA) • Live theater (ZA) • Mail or delivery service pickup station (PC or ZA) • Motion picture theater (ZA) • Motorcycle, sports cycles, etc., sales, rent, service, repair, dismantling (ZA) • Nursery, plants (if enclosed) • On-site alcoholic beverage sales (ZA with ABC permit) • Parking lot or garage as primary use (PC for multi-story) • Privately-owned uses in public & govt-owned buildings (where use is subject to use permit in other zones) • Psychiatric facility • Public & govt-owned buildings or facilities, not federal or state (PC) • Public & govt-uses, other than fed or state, in private buildings, facilities or grounds (PC, where use is subject to permit in other zones) • Public auction, new clothing, apparel, enclosed building (PC) • Recreation facility, indoor (ZA) • Recreation facility, outdoor (PC) • Recreational vehicle & boat storage (PC) • Remote teller, freestanding (PC) • Residential Uses, other (PC) • Restaurant, coffee shop, cafeteria (PC if drive-up windows) or (ZA) • Sanitarium • School, private K-12 (PC) • School, private, other (PC) • Sideshow (BD) • Snack bar incidental to a park, boat dock, other water-oriented use (PC) • Social center (ZA) • Social rehab center (PC) • Social rehabilitation center • Storage building, mini-storage (PC) • Tattoo shop (PC) • Tool reconditioning, primary use (PC) • Towing service, primary use (PC) • Trade school (PC) • Travel trailer, motor home, camper sales, rent, storage (PC) • Utility trailer or truck rent or storage, ancillary to permitted use (PC) • Utility trailer, rental, service, sales (PC) • Wholesale distributor's service facility (PC)		○ Labor union hall (PC) ○ Lawn mower engine, garden tool sales service, repair (ZA) ○ Liquor store ○ Live theater (ZA) ○ Mail or delivery service pickup station (PC or ZA) ○ Motion picture theater (ZA) ○ Motorcycle, sports cycles, etc., sales, rent, service, repair, dismantling (ZA) ○ Nursery, plants (if enclosed) ○ On-site alcoholic beverage sales (ZA with ABC permit) ○ Parking lot or garage as primary use (PC for multi-story) ○ Pawn shop ○ Privately-owned uses in public & govt-owned buildings (where use is subject to use permit in other zones) ○ Psychiatric facility ○ Public & govt-owned buildings or facilities, not federal or state (PC) ○ Public & govt-uses, other than fed or state, in private buildings, facilities or grounds (PC, where use is subject to permit in other zones) ○ Public auction, new clothing, apparel, enclosed building (PC) ○ Recreation facility, indoor (ZA) ○ Recreation facility, outdoor (PC) ○ Recreational vehicle & boat storage (PC) ○ Remote teller, freestanding (PC) ○ Residential Uses, other (PC) ○ Restaurant, coffee shop, cafeteria (PC if drive-up windows) or (ZA) ○ Sanitarium ○ School, private K-12 (PC) ○ School, private, other (PC) ○ Sideshow (BD) ○ Snack bar incidental to a park, boat dock, other water-oriented use (PC) ○ Social center (ZA) ○ Social rehab center (PC) ○ Social rehabilitation center ○ Storage building, mini-storage (PC) ○ Tattoo shop (PC) ○ Tool reconditioning, primary use (PC) ○ Towing service, primary use (PC) ○ Trade school (PC) ○ Travel trailer, motor home, camper sales, rent, storage (PC) ○ Utility trailer or truck rent or storage, ancillary to permitted use (PC) ○ Utility trailer, rental, service, sales (PC) ○ Wholesale distributor's service facility (PC **Additional conditionally-permitted uses per SPA:** • **Auto service station** • **Car wash** • **Drive-through facilities** • **General retail over 50,000 sf** • **Liquor stores** • **Pawn shops** • **Tattoo shops** • **Warehousing/storage flex-space in conjunction with offices (APNs 206-0210-016, 019, 038 only)**
		Prohibited • Any use not expressly allowed except for those uses determined to be acceptable by the Planning Director (ZC §225-12)		**Prohibited:** • **Major auto repair** • **Gun sales** • **Adult uses** • **Check cashing facilities**

	Existing Zone LC	Uses	New Zone V-CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
		LC to Village-Commercial Mixed Use Permitted Uses		
	LC **1.02 acres** **3 parcels**	**Permitted** • Accountants, bookkeepers office • Acupuncture clinic • Addressing and mailing services • Adult day health care • Advertising, public relations office • Alarm systems sales & service (if enclosed) • Ambulance service • Antique store • Apartments < 80 units, dev. review • Appliance repair • Appliance store • Art gallery • Art studio • Athletic equipt & sporting goods store • Auto parts and accessory store (if enclosed) • Auto Wholesaler/Broker, max 2 vehicles on site • Auto, Minor Service-repair-replacement (if incidental and accessory to primary use, & enclosed) • Baggage transfer service • Bakery, pastry shop • Bank, savings & loan, finance, credit office (no drive-up windows) • Barber shop • Bar-tavern • Beauty shop • Bicycle sales, rental, service • Blueprinting, photostat service • Boat parts and accessories (enclosed) • Book-record store • Brew pub • Building trades contractors office • Business or professional office • Butcher, meat market • Candy store • Caretaker residence • Catering service • Child care center • Church • Citizen's improvement club – community center	**V-CMU**	**Permitted** • **All permitted uses in LC zone, including:** ○ Accountants, bookkeepers office ○ Acupuncture clinic ○ Addressing and mailing services ○ Adult day health care ○ Advertising, public relations office ○ Alarm systems sales & service (if enclosed) ○ Ambulance service ○ Antique store ○ Apartments < 80 units, dev. review ○ Appliance repair ○ Appliance store ○ Art gallery ○ Art studio ○ Athletic equipt & sporting goods store ○ Auto parts and accessory store (if enclosed) ○ Auto Wholesaler/Broker, max 2 vehicles on site ○ Auto, Minor Service-repair-replacement (if incidental and accessory to primary use, and enclosed) ○ Baggage transfer service ○ Bakery, pastry shop ○ Bank, savings & loan, finance, credit office (no drive-up windows) ○ Barber shop ○ Bar-tavern ○ Beauty shop ○ Bicycle sales, rental, service ○ Blueprinting, photostat service ○ Boat parts and accessories (enclosed) ○ Book-record store ○ Brew pub ○ Building trades contractors office ○ Business or professional office ○ Butcher, meat market ○ Candy store ○ Caretaker residence ○ Catering service ○ Child care center ○ Church ○ Citizen's improvement club – community center ○ Clinic, counseling, child/family counseling ○ Clinic, dialysis

7	Existing Zone LC	Uses	New Zone V-CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
LC to Village-Commercial Mixed Use Permitted Uses				
		• Clinic, counseling, child/family counseling • Clinic, dialysis • Clinic, diet counseling & diet product sales • Clinic, physical therapy • Clothing and apparel store • Coin-op amusement machine, incidental to permitted use • Coin-op dispenser • Cold storage – frozen food locker • Collection, counseling, personnel office • Computer programming/software design • Computer sales, rental & lease • Computer service and training • Congregate care facilities • Costume shop – sales, rentals • Curio-novelty shop • Data processing service • Dating service (computerized video matching) • Delicatessen • Delivery service • Drafting service • Dressmaker • Drive-in café • Drive-in dairy, excluding creamery • Drive-in food market or stand • Driving school • Drug store – non-prescriptive drugs, sundries • Electrolysis • Electronic equipment repair • Electronic equipment store • Eyeglasses, frames, contact lenses sales & service • Federal and State gov't buildings on fed and/or state property • Firewood-fuel sales • Floor covering, drapery or upholstery store • Florist • Furniture rental agency • Furniture store • Garage equipment & tool sales • Gardening-landscaping supply store • General glass sales, services • General retail or department store • Gift card shop • Hardware store • Hearing aids, sales & service • Insurance office • Interior decorator office • Jewelry store, sales, repair • Laboratory, dental, medical or optical • Laboratory, research, analysis (if enclosed or screened) • Lapidary shop • Laundromat, self-service • Laundry or cleaning agency, retail • Laundry or cleaning pickup station • Library • Liquor store • Locksmith, key & lock shop • Lodge, fraternal hall • Mail order business • Marine supply store (enclosed) • Massage • Medical, dental office • Messenger service • Military surplus store • Museum • Music store & instrument repair • Newspaper-magazine stand • Nursery, plants (enclosed) • Office machines & equp't sales & service • Orthopedic appliances sales & service • Paint and wallpaper store • Pawn shop • Pet grooming service • Pet store, no kennel • Photocopy service • Photographic processing plant, wholesale • Photographic supply – camera store • Photography studio, incidental photo processing • Picture framing shop • Pool table sale and repair service • Portable swimming pool supply sales • Power tools, sales and repair • Prescription pharmacy • Print shop • Public relations, advertising • Real estate office • Reducing-body building/aerobics studio • Residential care homes for adults or children • Restaurant, coffee shop, cafeteria w/drive-up windows (subject to development standards) • Saddlery shop • School, business • School, charm, culture • School, public K-12 • School, self-defense, judo, boxing, gymnastics, swimming, similar activities • School, vocational • Shoe repair • Shoe shine parlor • Shoe store • Sign, on-site • Soda fountain-ice cream parlor • Spa and tanning • Stamp-coin store • Stationery store • Stenographic service • Studio, dance, voice, music, gymnastics • Studio, radio, television recording • Supermarket-goods store • Swimming pool, spa – sales and service		○ Clinic, diet counseling & diet product sales ○ Clinic, physical therapy ○ Clothing and apparel store ○ Coin-op amusement machine, incidental to permitted use ○ Coin-op dispenser ○ Cold storage – frozen food locker ○ Collection, counseling, personnel office ○ Computer programming/software design ○ Computer sales, rental & lease ○ Computer service and training ○ Congregate care facilities ○ Costume shop – sales, rentals ○ Curio-novelty shop ○ Data processing service ○ Dating service (computerized video matching) ○ Delicatessen ○ Delivery service ○ Drafting service ○ Dressmaker ○ Driving school ○ Drug store – non-prescriptive drugs, sundries ○ Electrolysis ○ Electronic equipment repair ○ Electronic equipment store ○ Eyeglasses, frames, contact lenses sales & service ○ Federal and State gov't buildings on fed and/or state property ○ Firewood-fuel sales ○ Floor covering, drapery or upholstery store ○ Florist ○ Furniture rental agency ○ Furniture store ○ Garage equipment & tool sales ○ Gardening-landscaping supply store ○ General glass sales, services ○ General retail or department store <50,000 sf ○ Gift card shop ○ Hardware store ○ Hearing aids, sales & service ○ Insurance office ○ Interior decorator office ○ Jewelry store, sales, repair ○ Laboratory, dental, medical or optical ○ Laboratory, research, analysis (if enclosed or screened) ○ Lapidary shop ○ Laundromat, self-service ○ Laundry or cleaning agency, retail ○ Laundry or cleaning pickup station ○ Library ○ Locksmith, key & lock shop ○ Lodge, fraternal hall ○ Mail order business ○ Marine supply store (enclosed) ○ Massage ○ Medical, dental office ○ Messenger service ○ Military surplus store ○ Museum ○ Music store & instrument repair ○ Newspaper-magazine stand ○ Nursery, plants (enclosed) ○ Office machines & equp't sales & service ○ Orthopedic appliances sales & service ○ Paint and wallpaper store ○ Pet grooming service ○ Pet store, no kennel ○ Photocopy service ○ Photographic processing plant, wholesale ○ Photographic supply – camera store ○ Photography studio, incidental photo processing ○ Picture framing shop ○ Pool table sale and repair service ○ Portable swimming pool supply sales ○ Power tools, sales and repair ○ Prescription pharmacy ○ Print shop ○ Public relations, advertising ○ Real estate office ○ Reducing-body building/aerobics studio ○ Residential care homes for adults or children ○ Restaurant, coffee shop, cafeteria (no drive-up windows, & subject to development standards) ○ Saddlery shop ○ School, business ○ School, charm, culture ○ School, public K-12 ○ School, self-defense, judo, boxing, gymnastics, swimming, similar activities ○ School, vocational ○ Shoe repair ○ Shoe shine parlor ○ Shoe store ○ Sign, on-site ○ Soda fountain-ice cream parlor ○ Spa and tanning ○ Stamp-coin store ○ Stationery store ○ Stenographic service ○ Studio, dance, voice, music, gymnastics ○ Studio, radio, television recording ○ Supermarket-goods store ○ Swimming pool, spa – sales and service ○ Tackle shop ○ Tailor ○ Taxi cab service and storage (if enclosed or screened) ○ Taxidermist ○ Telegraph office ○ Telephone answering service ○ Television and radio repair ○ Television/radio sales ○ Ticket agency ○ Tobacco shop ○ Tool reconditioning (accessory use) ○ Towing service (accessory, incidental) ○ Toy store

7	Existing Zone LC	Uses	New Zone V-CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
LC to Village-Commercial Mixed Use Permitted Uses				
		• Tackle shop • Tailor • Taxi cab service and storage (if enclosed or screened) • Taxidermist • Telegraph office • Telephone answering service • Television and radio repair • Television/radio sales • Ticket agency • Tobacco shop • Tool reconditioning (accessory use) • Towing service (accessory, incidental) • Toy store • Travel agency • Trophy-emblem shop • Upholstery shop (no refinishing) • Veterinarian/animal hospital • Video store, sales, rental • Watches, sales, repair • Water recreation equipment, rental & sales (enclosed or screened) • Wedding chapel, reception hall • Wig sales and service • Wine sales facility – tasting room		○ Travel agency ○ Trophy-emblem shop ○ Upholstery shop (no refinishing) ○ Veterinarian/animal hospital ○ Video store, sales, rental ○ Watches, sales, repair ○ Water recreation equipment, rental & sales (enclosed or screened) ○ Wedding chapel, reception hall ○ Wig sales and service ○ Wine sales facility – tasting room **Additional permitted uses per SPA:** • **Mixed-Use developments** • **Single-family Residences**

7	Existing Zone LC	Uses	New Zone V-CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
LC to –Village-Commercial Mixed Use Conditional and Prohibited Uses				
7	**LC** **1.02 acres** **3 parcels**	**Conditional** • Apartment hotel (PC) • Apartments, Condominiums 81-150 units (PC dev. review) • Apartments, Condominiums, > 150 units (PC) • Arcade, Electronic or mechanical, video games (PC) • Auto rental or lease agency, limo service (ZA) • Auto, minor service, repair, replacement, primary use of premises (PC) • Bank, savings & loan, finance, credit office (PC if drive-up windows; ZA if <100sf) • Bed & breakfast inn (PC) • Boat parts, sale & accessory reconditioning (PC if reconditioning primary use) • Boat sale, rental, service (PC) • Card room (BD) • Carnival, Circus (BD) • Certified farmers' market or community stand (ZA) • College, university (PC) • Convalescent hospital • Convenience recycling facility (PC) • Convenience store – neighborhood market < 6,000 sf (BD) • Dance Hall, Ballroom, Disco (PC) • Dancing – incidental in bar or restaurant (PC) • Electronic, mechanical or video games (≥3 machines)(ZA) • Equipment rental agency – office related (PC) • Fed or State gov't uses in/on private buildings, facilities or grounds (PC) • Food market, ancillary to service station (BD) • Fortune-teller, palmist, tarot reader (BD) • Funeral establishment w/o crematory (PC) • Furniture cleaning, refinishing, re-upholstery (PC) • Grinding, sharpening service (PC) • Hang glider sale & service (ZA) • Hospital • Hotel, Motel (PC) • Kennel, cattery, boarding, training (PC) • Labor union hall (PC) • Lawn mower engine, garden tool sales service, repair (ZA) • Live theater (ZA) • Mail or delivery service pickup station (PC or ZA) • Motion picture theater (ZA) • Motorcycle, sports cycles, etc., sales, rent, service, repair, dismantling (ZA) • Nursery, plants (if enclosed) • On-site alcoholic beverage sales (ZA with ABC permit) • Parking lot or garage as primary use (PC for multi-story) • Privately-owned uses in public & govt-owned buildings (where use is subject to use permit in other zones) • Psychiatric facility • Public & govt-owned buildings or facilities, not fed or state (PC) • Public & govt-uses, other than fed or state, in private buildings, facilities or grounds (PC, where use is subject to permit in other zones) • Public auction, new clothing, apparel, enclosed building (PC) • Recreation facility, indoor (ZA) • Recreation facility, outdoor (PC) • Recreational vehicle & boat storage (PC) • Remote teller, freestanding (PC) • Residential Uses, other (PC) • Restaurant, coffee shop, cafeteria (PC if drive-up windows) or (ZA) • Sanitarium • School, private K-12 (PC) • School, private, other (PC) • Sideshow (BD) • Snack bar incidental to park, boat dock, water-oriented use (PC) • Social center (ZA) • Social rehab center (PC) • Social rehabilitation center • Storage building, mini-storage (PC) • Tattoo shop (PC) • Tool reconditioning, primary use (PC) • Towing service, primary use (PC) • Trade school (PC) • Travel trailer, motor home, camper sales, rent, storage (PC)		**Conditional** • **All conditional uses in LC zone, including:** ○ Apartment hotel (PC) ○ Apartments, Condominiums 81-150 units (PC dev. review) ○ Apartments, Condominiums, > 150 units (PC) ○ Arcade, Electronic or mechanical, video games (PC) ○ Auto rental or lease agency, limo service (ZA) ○ Auto, minor service, repair, replacement, primary use of premises (PC) ○ Bank, savings & loan, finance, credit office (PC for drive-up windows; ZA if <100sf) ○ Bed & breakfast inn (PC) ○ Boat parts, sale & accessory reconditioning (PC if reconditioning primary use) ○ Boat sale, rental, service (PC) ○ Card room (BD) ○ Carnival, Circus (BD) ○ Certified farmers' market or community stand (ZA) ○ College, university (PC) ○ Convalescent hospital ○ Convenience recycling facility (PC) ○ Convenience store – neighborhood market < 6,000 sf (BD) ○ Dance Hall, Ballroom, Disco (PC) ○ Dancing – incidental in bar or restaurant (PC) ○ Electronic, mechanical or video games (≥ 3 machines)(ZA) ○ Equipment rental agency – office related (PC) ○ Fed or State gov't uses in/on private buildings, facilities or grounds (PC) ○ Food market, ancillary to service station (BD) ○ Fortune-teller, palmist, tarot reader (BD) ○ Funeral establishment w/o crematory (PC) ○ Furniture cleaning, refinishing, re-upholstery (PC) ○ Grinding, sharpening service (PC) ○ Hang glider sale & service (ZA) ○ Hospital ○ Hotel, Motel (PC) ○ Kennel, cattery, boarding, training (PC) ○ Labor union hall (PC) ○ Lawn mower engine, garden tool sales service, repair (ZA) ○ Live theater (ZA) ○ Mail or delivery service pickup station (PC or ZA) ○ Motion picture theater (ZA) ○ Motorcycle, sports cycles, etc., sales, rent, service, repair, dismantling (ZA) ○ Nursery, plants (if enclosed) ○ On-site alcoholic beverage sales (ZA with ABC permit) ○ Parking lot or garage as primary use (PC for multi-story) ○ Privately-owned uses in public & govt-owned buildings (where use is subject to use permit in other zones) ○ Psychiatric facility ○ Public & govt-owned buildings or facilities, not fed or state (PC) ○ Public & govt-uses, other than fed or state, in private buildings, facilities or grounds (PC, where use is subj to permit in other zones) ○ Public auction, new clothing, apparel, enclosed building (PC) ○ Recreation facility, indoor (ZA) ○ Recreation facility, outdoor (PC) ○ Recreational vehicle & boat storage (PC) ○ Remote teller, freestanding (PC) ○ Residential Uses, other (PC) ○ Restaurant, coffee shop, cafeteria (PC if drive-up windows) or (ZA) ○ Sanitarium ○ School, private K-12 (PC) ○ School, private, other (PC) ○ Sideshow (BD) ○ Snack bar incidental to park, boat dock, other water-oriented use (PC) ○ Social center (ZA) ○ Social rehab center (PC) ○ Social rehabilitation center ○ Storage building, mini-storage (PC) ○ Tattoo shop (PC) ○ Tool reconditioning, primary use (PC) ○ Towing service, primary use (PC) ○ Trade school (PC) ○ Travel trailer, motor home, camper sales, rent, storage (PC) ○ Utility trailer or truck rent or storage, ancillary to permitted use (PC)

7	Existing Zone LC	Uses	New Zone V-CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
LC to –Village-Commercial Mixed Use Conditional and Prohibited Uses				
		• Utility trailer or truck rent or storage, ancillary to permitted use (PC) • Utility trailer, rental, service, sales (PC) • Wholesale distributor's service facility (PC)		○ Utility trailer, rental, service, sales (PC) ○ Wholesale distributor's service facility (PC) **Additional conditionally-permitted uses per SPA:** • **Drive-through facilities** • **General retail over 50,000 sf** • **Indoor recreation facilities** • **Liquor stores** • **Multi-family uses > 20 units/acre** • **Pawn shops** • **Tattoo shops (note: already subj to UP in LC)**
7		**Prohibited** • Any use not expressly allowed except for those uses determined to be acceptable by the Planning Director (ZC §225-12)		**Prohibited** • Auto service station • Car wash • Adult uses • Check cashing facilities • Gun sales

8	Existing Zone M-1	Uses	New Zone V-NMU	• Uses –(XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
M-1 to Village-Neighborhood Mixed Use Permitted Uses				
8	**M-1** **4.13 acres** **1 parcel**	**Permitted** • Agricultural uses (if enclosed or screened) • Antique auto, storage, rebuilding (if enclosed or screened) • Appliance, radio, television repair shop (if enclosed or screened) • Armored care service (if enclosed or screened) • Auto inspection station (if enclosed or screened) • Auto painting, reconditioning (if enclosed or screened) • Auto repair garage, machine repair, overhaul (if enclosed or screened) • Auto repair, overhauling, upholstering(if enclosed or screened) • Auto storage, indoor • Auto storage, outdoor (if enclosed or screened) • Auto, truck rental & leasing (if enclosed or screened) • Blueprinting, photostating service • Boat service and repair (if enclosed or screened) • Bottled gas sale & storage (if enclosed or screened) • Bottled gas storage and distribution (if enclosed or screened) • Building trades contractors' offices, service yard, workshop (if enclosed or screened) • Bus & freight depot, truck terminal (if enclosed or screened) • Car wash without gas pumps • Carpet and rug cleaning plant (if enclosed or screened) • Ceramic product manufacturing, electricity or gas-powered (if enclosed or screened) • Church • Coffee shop, deli, cafeteria when limited to 1 tenant in building, <15% of total floor area • Commercial grain elevators (if enclosed or screened) • Condominiums, industrial • Contractor's storage yard (if enclosed or screened) • Delivery service • Disinfecting, fumigating (if enclosed or screened) • Drafting service • Draying & freight yard (if enclosed or screened) • Egg processing facilities (if enclosed or screened) • Electric or neon sign manufacturing • Equipment rental (if enclosed or screened) • Federal and State gov't buildings on fed and/or state property • Feed and fuel yard (if enclosed or screened) • Firewood, fuel sales & storage (if enclosed or screened) • Frozen food lockers – cold storage (if enclosed or screened) • Gardening, landscaping, service yard & workshop (if enclosed or screened) • Garment manufacture (if enclosed or screened) • General storage (if enclosed or screened) • Grinding-sharpening service (if enclosed or screened) • Gunsmith • Hay, seed, grain, farm equipment sales (if enclosed or screened) • Home occupation (home business) • Honey extraction (if enclosed or screened) • Ice manufacture, cold storage (if enclosed or screened) • Janitorial services (if enclosed or screened) • Labor union hall • Laboratory, medical, dental, optical, research • Laundry, cleaning/dying plant (if enclosed or screened) • Live theater (not adult use) • Locksmith, safe repair shop • Lumber yard, new & used, sales, storage (if enclosed or screened) • Machinery rental yard (if enclosed or screened) • Mail order business • Manufactured home sales, rental, storage & assembly (if enclosed or screened) • Manufacturing, compounding, assembly or treatment of articles/merchandise from previously prepared materials (if enclosed or screened) • Manufacturing, compounding, processing products (if enclosed or screened) • Manufacturing, distributing pools, spas (if enclosed or screened) • Military surplus equipment and goods sale (if enclosed or screened) • Milk products plant, dairy (if enclosed or screened) • Mini-storage facilities (if enclosed or screened) • Moving and storage (if enclosed or screened) • Nursery, wholesale • Offices, incidental, <25% of total floor area • Paint mixing, batching, compounding (if enclosed or screened) • Parking yard for damaged vehicles (if enclosed or screened) • Parking yard for towable, operable vehicles with on-site office (if enclosed or screened) • Parts sales, incidental, <25% of total floor area • Pest control services (if enclosed or screened) • Photographic chemical processing and wholesale distribution • Planing & sawmills (if enclosed or screened) • Plastic item assembly (if enclosed or screened)	V-NMU	**Permitted** • **All LC permitted uses, including:** ○ Accountants, bookkeepers office ○ Acupuncture clinic ○ Addressing and mailing services ○ Adult day health care ○ Advertising, public relations office ○ Alarm systems sales & service (if enclosed) ○ Ambulance service ○ Antique store ○ Apartments < 80 units, dev. review ○ Appliance store ○ Art gallery ○ Art studio ○ Athletic equipt & sporting goods store ○ Auto parts and accessory store (if enclosed) ○ Baggage transfer service ○ Bakery, pastry shop ○ Bank, savings & loan, finance, credit office (no drive-up windows) ○ Barber shop ○ Beauty shop ○ Bicycle sales, rental, service ○ Blueprinting, photostat service ○ Boat parts and accessories (enclosed) ○ Book-record store ○ Brew pub ○ Building trades contractors office ○ Business or professional office ○ Business school ○ Butcher, meat market ○ Candy store ○ Caretaker residence ○ Catering service ○ Child care center ○ Church ○ Citizen's improvement club – community center ○ Clinic, counseling, child/family counseling ○ Clinic, dialysis ○ Clinic, diet counseling & diet product sales ○ Clinic, physical therapy ○ Clothing and apparel store ○ Coin-op amusement machine, incidental to permitted use ○ Coin-op dispenser ○ Cold storage – frozen food locker ○ Collection, counseling, personnel office ○ Computer programming/software design ○ Computer sales, rental & lease ○ Computer service and training ○ Congregate care facilities ○ Costume shop – sales, rentals ○ Curio-novelty shop ○ Data processing service ○ Dating service (computerized video matching) ○ Delicatessen ○ Delivery service ○ Drafting service ○ Dressmaker ○ Driving school ○ Drug store – non-prescriptive drugs, sundries ○ Electrolysis ○ Electronic equipment repair, accessory ○ Electronic equipment store ○ Eyeglasses, frames, contact lenses sales & service ○ Federal and State gov't buildings on fed and/or state property ○ Firewood-fuel sales ○ Floor covering, drapery or upholstery store ○ Florist ○ Furniture rental agency ○ Furniture store ○ Garage equipment & tool sales ○ Gardening-landscaping supply store ○ General glass sales, services ○ General retail or department store ○ Gift card shop ○ Hardware store ○ Hearing aids, sales & service ○ Home occupation (home business) ○ Insurance office ○ Interior decorator office ○ Jewelry store, sales, repair ○ Laboratory, dental, medical or optical ○ Laboratory, research, analysis (if enclosed or screened) ○ Lapidary shop ○ Laundromat, self-service ○ Laundry or cleaning agency, retail ○ Laundry or cleaning pickup station ○ Library ○ Locksmith, key & lock shop ○ Lodge, fraternal hall

8	Existing Zone M-1	Uses	New Zone V-NMU	• Uses –(XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
M-1 to Village-Neighborhood Mixed Use Permitted Uses				
		• Pool service (if enclosed or screened) • Printing, lithography, publishing (if enclosed or screened) • Public utility service yard (if enclosed or screened) • Rubber item fabrication or assembly (if enclosed or screened) • School, trade • Security service • Signs, on-site • Small electronic equipment assembly (if enclosed or screened) • Small wineries • Stamp manufacturing (rubber or metal stamps), musical instruments, toys, novelties (if enclosed or screened) • Tire retreading, recapping, rebuilding (if enclosed or screened) • Tire shop, sales & installation (if enclosed or screened) • Towing service (if enclosed or screened) • Tree service (if enclosed or screened) • Truck terminal yard (if enclosed or screened) • Upholstery, furniture cleaning (if enclosed or screened) • Utility trailer sale, rental service (if enclosed or screened) • Veterinary hospital (if enclosed or screened) • Video tape editing, processing • Wholesaling & warehousing (if enclosed or screened)		○ Mail order business ○ Marine supply store (enclosed) ○ Massage ○ Medical, dental office ○ Messenger service ○ Military surplus store ○ Museum ○ Music store & instrument repair ○ Newspaper-magazine stand ○ Nursery, plants (enclosed) ○ Office machines & equp't sales & service ○ Orthopedic appliances sales & service ○ Paint and wallpaper store ○ Pet grooming service ○ Pet store, no kennel ○ Photocopy service ○ Photographic processing plant, wholesale ○ Photographic supply – camera store ○ Photography studio, incidental photo processing ○ Picture framing shop ○ Pool table sale and repair service ○ Portable swimming pool supply sales ○ Power tools, sales and repair ○ Prescription pharmacy ○ Print shop ○ Public relations, advertising ○ Real estate office ○ Reducing-body building/aerobics studio ○ Residential care homes for adults or children ○ Restaurant, coffee shop, cafeteria (no drive-up windows, & subject to development standards) ○ Saddlery shop ○ School, charm, culture ○ School, public K-12 ○ School, self-defense, judo, boxing, gymnastics, swimming, similar activities ○ School, vocational ○ Shoe repair ○ Shoe shine parlor ○ Shoe store ○ Sign, on-site ○ Soda fountain-ice cream parlor ○ Spa and tanning ○ Stamp-coin store ○ Stationery store ○ Stenographic service ○ Studio, dance, voice, music, gymnastics ○ Studio, radio, television recording ○ Supermarket-goods store ○ Swimming pool, spa – sales and service ○ Tackle shop ○ Tailor ○ Taxi cab service and storage (if enclosed or screened) ○ Telegraph office ○ Telephone answering service ○ Television/radio sales & accessory repair ○ Ticket agency ○ Tobacco shop ○ Tool reconditioning (accessory use) ○ Towing service (accessory, incidental) ○ Toy store ○ Travel agency ○ Trophy-emblem shop ○ Upholstery shop (no refinishing) ○ Veterinarian/animal hospital ○ Video store, sales, rental ○ Watches, sales, repair ○ Water recreation equipment, rental & sales (enclosed or screened) ○ Wedding chapel, reception hall ○ Wig sales and service ○ Wine sales facility – tasting room **Additional -permitted uses per SPA:** • **Mixed-use developments** • **Single-family Residences**

8	Existing Zone M-1	Uses	New Zone V-NMU	• Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
M-1 to –Village-Neighborhood Mixed Use Conditional and Prohibited Uses				
8	**M-1** **4.13 acres** **1 parcel**	**Conditional** • Adult uses (bookstores, movies, live theater, video stores, subj to Title III, Art 5, *Adult Land Use Regulations*) • Air separation plant (BD, > 500' fm res zone) • Animal slaughter (BD) • Auto & truck auction (PC) • Auto service station (BD) • Bldg material sales yard (PC, storage limits) • Boat building (PC) • Bottling plant (PC) • Butcher, wholesale (PC) • Café/restaurant, freestanding or more than 15% of primary building (PC) • Canneries (BD) • Certified farmers' market (ZA, TUP) • Child care center (ZA) • Circus (PC) • Commercial non-residential uses from §225-11, Commercial Table unless excluded in this table (PC) • Commercial non-residential uses from §225-13, Commercial Table III (uses in commercial yards ancillary to primary use) unless excluded in this table (PC) • Crematory (PC >500' from res zone; BD <500' from res zone) • Dance halls (BD, > 500 ft from res zone) • Dismantled vehicle storage (enclosed in bldg.) • Drive-in theaters (BD, > 500 ft from res zone) • Driving ranges (BD, > 500 ft from res zone) • Emergency shelter		**Conditional** • **All conditional uses in LC zone, including:** ○ Apartment hotel (PC) ○ Apartments, Condominiums 81-150 units (PC dev. review) ○ Apartments, Condominiums, > 150 units (PC) ○ Arcade, Electronic or mechanical, video games (PC) ○ Auto rental or lease agency, limo service (ZA) ○ Bank, savings & loan, finance, credit office (PC if drive-up windows; default ZA) ○ Bed & breakfast inn (PC) ○ Boat parts, sale & accessory service ○ Boat sale, rental, accessory service (PC) ○ Card room (BD) ○ Carnival, Circus (BD) ○ Certified farmers' market or community stand (ZA) ○ College, university (PC) ○ Convalescent hospital ○ Convenience recycling facility (PC) ○ Convenience store – neighborhood market < 6,000 sf (BD) ○ Ballroom (PC) ○ Dancing – incidental in restaurant (PC) ○ Electronic, mechanical or video games (≥ 3 machines)(ZA) ○ Equipment rental agency – office equip't related (PC) ○ Fed or State gov't uses in/on private buildings, facilities or grounds (PC) ○ Fortune-teller, palmist, tarot reader (BD) ○ Funeral establishment w/o crematory (PC) ○ Hang glider sale & service (ZA) ○ Hospital ○ Kennel, cattery, boarding, training (PC)

	Existing Zone M-1	Uses	New Zone V-NMU	• Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
		M-1 to –Village-Neighborhood Mixed Use Conditional and Prohibited Uses		
		• Fed or State gov't uses in/on private buildings, facilities or grounds (PC) • Foundry- non-ferrous metal casting (PC) • Fruit, vegetable packing (PC) • Funeral establishment, not crematory (ZA) • Gas, oil wells (ZA) • Greenwaste facilities (PC) • Hazardous waste storage, disposal facility (BD) • Irrigation wastewater disposal (BD) • Junk tire handling, recycling, storage etc (BD, > 500 tires) • Kennel, cattery, board or training (ZA) • Laboratory, materials testing (PC) • Lagoon disposal of wastewater (BD) • Large wineries (limited tasting facilities) • Local agency building, grounds (PC) • Lumber yard (enclosed w/n bldg) • Machine shops ((enclosed or fenced) • Major recycling facility (PC if <1000' frm res zones, add'l reqts) • Minor recycling facility (ZA if <500' fm res zones) • Motorcycle repair, dismantling (if enclosed) • Moved building storage (ZA temp use perm) • Olive processing plant (BD) • Parking lot as primary use (ZA for multi-story) • Privately-owned uses in public & govt-owned buildings (where use is subject to use permit in other zones) • Recreational vehicle, boat storage, outdoor (ZA) • Residence, caretaker (ZA if permanent) • Sauerkraut, vinegar, yeast manufacture (BD) • School District non-classroom facilities (PC) • Shooting galleries (BD, > 500 ft from res zone) • Sign relocation, off-site (BD) • Signs, off-site (BD) • Special permits (PC) • Stadium (BD, > 500 ft from res zone) • Surface mining (PC, mining permit) • Taxi service and storage (ZA) • Temp concession stand (ZA approval) • Winery, Brandy distillery, brewery (BD)		○ Labor union hall (PC) ○ Lawn mower engine, garden tool sales service, repair as accessory use (ZA) ○ Live theater (ZA) ○ Mail or delivery service pickup station (PC or ZA) ○ Motion picture theater (ZA) ○ Motorcycle, sports cycles, etc., sales, rent (ZA) ○ Nursery, plants (if enclosed) ○ On-site alcoholic beverage sales (ZA with ABC permit) ○ Parking lot or garage as primary use (PC for multi-story) ○ Privately-owned uses in public & govt-owned buildings (where use is subject to use permit in other zones) ○ Psychiatric facility ○ Public & govt-owned buildings or facilities, not federal or state (PC) ○ Public & govt-uses, other than fed or state, in private buildings, facilities or grounds (PC, where use is subject to permit in other zones) ○ Public auction, new clothing, apparel, enclosed building (PC) ○ Recreation facility, indoor (ZA) ○ Recreation facility, outdoor (PC) ○ Recreational vehicle & boat storage (PC) ○ Remote teller, freestanding (PC) ○ Residential Uses, other (PC) ○ Restaurant, coffee shop, cafeteria (PC if drive-up windows) or (ZA) ○ Sanitarium ○ School, private K-12 (PC) ○ School, private, other (PC) ○ Sideshow (BD) ○ Snack bar incidental to a park, boat dock, other water-oriented use (PC) ○ Social center (ZA) ○ Social rehab center (PC) ○ Social rehabilitation center ○ Storage building, mini-storage (PC) ○ Tool reconditioning, primary use (PC) ○ Towing service, primary use (PC) ○ Trade school (PC) ○ Travel trailer, motor home, camper sales, rent, storage (PC) ○ Utility trailer or truck rent or storage, ancillary to permitted use (PC) ○ Utility trailer, rental, service, sales (PC) ○ Wholesale distributor's service facility (PC) **Additional conditionally-permitted uses per SPA:** • **Multi-family units >20 units/acre** • **General retail >25,000 sf** • **Theater** • **Drive-through facilities**
		Prohibited • Any use not expressly allowed except for those uses determined to be acceptable by the Planning Director (ZC §230-12).		**Prohibited** • Adult uses • Auto-related uses (auto service station, auto repair, carwash) • Bars • Check cashing facilities • Gun sales • Hotel, motel • Liquor stores • Night club, dance halls • Pawn shops • Repair services as primary use • Tattoo shops

	Existing Zone RD-20	Uses	New Zone CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
	RD-20 to Commercial-Mixed-Use Permitted Uses			
	RD-20 **1.03 acres** **1 parcel**	**Permitted** • Apartments • Boarding house • Child day-care center, > 8 children • Community stand • Convenience centers (coin laundry, neighborhood market, food store, barber/beauty shop, newspaper stand) • Duplex, halfplex mobile homes • Federal and State gov't buildings on fed and/or state property • Fraternity house • Garage Sales • Home occupation (home business) • Limited business/professional offices • Lodge, fraternal hall • Medical offices • Mobile home at construction site • Mobile homes on permanent foundations • Public parks & ancillary uses • School, public, K-12 • Single-family dwellings >2 stories or 30 ft • Single-family dwellings except mobile homes • Single-room occupancy units • Townhouses, row houses • Two-family dwelling • Two-family dwelling >2 stories or 30 ft	**CMU**	**Permitted** • **All LC permitted uses, including:** ○ Accountants, bookkeepers office ○ Acupuncture clinic ○ Addressing and mailing services ○ Adult day health care ○ Advertising, public relations office ○ Alarm systems sales & service (if enclosed) ○ Ambulance service ○ Antique store ○ Apartments < 80 units, dev. review ○ Appliance repair ○ Appliance store ○ Art gallery ○ Art studio ○ Athletic equipt & sporting goods store ○ Auto parts and accessory store (if enclosed) ○ Auto Wholesaler/Broker, max 2 vehicles on site ○ Auto, Minor Service-repair-replacement (if incidental and accessory to primary use, & enclosed) ○ Baggage transfer service ○ Bakery, pastry shop ○ Bank, savings & loan, finance, credit office (no drive-up windows) ○ Barber shop ○ Bar-tavern ○ Beauty shop ○ Bicycle sales, rental, service ○ Blueprinting, photostat service ○ Boat parts and accessories (enclosed) ○ Book-record store ○ Brew pub ○ Building trades contractors office ○ Business or professional office ○ Business school ○ Butcher, meat market ○ Candy store ○ Caretaker residence ○ Catering service ○ Child care center ○ Church ○ Citizen's improvement club – community center ○ Clinic, counseling, child/family counseling ○ Clinic, dialysis ○ Clinic, diet counseling & diet product sales ○ Clinic, physical therapy ○ Clothing and apparel store ○ Coin-op amusement machine, incidental to permitted use ○ Coin-op dispenser ○ Cold storage – frozen food locker ○ Collection, counseling, personnel office ○ Computer programming/software design ○ Computer sales, rental & lease ○ Computer service and training ○ Congregate care facilities ○ Costume shop – sales, rentals ○ Curio-novelty shop ○ Data processing service ○ Dating service (computerized video matching) ○ Delicatessen ○ Delivery service ○ Drafting service ○ Dressmaker ○ Driving school ○ Drug store – non-prescriptive drugs, sundries ○ Electrolysis ○ Electronic equipment repair ○ Electronic equipment store ○ Eyeglasses, frames, contact lenses sales & service ○ Federal and State gov't buildings on fed and/or state property ○ Firewood-fuel sales ○ Floor covering, drapery or upholstery store ○ Florist ○ Furniture rental agency ○ Furniture store ○ Garage equipment & tool sales ○ Gardening-landscaping supply store ○ General glass sales, services ○ General retail or department store ○ Gift card shop ○ Hardware store ○ Hearing aids, sales & service ○ Home occupation (home business) ○ Insurance office ○ Interior decorator office ○ Jewelry store, sales, repair ○ Laboratory, dental, medical or optical ○ Laboratory, research, analysis (if enclosed or screened) ○ Lapidary shop ○ Laundromat, self-service ○ Laundry or cleaning agency, retail ○ Laundry or cleaning pickup station ○ Library ○ Locksmith, key & lock shop ○ Lodge, fraternal hall ○ Mail order business ○ Marine supply store (enclosed) ○ Massage ○ Medical, dental office ○ Messenger service ○ Military surplus store ○ Museum ○ Music store & instrument repair ○ Newspaper-magazine stand ○ Nursery, plants (enclosed) ○ Office machines & equp't sales & service ○ Orthopedic appliances sales & service ○ Paint and wallpaper store ○ Pet grooming service ○ Pet store, no kennel ○ Photocopy service ○ Photographic processing plant, wholesale ○ Photographic supply – camera store ○ Photography studio, incidental photo processing

9	Existing Zone RD-20	Uses	New Zone CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
RD-20 to Commercial-Mixed-Use Permitted Uses				
				○ Picture framing shop ○ Pool table sale and repair service ○ Portable swimming pool supply sales ○ Power tools, sales and repair ○ Prescription pharmacy ○ Print shop ○ Public relations, advertising ○ Real estate office ○ Reducing-body building/aerobics studio ○ Residential care homes for adults or children ○ Restaurant, coffee shop, cafeteria (no drive-up windows, & subject to development standards) ○ Saddlery shop ○ School, charm, culture ○ School, public K-12 ○ School, self-defense, judo, boxing, gymnastics, swimming, similar activities ○ School, vocational ○ Shoe repair ○ Shoe shine parlor ○ Shoe store ○ Sign, on-site ○ Soda fountain-ice cream parlor ○ Spa and tanning ○ Stamp-coin store ○ Stationery store ○ Stenographic service ○ Studio, dance, voice, music, gymnastics ○ Studio, radio, television recording ○ Supermarket-goods store ○ Swimming pool, spa – sales and service ○ Tackle shop ○ Tailor ○ Taxi cab service and storage (if enclosed or screened) ○ Telegraph office ○ Telephone answering service ○ Television and radio repair ○ Television/radio sales ○ Ticket agency ○ Tobacco shop ○ Tool reconditioning (accessory use) ○ Towing service (accessory, incidental) ○ Toy store ○ Travel agency ○ Trophy-emblem shop ○ Upholstery shop (no refinishing) ○ Veterinarian/animal hospital ○ Video store, sales, rental ○ Watches, sales, repair ○ Water recreation equipment, rental & sales (enclosed or screened) ○ Wedding chapel, reception hall ○ Wig sales and service ○ Wine sales facility – tasting room **Additional permitted uses per SPA:** • **Hotel, motel** • **Mixed-Use developments** • **Single-family Residences**

9	Existing Zone	Uses	New Zone	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
RD-20 to Commercial-Mixed-Use Conditional and Prohibited Uses				
9	**RD-20** **1.03 acres** **1 parcel**	**Conditional** • Accessory mobilehome for night watchman(ZA) • Accessory mobilehome for person in need of care(ZA) • Bed & breakfast inn (PC) • Cemetery (PC) • Church (ZA) • College or university (PC) • Comm. Coach for temp classrooms or offices (ZA) • Condominiums (PC) • Convalescent hospital, hospital (PC) • Family day care home, >12 children (ZA) • Off-site parking (ZA) • Other outdoor recreation facilities (PC) • Other private schools (PC) • Private boat docks (ZA) • Private school K-12 (ZA) • Private social center (PC) • Public/gov't buildings on private land (PC) • Residential accessory dwelling (ZA) • Residential care homes, >6 adults or children (ZA) • Secondary service station (BD) • Social rehab center (PC) • Special permits (PC) • Thrift stores, bookstores in churches (PC)	**CMU**	**Conditional** • **All conditional uses in LC zone, including:** ○ Apartment hotel (PC) ○ Apartments, Condominiums 81-150 units (PC dev. review) ○ Apartments, Condominiums, > 150 units (PC) ○ Arcade, Electronic or mechanical, video games (PC) ○ Auto rental or lease agency, limo service (ZA) ○ Auto, minor service, repair, replacement, primary use of premises (PC) ○ Bank, savings & loan, finance, credit office (PC if drive-up windows; default ZA) ○ Bed & breakfast inn (PC) ○ Boat parts, sale & accessory reconditioning (PC if reconditioning primary use) ○ Boat sale, rental, service (PC) ○ Card room (BD) ○ Carnival, Circus (BD) ○ Certified farmers' market or community stand (ZA) ○ College, university (PC) ○ Convalescent hospital ○ Convenience recycling facility (PC) ○ Convenience store – neighborhood market < 6,000 sf (BD) ○ Dance Hall, Ballroom, Disco (PC) ○ Dancing – incidental in bar or restaurant (PC) ○ Electronic, mechanical or video games (≥ 3 machines)(ZA) ○ Equipment rental agency – office related (PC) ○ Fed or State gov't uses in/on private buildings, facilities or grounds (PC) ○ Food market, ancillary to service station (BD) ○ Fortune-teller, palmist, tarot reader (BD) ○ Funeral establishment w/o crematory (PC) ○ Furniture cleaning, refinishing, re-upholstery (PC) ○ Grinding, sharpening service (PC) ○ Hang glider sale & service (ZA) ○ Hospital ○ Kennel, cattery, boarding, training (PC) ○ Labor union hall (PC) ○ Lawn mower engine, garden tool sales service, repair (ZA) ○ Liquor store ○ Live theater (ZA) ○ Mail or delivery service pickup station (PC or ZA) ○ Motion picture theater (ZA) ○ Motorcycle, sports cycles, etc., sales, rent, service, repair, dismantling (ZA)

9	Existing Zone	Uses	New Zone	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
RD-20 to Commercial-Mixed-Use Conditional and Prohibited Uses				
				○ Nursery, plants (if enclosed) ○ On-site alcoholic beverage sales (ZA with ABC permit) ○ Parking lot or garage as primary use (PC for multi-story) ○ Pawn shop ○ Privately-owned uses in public & govt-owned buildings (where use is subject to use permit in other zones) ○ Psychiatric facility ○ Public & govt-owned buildings or facilities, not federal or state (PC) ○ Public & govt-uses, other than fed or state, in private buildings, facilities or grounds (PC, where use is subject to permit in other zones) ○ Public auction, new clothing, apparel, enclosed building (PC) ○ Recreation facility, indoor (ZA) ○ Recreation facility, outdoor (PC) ○ Recreational vehicle & boat storage (PC) ○ Remote teller, freestanding (PC) ○ Residential Uses, other (PC) ○ Restaurant, coffee shop, cafeteria (PC if drive-up windows)(ZA) ○ Sanitarium ○ School, private K-12 (PC) ○ School, private, other (PC) ○ Sideshow (BD) ○ Snack bar incidental to a park, boat dock, other water-oriented use (PC) ○ Social center (ZA) ○ Social rehab center (PC) ○ Social rehabilitation center ○ Storage building, mini-storage (PC) ○ Tattoo shop (PC) ○ Tool reconditioning, primary use (PC) ○ Towing service, primary use (PC) ○ Trade school (PC) ○ Travel trailer, motor home, camper sales, rent, storage (PC) ○ Utility trailer or truck rent or storage, ancillary to permitted use (PC) ○ Utility trailer, rental, service, sales (PC) ○ Wholesale distributor's service facility (PC **Additional conditionally-permitted uses per SPA:** • **Auto service station** • **Car wash** • **Drive-through facilities** • **General retail over 50,000 sf** • **Tattoo shops** • **Warehousing/storage flex-space in conjunction with offices (APNs 206-0210-016, 019, 038 only)**
9		**Prohibited** Any use not expressly allowed except for those uses determined to be acceptable by the Planning Director (ZC §225-12)		**Prohibited** • **Major auto repair** • **Gun sales** • **Adult uses** • **Check cashing facilities**

10	Existing Zone RD-20	Uses	New Zone SPA M St corridor	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
RD-20 to SPA (M St. Corridor) Permitted Uses				
10	**RD-20** **0.88 acre** **4 parcels**	**Permitted** • 2-family dwelling • 2-family dwelling >2 stories or 30 ft • Apartments • Boarding house • Child day-care center, > 8 children • Community stand • Convenience centers (coin laundry, neighborhood market, food store, barber/beauty shop, newspaper stand) • Duplex, halfplex mobile homes • Federal and State gov't buildings on fed and/or state property • Fraternity house • Garage Sales • Home occupation (home business) • Limited business/professional offices • Lodge, fraternal hall • Medical offices • Mobile home at construction site • Mobile homes on permanent foundations • Public parks & ancillary uses • School, public, K-12 • Single-family dwellings >2 stories or 30 ft • Single-family dwellings except mobile homes • Single-room occupancy units • Townhouses, row houses	**SPA (M St. corridor)**	**Permitted** • **All RD-20 permitted uses, including:** ○ 2-family dwelling ○ 2-family dwelling >2 stories or 30 ft ○ Apartments, multi-family ○ Boarding house ○ Child day-care center, > 8 children ○ Community stand ○ Convenience centers (coin laundry, neighborhood market, food store, barber/beauty shop, newspaper stand) ○ Duplex, halfplex mobile homes ○ Federal and State gov't buildings on fed and/or state property ○ Fraternity house ○ Garage Sales ○ Home occupation (home business) ○ Limited business/professional offices ○ Lodge, fraternal hall ○ Medical offices ○ Mobile home at construction site ○ Mobile homes on permanent foundations ○ Public parks & ancillary uses ○ School, public, K-12 ○ Single-family dwellings >2 stories or 30 ft ○ Single-family dwellings except mobile homes ○ Single-room occupancy units ○ Townhouses, row houses **Additional -permitted uses per SPA:** • **Religious institutions** • **Private social center** • **General retail under 6,000 sf**

10	Existing Zone	Uses	New Zone	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
		RD-20 to SPA (M St. Corridor) Conditional and Prohibited Uses		
10	**RD-20** **0.88 acre** **4 parcels**	**Conditional** • Accessory mobile home for night watchman(ZA) • Accessory mobile home for person in need of care (ZA) • Bed & breakfast inn (PC) • Cemetery (PC) • Church (ZA) • College or university (PC) • Comm. Coach for temp classrooms or offices (ZA) • Condominiums (PC) • Convalescent hospital, hospital (PC) • Family day care home, >12 children (ZA) • Off-site parking (ZA) • Other outdoor recreation facilities (PC) • Private boat docks (ZA) • Private social center (PC) • Public/gov't buildings on private land (PC) • Residential accessory dwelling (ZA) • Residential care homes, >6 adults or children (ZA) • School, private, K-12 (ZA) • School, private, other (PC) • Secondary service station (BD) • Social rehab center (PC) • Special permits (PC) • Thrift stores, bookstores in churches (PC)	**SPA (M St. corridor)**	**Conditional** • **All RD-20 conditional uses, including:** ○ Accessory mobile home for night watchman(ZA) ○ Accessory mobile home for person in need of care(ZA) ○ Bed & breakfast inn (PC) ○ Cemetery (PC) ○ Church (ZA) ○ College or university (PC) ○ Comm. Coach for temp classrooms or offices (ZA) ○ Condominiums (PC) ○ Convalescent hospital, hospital (PC) ○ Family day care home, >12 children (ZA) ○ Off-site parking (ZA) ○ Other outdoor recreation facilities (PC) ○ Private boat docks (ZA) ○ Private social center (PC) ○ Public/gov't buildings on private land (PC) ○ Residential accessory dwelling (ZA) ○ Residential care homes, >6 adults or children (ZA) ○ School, private, K-12 (ZA) ○ School, private, other (PC) ○ Secondary service station (BD) ○ Social rehab center (PC) ○ Special permits (PC) ○ Thrift stores, bookstores in churches (PC) **Additional conditionally-permitted uses per SPA:** • **Eating & drinking uses** • **Entertainment/recreation < 6000 sf** • **Financial/office** • **General retail > 6000 sf** • **Personal services**
10		**Prohibited** • Any use not expressly allowed except for uses determined to be acceptable by the Planning Director (ZC §201-03)		**Prohibited** • Check cashing services

	Existing Zone	Uses	New Zone	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
		RD-20(F) to RD-20 Permitted Uses		
11	**RD-20(F)** **6.5 acres** **3 parcels**	**Permitted** **NO CHANGES TO PERMITTED USES**	**RD-20**	**Permitted** **NO CHANGES TO PERMITTED USES**
11	**Existing Zone**	**Uses**	**New Zone**	**Uses – (XX) indicates approving body for conditional uses:** • **ZA = Zoning Administrator** • **PC = Planning Commission** • **BD = Board of Supervisors**
		RD-20(F) to RD-20 Conditional and Prohibited Uses		
11	**RD-20(F)** **6.5 acres** **3 parcels**	**Conditional** **NO CHANGES TO CONDITIONAL USES**		**Conditional** **NO CHANGES TO CONDITIONAL USES**
11		**Prohibited** No changes		**Prohibited** No changes

12	Existing Zone RD 20/LC	Uses	New Zone CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
		RD 20/LC to Commercial Mixed Use Permitted Uses		
12	**RD-20/LC** **4.34 acres** **1 parcel**	**Permitted in RD-20 portion of split-zoned lot** • 2-family dwelling • 2-family dwelling >2 stories or 30 ft • Apartments • Boarding house • Child day-care center, > 8 children • Community stand • Convenience centers (coin laundry, neighborhood market, food store, barber/beauty shop, newspaper stand) • Duplex, halfplex mobile homes • Federal and State gov't buildings on fed and/or state property • Fraternity house • Garage Sales • Home occupation (home business) • Limited business/professional offices • Lodge, fraternal hall • Medical offices • Mobile home at construction site • Mobile homes on permanent foundations • Public parks & ancillary uses • School, public, K-12 • Single-family dwellings >2 stories or 30 ft • Single-family dwellings except mobile homes • Single-room occupancy units • Townhouses, row houses **Permitted in LC portion of split-zoned lot:** • Accountants, bookkeepers of • Accountants, bookkeepers office • Acupuncture clinic • Addressing and mailing services • Adult day health care • Advertising, public relations office • Alarm systems sales & service (if enclosed) • Ambulance service • Antique store • Apartments < 80 units, dev. review • Appliance repair • Appliance store • Art gallery	**CMU**	**Permitted** **All LC permitted uses, including:** ○ Accountants, bookkeepers office ○ Acupuncture clinic ○ Addressing and mailing services ○ Adult day health care ○ Advertising, public relations office ○ Alarm systems sales & service (if enclosed) ○ Ambulance service ○ Antique store ○ Apartments < 80 units, dev. review ○ Appliance repair ○ Appliance store ○ Art gallery ○ Art studio ○ Athletic equipt & sporting goods store ○ Auto parts and accessory store (if enclosed) ○ Auto Wholesaler/Broker, max 2 vehicles on site ○ Auto, Minor Service-repair-replacement (if incidental and accessory to primary use, & enclosed) ○ Baggage transfer service ○ Bakery, pastry shop ○ Bank, savings & loan, finance, credit office (no drive-up windows) ○ Barber shop ○ Bar-tavern ○ Beauty shop ○ Bicycle sales, rental, service ○ Blueprinting, photostat service ○ Boat parts and accessories (enclosed) ○ Book-record store ○ Brew pub ○ Building trades contractors office ○ Business or professional office ○ Butcher, meat market ○ Candy store ○ Caretaker residence ○ Catering service ○ Child care center ○ Church ○ Citizen's improvement club – community center

12	Existing Zone RD 20/LC	Uses	New Zone CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
RD 20/LC to Commercial Mixed Use Permitted Uses				
		• Art studio • Athletic equipt & sporting goods store • Auto parts and accessory store (if enclosed) • Auto Wholesaler/Broker, • Auto, Minor Service-repair-replacement (if incidental and accessory to primary use, and enclosed) • Baggage transfer service • Bakery, pastry shop • Bank, savings & loan, finance, credit office (no drive-up windows) • Barber shop • Bar-tavern • Beauty shop • Bicycle sales, rental, service • Blueprinting, photostat service • Boat parts and accessories (enclosed) • Book-record store • Brew pub • Building trades contractors office • Business or professional office • Butcher, meat market • Candy store • Caretaker residence • Catering service • Child care center • Church • Citizen's improvement club – community center • Clinic, counseling, child/family counseling • Clinic, dialysis • Clinic, diet counseling & diet product sales • Clinic, physical therapy • Clothing and apparel store • Coin-op amusement machine, incidental to permitted use • Coin-op dispenser • Cold storage – frozen food locker • Collection, counseling, personnel office • Computer programming/software design • Computer sales, rental & lease • Computer service and training • Congregate care facilities • Costume shop – sales, rentals • Curio-novelty shop • Data processing service • Dating service (computerized video matching) • Delicatessen • Delivery service • Drafting service • Dressmaker • Drive-in café • Drive-in dairy, excluding creamery • Driving food market or stand • Driving school • Drug store – non-prescriptive drugs, sundries • Electrolysis • Electronic equipment repair • Electronic equipment store • Eyeglasses, frames, contact lenses sales & service • Federal and State gov't buildings on fed and/or state property • Firewood-fuel sales • Floor covering, drapery or upholstery store • Florist • Furniture rental agency • Furniture store • Garage equipment & tool sales • Gardening-landscaping supply store • General glass sales, services • General retail or department store < 50,000 sf • Gift card shop • Hardware store • Hearing aids, sales & service • Insurance office • Interior decorator office • Jewelry store, sales, repair • Laboratory, dental, medical or optical • Laboratory, research, analysis (if enclosed or screened) • Lapidary shop • Laundromat, self-service • Laundry or cleaning agency, retail • Laundry or cleaning pickup station • Library • Liquor store • Locksmith, key & lock shop • Lodge, fraternal hall • Mail order business • Marine supply store (enclosed) • Massage • max 2 vehicles on site • Medical, dental office • Messenger service • Military surplus store • Museum • Music store & instrument repair • Newspaper-magazine stand • Nursery, plants (enclosed) • Office machines & equp't sales & service • Orthopedic appliances sales & service • Paint and wallpaper store • Pawn shop • Pet grooming service • Pet store, no kennel • Photocopy service • Photographic processing plant, wholesale • Photographic supply – camera store • Photography studio, incidental photo processing • Picture framing shop • Pool table sale and repair service • Portable swimming pool supply sales • Power tools, sales and repair		○ Clinic, counseling, child/family counseling ○ Clinic, dialysis ○ Clinic, diet counseling & diet product sales ○ Clinic, physical therapy ○ Clothing and apparel store ○ Coin-op amusement machine, incidental to permitted use ○ Coin-op dispenser ○ Cold storage – frozen food locker ○ Collection, counseling, personnel office ○ Computer programming/software design ○ Computer sales, rental & lease ○ Computer service and training ○ Congregate care facilities ○ Costume shop – sales, rentals ○ Curio-novelty shop ○ Data processing service ○ Dating service (computerized video matching) ○ Delicatessen ○ Delivery service ○ Drafting service ○ Dressmaker ○ Driving school ○ Drug store – non-prescriptive drugs, sundries ○ Electrolysis ○ Electronic equipment repair ○ Electronic equipment store ○ Eyeglasses, frames, contact lenses sales & service ○ Federal and State gov't buildings on fed and/or state property ○ Firewood-fuel sales ○ Floor covering, drapery or upholstery store ○ Florist ○ Furniture rental agency ○ Furniture store ○ Garage equipment & tool sales ○ Gardening-landscaping supply store ○ General glass sales, services ○ General retail or department store ○ Gift card shop ○ Hardware store ○ Hearing aids, sales & service ○ Insurance office ○ Interior decorator office ○ Jewelry store, sales, repair ○ Laboratory, dental, medical or optical ○ Laboratory, research, analysis (if enclosed or screened) ○ Lapidary shop ○ Laundromat, self-service ○ Laundry or cleaning agency, retail ○ Laundry or cleaning pickup station ○ Library ○ Locksmith, key & lock shop ○ Lodge, fraternal hall ○ Mail order business ○ Marine supply store (enclosed) ○ Massage ○ Medical, dental office ○ Messenger service ○ Military surplus store ○ Museum ○ Music store & instrument repair ○ Newspaper-magazine stand ○ Nursery, plants (enclosed) ○ Office machines & equp't sales & service ○ Orthopedic appliances sales & service ○ Paint and wallpaper store ○ Pet grooming service ○ Pet store, no kennel ○ Photocopy service ○ Photographic processing plant, wholesale ○ Photographic supply – camera store ○ Photography studio, incidental photo processing ○ Picture framing shop ○ Pool table sale and repair service ○ Portable swimming pool supply sales ○ Power tools, sales and repair ○ Prescription pharmacy ○ Print shop ○ Public relations, advertising ○ Real estate office ○ Reducing-body building/aerobics studio ○ Residential care homes for adults or children ○ Restaurant, coffee shop, cafeteria (no drive-up windows, & subject to development standards) ○ Saddlery shop ○ School, business ○ School, charm, culture ○ School, public K-12 ○ School, self-defense, judo, boxing, gymnastics, swimming, similar activities ○ School, vocational ○ Shoe repair ○ Shoe shine parlor ○ Shoe store ○ Sign, on-site ○ Soda fountain-ice cream parlor ○ Spa and tanning ○ Stamp-coin store ○ Stationery store ○ Stenographic service ○ Studio, dance, voice, music, gymnastics ○ Studio, radio, television recording ○ Supermarket-goods store ○ Swimming pool, spa – sales and service ○ Tackle shop ○ Tailor ○ Taxi cab service and storage (if enclosed or screened) ○ Telegraph office ○ Telephone answering service ○ Television and radio repair ○ Television/radio sales ○ Ticket agency ○ Tobacco shop ○ Tool reconditioning (accessory use) ○ Towing service (accessory, incidental)	

12	Existing Zone RD 20/LC	Uses	New Zone CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
RD 20/LC to Commercial Mixed Use Permitted Uses				
		• Prescription pharmacy • Print shop • Public relations, advertising • Real estate office • Reducing-body building/aerobics studio • Residential care homes for adults or children • Restaurant, coffee shop, cafeteria w/drive-up windows (subject to development standards) • Saddlery shop • School, business • School, charm, culture • School, public K-12 • School, self-defense, judo, boxing, gymnastics, swimming, similar activities • School, vocational • Shoe repair • Shoe shine parlor • Shoe store • Sign, on-site • Soda fountain-ice cream parlor • Spa and tanning • Stamp-coin store • Stationery store • Stenographic service • Studio, dance, voice, music, gymnastics • Studio, radio, television recording • Supermarket-goods store • Swimming pool, spa – sales and service • Tackle shop • Tailor • Taxi cab service and storage (if enclosed or screened) • Telegraph office • Telephone answering service • Television and radio repair • Television/radio sales • Ticket agency • Tobacco shop • Tool reconditioning (accessory use) • Towing service (accessory, incidental) • Toy store • Travel agency • Trophy-emblem shop • Upholstery shop (no refinishing) • Veterinarian/animal hospital • Video store, sales, rental • Watches, sales, repair • Water recreation equipment, rental & sales (enclosed or screened) • Wedding chapel, reception hall • Wig sales and service • Wine sales facility – tasting room		○ Toy store ○ Travel agency ○ Trophy-emblem shop ○ Upholstery shop (no refinishing) ○ Veterinarian/animal hospital ○ Video store, sales, rental ○ Watches, sales, repair ○ Water recreation equipment, rental & sales (enclosed or screened) ○ Wedding chapel, reception hall ○ Wig sales and service ○ Wine sales facility – tasting room **Additional permitted uses per SPA:** • **Hotel, motel** • **Mixed-Use developments** • **Single-family Residences**

12	Existing Zone RD 20/LC	Uses	New Zone CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
RD 20/LC to Commercial Mixed Use Conditional and Prohibited Uses				
12	**RD-20/LC** **4.34 acres** **1 parcel**	**Conditional in RD-20 portion of split-zoned lot** • Accessory mobile home for night watchman(ZA) • Accessory mobile home for person in need of care(ZA) • Bed & breakfast inn (PC) • Cemetery (PC) • Church (ZA) • College or university (PC) • Comm. Coach for temp classrooms or offices (ZA) • Condominiums (PC) • Convalescent hospital, hospital (PC) • Family day care home, >12 children (ZA) • Off-site parking (ZA) • Other outdoor recreation facilities (PC) • Other private schools (PC) • Private boat docks (ZA) • Private school K-12 (ZA) • Private social center (PC) • Public/gov't buildings on private land (PC) • Residential accessory dwelling (ZA) • Residential care homes, >6 adults or children (ZA) • Secondary service station (BD) • Social rehab center (PC) • Special permits (PC) • Thrift stores, bookstores in churches (PC) **Conditional in LC portion of split-zoned lot** • Apartment hotel (PC) • Apartments, Condominiums 81-150 units (PC dev. review) • Apartments, Condominiums, > 150 units (PC) • Arcade, Electronic or mechanical, video games (PC) • Auto rental or lease agency, limo service (ZA) • Auto, minor service, repair, replacement, primary use of premises (PC) • Bank, savings & loan, finance, credit office (PC if drive-up windows; default ZA) • Bed & breakfast inn (PC) • Boat parts, sale & accessory reconditioning (PC if reconditioning primary use) • Boat sale, rental, service (PC) • Card room (BD) • Carnival, Circus (BD) • Certified farmers' market or community stand (ZA) • College, university (PC) • Convalescent hospital • Convenience recycling facility (PC) • Convenience store – neighborhood market < 6,000 sf (BD) • Dance Hall, Ballroom, Disco (PC) • Dancing – incidental in bar or restaurant (PC)		**Conditional** • **All conditional uses in LC zone, including:** ○ Apartment hotel (PC) ○ Apartments, Condominiums 81-150 units (PC dev. review) ○ Apartments, Condominiums, > 150 units (PC) ○ Arcade, Electronic or mechanical, video games (PC) ○ Auto rental or lease agency, limo service (ZA) ○ Auto, minor service, repair, replacement, primary use of premises (PC) ○ Bank, savings & loan, finance, credit office (PC if drive-up windows; default ZA) ○ Bed & breakfast inn (PC) ○ Boat parts, sale & accessory reconditioning (PC if reconditioning primary use) ○ Boat sale, rental, service (PC) ○ Card room (BD) ○ Carnival, Circus (BD) ○ Certified farmers' market or community stand (ZA) ○ College, university (PC) ○ Convalescent hospital ○ Convenience recycling facility (PC) ○ Convenience store – neighborhood market < 6,000 sf (BD) ○ Dance Hall, Ballroom, Disco (PC) ○ Dancing – incidental in bar or restaurant (PC) ○ Electronic, mechanical or video games (≥ 3 machines)(ZA) ○ Equipment rental agency – office related (PC) ○ Fed or State gov't uses in/on private buildings, facilities or grounds (PC) ○ Food market, ancillary to service station (BD) ○ Fortune-teller, palmist, tarot reader (BD) ○ Funeral establishment w/o crematory (PC) ○ Furniture cleaning, refinishing, re-upholstery (PC) ○ Grinding, sharpening service (PC) ○ Hang glider sale & service (ZA) ○ Hospital (PC) ○ Kennel, cattery, boarding, training (PC) ○ Labor union hall (PC) ○ Lawn mower engine, garden tool sales service, repair (ZA) ○ Liquor store (PC) ○ Live theater (ZA) ○ Mail or delivery service pickup station (PC or ZA) ○ Motion picture theater (ZA) ○ Motorcycle, sports cycles, etc., sales, rent, service, repair, dismantling (ZA) ○ Nursery, plants (if enclosed) ○ On-site alcoholic beverage sales (ZA with ABC permit) ○ Parking lot or garage as primary use (PC for multi-story) ○ Pawn shop (PC) ○ Privately-owned uses in public & govt-owned buildings (where use is subject to use permit in other zones)

12	Existing Zone RD 20/LC	Uses	New Zone CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
		RD 20/LC to Commercial Mixed Use Conditional and Prohibited Uses		
		• Electronic, mechanical or video games (≥ 3 machines)(ZA) • Equipment rental agency – office related (PC) • Fed or State gov't uses in/on private buildings, facilities or grounds (PC) • Food market, ancillary to service station (BD) • Fortune-teller, palmist, tarot reader (BD) • Funeral establishment w/o crematory (PC) • Furniture cleaning, refinishing, re-upholstery (PC) • Grinding, sharpening service (PC) • Hang glider sale & service (ZA) • Hospital (PC) • Hotel, Motel (PC) (changed to permitted use) • Kennel, cattery, boarding, training (PC) • Labor union hall (PC) • Lawn mower engine, garden tool sales service, repair (ZA) • Live theater (ZA) • Mail or delivery service pickup station (PC or ZA) • Motion picture theater (ZA) • Motorcycle, sports cycles, etc., sales, rent, service, repair, dismantling (ZA) • Nursery, plants (if enclosed) • On-site alcoholic beverage sales (ZA with ABC permit) • Parking lot or garage as primary use (PC for multi-story) • Pawn shop • Privately-owned uses in public & govt-owned buildings (where use is subject to use permit in other zones) • Psychiatric facility • Public & govt-owned buildings or facilities, not federal or state (PC) • Public & govt-uses, other than fed or state, in private buildings, facilities or grounds (PC, where use is subject to permit in other zones) • Public auction, new clothing, apparel, enclosed building (PC) • Recreation facility, indoor (ZA) • Recreation facility, outdoor (PC) • Recreational vehicle & boat storage (PC) • Remote teller, freestanding (PC) • Residential Uses, other (PC) • Restaurant, coffee shop, cafeteria (PC if drive-up windows) or (ZA) • Sanitarium • School, private K-12 (PC) • School, private, other (PC) • Sideshow (BD) • Snack bar incidental to a park, boat dock, other water-oriented use (PC) • Social center (ZA) • Social rehab center (PC) • Social rehabilitation center • Storage building, mini-storage (PC) • Tattoo shop (PC) • Tool reconditioning, primary use (PC) • Towing service, primary use (PC) • Trade school (PC) • Travel trailer, motor home, camper sales, rent, storage (PC) • Utility trailer or truck rent or storage, ancillary to permitted use (PC) • Utility trailer, rental, service, sales (PC) • Wholesale distributor's service facility (PC)		○ Psychiatric facility ○ Public & govt-owned buildings or facilities, not federal or state (PC) ○ Public & govt-uses, other than fed or state, in private buildings, facilities or grounds (PC, where use is subject to permit in other zones) ○ Public auction, new clothing, apparel, enclosed building (PC) ○ Recreation facility, indoor (ZA) ○ Recreation facility, outdoor (PC) ○ Recreational vehicle & boat storage (PC) ○ Remote teller, freestanding (PC) ○ Residential Uses, other (PC) ○ Restaurant, coffee shop, cafeteria (PC if drive-up windows) or (ZA) ○ Sanitarium ○ School, private K-12 (PC) ○ School, private, other (PC) ○ Sideshow (BD) ○ Snack bar incidental to a park, boat dock, other water-oriented use (PC) ○ Social center (ZA) ○ Social rehab center (PC) ○ Social rehabilitation center ○ Storage building, mini-storage (PC) ○ Tattoo shop (PC) ○ Tool reconditioning, primary use (PC) ○ Towing service, primary use (PC) ○ Trade school (PC) ○ Travel trailer, motor home, camper sales, rent, storage (PC) ○ Utility trailer or truck rent or storage, ancillary to permitted use (PC) ○ Utility trailer, rental, service, sales (PC) ○ Wholesale distributor's service facility (PC **Additional conditionally-permitted uses per SPA:** • **Auto service station** • **Car wash** • **Drive-through facilities** • **General retail over 50,000 sf** • **Tattoo shops** • **Warehousing/storage flex-space in conjunction with offices (APNs 206-0210-016, 019, 038 only)**
12		**Prohibited** • Any use not expressly allowed except for those uses determined to be acceptable by the Planning Director (ZC §201-03)		**Prohibited:** • **Major auto repair** • **Gun sales** • **Adult uses** • **Check cashing facilities**

13	Existing Zone RD-20/SC	Uses	New Zone NMU/RD-20	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
		RD-20/SC to Neighborhood-Mixed Use/RD-20 Permitted Uses		
13	**RD-20/SC** **11.2 acres** **1 parcel**	**Permitted on RD-20 portion of split-zoned lot:** • 2-family dwelling • 2-family dwelling >2 stories or 30 ft • Apartments • Boarding house • Child day-care center, > 8 children • Community stand • Convenience centers (coin laundry, neighborhood market, food store, barber/beauty shop, newspaper stand) • Duplex, halfplex mobile homes • Federal and State gov't buildings on fed and/or state property • Fraternity house • Garage Sales • Home occupation (home business) • Limited business/professional offices • Lodge, fraternal hall • Medical offices • Mobile home at construction site • Mobile homes on permanent foundations • Public parks & ancillary uses • School, public, K-12 • Single-family dwellings >2 stories or 30 ft • Single-family dwellings except mobile homes • Single-room occupancy units • Townhouses, row houses **Permitted in SC-portion of split-zoned lot:** • Accountants, bookkeepers offices • Acupuncture clinic or office • Addressing and mailing service as accessory to primary use • Adult day health center • Advertising business • Appliance store • Art gallery	**NMU/RD-20**	**Permitted on RD-20 portion of split-zoned lot:** • **All RD-20 permitted uses, including:** ○ 2-family dwelling ○ 2-family dwelling >2 stories or 30 ft. ○ Apartments ○ Boarding house ○ Child day-care center, > 8 children ○ Community stand ○ Convenience centers (coin laundry, neighborhood market, food store, barber/beauty shop, newspaper stand) ○ Duplex, halfplex mobile homes ○ Federal and State gov't buildings on fed and/or state property ○ Fraternity house ○ Garage Sales ○ Home occupation (home business) ○ Limited business/professional offices ○ Lodge, fraternal hall ○ Medical offices ○ Mobile home at construction site ○ Mobile homes on permanent foundations ○ Public parks & ancillary uses ○ School, public, K-12 ○ Single-family dwellings >2 stories or 30 ft ○ Single-family dwellings except mobile homes ○ Single-room occupancy units ○ Townhouses, row houses **Permitted on NMU portion of split-zoned lot:** • **All LC permitted uses, including:** ○ Accountants, bookkeepers office ○ Acupuncture clinic or office ○ Addressing and mailing services ○ Adult day health care ○ Advertising, public relations office ○ Alarm systems sales & service (if enclosed) ○ Ambulance service

13	Existing Zone RD-20/SC	Uses	New Zone NMU/RD-20	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
RD-20/SC to Neighborhood-Mixed Use/RD-20 Permitted Uses				
		• Art studio • Athletic equipment and sporting goods store • Auto detailing (if enclosed or fenced) • Auto wholesaler, broker, 2-vehicle display maximum • Auto, minor service/repair, as accessory to primary use • Bakery, pastry shop • Bank, savings & loan, finance, credit office (no drive-up windows) • Bar, tavern • Barber shop • Beauty shop • Bicycle sale, rent, service • Blueprinting, photostating • Book-record store • Brew pub • Business or professional offices • Butcher, meat market • Candy store • Caretaker residence • Catering service • Child care center • Church • Citizens improvement club/community center • Clinic, child-family guidance • Clinic, counseling, • Clinic, diet counseling, incidental sales of diet products • Clinic, kidney dialysis, physical therapy • Clothing and apparel store • Coin-op amusement machine, incidental use • Coin-op dispenser • Collection, counseling, personnel office • Computer programming, software design • Computer sales, rental and lease • Computer service and training • Congregate care facilities • Costume shop, sale & rent • Curio novelty shop • Data processing service • Dating service (computerized video matching) • Delicatessen • Drafting service • Dressmaker • Drug store, non-prescription, sundries • Electrolysis • Electronic equipment repair • Electronic equipment store • Equipment rental agency (if enclosed or screened) • Eyeglasses, frames, contact lenses sales & service • Federal and State gov't buildings on fed and/or state property • Floor covering, drapery or upholstery store • Florist general retail or department store • Furniture rental agency (if enclosed or screened) • Furniture store • Gardening/landscaping supply store (if enclosed) • General glass sales, services • Gift card shop • Gun shop/gunsmith • Hang glider sales, service (if incidental to primary business) • Hardware store • Hearing aids, sales and service • Home occupation • Insurance office • Interior decorator office • Jewelry store – sales, repair • Laboratory, medical, dental or optical • Lapidary shop • Laundromat self-service • Laundry or cleaning agency, retail • Laundry or cleaning pickup station • Library • Liquor store • Locksmith, key and lock shop • Lodge-fraternal hall • Mail order business • Massage (regulated by business license ordinance) • Medical, dental office • Messenger service • Motorcycle, sports cycles, service, repair (accessory) • Museum • Music store, including instrument repair • Newspaper, magazine stand • Office machines and equp't sales & service • Orthopedic appliances sales & service • Paint and wallpaper store • Pet grooming service • Pet store, no kennel • Photocopy service • Photographic supply – camera store • Photography studio, incidental photo processing • Physical fitness studio • Picture framing shop • Pool table sale and repair service • Portable swimming pool supply/sales (if enclosed & incidental to primary business) • Power tools, sales and repair • Prescription pharmacy • Print shop • Public relations or advertising office • Real estate office • Reducing-body building/aerobics studio • Residential care homes for adults, children • Restaurant, coffee shop, cafeteria w/drive-up windows (subject to development standards) • Saddlery shop • School, business • School, charm, culture • School, public, K-12		○ Antique store ○ Apartments < 80 units, dev. review ○ Appliance store ○ Art gallery ○ Art studio ○ Athletic equipt & sporting goods store ○ Auto parts and accessory store (if enclosed) ○ Baggage transfer service ○ Bakery, pastry shop ○ Bank, savings & loan, finance, credit office (no drive-up windows) ○ Barber shop ○ Beauty shop ○ Bicycle sales, rental, service ○ Blueprinting, photostat service ○ Boat parts and accessories (enclosed) ○ Book-record store ○ Building trades contractors office ○ Business or professional office ○ Butcher, meat market ○ Candy store ○ Caretaker residence ○ Catering service ○ Child care center ○ Church ○ Citizen's improvement club – community center ○ Clinic, counseling, child/family counseling ○ Clinic, dialysis ○ Clinic, diet counseling & diet product sales ○ Clinic, physical therapy ○ Clothing and apparel store ○ Coin-op amusement machine, incidental to permitted use ○ Coin-op dispenser ○ Cold storage – frozen food locker ○ Collection, counseling, personnel office ○ Computer programming/software design ○ Computer sales, rental & lease ○ Computer service and training ○ Congregate care facilities ○ Costume shop – sales, rentals ○ Curio-novelty shop ○ Data processing service ○ Dating service (computerized video matching) ○ Delicatessen ○ Delivery service ○ Drafting service ○ Dressmaker ○ Driving school ○ Drug store – non-prescriptive drugs, sundries ○ Electrolysis ○ Electronic equipment store, accessory repair ○ Eyeglasses, frames, contact lenses sales & service ○ Federal and State gov't buildings on fed and/or state property ○ Firewood-fuel sales ○ Floor covering, drapery or upholstery store ○ Florist ○ Furniture rental agency ○ Furniture store ○ Garage equipment & tool sales ○ Gardening-landscaping supply store ○ General glass sales, services ○ General retail or department store < 50,000 sf ○ Gift card shop ○ Hardware store ○ Hearing aids, sales & service ○ Home occupation (home-based business) ○ Insurance office ○ Interior decorator office ○ Jewelry store, sales, repair ○ Laboratory, dental, medical or optical ○ Laboratory, research, analysis (if enclosed or screened) ○ Lapidary shop ○ Laundromat, self-service ○ Laundry or cleaning agency, retail ○ Laundry or cleaning pickup station ○ Library ○ Locksmith, key & lock shop ○ Lodge, fraternal hall ○ Mail order business ○ Marine supply store (enclosed) ○ Massage (regulated by business license ordinance) ○ Medical, dental office ○ Messenger service ○ Military surplus store ○ Museum ○ Music store & instrument repair ○ Newspaper-magazine stand ○ Nursery, plants (enclosed) ○ Office machines & equp't sales & service ○ Orthopedic appliances sales & service ○ Paint and wallpaper store ○ Pet grooming service ○ Pet store, no kennel ○ Photocopy service ○ Photographic processing plant, wholesale ○ Photographic supply – camera store ○ Photography studio, incidental photo processing ○ Physical fitness studio ○ Picture framing shop ○ Pool table sale and repair service ○ Portable swimming pool supply sales ○ Power tools, sales and repair ○ Prescription pharmacy ○ Print shop ○ Public relations, advertising ○ Real estate office ○ Reducing-body building/aerobics studio ○ Residential care homes for adults or children ○ Restaurant, coffee shop, cafeteria (no drive-up windows, & subject to development standards) ○ Saddlery shop ○ School, business ○ School, charm, culture

13	Existing Zone RD-20/SC	Uses	New Zone NMU/RD-20	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
RD-20/SC to Neighborhood-Mixed Use/RD-20 Permitted Uses				
		• School, self-defense, martial arts, gymnastics, swimming, etc. • School, vocational • Shoe repair shop • Shoe shine parlor • Shoe store • Sign, on-site • Soda fountain- ice cream parlor • Spa and tanning • Stamp-coin store • Stationery store • Steno service • Studio – dance, voice, music, gymnastics • Studio, radio, TV, recording • Supermarket-food store • Swimming pool, spa – sales and service • Tackle shop • Tailor • Telegraph office • Telephone answering service • Television & radio repair (incidental to primary use) • Television & radio sales • Ticket agency • Tobacco shop • Tool reconditioning (incidental to primary use) • Toy store • Travel agency • Trophy-emblem store • Upholstery shop (no refinishing) • Veterinarian –animal hospital • Video store, sales and rental • Watches, sales and repair • Wig sales and service • Winery sales facility-tasting room		○ School, public K-12 ○ School, self-defense, judo, boxing, gymnastics, swimming, similar activities ○ School, vocational ○ Shoe shine parlor ○ Shoe store ○ Sign, on-site ○ Soda fountain-ice cream parlor ○ Spa and tanning ○ Stamp-coin store ○ Stationery store ○ Stenographic service ○ Studio, dance, voice, music, gymnastics ○ Studio, radio, television recording ○ Supermarket-goods store ○ Swimming pool, spa – sales and service ○ Tackle shop ○ Tailor ○ Taxi cab service and storage (if enclosed or screened) ○ Telegraph office ○ Telephone answering service ○ Television/radio sales ○ Ticket agency ○ Tobacco shop ○ Tool reconditioning (accessory use) ○ Towing service (accessory, incidental) ○ Toy store ○ Travel agency ○ Trophy-emblem shop ○ Upholstery shop (no refinishing) ○ Veterinarian/animal hospital ○ Video store, sales, rental ○ Watches, sales, repair ○ Water recreation equipment, rental & sales (enclosed or screened) ○ Wedding chapel, reception hall ○ Wig sales and service ○ Wine sales facility – tasting room **Additional permitted uses per SPA:** • **Mixed-use developments** • **Single-family Residences**

13	Existing Zone RD-20/SC	Uses	New Zone NMU/ RD-20	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
RD-20/SC to Neighborhood-Mixed Use/RD-20 Conditional and Prohibited Uses				
13	**RD-20/SC** **11.2 acres** **1 parcel**	**Conditional in RD-20 portion of split-zoned lot:** • Accessory mobile home for night watchman(ZA) • Accessory mobile home for person in need of care(ZA) • Bed & breakfast inn (PC) • Cemetery (PC) • Church (ZA) • College or university (PC) • Comm. Coach for temp classrooms or offices (ZA) • Condominiums (PC) • Convalescent hospital, hospital (PC) • Family day care home, >12 children (ZA) • Off-site parking (ZA) • Other outdoor recreation facilities (PC) • Other private schools (PC) • Private boat docks (ZA) • Private school K-12 (ZA) • Private social center (PC) • Public/gov't buildings on private land (PC) • Residential accessory dwelling (ZA) • Residential care homes, >6 adults or children (ZA) • Secondary service station (BD) • Social rehab center (PC) • Special permits (PC) • Thrift stores, bookstores in churches (PC)		**Conditional in RD-20 portion of split-zoned lot:** • Accessory mobile home for night watchman(ZA) • Accessory mobile home for person in need of care(ZA) • Bed & breakfast inn (PC) • Cemetery (PC) • Church (ZA) • College or university (PC) • Comm. Coach for temp classrooms or offices (ZA) • Condominiums (PC) • Convalescent hospital, hospital (PC) • Family day care home, >12 children (ZA) • Off-site parking (ZA) • Other outdoor recreation facilities (PC) • Other private schools (PC) • Private boat docks (ZA) • Private school K-12 (ZA) • Private social center (PC) • Public/gov't buildings on private land (PC) • Residential accessory dwelling (ZA) • Residential care homes, >6 adults or children (ZA) • Secondary service station (BD) • Social rehab center (PC) • Special permits (PC) • Thrift stores, bookstores in churches (PC)
		Conditional in SC-portion of split-zoned lot: • Alcoholic beverage sales, on-site (ZA & ABC license) • Ambulance service (PC) • Apartment hotel (PC) • Apartment, multi-family (PC if >150 du or >40 du/ac or >20 du/acre and > ¼ mile from transit stop) • Arcade, electronic or mechanical games (PC) • Auto rental or lease agency, limo service (ZA) • Auto service station, primary or secondary (BD) • Auto wash, self-service or automatic (PC) • Baggage transfer service (PC) • Band, savings/loan, finance, loan, credit office (PC if drive-up windows, otherwise ZA) • Boat Parts & Accessories (if enclosed) • Boat sale or rental (PC) • Bus depot (BD) • Card room (BD) • Carnival, circus (BD) • Certified farmers' market, community stand (ZA – TUP) • College, university (PC) • Concession, temporary (ZA) • Condominiums (PC if >150 du or >40 du/ac or >20 du/acre and > ¼ mile from transit stop) • Convenience recycling facility (PC) • Convenience store, neighborhood market (BD) • Dance hall, ballroom, disco (PC) • Dancing as incidental to bar or restaurant (PC) • Delivery service (PC) • Drive-in café (ZA) • Drive-in dairy, excluding creamery (ZA) • Drive-in food market or stand (ZA) • Electronic, mechanical or video games (ZA >3 machines) • Food market ancillary to service station (BD)		**Conditional in NMU portion of split-zoned lot:** • **All conditional uses in LC zone, including** ○ Apartment hotel (PC) ○ Apartments, Condominiums 81-150 units (PC dev. review) ○ Apartments, Condominiums, > 150 units (PC) ○ Arcade, Electronic or mechanical, video games (PC) ○ Bank, savings & loan, finance, credit office (PC if drive-up windows; default ZA) ○ Bed & breakfast inn (PC) ○ Boat parts, sale, accessory reconditioning ○ Boat sale, rental, accessory service (PC) ○ Card room (BD) ○ Carnival, Circus (BD) ○ Certified farmers' market or community stand (ZA) ○ College, university (PC) ○ Convalescent hospital ○ Convenience store – neighborhood market < 6,000 sf (BD) ○ Dancing – incidental in restaurant (PC) ○ Electronic, mechanical or video games (≥ 3 machines)(ZA) ○ Equipment rental agency – office related (PC) ○ Fed or State gov't uses in/on private buildings, facilities or grounds (PC) ○ Fortune-teller, palmist, tarot reader (BD) ○ Funeral establishment w/o crematory (PC) ○ Hang glider sale & accessory service (ZA) ○ Hospital (PC) ○ Kennel, cattery, boarding, training (PC) ○ Labor union hall (PC) ○ Live theater (ZA) ○ Mail or delivery service pickup station (PC or ZA) ○ Motion picture theater (ZA) ○ Motorcycle, sports cycles, etc., sales, rent, accessory service, repair, dismantling (ZA) ○ Nursery, plants (if enclosed)

13	Existing Zone RD-20/SC	Uses	New Zone NMU/ RD-20	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
RD-20/SC to Neighborhood-Mixed Use/RD-20 Conditional and Prohibited Uses				
		• Freight depot, excl. draying & truck terminal (if enclosed or screened) • Hang glider, sales, service (if incidental to primary use, must be enclosed; PC if primary use) • Kennel, cattery, boarding, training (PC) • Labor union hall (PC) • Live theater (ZA) • Mail or delivery service pickup station (PC) or (ZA) • Marine supply store (if enclosed) • Motion picture theater (ZA) • Motorcycle, other cycles sales, rent, service, dismantling (if incidental to primary use, must be enclosed; PC if primary use) • Nursery, plants (incidental to retail use, enclosed) • Parking lot, garage as primary use (PC for multi-story) • Privately-owned uses in public & govt-owned buildings (where use is subject to use permit in other zones) • Public & govt-uses, other than fed or state, in private buildings, facilities or grounds (PC, where use is subject to permit in other zones) • Public & govt-uses, other than fed or state, in private buildings, facilities or grounds (PC, where use is subject to permit in other zones) • Public auction – new clothing, in enclosed bldg. (PC) • Recreation facility, indoor (ZA) • Recreation facility, outdoor (PC) • Remote teller, freestanding (PC) • Restaurant, coffee shop, cafeteria (PC or ZA) • RV and boat storage (PC) • School, K-12, private (PC) • School, other private (PC) • School, trade (PC) • Sideshow (BD) • Snack bar incidental to recreation use (PC or ZA) • Social center (ZA) • Water recreation equip't, rental, sales (enclosed or screened) • Wedding chapel, reception hall (ZA) • Wholesale distributor's service facility (PC)		○ On-site alcoholic beverage sales (ZA with ABC permit) ○ Parking lot or garage as primary use (PC for multi-story) ○ Privately-owned uses in public & govt-owned buildings (where use is subject to use permit in other zones) ○ Psychiatric facility ○ Public & govt-owned buildings or facilities, not federal or state (PC) ○ Public & govt-uses, other than fed or state, in private buildings, facilities or grounds (PC, where use is subject to permit in other zones) ○ Public auction, new clothing, apparel, enclosed building (PC) ○ Recreation facility, outdoor (PC) ○ Recreational vehicle & boat storage (PC) ○ Remote teller, freestanding (PC) ○ Residential Uses, other (PC) ○ Restaurant, coffee shop, cafeteria (ZA) ○ Sanitarium ○ School, private K-12 (PC) ○ School, private, other (PC) ○ School, trade (PC) ○ Sideshow (BD) ○ Snack bar incidental to a park, boat dock, other water-oriented use (PC) ○ Social center (ZA) ○ Social rehab center (PC) ○ Social rehabilitation center ○ Storage building, mini-storage (PC) ○ Wholesale distributor's service facility (PC)
13		**Prohibited** • Any use not expressly allowed except for those uses determined to be acceptable by the Planning Director (ZC §201-03)		**Prohibited** • Adult uses • Auto-related uses, incl. service station, auto repair, car wash • Bars, nightclubs, dance halls • Check cashing facilities • Drive-through facilities • Gun sales • Hotel, motel • Indoor recreational facilities • Liquor stores • Pawn shops • Recycling centers • Repair services as primary uses • Tattoo shops

	Existing Zone RD-5 0.85 acre 1 parcel	Uses	New Zone NMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
RD-5 to -Neighborhood Mixed Use Permitted Uses				
14	RD-5 0.85 acre 1 parcel	**Permitted** • Federal and State gov't buildings on fed and/or state property • Garage sales • Home occupations (home businesses) • Parks, public, and ancillary uses • School, public, k-12 • Single-family dwelling (except mobile homes)	NMU	**Permitted** • **All LC permitted uses, including:** ○ Accountants, bookkeepers office ○ Acupuncture clinic ○ Addressing and mailing services ○ Adult day health care ○ Advertising, public relations office ○ Alarm systems sales & service (if enclosed) ○ Ambulance service ○ Antique store ○ Apartments < 80 units, dev. review ○ Appliance store ○ Art gallery ○ Art studio ○ Athletic equipt & sporting goods store ○ Auto parts and accessory store (if enclosed) ○ Baggage transfer service ○ Bakery, pastry shop ○ Bank, savings & loan, finance, credit office (no drive-up windows) ○ Barber shop ○ Beauty shop ○ Bicycle sales, rental, service ○ Blueprinting, photostat service ○ Boat parts and accessories (enclosed) ○ Book-record store ○ Brew pub ○ Building trades contractors office ○ Business or professional office ○ Butcher, meat market ○ Candy store ○ Caretaker residence ○ Catering service ○ Child care center ○ Church ○ Citizen's improvement club – community center ○ Clinic, counseling, child/family counseling ○ Clinic, dialysis ○ Clinic, diet counseling & diet product sales ○ Clinic, physical therapy ○ Clothing and apparel store ○ Coin-op amusement machine, incidental to permitted use ○ Coin-op dispenser ○ Cold storage – frozen food locker ○ Collection, counseling, personnel office ○ Computer programming/software design ○ Computer sales, rental & lease ○ Computer service and training ○ Congregate care facilities ○ Costume shop – sales, rentals ○ Curio-novelty shop ○ Data processing service ○ Dating service (computerized video matching) ○ Delicatessen ○ Delivery service ○ Drafting service ○ Dressmaker ○ Drive-in café ○ Drive-in dairy, excluding creamery ○ Driving food market or stand ○ Driving school ○ Drug store – non-prescriptive drugs, sundries ○ Electrolysis ○ Electronic equipment store ○ Eyeglasses, frames, contact lenses sales & service ○ Federal and State gov't buildings on fed and/or state property ○ Firewood-fuel sales ○ Floor covering, drapery or upholstery store ○ Florist ○ Furniture rental agency ○ Furniture store ○ Garage equipment & tool sales ○ Gardening-landscaping supply store ○ General glass sales, services ○ General retail or department store < 50,000 sf ○ Gift card shop ○ Hardware store ○ Hearing aids, sales & service ○ Home occupation (home-based business) ○ Insurance office ○ Interior decorator office ○ Jewelry store, sales, repair ○ Laboratory, dental, medical or optical ○ Laboratory, research, analysis (if enclosed or screened) ○ Lapidary shop ○ Laundromat, self-service ○ Laundry or cleaning agency, retail ○ Laundry or cleaning pickup station ○ Library ○ Locksmith, key & lock shop ○ Lodge, fraternal hall ○ Mail order business ○ Marine supply store (enclosed) ○ Massage ○ Medical, dental office ○ Messenger service ○ Military surplus store ○ Museum ○ Music store & instrument repair ○ Newspaper-magazine stand ○ Nursery, plants (enclosed) ○ Office machines & equp't sales & service ○ Orthopedic appliances sales & service ○ Paint and wallpaper store ○ Pet grooming service ○ Pet store, no kennel ○ Photocopy service ○ Photographic processing plant, wholesale ○ Photographic supply – camera store ○ Photography studio, incidental photo processing ○ Physical fitness studio ○ Picture framing shop ○ Pool table sale and repair service

14	Existing Zone RD-5 0.85 acre 1 parcel	Uses	New Zone NMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
RD-5 to -Neighborhood Mixed Use Permitted Uses				
				○ Portable swimming pool supply sales ○ Power tools, sales and repair ○ Prescription pharmacy ○ Print shop ○ Public relations, advertising ○ Public utility, public service facility ○ Real estate office ○ Reducing-body building/aerobics studio ○ Residential care homes for adults or children ○ Restaurant, coffee shop, cafeteria (no drive-up windows, & subject to development standards) ○ Saddlery shop ○ School, business ○ School, charm, culture ○ School, public K-12 ○ School, self-defense, judo, boxing, gymnastics, swimming, similar activities ○ School, vocational ○ Shoe shine parlor ○ Shoe store ○ Sign, on-site ○ Soda fountain-ice cream parlor ○ Spa and tanning ○ Stamp-coin store ○ Stationery store ○ Stenographic service ○ Studio, dance, voice, music, gymnastics ○ Studio, radio, television recording ○ Supermarket-goods store ○ Swimming pool, spa – sales and service ○ Tackle shop ○ Tailor ○ Taxi cab service and storage (if enclosed or screened) ○ Telegraph office ○ Telephone answering service ○ Television/radio sales ○ Ticket agency ○ Tobacco shop ○ Tool reconditioning (accessory use) ○ Towing service (accessory, incidental) ○ Toy store ○ Travel agency ○ Trophy-emblem shop ○ Upholstery shop (no refinishing) ○ Veterinarian/animal hospital ○ Video store, sales, rental ○ Watches, sales, repair ○ Water recreation equipment, rental & sales (enclosed or screened) ○ Wedding chapel, reception hall ○ Wig sales and service ○ Wine sales facility – tasting room **Additional permitted uses per SPA:** • **Mixed-use developments** • **Single-family Residences**

14	Existing Zone RD-5 0.85 acre 1 parcel	Uses	New Zone NMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
RD-5 to Neighborhood Mixed Use Conditional and Prohibited Uses				
14	RD-5 0.85 acre 1 parcel	**Conditional** • Single-family dwelling > 2 stories or >30 ft tall (ZA) • 2-family dwelling, corner lots or PC if interior lots • 2-family dwelling, > 2 stories or >30 ft tall (ZA) • Condominiums (PC) • Townhouse, row house, cluster (PC) • Residential care home, > 6 children or adultsv(PC) • Child day care center, >8 children (PC) • Family day care home (PC) • Residential accessory dwelling (PC) • Mobile homes as primary residence, on foundation (dev. Review) • Mobilehomes, duplex, halfplex & multifamily (dev permit) • Mobile homes, accessory, for person in need of care, supervision (ZA) • Mobile homes at construction sites (occ permit by Bldg Official) • Mobile homes, accessory for night watchman (ZA) • Commercial coach, temp classrooms or office (ZA) • Offices, business & professional (stipulated) (PC, dev stds) • Convenience cntr, Laundromat, nbrhood market, food store, barber, beauty shop, newspaper stand (PC, dev stds) • Auto service station, secondary (BD) • Community stand (TUP by ZA) • Offices, medical (PC, dev stds) • Bed & breakfast inn (PC) • Thrift stores, bookstores in churches (PC) • Incidental agriculture (min 20k sf lot) • Community garden (time restrictions) • Water-impoundments – lakes, ponds (PC) • Hospital, convalescent, skilled nursing, congregate care (PC) • Adult day health center (PC) • Hospital (PC) • Cemetery (PC) • Social rehab center (PC) • Social center, private (PC) • Church (ZA) • School, private, k-12 (ZA) • College, university (PC) • School, private, other (PC) • Privately-owned uses in public & govt-owned buildings (PC or ZA, where use is subject to use permit in other zones) • Public & govt-owned buildings or facilities, not federal or state (PC)		**Conditional** • **All conditional uses in LC zone, including** *(RL SPA-excluded uses are shown with strike-through):* ○ Apartment hotel (PC) ○ Apartments, Condominiums 81-150 units (PC dev. review) ○ Apartments, Condominiums, > 150 units (PC) ○ Arcade, Electronic or mechanical, video games (PC) ○ Bank, savings & loan, finance, credit office (PC if drive-up windows; default ZA) ○ Bed & breakfast inn (PC) ○ Boat parts, sale, accessory reconditioning (PC) ○ Boat sale, rental, accessory service (PC) ○ Card room (BD) ○ Carnival, Circus (BD) ○ Certified farmers' market or community stand (ZA) ○ College, university (PC) ○ Convalescent hospital ○ Convenience store – neighborhood market < 6,000 sf (BD) ○ Dancing – incidental in restaurant (PC) ○ Electronic, mechanical or video games (≥ 3 machines)(ZA) ○ Equipment rental agency – office related (PC) ○ Fed or State gov't uses in/on private buildings, facilities or grounds (PC) ○ Fortune-teller, palmist, tarot reader (BD) ○ Funeral establishment w/o crematory (PC) ○ Hang glider sale & accessory service (ZA) ○ Hospital ○ Kennel, cattery, boarding, training (PC) ○ Labor union hall (PC) ○ Live theater (ZA) ○ Mail or delivery service pickup station (PC or ZA) ○ Motion picture theater (ZA) ○ Motorcycle, sports cycles, etc., sales, rent, accessory service, repair, dismantling (ZA) ○ Nursery, plants (if enclosed) ○ On-site alcoholic beverage sales (ZA with ABC permit) ○ Parking lot or garage as primary use (PC for multi-story) ○ Privately-owned uses in public & govt-owned buildings (where use is subject to use permit in other zones) ○ Psychiatric facility ○ Public & govt-owned buildings or facilities, not federal or state (PC) ○ Public & govt-uses, other than fed or state, in private buildings, facilities or grounds (PC, where use is subject to permit in other zones) ○ Public auction, new clothing, apparel, enclosed building (PC)

14	Existing Zone RD-5 0.85 acre 1 parcel	Uses	New Zone NMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
		RD-5 to Neighborhood Mixed Use Conditional and Prohibited Uses		
		• Public & govt-uses, other than fed or state, in private buildings, facilities or grounds (PC, where use is subject to permit in other zones) • Boat docks, private (ZA) • Recreation facility, outdoor (PC) • Repair of Farm Equipt, hobby only, for personal use of resident (ZA, min 1-acre lot, enclosed)		○ Recreation facility, outdoor (PC) ○ Recreational vehicle & boat storage (PC) ○ Remote teller, freestanding (PC) ○ Residential Uses, other (PC) ○ Restaurant, coffee shop, cafeteria (ZA) ○ Sanitarium ○ School, private K-12 (PC) ○ School, private, other (PC) ○ Sideshow (BD) ○ Snack bar incidental to a park, boat dock, other water-oriented use (PC) ○ Social center (ZA) ○ Social rehab center (PC) ○ Social rehabilitation center ○ Storage building, mini-storage (PC) ○ Trade school (PC) ○ Wholesale distributor's service facility (PC)
14		**Prohibited** Any use not expressly allowed except for those uses determined to be acceptable by the Planning Director (ZC §201-03)		**Prohibited** • Adult uses • Auto-related uses, incl. service station, auto repair, car wash • Bars, nightclubs, dance halls • Check cashing facilities • Drive-through facilities • Gun sales • Hotel, motel • Indoor recreational facilities • Liquor stores • Pawn shops • Recycling centers • Repair services as primary uses • Tattoo shops

15	Existing Zone RD-5 12.14 ac, 16 prcls	Uses	New Zone SPA (M St. corridor)	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
		RD-5 to SPA (M St. Corridor) Permitted Uses		
15	RD-5 12.14 ac, 16 parcels	**Permitted** • Community garden (time restrictions) • Federal and state gov't buildings on fed and/or state property • Garage sales • Home occupations (home businesses) • Parks, public, and ancillary uses • School, public, k-12 • Single-family dwelling (except mobile homes)	SPA (M St. corridor)	**Permitted** • **All RD-20 permitted uses, including:** ○ 2-family dwelling ○ 2-family dwelling >2 stories or 30 ft ○ Apartments, multi-family ○ Boarding house ○ Child day-care center, > 8 children ○ Community garden (time restrictions) ○ Convenience centers (coin laundry, neighborhood market, food store, barber/beauty shop, newspaper stand) ○ Duplex, halfplex mobile homes ○ Federal and State gov't buildings on fed and/or state property ○ Fraternity house ○ Garage Sales ○ Home occupation (home business) ○ Limited business/professional offices ○ Lodge, fraternal hall ○ Medical offices ○ Mobile home at construction site ○ Mobile homes on permanent foundations ○ Public parks & ancillary uses ○ School, public, K-12 ○ Single-family dwellings >2 stories or 30 ft ○ Single-family dwellings except mobile homes ○ Single-room occupancy units ○ Townhouses, row houses **Additional permitted uses per SPA:** • **Religious institutions** • **Private social center** • **General retail under 6,000 sf**

15	Existing Zone RD-5 12.14 ac, 16 prcls	Uses	New Zone	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
		RD-5 to SPA (M St. Corridor) Conditional and Prohibited Uses		
15	RD-5 12.14 ac, 16 parcels	**Conditional** • Single-family dwelling > 2 stories or >30 ft tall (ZA) • 2-family dwelling, corner lots or PC if interior lots • 2-family dwelling, > 2 stories or >30 ft tall (ZA) • Condominiums (PC) • Townhouse, row house, cluster (PC) • Residential care home, > 6 children or adults (PC) • Child day care center, >8 children (PC) • Family day care home (PC) • Residential accessory dwelling (PC) • Mobile homes as primary residence, on foundation (dev. Review) • Mobile homes, duplex, halfplex & multifamily (dev permit) • Mobile homes, accessory, for person in need of care, supervision (ZA) • Mobile homes at construction sites (occ permit by Bldg Official) • Mobile homes, accessory for night watchman (ZA) • Commercial coach, temp classrooms or office (ZA) • Offices, business & professional (stipulated) (PC, dev stds) • Convenience cntr, Laundromat, neighborhood market, food store, barber, beauty shop, newspaper stand (PC, dev stds) • Auto service station, secondary (BD) • Community stand (TUP by ZA) • Offices, medical (PC, dev stds) • Bed & breakfast inn (PC) • Thrift stores, bookstores in churches (PC) • Incidental agriculture (min 20k sf lot) • Community garden (time restrictions) • Water-impoundments – lakes, ponds (PC) • Hospital, convalescent, skilled nursing, congregate care (PC)		**Conditional** • **All RD-20 conditional uses, including:** ○ Accessory mobile home for night watchman(ZA) ○ Accessory mobile home for person in need of care(ZA) ○ Bed & breakfast inn (PC) ○ Cemetery (PC) ○ Church (ZA) ○ College or university (PC) ○ Comm. Coach for temp classrooms or offices (ZA) ○ Community stand (ZA) ○ Condominiums (PC) ○ Convalescent hospital, hospital (PC) ○ Family day care home, >12 children (ZA) ○ Off-site parking (ZA) ○ Other outdoor recreation facilities (PC) ○ Private boat docks (ZA) ○ Private social center (PC) ○ Public/gov't buildings on private land (PC) ○ Residential accessory dwelling (ZA) ○ Residential care homes, >6 adults or children (ZA) ○ School, private, K-12 (ZA) ○ School, private, other (PC) ○ Secondary service station (BD) ○ Social rehab center (PC) ○ Special permits (PC) ○ Thrift stores, bookstores in churches (PC) **Additional conditionally-permitted uses per SPA:** • **Eating & drinking uses** • **Entertainment/recreation < 6000 sf** • **Financial/office** • **General retail > 6000 sf**

15	Existing Zone RD-5 12.14 ac, 16 prcls	Uses	New Zone	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
RD-5 to SPA (M St. Corridor) Conditional and Prohibited Uses				
		• Adult day health center (PC) • Hospital (PC) • Cemetery (PC) • Social rehab center (PC) • Social center, private (PC) • Church (ZA) • School, private, k-12 (ZA) • College, university (PC) • School, private, other (PC) • Privately-owned uses in public & govt-owned buildings (PC or ZA, where use is subject to use permit in other zones) • Public & govt-owned buildings or facilities, not federal or state (PC) • Public & govt-uses, other than fed or state, in private buildings, facilities or grounds (PC, where use is subject to permit in other zones) • Boat docks, private (ZA) • Recreation facility, outdoor (PC) • Repair of Farm Equipt, hobby only, for personal use of resident (ZA, min 1-acre lot, enclosed)		• **Personal services**
15		**Prohibited** • Any use not expressly allowed except for those uses det'd to be acceptable by the Planning Director (ZC §201-03)		**Prohibited** • **Check cashing services**

16	Existing Zone RD-5 2.32 ac 1 parcel	Uses	New Zone V-NMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
RD-5 to Village-Neighborhood Mixed Use Permitted Uses				
16	RD-5 2.32 ac., 1 parcel	**Permitted** • Federal and State gov't buildings on fed and/or state property • Garage sales • Home occupations (home-based businesses) • Parks, public, and ancillary uses • School, public, K-12 • Single-family dwelling (except mobile homes)	V-NMU	**Permitted** • **All LC permitted uses, including:** ○ Accountants, bookkeepers office ○ Acupuncture clinic ○ Addressing and mailing services ○ Adult day health care ○ Advertising, public relations office ○ Alarm systems sales & service (if enclosed) ○ Ambulance service ○ Antique store ○ Apartments < 80 units, dev. review ○ Appliance store ○ Art gallery ○ Art studio ○ Athletic equipt & sporting goods store ○ Auto parts and accessory store (if enclosed) ○ Baggage transfer service ○ Bakery, pastry shop ○ Bank, savings & loan, finance, credit office (no drive-up windows) ○ Barber shop ○ Beauty shop ○ Bicycle sales, rental, service ○ Blueprinting, photostat service ○ Boat parts and accessories (enclosed) ○ Book-record store ○ Building trades contractors office ○ Business or professional office ○ Butcher, meat market ○ Candy store ○ Caretaker residence ○ Catering service ○ Child care center ○ Church ○ Citizen's improvement club – community center ○ Clinic, counseling, child/family counseling ○ Clinic, dialysis ○ Clinic, diet counseling & diet product sales ○ Clinic, physical therapy ○ Clothing and apparel store ○ Coin-op amusement machine, incidental to permitted use ○ Coin-op dispenser ○ Cold storage – frozen food locker ○ Collection, counseling, personnel office ○ Computer programming/software design ○ Computer sales, rental & lease ○ Computer service and training ○ Congregate care facilities ○ Costume shop – sales, rentals ○ Curio-novelty shop ○ Data processing service ○ Dating service (computerized video matching) ○ Delicatessen ○ Delivery service ○ Drafting service ○ Dressmaker ○ Driving school ○ Drug store – non-prescriptive drugs, sundries ○ Electrolysis ○ Electronic equipment store, accessory repair ○ Eyeglasses, frames, contact lenses sales & service ○ Federal and State gov't buildings on fed and/or state property ○ Firewood-fuel sales ○ Floor covering, drapery or upholstery store ○ Florist ○ Furniture rental agency ○ Furniture store ○ Garage equipment & tool sales ○ Gardening-landscaping supply store ○ General glass sales, services ○ General retail or department store ○ Gift card shop ○ Hardware store ○ Hearing aids, sales & service ○ Home occupations (home-based business) ○ Insurance office

16	Existing Zone RD-5 2.32 ac 1 parcel	Uses	New Zone V-NMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
RD-5 to Village-Neighborhood Mixed Use Permitted Uses				
				○ Interior decorator office ○ Jewelry store, sales, repair ○ Laboratory, dental, medical or optical ○ Laboratory, research, analysis (if enclosed or screened) ○ Lapidary shop ○ Laundromat, self-service ○ Laundry or cleaning agency, retail ○ Laundry or cleaning pickup station ○ Library ○ Locksmith, key & lock shop ○ Lodge, fraternal hall ○ Mail order business ○ Marine supply store (enclosed) ○ Massage ○ Medical, dental office ○ Messenger service ○ Military surplus store ○ Museum ○ Music store & instrument repair ○ Newspaper-magazine stand ○ Nursery, plants (enclosed) ○ Office machines & equp't sales & service ○ Orthopedic appliances sales & service ○ Paint and wallpaper store ○ Pet grooming service ○ Pet store, no kennel ○ Photocopy service ○ Photographic processing plant, wholesale ○ Photographic supply – camera store ○ Photography studio, incidental photo processing ○ Picture framing shop ○ Pool table sale and repair service ○ Portable swimming pool supply sales ○ Power tools, sales and repair (accessory) ○ Prescription pharmacy ○ Print shop ○ Public relations, advertising ○ Real estate office ○ Reducing-body building/aerobics studio ○ Residential care homes for adults or children ○ Restaurant, coffee shop, cafeteria (no drive-up windows, & subject to development standards) ○ Saddlery shop ○ School, business ○ School, charm, culture ○ School, public K-12 ○ School, self-defense, judo, boxing, gymnastics, swimming, similar activities ○ School, vocational ○ Shoe shine parlor ○ Shoe store ○ Sign, on-site ○ Soda fountain-ice cream parlor ○ Spa and tanning ○ Stamp-coin store ○ Stationery store ○ Stenographic service ○ Studio, dance, voice, music, gymnastics ○ Studio, radio, television recording ○ Supermarket-goods store ○ Swimming pool, spa – sales and service ○ Tackle shop ○ Tailor ○ Taxi cab service and storage (if enclosed or screened) ○ Telegraph office ○ Telephone answering service ○ Television/radio sales ○ Ticket agency ○ Tobacco shop ○ Tool reconditioning (accessory use) ○ Towing service (accessory, incidental) ○ Toy store ○ Travel agency ○ Trophy-emblem shop ○ Upholstery shop (no refinishing) ○ Veterinarian/animal hospital ○ Video store, sales, rental ○ Watches, sales, repair ○ Water recreation equipment, rental & sales (enclosed or screened) ○ Wedding chapel, reception hall ○ Wig sales and service ○ Wine sales facility – tasting room **Additional permitted uses per SPA:** • **Mixed-use developments** • **Single-family Residences**

16	Existing Zone RD-5 2.32 ac 1 parcel	Uses	New Zone V-NMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
RD-5 to Village-Neighborhood Mixed Use Conditional and Prohibited Uses				
16	RD-5 2.32 ac 1 parcel	**Conditional** • 2-family dwelling, > 2 stories or >30 ft tall (ZA) • 2-family dwelling, corner lots or PC if interior lots • Adult day health center (PC) • Auto service station, secondary (BD) • Bed & breakfast inn (PC) • Boat docks, private (ZA) • Cemetery (PC) • Child day care center, >8 children (PC) • Church (ZA) • College, university (PC) • Commercial coach, temp classrooms or office (ZA) • Community garden (time restrictions) • Community stand (TUP by ZA) • Condominiums (PC) • Convenience cntr, Laundromat, nbrhood market, food store, barber, beauty shop, newspaper stand (PC, dev stds) • Family day care home (PC) • Hospital (PC) • Hospital, convalescent, skilled nursing, congregate care (PC) • Incidental agriculture (min 20k sf lot) • Mobile homes as primary residence, on foundation (dev. Review) • Mobile homes at construction sites (occ permit by Bldg Official) • Mobile homes, accessory for night watchman (ZA) • Mobile homes, accessory, for person in need of care, supervision (ZA) • Mobilehomes, duplex, halfplex & multifamily (dev permit) • Offices, business & professional (stipulated) (PC, dev stds) • Offices, medical (PC, dev stds) • Privately-owned uses in public & govt-owned buildings (PC or ZA, where use is subject to use permit in other zones) • Public & govt-owned buildings or facilities, not federal or state (PC) • Public & govt-uses, other than fed or state, in private buildings, facilities or grounds (PC, where use is subject to permit in other zones) • Recreation facility, outdoor (PC) • Repair of Farm Equipt, hobby only, for personal use of resident (ZA, min 1-acre lot, enclosed) • Residential accessory dwelling (PC) • Residential care home, > 6 children or adultsv(PC) • School, private, k-12 (ZA) • School, private, other (PC) • Single-family dwelling > 2 stories or >30 ft tall (ZA) • Social center, private (PC) • Social rehab center (PC) • Thrift stores, bookstores in churches (PC) • Townhouse, row house, cluster (PC) • Water-impoundments – lakes, ponds (PC)		**Conditional** • **All conditional uses in LC zone, including:** ○ Apartment hotel (PC) ○ Apartments, Condominiums 81-150 units (PC dev. review) ○ Apartments, Condominiums, > 150 units (PC) ○ Arcade, Electronic or mechanical, video games (PC) ○ Auto rental or lease agency, limo service (ZA) ○ Bank, savings & loan, finance, credit office (no drive-up window) ○ Bed & breakfast inn (PC) ○ Boat parts, sale ○ Boat sale, rental, accessory service (PC) ○ Card room (BD) ○ Carnival, Circus (BD) ○ Certified farmers' market or community stand (ZA) ○ College, university (PC) ○ Convalescent hospital ○ Convenience recycling facility (PC) ○ Convenience store – neighborhood market < 6,000 sf (BD) ○ Dancing – incidental in restaurant (PC) ○ Drive-in café ○ Drive-in dairy, excluding creamery ○ Drive-in food market or stand ○ Electronic, mechanical or video games (≥ 3 machines)(ZA) ○ Equipment rental agency – office equip't related (PC) ○ Fed or State gov't uses in/on private buildings, facilities or grounds (PC) ○ Fortune-teller, palmist, tarot reader (BD) ○ Funeral establishment w/o crematory (PC) ○ Hang glider sale (ZA) ○ Hospital ○ Kennel, cattery, boarding, training (PC) ○ Labor union hall (PC) ○ Lawn mower engine, garden tool sales service (ZA) ○ Live theater (ZA) ○ Mail or delivery service pickup station (PC or ZA) ○ Motion picture theater (ZA) ○ Motorcycle, sports cycles, etc., sales, rent (ZA) ○ Nursery, plants (if enclosed) ○ On-site alcoholic beverage sales (ZA with ABC permit) ○ Parking lot or garage as primary use (PC for multi-story) ○ Privately-owned uses in public & govt-owned buildings (where use is subject to use permit in other zones) ○ Psychiatric facility ○ Public & govt-owned buildings or facilities, not federal or state (PC) ○ Public & govt-uses, other than fed or state, in private buildings, facilities or grounds (PC, where use is subject to permit in other zones) ○ Public auction, new clothing, apparel, enclosed building (PC) ○ Recreation facility, indoor (ZA) ○ Recreation facility, outdoor (PC) ○ Recreational vehicle & boat storage (PC) ○ Remote teller, freestanding (PC) ○ Residential Uses, other (PC) ○ Restaurant, coffee shop, cafeteria (PC if drive-up windows) or (ZA) ○ Sanitarium ○ School, private K-12 (PC) ○ School, private, other (PC) ○ Sideshow (BD) ○ Snack bar incidental to a park, boat dock, other water-oriented use (PC) ○ Social center (ZA) ○ Social rehab center (PC) ○ Social rehabilitation center ○ Storage building, mini-storage (PC) ○ Tool reconditioning, primary use (PC) ○ Towing service, primary use (PC) ○ Trade school (PC) ○ Travel trailer, motor home, camper sales, rent, storage (PC) ○ Utility trailer or truck rent or storage, ancillary to permitted use (PC) ○ Utility trailer, rental, service, sales (PC) ○ Wholesale distributor's service facility (PC) **Additional conditionally-permitted uses per SPA:** • **Multi-family units >20 units/acre** • **General retail >25,000 sf** • **Theater** • **Drive-through facilities**
16		**Prohibited** • Any use not expressly allowed except for those uses determined to be acceptable by the Planning Director (ZC §201-03)		**Prohibited** • Adult uses • Auto-related uses (auto service station, auto repair, carwash) • Bars • Check cashing facilities • Gun sales • Hotel, motel • Liquor stores • Night club, dance halls • Pawn shops • Repair services as primary use • Tattoo shops

17	Existing Zone SPA/RD-5/GC 2.03 acres 1 parcel	Uses	New Zone SPA (open space)	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
SPA/RD 5/GC to SPA (open space) Permitted Uses				
17	SPA/RD-5/GC 2.03 acres 1 parcel	**Permitted** RD-5 uses as above, GC/SPA as above – but parcel is currently County-owned narrow strip of land on old RR ROW, developed as a regional bike trail.	SPA (open space)	**Permitted**: • Open space uses, now County-utility, bike trail. • No foreseeable land use change from SPA adoption.

RD 5/GC/SPA to SPA (open space) Conditional and Prohibited Uses				
17	**SPA/RD-5/GC** **2.03 acres** **1 parcel**	**Conditional** • Conditional uses for RD-5 as above, but lot is not usable for most posited uses.	**SPA (open space)**	**Conditional** • SPA does not set forth "open space" conditional uses.
17		**Prohibited** • Any use not expressly allowed except for those uses det'd to be acceptable by the Planning Director (ZC §201-03)		**Prohibited** • Presumably any use that is not consistent with trail corridor.

	Existing Zone RD-7 1.12 ac 3 parcels	Uses	New Zone RD-20	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
RD-7 to RD-20 Permitted Uses				
18	**RD-7** **1.12 ac** **3 parcels**	**Permitted** (same as RD-5, exc. hobby repair of farm equipt) • 2-family dwelling (corner lots) • Child day care center, <8 children • Community garden (time restrictions) • Federal and State gov't buildings on fed and/or state property • Garage sales • Home occupations (home businesses) • Incidental agriculture, stables, lots >20,000 sf • Parks, public, and ancillary uses • School, public, k-12 • Single-family dwelling (except mobile homes)	**RD-20**	**Permitted** • **All RD-20 permitted uses, including:** ○ 2-family dwelling ○ 2-family dwelling >2 stories or 30 ft ○ Apartments, multi-family ○ Boarding house ○ Child day-care center ○ Convenience centers (coin laundry, neighborhood market, food store, barber/beauty shop, newspaper stand) ○ Community garden (time restrictions) ○ Duplex, halfplex mobile homes ○ Federal and State gov't buildings on fed and/or state property ○ Fraternity house ○ Garage Sales ○ Home occupation (home business) ○ Limited business/professional offices ○ Lodge, fraternal hall ○ Medical offices ○ Mobile home at construction site ○ Mobile homes on permanent foundations ○ Parks, public & ancillary uses ○ School, public, K-12 ○ Single-family dwellings >2 stories or 30 ft ○ Single-family dwellings except mobile homes ○ Single-room occupancy units ○ Townhouses, row houses

18	Existing Zone RD-7 1.12 ac 3 parcels	Uses	New Zone RD-20	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
RD-7 to RD-20 Conditional and Prohibited Uses				
18	**RD-7** **1.12 ac** **3 parcels**	**Conditional** • 2-family dwelling, > 2 stories or >30 ft tall (ZA) • 2-family dwelling, interior lots (PC) • Adult day health center (PC) • Auto service station, secondary (BD) • Bed & breakfast inn (PC) • Boat docks, private (ZA) • Cemetery (PC) • Child day care center, >8 children (PC) • Church (ZA) • College, university (PC) • Commercial coach, temp classrooms or office (ZA) • Community stand (TUP by ZA) • Condominiums (PC) • Convenience center, coin laundry, neighborhood market, food store, barber/beauty shop, newspaper stand (PC, dev stds) • Family day care home (PC) • Hospital (PC) • Hospital, convalescent, skilled nursing, congregate care (PC) • Mobile homes as 1° residence, on foundation (dev. Review) • Mobile homes at construction sites (occ permit by Bldg Official) • Mobile homes, acc, for night watchman (ZA) • Mobile homes, acc, for person in need of care (ZA) • Mobile homes, duplex, halfplex & multifamily (dev permit) • Offices, business & professional (stipulated) (PC, dev stds) • Offices, medical (PC, dev stds) • Privately-owned uses in public & govt-owned buildings (PC or ZA, where use is subject to use permit in other zones) • Public & govt-owned buildings or facilities, not fed or state (PC) • Public & govt-uses, other than fed or state, in private bldngs, facilities or grounds (PC, where use reqs permit in other zones) • Recreation facility, outdoor (PC) • Residential accessory dwelling (PC) • Residential care home, > 6 children or adults (PC) • School, private, k-12 (ZA) • School, private, other (PC) • Single-family dwelling > 2 stories or >30 ft tall (ZA) • Social center, private (PC) • Social rehab center (PC) • Thrift stores, bookstores in churches (PC) • Townhouse, row house, cluster (PC) • Water-impoundments – lakes, ponds (PC)	**RD-20**	**Conditional** • **All RD-20 conditional uses, including:** ○ Adult day health center (PC) ○ Auto service station, secondary (BD) ○ Bed & breakfast inn (PC) ○ Boat docks, private (ZA) ○ Cemetery (PC) ○ Church (ZA) ○ College or university (PC) ○ Comm. Coach for temp classrooms or offices (ZA) ○ Community stand (TUP by ZA) ○ Condominiums (PC) ○ Convenience centers (coin laundry, neighborhood market, food store, barber/beauty shop, newspaper stand) (PC, dev stds) ○ Family day care home, >12 children (ZA) ○ Hospital (PC) ○ Hospital, convalescent, skilled nursing, congregate care (PC) ○ Mobile home, accessory, for night watchman(ZA) ○ Mobile home, accessory, for person in need of care(ZA) ○ Offices, business & professional (stipulated) (PC, dev stds) ○ Offices, medical (PC, dev stds) ○ Off-site parking (ZA) ○ Parking for adjacent commercial uses ○ Privately-owned uses in public & govt-owned buildings (PC or ZA, where use is subject to use permit in other zones) ○ Public & govt-owned buildings or facilities, not fed or state (PC) ○ Public & govt-uses, other than fed or state, in private bldngs, facilities or grounds (PC, where use reqs permit in other zones ○ Recreation facilities, outdoor (PC) ○ Residential accessory dwelling (ZA) ○ Residential care homes, >6 adults or children (ZA) ○ School, private K-12 (ZA) ○ Schools, private, other (PC) ○ Social center, private (PC) ○ Social rehab center (PC) ○ Special permits (PC) ○ Thrift stores, bookstores in churches (PC) ○ Water impoundments – lakes, ponds (PC)
18		**Prohibited** Any use not expressly allowed except for those uses determined to be acceptable by the Planning Director (ZC §201-03)		**Prohibited** Any use not expressly allowed except for those uses determined to be acceptable by the Planning Director (ZC §225-12)

19	Existing Zone RD-7 0.46 acre 2 parcels	Uses	New Zone V-CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
RD-7 to Village-Commercial Mixed Use Permitted Uses				
19	RD-7 0.46 acre 2 parcels	**Permitted** (same as RD-5, exc. hobby repair of farm equipt) • 2-family dwelling (corner lots) • Child day care center, <8 children • Community garden (time restrictions) • Federal and State gov't buildings on fed and/or state property • Garage sales • Home occupations (home businesses) • Incidental agriculture, stables, lots >20,000 sf • Parks, public, and ancillary uses • School, public, k-12 • Single-family dwelling (except mobile homes)	V-CMU	**Permitted** • **All LC permitted uses, including:** ○ Accountants, bookkeepers office ○ Acupuncture clinic ○ Addressing and mailing services ○ Adult day health care ○ Advertising, public relations office ○ Alarm systems sales & service (if enclosed) ○ Ambulance service ○ Antique store ○ Apartments < 80 units, dev. review ○ Appliance repair ○ Appliance store ○ Art gallery ○ Art studio ○ Athletic equipt & sporting goods store ○ Auto parts and accessory store (if enclosed) ○ Auto Wholesaler/Broker, max 2 vehicles on site ○ Auto, Minor Service-repair-replacement (if incidental and accessory to primary use, and enclosed) ○ Baggage transfer service ○ Bakery, pastry shop ○ Bank, savings & loan, finance, credit office (no drive-up window) ○ Barber shop ○ Bar-tavern ○ Beauty shop ○ Bicycle sales, rental, service ○ Blueprinting, photostat service ○ Boat parts and accessories (enclosed) ○ Book-record store ○ Brew pub ○ Building trades contractors office ○ Business or professional office ○ Business school ○ Butcher, meat market ○ Candy store ○ Caretaker residence ○ Catering service ○ Child care center ○ Church ○ Citizen's improvement club – community center ○ Clinic, counseling, child/family counseling ○ Clinic, dialysis ○ Clinic, diet counseling & diet product sales ○ Clinic, physical therapy ○ Clothing and apparel store ○ Coin-op amusement machine, incidental to permitted use ○ Coin-op dispenser ○ Cold storage – frozen food locker ○ Collection, counseling, personnel office ○ Computer programming/software design ○ Computer sales, rental & lease ○ Computer service and training ○ Congregate care facilities ○ Costume shop – sales, rentals ○ Curio-novelty shop ○ Data processing service ○ Dating service (computerized video matching) ○ Delicatessen ○ Delivery service ○ Drafting service ○ Dressmaker ○ Driving school ○ Drug store – non-prescriptive drugs, sundries ○ Electrolysis ○ Electronic equipment repair ○ Electronic equipment store ○ Eyeglasses, frames, contact lenses sales & service ○ Federal and State gov't buildings on fed and/or state property ○ Firewood-fuel sales ○ Floor covering, drapery or upholstery store ○ Florist ○ Furniture rental agency ○ Furniture store ○ Garage equipment & tool sales ○ Gardening-landscaping supply store ○ General glass sales, services ○ General retail or department store < 50,000 sf ○ Gift card shop ○ Hardware store ○ Hearing aids, sales & service ○ Home occupations (home-based business) ○ Insurance office ○ Interior decorator office ○ Jewelry store, sales, repair ○ Laboratory, dental, medical or optical ○ Laboratory, research, analysis (if enclosed or screened) ○ Lapidary shop ○ Laundromat, self-service ○ Laundry or cleaning agency, retail ○ Laundry or cleaning pickup station ○ Library ○ Locksmith, key & lock shop ○ Lodge, fraternal hall ○ Mail order business ○ Marine supply store (enclosed) ○ Massage ○ Medical, dental office ○ Messenger service ○ Military surplus store ○ Museum ○ Music store & instrument repair ○ Newspaper-magazine stand ○ Nursery, plants (enclosed) ○ Office machines & equp't sales & service ○ Orthopedic appliances sales & service ○ Paint and wallpaper store ○ Pet grooming service ○ Pet store, no kennel ○ Photocopy service

19	Existing Zone RD-7 0.46 acre 2 parcels	Uses	New Zone V-CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
RD-7 to Village-Commercial Mixed Use Permitted Uses				
				○ Photographic processing plant, wholesale ○ Photographic supply – camera store ○ Photography studio, incidental photo processing ○ Picture framing shop ○ Pool table sale and repair service ○ Portable swimming pool supply sales ○ Power tools, sales and repair ○ Prescription pharmacy ○ Print shop ○ Public relations, advertising ○ Real estate office ○ Reducing-body building/aerobics studio ○ Residential care homes for adults or children ○ Restaurant, coffee shop, cafeteria (no drive-up windows, & subject to development standards) ○ Saddlery shop ○ School, charm, culture ○ School, public K-12 ○ School, self-defense, judo, boxing, gymnastics, swimming, similar activities ○ School, vocational ○ Shoe repair ○ Shoe shine parlor ○ Shoe store ○ Sign, on-site ○ Soda fountain-ice cream parlor ○ Spa and tanning ○ Stamp-coin store ○ Stationery store ○ Stenographic service ○ Studio, dance, voice, music, gymnastics ○ Studio, radio, television recording ○ Supermarket-goods store ○ Swimming pool, spa – sales and service ○ Tackle shop ○ Tailor ○ Taxi cab service and storage (if enclosed or screened) ○ Telegraph office ○ Telephone answering service ○ Television and radio repair ○ Television/radio sales ○ Ticket agency ○ Tobacco shop ○ Tool reconditioning (accessory use) ○ Towing service (accessory, incidental) ○ Toy store ○ Travel agency ○ Trophy-emblem shop ○ Upholstery shop (no refinishing) ○ Veterinarian/animal hospital ○ Video store, sales, rental ○ Watches, sales, repair ○ Water recreation equipment, rental & sales (enclosed or screened) ○ Wedding chapel, reception hall ○ Wig sales and service ○ Wine sales facility – tasting room **Additional conditionally-permitted uses per SPA:** ○ **Mixed-use developments** ○ **Single-family Residences**

19	Existing Zone RD-7 0.46 acre 2 parcels	Uses	New Zone V-CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
RD-7 to Village-Commercial Mixed Use Conditional and Prohibited Uses				
19	RD-7 0.46 acre 2 parcels	**Conditional** • 2-family dwelling, > 2 stories or >30 ft tall (ZA) • 2-family dwelling, interior lots (PC) • Adult day health center (PC) • Auto service station, secondary (BD) • Bed & breakfast inn (PC) • Boat docks, private (ZA) • Cemetery (PC) • Child day care center, >8 children (PC) • Church (ZA) • College, university (PC) • Commercial coach, temp classrooms or office (ZA) • Community stand (TUP by ZA) • Condominiums (PC) • Convenience center, coin laundry, neighborhood market, food store, barber/beauty shop, newspaper stand (PC, dev stds) • Family day care home (PC) • Hospital (PC) • Hospital, convalescent, skilled nursing, congregate care (PC) • Mobile homes as 1° residence, on foundation (dev. Review) • Mobile homes at construction sites (occ permit by Bldg Official) • Mobile homes, acc, for night watchman (ZA) • Mobile homes, acc, for person in need of care (ZA) • Mobile homes, duplex, halfplex & multifamily (dev permit) • Offices, business & professional (stipulated) (PC, dev stds) • Offices, medical (PC, dev stds) • Privately-owned uses in public & govt-owned buildings (PC or ZA, where use is subject to use permit in other zones) • Public & govt-owned buildings or facilities, not fed or state (PC) • Public & govt-uses, other than fed or state, in private bldngs, facilities or grounds (PC, where use reqs permit in other zones) • Recreation facility, outdoor (PC) • Residential accessory dwelling (PC) • Residential care home, > 6 children or adults (PC) • School, private, k-12 (ZA) • School, private, other (PC) • Single-family dwelling > 2 stories or >30 ft tall (ZA) • Social center, private (PC) • Social rehab center (PC)	V-CMU	**Conditional** • **All LC conditional uses, including:** ○ Apartment hotel (PC) ○ Apartments, Condominiums 81-150 units (PC dev. review) ○ Apartments, Condominiums, > 150 units (PC) ○ Arcade, Electronic or mechanical, video games (PC) ○ Auto rental or lease agency, limo service (ZA) ○ Auto, minor service, repair, replacement, primary use of premises (PC) ○ Bank, savings & loan, finance, credit office (PC if drive-up windows; default ZA) ○ Bed & breakfast inn (PC) ○ Boat parts, sale & accessory reconditioning (PC if reconditioning primary use) ○ Boat sale, rental, service (PC) ○ Card room (BD) ○ Carnival, Circus (BD) ○ Certified farmers' market or community stand (ZA) ○ College, university (PC) ○ Convalescent hospital ○ Convenience recycling facility (PC) ○ Convenience store – neighborhood market < 6,000 sf (BD) ○ Dance Hall, Ballroom, Disco (PC) ○ Dancing – incidental in bar or restaurant (PC) ○ Drive-in café ○ Drive-in dairy, excluding creamery ○ Drive-in food market or stand ○ Electronic, mechanical or video games (≥ 3 machines)(ZA) ○ Equipment rental agency – office related (PC) ○ Fed or State gov't uses in/on private buildings, facilities or grounds (PC) ○ Food market, ancillary to service station (BD) ○ Fortune-teller, palmist, tarot reader (BD) ○ Funeral establishment w/o crematory (PC) ○ Furniture cleaning, refinishing, re-upholstery (PC) ○ Grinding, sharpening service (PC) ○ Hang glider sale & service (ZA) ○ Hospital ○ Hotel, Motel (PC) ○ Kennel, cattery, boarding, training (PC) ○ Labor union hall (PC) ○ Lawn mower engine, garden tool sales service, repair (ZA)

19	Existing Zone RD-7 0.46 acre 2 parcels	Uses	New Zone V-CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
RD-7 to Village-Commercial Mixed Use Conditional and Prohibited Uses				
		• Thrift stores, bookstores in churches (PC) • Townhouse, row house, cluster (PC) • Water-impoundments – lakes, ponds (PC)		○ Liquor store (PC) ○ Live theater (ZA) ○ Mail or delivery service pickup station (PC or ZA) ○ Motion picture theater (ZA) ○ Motorcycle, sports cycles, etc., sales, rent, service, repair, dismantling (ZA) ○ Nursery, plants (if enclosed) ○ On-site alcoholic beverage sales (ZA with ABC permit) ○ Parking lot or garage as primary use (PC for multi-story) ○ Pawn shops (PC) ○ Privately-owned uses in public & govt-owned buildings (where use is subject to use permit in other zones) ○ Psychiatric facility ○ Public & govt-owned buildings or facilities, not federal or state (PC) ○ Public & govt-uses, other than fed or state, in private buildings, facilities or grounds (PC, where use is subject to permit in other zones) ○ Public auction, new clothing, apparel, enclosed building (PC) ○ Recreation facility, indoor (ZA) ○ Recreation facility, outdoor (PC) ○ Recreational vehicle & boat storage (PC) ○ Remote teller, freestanding (PC) ○ Residential uses, other (PC) ○ Restaurant, coffee shop, cafeteria (PC if drive-up windows) or (ZA) ○ Sanitarium ○ School, private K-12 (PC) ○ School, private, other (PC) ○ Sideshow (BD) ○ Snack bar incidental to a park, boat dock, other water-oriented use (PC) ○ Social center (ZA) ○ Social rehab center (PC) ○ Social rehabilitation center ○ Storage building, mini-storage (PC) ○ Tattoo shop (PC) ○ Tool reconditioning, primary use (PC) ○ Towing service, primary use (PC) ○ Trade school (PC) ○ Travel trailer, motor home, camper sales, rent, storage (PC) ○ Utility trailer or truck rent or storage, ancillary to permitted use (PC) ○ Utility trailer, rental, service, sales (PC) ○ Wholesale distributor's service facility (PC) **Additional conditionally-permitted uses per SPA:** • **Apartments, condominiums, other multi-family >20 units du/acre** • **Drive-through** • **General retail >50,000 sf** • **Indoor recreation facilities**
19		**Prohibited** Any use not expressly allowed except for those uses determined to be acceptable by the Planning Director (ZC §201-03)		**Prohibited** • **Adult uses** • **Auto service station** • **Car wash** • **Check cashing facilities** • **Gun sales**

20	Existing Zone RM-1 (MHP) 5 ac 1 parcel	Uses	New Zone	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
RM-1 (Mobile Home Park/MHP) to RD-20 Permitted Uses				
20	RM-1 5 ac 1 parcel	**Permitted** • Community garden (time restrictions) • Federal and State gov't buildings on fed and/or state property • Garage sales • Home occupation (home-based business) • Mobile home at construction site (incidental to 1° use) • Mobile home park and ancillary uses (dev. plan review) • Parks, public, & ancillary uses • School, public, k-12	RD-20	**Permitted** • **All RD-20 permitted uses, including:** ○ 2-family dwelling ○ 2-family dwelling >2 stories or 30 ft ○ Boarding house ○ Child day-care center, > 8 children ○ Community garden (time restrictions) ○ Community stand ○ Convenience centers (coin laundry, neighborhood market, food store, barber/beauty shop, newspaper stand) ○ Duplex, halfplex mobile homes ○ Federal and State gov't buildings on fed and/or state property ○ Fraternity house ○ Garage Sales ○ Home occupation (home-based business) ○ Limited business/professional offices ○ Lodge, fraternal hall ○ Medical offices ○ Mobile home at construction site ○ Mobile homes on permanent foundations ○ Multi-family apartments ○ Public parks & ancillary uses ○ School, public, K-12 ○ Single-family dwellings >2 stories or 30 ft ○ Single-family dwellings except mobile homes ○ Single-room occupancy units ○ Townhouses, row houses

20	Existing Zone RM-1 (MHP) 5 ac 1 parcel	Uses	New Zone	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
RM-1 (Mobile Home Park/MHP) to RD-20 Conditional and Prohibited Uses				
20	RM-1 5 ac 1 parcel	**Conditional** • Boat docks, private (ZA) • Child day care, > 8 children (ZA) • Church (ZA) • Comm. Coach for temp classroom or office (ZA) • Community stand (TUP from ZA) • Family day care home (PC) • Home occupation (home business) (BD) • Mobile home for night watchman (ZA) • Mobile homes, accessory, for person req care, supervision (ZA) • Outdoor recreation facilities, other (PC) • Parking for adj comm uses (ZA) • Private social center (PC) • Privately-owned uses in public & govt-owned buildings (PC or ZA, where use is subject to use permit in other zones) • Public & govt-owned buildings or facilities, not fed or state (PC) • Public & govt-uses, other than fed or state, in private bldngs, facilities or grounds (PC, where use reqs permit in other zones) • Recreation travel trailer parks (ZA) • Residential accessory dwelling (PC) • Residential care home, > 6 children or adults(ZA) • School, private K-12 (ZA) • School, private, other (PC) • Thrift stores, bookstores in churches (PC) • Water-impoundments – lakes, ponds (PC)		**Conditional** • **All RD-20 conditional uses, including:** ○ Accessory mobile home for night watchman(ZA) ○ Accessory mobile home for person in need of care(ZA) ○ Bed & breakfast inn (PC) ○ Boat docks, private (ZA) ○ Cemetery (PC) ○ Church (ZA) ○ College or university (PC) ○ Commercial coach for temp classrooms or offices (ZA) ○ Condominiums (PC) ○ Family day care home, >12 children (ZA) ○ Hospital (PC) ○ Hospital, convalescent ○ Off-site parking (ZA) ○ Private social center (PC) ○ Public/gov't buildings on private land (PC) ○ Recreation facilities, outdoor, other (PC) ○ Residential accessory dwelling (ZA) ○ Residential care homes, >6 adults or children (ZA) ○ School, private K-12 (ZA) ○ School, private, other (PC) ○ Secondary service station (BD) ○ Social rehab center (PC) ○ Thrift stores, bookstores in churches (PC)
20		**Prohibited** Any use not expressly allowed except for those uses determined to be acceptable by the Planning Director (ZC §201-03)		**Prohibited** Any use not expressly allowed except for those uses determined to be acceptable by the Planning Director (ZC §225-12)

21	Existing Zone RM-1/LC 7.87 ac 2 parcels	Uses	New Zone CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
RM-1/LC to Commercial Mixed Use Permitted Uses				
21	RM-1/LC 7.87 ac 2 parcels	**Permitted – RM-1 portion** • Federal and State gov't buildings on fed and/or state property • Garage sales • Mobile home at construction site (incidental to 1° use) • Mobile home park and ancillary uses (dev. plan review) • Parks, public, & ancillary uses • School, public, k-12 **Permitted – LC portion** • Accountants, bookkeepers office • Acupuncture clinic • Addressing and mailing services • Adult day health care • Advertising, public relations office • Alarm systems sales & service (if enclosed) • Ambulance service • Antique store • Apartments < 80 units, dev. review • Appliance repair • Appliance store • Art gallery • Art studio • Athletic equipt & sporting goods store • Auto parts and accessory store (if enclosed) • Auto Wholesaler/Broker, max 2 vehicles on site • Auto, Minor Service-repair-replacement (if incidental and accessory to primary use, & enclosed) • Baggage transfer service • Bakery, pastry shop • Barber shop • Bar-tavern • Beauty shop • Bicycle sales, rental, service • Blueprinting, photostat service • Boat parts and accessories (enclosed) • Book-record store	CMU	**Permitted** • **All LC permitted uses, including:** ○ Accountants, bookkeepers office ○ Acupuncture clinic ○ Addressing and mailing services ○ Adult day health care ○ Advertising, public relations office ○ Alarm systems sales & service (if enclosed) ○ Ambulance service ○ Antique store ○ Apartments < 80 units, dev. review ○ Appliance repair ○ Appliance store ○ Art gallery ○ Art studio ○ Athletic equipt & sporting goods store ○ Auto parts and accessory store (if enclosed) ○ Auto Wholesaler/Broker, max 2 vehicles on site ○ Auto, Minor Service-repair-replacement (if incidental and accessory to primary use, & enclosed) ○ Baggage transfer service ○ Bakery, pastry shop ○ Bank, savings & loan, finance, credit office (no drive-up window) ○ Barber shop ○ Bar-tavern ○ Beauty shop ○ Bicycle sales, rental, service ○ Blueprinting, photostat service ○ Boat parts and accessories (enclosed) ○ Book-record store ○ Brew pub ○ Building trades contractors office ○ Business or professional office ○ Butcher, meat market ○ Candy store ○ Caretaker residence

21	Existing Zone RM-1/LC 7.87 ac 2 parcels	Uses	New Zone CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
RM-1/LC to Commercial Mixed Use Permitted Uses				
		• Brew pub • Building trades contractors office • Business or professional office • Butcher, meat market • Candy store • Caretaker residence • Catering service • Child care center • Church • Citizen's improvement club – community center • Clinic, counseling, child/family counseling • Clinic, dialysis • Clinic, diet counseling & diet product sales • Clinic, physical therapy • Clothing and apparel store • Coin-op amusement machine, incidental to permitted use • Coin-op dispenser • Cold storage – frozen food locker • Collection, counseling, personnel office • Computer programming/software design • Computer sales, rental & lease • Computer service and training • Congregate care facilities • Costume shop – sales, rentals • Curio-novelty shop • Data processing service • Dating service (computerized video matching) • Delicatessen • Delivery service • Drafting service • Dressmaker • Drive-in café • Drive-in dairy, excluding creamery • Drive-in food market or stand • Driving school • Drug store – non-prescriptive drugs, sundries • Electrolysis • Electronic equipment repair • Electronic equipment store • Eyeglasses, frames, contact lenses sales & service • Federal and State gov't buildings on fed and/or state property • Firewood-fuel sales • Floor covering, drapery or upholstery store • Florist • Furniture rental agency • Furniture store • Garage equipment & tool sales • Gardening-landscaping supply store • General glass sales, services • General retail or department store • Gift card shop • Hardware store • Hearing aids, sales & service • Insurance office • Interior decorator office • Jewelry store, sales, repair • Laboratory, dental, medical or optical • Laboratory, research, analysis (if enclosed or screened) • Lapidary shop • Laundromat, self-service • Laundry or cleaning agency, retail • Laundry or cleaning pickup station • Library • Liquor store • Locksmith, key & lock shop • Lodge, fraternal hall • Mail order business • Marine supply store (enclosed) • Massage • Medical, dental office • Messenger service • Military surplus store • Museum • Music store & instrument repair • Newspaper-magazine stand • Nursery, plants (enclosed) • Office machines & equp't sales & service • Orthopedic appliances sales & service • Paint and wallpaper store • Pawn shop • Pet grooming service • Pet store, no kennel • Photocopy service • Photographic processing plant, wholesale • Photographic supply – camera store • Photography studio, incidental photo processing • Picture framing shop • Pool table sale and repair service • Portable swimming pool supply sales • Power tools, sales and repair • Prescription pharmacy • Print shop • Public relations, advertising • Real estate office • Reducing-body building/aerobics studio • Residential care homes for adults or children • Restaurant, coffee shop, cafeteria w/drive-up windows (subject to development standards) • Saddlery shop • School, business • School, charm, culture • School, public K-12 • School, self-defense, judo, boxing, gymnastics, swimming, similar activities • School, vocational • Shoe repair • Shoe shine parlor • Shoe store • Sign, on-site • Soda fountain-ice cream parlor • Spa and tanning • Stamp-coin store • Stationery store		○ Catering service ○ Child care center ○ Church ○ Citizen's improvement club – community center ○ Clinic, counseling, child/family counseling ○ Clinic, dialysis ○ Clinic, diet counseling & diet product sales ○ Clinic, physical therapy ○ Clothing and apparel store ○ Coin-op amusement machine, incidental to permitted use ○ Coin-op dispenser ○ Cold storage – frozen food locker ○ Collection, counseling, personnel office ○ Computer programming/software design ○ Computer sales, rental & lease ○ Computer service and training ○ Congregate care facilities ○ Costume shop – sales, rentals ○ Curio-novelty shop ○ Data processing service ○ Dating service (computerized video matching) ○ Delicatessen ○ Delivery service ○ Drafting service ○ Dressmaker ○ Driving school ○ Drug store – non-prescriptive drugs, sundries ○ Electrolysis ○ Electronic equipment repair ○ Electronic equipment store ○ Eyeglasses, frames, contact lenses sales & service ○ Federal and State gov't buildings on fed and/or state property ○ Firewood-fuel sales ○ Floor covering, drapery or upholstery store ○ Florist ○ Furniture rental agency ○ Furniture store ○ Garage equipment & tool sales ○ Gardening-landscaping supply store ○ General glass sales, services ○ General retail or department store ○ Gift card shop ○ Hardware store ○ Hearing aids, sales & service ○ Insurance office ○ Interior decorator office ○ Jewelry store, sales, repair ○ Laboratory, dental, medical or optical ○ Laboratory, research, analysis (if enclosed or screened) ○ Lapidary shop ○ Laundromat, self-service ○ Laundry or cleaning agency, retail ○ Laundry or cleaning pickup station ○ Library ○ Locksmith, key & lock shop ○ Lodge, fraternal hall ○ Mail order business ○ Marine supply store (enclosed) ○ Massage ○ Medical, dental office ○ Messenger service ○ Military surplus store ○ Museum ○ Music store & instrument repair ○ Newspaper-magazine stand ○ Nursery, plants (enclosed) ○ Office machines & equp't sales & service ○ Orthopedic appliances sales & service ○ Paint and wallpaper store ○ Pet grooming service ○ Pet store, no kennel ○ Photocopy service ○ Photographic processing plant, wholesale ○ Photographic supply – camera store ○ Photography studio, incidental photo processing ○ Picture framing shop ○ Pool table sale and repair service ○ Portable swimming pool supply sales ○ Power tools, sales and repair ○ Prescription pharmacy ○ Print shop ○ Public relations, advertising ○ Real estate office ○ Reducing-body building/aerobics studio ○ Residential care homes for adults or children ○ Restaurant, coffee shop, cafeteria (no drive-up windows, & subject to development standards) ○ Saddlery shop ○ School, business ○ School, charm, culture ○ School, public K-12 ○ School, self-defense, judo, boxing, gymnastics, swimming, similar activities ○ School, vocational ○ Shoe repair ○ Shoe shine parlor ○ Shoe store ○ Sign, on-site ○ Soda fountain-ice cream parlor ○ Spa and tanning ○ Stamp-coin store ○ Stationery store ○ Stenographic service ○ Studio, dance, voice, music, gymnastics ○ Studio, radio, television recording ○ Supermarket-goods store ○ Swimming pool, spa – sales and service ○ Tackle shop ○ Tailor ○ Taxi cab service and storage (if enclosed or screened) ○ Telegraph office ○ Telephone answering service ○ Television and radio repair ○ Television/radio sales ○ Ticket agency ○ Tobacco shop ○ Tool reconditioning (accessory use) ○ Towing service (accessory, incidental) ○ Toy store ○ Travel agency	

21	Existing Zone RM-1/LC 7.87 ac 2 parcels	Uses	New Zone CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
		RM-1/LC to Commercial Mixed Use Permitted Uses		
		• Stenographic service • Studio, dance, voice, music, gymnastics • Studio, radio, television recording • Supermarket-goods store • Swimming pool, spa – sales and service • Tackle shop • Tailor • Taxi cab service and storage (if enclosed or screened) • Telegraph office • Telephone answering service • Television and radio repair • Television/radio sales • Ticket agency • Tobacco shop • Tool reconditioning (accessory use) • Towing service (accessory, incidental) • Toy store • Travel agency • Trophy-emblem shop • Upholstery shop (no refinishing) • Veterinarian/animal hospital • Video store, sales, rental • Watches, sales, repair • Water recreation equipment, rental & sales (enclosed or screened) • Wedding chapel, reception hall • Wig sales and service • Wine sales facility – tasting room		○ Trophy-emblem shop ○ Upholstery shop (no refinishing) ○ Veterinarian/animal hospital ○ Video store, sales, rental ○ Watches, sales, repair ○ Water recreation equipment, rental & sales (enclosed or screened) ○ Wedding chapel, reception hall ○ Wig sales and service ○ Wine sales facility – tasting room **Additional permitted uses per SPA:** • **Hotel, motel** • **Mixed-Use developments** • **Single-family Residences**

21	Existing Zone RM-1/LC 7.87 ac 2 parcels	Uses	New Zone	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
		RM-1/LC to -Commercial Mixed Use Conditional and Prohibited Uses		
21	RM-1/LC 7.87 ac 2 parcels	**Conditional – RM-1 portion** • Boat docks, private (ZA) • Child day care, > 8 children (ZA) • Church (ZA) • Comm. Coach for temp classroom or office (ZA) • Community garden (time restrictions) • Community stand (TUP from ZA) • Family day care home (PC) • Home occupation (home business) (BD) • Mobile home for night watchman (ZA) • Mobile homes, accessory, for person req care, supervision (ZA) • Outdoor recreation facilities, other (PC) • Parking for adj comm uses (ZA) • Private social center (PC) • Privately-owned uses in public & govt-owned buildings (PC or ZA, where use is subject to use permit in other zones) • Public & govt-owned buildings or facilities, not fed or state (PC) • Public & govt-uses, other than fed or state, in private bldngs, facilities or grounds (PC, where use reqs permit in other zones) • Recreation travel trailer parks (ZA) • Residential accessory dwelling (PC) • Residential care home, > 6 children or adults(ZA) • School, private K-12 (ZA) • School, private, other (PC) • Thriftstores, bookstores in churches (PC) • Water-impoundments – lakes, ponds (PC) **Conditional – LC portion** • Apartment hotel (PC) • Apartments, Condominiums 81-150 units (PC dev. review) • Apartments, Condominiums, > 150 units (PC) • Arcade, Electronic or mechanical, video games (PC) • Auto rental or lease agency, limo service (ZA) • Auto, minor service, repair, replacement, primary use of premises (PC) • Bank, savings & loan, finance, credit office (PC if drive-up windows; default ZA) • Bed & breakfast inn (PC) • Boat parts, sale & accessory reconditioning (PC if reconditioning primary use) • Boat sale, rental, service (PC) • Card room (BD) • Carnival, Circus (BD) • Certified farmers' market or community stand (ZA) • College, university (PC) • Convalescent hospital • Convenience recycling facility (PC) • Convenience store – neighborhood market < 6,000 sf (BD) • Dance Hall, Ballroom, Disco (PC) • Dancing – incidental in bar or restaurant (PC) • Electronic, mechanical or video games (≥ 3 machines)(ZA) • Equipment rental agency – office related (PC) • Fed or State gov't uses in/on private buildings, facilities or grounds (PC) • Food market, ancillary to service station (BD) • Fortune-teller, palmist, tarot reader (BD) • Funeral establishment w/o crematory (PC) • Furniture cleaning, refinishing, re-upholstery (PC) • Grinding, sharpening service (PC) • Hang glider sale & service (ZA) • Hospital • Hotel, Motel (PC) • Kennel, cattery, boarding, training (PC) • Labor union hall (PC) • Lawn mower engine, garden tool sales service, repair (ZA) • Live theater (ZA) • Mail or delivery service pickup station (PC or ZA) • Motion picture theater (ZA) • Motorcycle, sports cycles, etc., sales, rent, service, repair, dismantling (ZA) • Nursery, plants (if enclosed) • On-site alcoholic beverage sales (ZA with ABC permit) • Parking lot or garage as primary use (PC for multi-story) • Privately-owned uses in public & govt-owned buildings (where		**Conditional** • **All conditional uses in LC zone, including:** ○ Apartment hotel (PC) ○ Apartments, Condominiums 81-150 units (PC dev. review) ○ Apartments, Condominiums, > 150 units (PC) ○ Arcade, Electronic or mechanical, video games (PC) ○ Auto rental or lease agency, limo service (ZA) ○ Auto, minor service, repair, replacement, primary use of premises (PC) ○ Bank, savings & loan, finance, credit office (PC if drive-up windows; default ZA) ○ Bed & breakfast inn (PC) ○ Boat parts, sale & accessory reconditioning (PC if reconditioning primary use) ○ Boat sale, rental, service (PC) ○ Card room (BD) ○ Carnival, Circus (BD) ○ Certified farmers' market or community stand (ZA) ○ College, university (PC) ○ Convalescent hospital ○ Convenience recycling facility (PC) ○ Convenience store – neighborhood market < 6,000 sf (BD) ○ Dance Hall, Ballroom, Disco (PC) ○ Dancing – incidental in bar or restaurant (PC) ○ Drive-in café ○ Drive-in dairy, excluding creamery ○ Drive-in food market or stand ○ Electronic, mechanical or video games (≥ 3 machines)(ZA) ○ Equipment rental agency – office related (PC) ○ Fed or State gov't uses in/on private buildings, facilities or grounds (PC) ○ Food market, ancillary to service station (BD) ○ Fortune-teller, palmist, tarot reader (BD) ○ Funeral establishment w/o crematory (PC) ○ Furniture cleaning, refinishing, re-upholstery (PC) ○ Grinding, sharpening service (PC) ○ Hang glider sale & service (ZA) ○ Hospital ○ Kennel, cattery, boarding, training (PC) ○ Labor union hall (PC) ○ Lawn mower engine, garden tool sales service, repair (ZA) ○ Liquor store (PC) ○ Live theater (ZA) ○ Mail or delivery service pickup station (PC or ZA) ○ Motion picture theater (ZA) ○ Motorcycle, sports cycles, etc., sales, rent, service, repair, dismantling (ZA) ○ Nursery, plants (if enclosed) ○ On-site alcoholic beverage sales (ZA with ABC permit) ○ Parking lot or garage as primary use (PC for multi-story) ○ Pawn shop (PC) ○ Privately-owned uses in public & govt-owned buildings (where use is subject to use permit in other zones) ○ Psychiatric facility ○ Public & govt-owned buildings or facilities, not federal or state (PC) ○ Public & govt-uses, other than fed or state, in private buildings, facilities or grounds (PC, where use is subject to permit in other zones) ○ Public auction, new clothing, apparel, enclosed building (PC) ○ Recreation facility, indoor (ZA) ○ Recreation facility, outdoor (PC) ○ Recreational vehicle & boat storage (PC) ○ Remote teller, freestanding (PC) ○ Residential Uses, other (PC) ○ Restaurant, coffee shop, cafeteria (PC if drive-up windows) or (ZA) ○ Sanitarium (PC) ○ School, private K-12 (PC) ○ School, private, other (PC) ○ Sideshow (BD) ○ Snack bar incidental to a park, boat dock, other water-oriented use (PC) ○ Social center (ZA) ○ Social rehab center (PC) ○ Social rehabilitation center ○ Storage building, mini-storage (PC)

21	Existing Zone RM-1/LC 7.87 ac 2 parcels	Uses	New Zone	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
RM-1/LC to -Commercial Mixed Use Conditional and Prohibited Uses				
		use is subject to use permit in other zones) • Psychiatric facility • Public & govt-owned buildings or facilities, not federal or state (PC) • Public & govt-uses, other than fed or state, in private buildings, facilities or grounds (PC, where use is subject to permit in other zones) • Public auction, new clothing, apparel, enclosed building (PC) • Recreation facility, indoor (ZA) • Recreation facility, outdoor (PC) • Recreational vehicle & boat storage (PC) • Remote teller, freestanding (PC) • Residential Uses, other (PC) • Restaurant, coffee shop, cafeteria (PC if drive-up windows) or (ZA) • Sanitarium • School, private K-12 (PC) • School, private, other (PC) • Sideshow (BD) • Snack bar incidental to a park, boat dock, other water-oriented use (PC) • Social center (ZA) • Social rehab center (PC) • Social rehabilitation center • Storage building, mini-storage (PC) • Tattoo shop (PC) • Tool reconditioning, primary use (PC) • Towing service, primary use (PC) • Trade school (PC) • Travel trailer, motor home, camper sales, rent, storage (PC) • Utility trailer or truck rent or storage, ancillary to permitted use (PC) • Utility trailer, rental, service, sales (PC) • Wholesale distributor's service facility (PC)		○ Tattoo shop (PC) ○ Tool reconditioning, primary use (PC) ○ Towing service, primary use (PC) ○ Trade school (PC) ○ Travel trailer, motor home, camper sales, rent, storage (PC) ○ Utility trailer or truck rent or storage, ancillary to permitted use (PC) ○ Utility trailer, rental, service, sales (PC) ○ Wholesale distributor's service facility (PC **Additional conditionally-permitted uses per SPA:** • **Auto service station** • **Car wash** • **Drive-through facilities** • **General retail over 50,000 sf** • **Tattoo shops** • **Warehousing/storage flex-space in conjunction with offices (APNs 206-0210-016, 019, 038 only)**
21		**Prohibited** Any use not expressly allowed except for those uses determined to be acceptable by the Planning Director (ZC §201-03)		**Prohibited** • **Adult uses** • **Check cashing facilities** • **Gun sales** • **Major auto repair**

22	Existing Zone SPA/LC 4.86 ac 19 pcls	Uses	New Zone CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
SPA/LC to Commercial Mixed Use Permitted Uses				
22	SPA/LC 4.86 ac 19 pcls	**Permitted** • **All permitted uses in LC zone, including:** ○ Accountants, bookkeepers office ○ Acupuncture clinic ○ Addressing and mailing services ○ Adult day health care ○ Advertising, public relations office ○ Alarm systems sales & service (if enclosed) ○ Ambulance service ○ Antique store ○ Apartments < 80 units, dev. review ○ Appliance repair ○ Appliance store ○ Art gallery ○ Art studio ○ Athletic equipt & sporting goods store ○ Auto parts and accessory store (if enclosed) ○ Auto Wholesaler/Broker, max 2 vehicles on site ○ Auto, Minor Service-repair-replacement (if incidental and accessory to primary use, & enclosed) ○ Baggage transfer service ○ Bakery, pastry shop ○ Bank, savings & loan, finance, credit office (no drive-up window) ○ Barber shop ○ Bar-tavern ○ Beauty shop ○ Bicycle sales, rental, service ○ Blueprinting, photostat service ○ Boat parts and accessories (enclosed) ○ Book-record store ○ Brew pub ○ Building trades contractors office ○ Business or professional office ○ Butcher, meat market ○ Candy store ○ Caretaker residence ○ Catering service ○ Charm, culture school ○ Child care center ○ Church ○ Citizen's improvement club – community center ○ Clinic, counseling, child/family counseling ○ Clinic, dialysis ○ Clinic, diet counseling & diet product sales ○ Clinic, physical therapy ○ Clothing and apparel store ○ Coin-op amusement machine, incidental to permitted use ○ Coin-op dispenser ○ Cold storage – frozen food locker ○ Collection, counseling, personnel office ○ Computer programming/software design ○ Computer sales, rental & lease ○ Computer service and training ○ Congregate care facilities ○ Costume shop – sales, rentals ○ Curio-novelty shop ○ Data processing service ○ Dating service (computerized video matching) ○ Delicatessen ○ Delivery service ○ Drafting service ○ Dressmaker ○ Drive-in café ○ Drive-in dairy, excluding creamery ○ Driving food market or stand ○ Driving school ○ Drug store – non-prescriptive drugs, sundries ○ Electrolysis ○ Electronic equipment repair ○ Electronic equipment store ○ Eyeglasses, frames, contact lenses sales & service ○ Federal and State gov't buildings on fed and/or state property ○ Firewood-fuel sales ○ Floor covering, drapery or upholstery store ○ Florist ○ Furniture rental agency ○ Furniture store ○ Garage equipment & tool sales ○ Gardening-landscaping supply store ○ General glass sales, services ○ General retail or department store ○ Gift card shop ○ Hardware store ○ Hearing aids, sales & service ○ Insurance office ○ Interior decorator office ○ Jewelry store, sales, repair ○ Laboratory, dental, medical or optical ○ Laboratory, research, analysis (if enclosed or screened) ○ Lapidary shop ○ Laundromat, self-service ○ Laundry or cleaning agency, retail ○ Laundry or cleaning pickup station ○ Library ○ Liquor store ○ Locksmith, key & lock shop ○ Lodge, fraternal hall ○ Mail order business ○ Marine supply store (enclosed) ○ Massage ○ Medical, dental office ○ Messenger service ○ Military surplus store ○ Museum ○ Music store & instrument repair ○ Newspaper-magazine stand ○ Nursery, plants (enclosed) ○ Office machines & equp't sales & service ○ Orthopedic appliances sales & service ○ Paint and wallpaper store ○ Pawn shop ○ Pet grooming service ○ Pet store, no kennel ○ Photocopy service ○ Photographic processing plant, wholesale ○ Photographic supply – camera store	CMU	**Permitted** • **All LC permitted uses, including:** ○ Accountants, bookkeepers office ○ Acupuncture clinic ○ Addressing and mailing services ○ Adult day health care ○ Advertising, public relations office ○ Alarm systems sales & service (if enclosed) ○ Ambulance service ○ Antique store ○ Apartments < 80 units, dev. review ○ Appliance repair ○ Appliance store ○ Art gallery ○ Art studio ○ Athletic equipt & sporting goods store ○ Auto parts and accessory store (if enclosed) ○ Auto Wholesaler/Broker, max 2 vehicles on site ○ Auto, Minor Service-repair-replacement (if incidental and accessory to primary use, & enclosed) ○ Baggage transfer service ○ Bakery, pastry shop ○ Bank, savings & loan, finance, credit office (no drive-up window) ○ Barber shop ○ Bar-tavern ○ Beauty shop ○ Bicycle sales, rental, service ○ Blueprinting, photostat service ○ Boat parts and accessories (enclosed) ○ Book-record store ○ Brew pub ○ Building trades contractors office ○ Business or professional office ○ Butcher, meat market ○ Candy store ○ Caretaker residence ○ Catering service ○ Charm, culture school ○ Child care center ○ Church ○ Citizen's improvement club – community center ○ Clinic, counseling, child/family counseling ○ Clinic, dialysis ○ Clinic, diet counseling & diet product sales ○ Clinic, physical therapy ○ Clothing and apparel store ○ Coin-op amusement machine, incidental to permitted use ○ Coin-op dispenser ○ Cold storage – frozen food locker ○ Collection, counseling, personnel office ○ Computer programming/software design ○ Computer sales, rental & lease ○ Computer service and training ○ Congregate care facilities ○ Costume shop – sales, rentals ○ Curio-novelty shop ○ Data processing service ○ Dating service (computerized video matching) ○ Delicatessen ○ Delivery service ○ Drafting service ○ Dressmaker ○ Driving school ○ Drug store – non-prescriptive drugs, sundries ○ Electrolysis ○ Electronic equipment repair ○ Electronic equipment store ○ Eyeglasses, frames, contact lenses sales & service ○ Federal and State gov't buildings on fed and/or state property ○ Firewood-fuel sales ○ Floor covering, drapery or upholstery store ○ Florist ○ Furniture rental agency ○ Furniture store ○ Garage equipment & tool sales ○ Gardening-landscaping supply store ○ General glass sales, services ○ General retail or department store ○ Gift card shop ○ Hardware store ○ Hearing aids, sales & service ○ Insurance office ○ Interior decorator office ○ Jewelry store, sales, repair ○ Laboratory, dental, medical or optical ○ Laboratory, research, analysis (if enclosed or screened) ○ Lapidary shop ○ Laundromat, self-service ○ Laundry or cleaning agency, retail ○ Laundry or cleaning pickup station ○ Library ○ Locksmith, key & lock shop ○ Lodge, fraternal hall ○ Mail order business ○ Marine supply store (enclosed) ○ Massage ○ Medical, dental office ○ Messenger service ○ Military surplus store ○ Museum ○ Music store & instrument repair ○ Newspaper-magazine stand ○ Nursery, plants (enclosed) ○ Office machines & equp't sales & service ○ Orthopedic appliances sales & service ○ Paint and wallpaper store ○ Pet grooming service ○ Pet store, no kennel ○ Photocopy service ○ Photographic processing plant, wholesale ○ Photographic supply – camera store ○ Photography studio, incidental photo processing ○ Picture framing shop ○ Pool table sale and repair service ○ Portable swimming pool supply sales ○ Power tools, sales and repair ○ Prescription pharmacy ○ Print shop

22	Existing Zone SPA/LC 4.86 ac 19 pcls	Uses	New Zone CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
SPA/LC to Commercial Mixed Use Permitted Uses				
		○ Photography studio, incidental photo processing ○ Picture framing shop ○ Pool table sale and repair service ○ Portable swimming pool supply sales ○ Power tools, sales and repair ○ Prescription pharmacy ○ Print shop ○ Public relations, advertising ○ Public utility, public service facility ○ Real estate office ○ Reducing-body building/aerobics studio ○ Residential care homes for adults or children ○ Restaurant, coffee shop, cafeteria w/drive-up windows (subject to development standards) ○ Saddlery shop ○ School, business ○ School, public K-12 ○ School, self-defense, judo, boxing, gymnastics, swimming, similar activities ○ School, vocational ○ Shoe repair ○ Shoe shine parlor ○ Shoe store ○ Sign, on-site ○ Soda fountain-ice cream parlor ○ Spa and tanning ○ Stamp-coin store ○ Stationery store ○ Stenographic service ○ Studio, dance, voice, music, gymnastics ○ Studio, radio, television recording ○ Supermarket-goods store ○ Swimming pool, spa – sales and service ○ Tackle shop ○ Tailor ○ Taxi cab service and storage (if enclosed or screened) ○ Telegraph office ○ Telephone answering service ○ Television and radio repair ○ Television/radio sales ○ Ticket agency ○ Tobacco shop ○ Tool reconditioning (accessory use) ○ Towing service (accessory, incidental) ○ Toy store ○ Travel agency ○ Trophy-emblem shop ○ Upholstery shop (no refinishing) ○ Veterinarian/animal hospital ○ Video store, sales, rental ○ Watches, sales, repair ○ Water recreation equipment, rental & sales (enclosed or screened) ○ Wedding chapel, reception hall ○ Wig sales and service ○ Wine sales facility – tasting room		○ Public relations, advertising ○ Public utility, public service facility ○ Real estate office ○ Reducing-body building/aerobics studio ○ Residential care homes for adults or children ○ Restaurant, coffee shop, cafeteria (no drive-up windows, & subject to development standards) ○ Saddlery shop ○ School, business ○ School, public K-12 ○ School, self-defense, judo, boxing, gymnastics, swimming, similar activities ○ School, vocational ○ Shoe repair ○ Shoe shine parlor ○ Shoe store ○ Sign, on-site ○ Soda fountain-ice cream parlor ○ Spa and tanning ○ Stamp-coin store ○ Stationery store ○ Stenographic service ○ Studio, dance, voice, music, gymnastics ○ Studio, radio, television recording ○ Supermarket-goods store ○ Swimming pool, spa – sales and service ○ Tackle shop ○ Tailor ○ Taxi cab service and storage (if enclosed or screened) ○ Telegraph office ○ Telephone answering service ○ Television and radio repair ○ Television/radio sales ○ Ticket agency ○ Tobacco shop ○ Tool reconditioning (accessory use) ○ Towing service (accessory, incidental) ○ Toy store ○ Travel agency ○ Trophy-emblem shop ○ Upholstery shop (no refinishing) ○ Veterinarian/animal hospital ○ Video store, sales, rental ○ Watches, sales, repair ○ Water recreation equipment, rental & sales (enclosed or screened) ○ Wedding chapel, reception hall ○ Wig sales and service ○ Wine sales facility – tasting room **Additional permitted uses per SPA:** • **Hotel, motel** • **Single-family Residences** • **Mixed-Use developments**

22	Existing Zone SPA/LC 4.86 ac 19 pcls	Uses	New Zone CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
SPA/LC to -Commercial Mixed Use Conditional and Prohibited Uses				
22	SPA/LC 4.86 ac 19 pcls	**Conditional** • **All conditional uses in LC zone, including:** • Apartment hotel (PC) • Apartments, Condominiums 81-150 units (PC dev. review) • Apartments, Condominiums, > 150 units (PC) • Arcade, Electronic or mechanical, video games (PC) • Auto rental or lease agency, limo service (ZA) • Auto, minor service, repair, replacement, primary use of premises (PC) • Bank, savings & loan, finance, credit office (PC if drive-up windows; default ZA) • Bed & breakfast inn (PC) • Boat parts, sale & accessory reconditioning (PC if reconditioning primary use) • Boat sale, rental, service (PC) • Card room (BD) • Carnival, Circus (BD) • Certified farmers' market or community stand (ZA) • College, university (PC) • Convalescent hospital • Convenience recycling facility (PC) • Convenience store – neighborhood market < 6,000 sf (BD) • Dance Hall, Ballroom, Disco (PC) • Dancing – incidental in bar or restaurant (PC) • Electronic, mechanical or video games (≥3 machines)(ZA) • Equipment rental agency – office related (PC) • Fed or State gov't uses in/on private buildings, facilities or grounds (PC) • Food market, ancillary to service station (BD) • Fortune-teller, palmist, tarot reader (BD) • Funeral establishment w/o crematory (PC) • Furniture cleaning, refinishing, re-upholstery (PC) • Grinding, sharpening service (PC) • Hang glider sale & service (ZA) • Hospital • Hotel, Motel (PC) • Kennel, cattery, boarding, training (PC) • Labor union hall (PC) • Lawn mower engine, garden tool sales service, repair (ZA) • Live theater (ZA) • Mail or delivery service pickup station (PC or ZA) • Motion picture theater (ZA) • Motorcycle, sports cycles, etc., sales, rent, service, repair, dismantling (ZA)		**Conditional** • **All conditional uses in LC zone, including:** ○ Apartment hotel (PC) ○ Apartments, Condominiums 81-150 units (PC dev. review) ○ Apartments, Condominiums, > 150 units (PC) ○ Arcade, Electronic or mechanical, video games (PC) ○ Auto rental or lease agency, limo service (ZA) ○ Auto, minor service, repair, replacement, primary use of premises (PC) ○ Bank, savings & loan, finance, credit office (PC if drive-up windows; default ZA) ○ Bed & breakfast inn (PC) ○ Boat parts, sale & accessory reconditioning (PC if reconditioning primary use) ○ Boat sale, rental, service (PC) ○ Card room (BD) ○ Carnival, Circus (BD) ○ Certified farmers' market or community stand (ZA) ○ College, university (PC) ○ Convalescent hospital ○ Convenience recycling facility (PC) ○ Convenience store – neighborhood market < 6,000 sf (BD) ○ Dance Hall, Ballroom, Disco (PC) ○ Dancing – incidental in bar or restaurant (PC) ○ Drive-in café ○ Drive-in dairy, excluding creamery ○ Drive-in food market or stand ○ Electronic, mechanical or video games (≥ 3 machines)(ZA) ○ Equipment rental agency – office related (PC) ○ Fed or State gov't uses in/on private buildings, facilities or grounds (PC) ○ Food market, ancillary to service station (BD) ○ Fortune-teller, palmist, tarot reader (BD) ○ Funeral establishment w/o crematory (PC) ○ Furniture cleaning, refinishing, re-upholstery (PC) ○ Grinding, sharpening service (PC) ○ Hang glider sale & service (ZA) ○ Hospital ○ Kennel, cattery, boarding, training (PC) ○ Labor union hall (PC) ○ Lawn mower engine, garden tool sales service, repair (ZA) ○ Liquor store (PC) ○ Live theater (ZA) ○ Mail or delivery service pickup station (PC or ZA) ○ Motion picture theater (ZA) ○ Motorcycle, sports cycles, etc., sales, rent, service, repair, dismantling (ZA) ○ Nursery, plants (if enclosed) ○ On-site alcoholic beverage sales (ZA with ABC permit)

22	Existing Zone SPA/LC 4.86 ac 19 pcls	Uses	New Zone CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
		SPA/LC to -Commercial Mixed Use Conditional and Prohibited Uses		
		• Nursery, plants (if enclosed) • On-site alcoholic beverage sales (ZA with ABC permit) • Parking lot or garage as primary use (PC for multi-story) • Privately-owned uses in public & govt-owned buildings (where use is subject to use permit in other zones) • Psychiatric facility • Public & govt-owned buildings or facilities, not fed or state (PC) • Public & govt-uses, other than fed or state, in private buildings, facilities or grounds (PC, where use is subject to permit in other zones) • Public auction, new clothing, apparel, enclosed building (PC) • Recreation facility, indoor (ZA) • Recreation facility, outdoor (PC) • Recreational vehicle & boat storage (PC) • Remote teller, freestanding (PC) • Residential Uses, other (PC) • Restaurant, coffee shop, cafeteria (PC if drive-up windows) or (ZA) • Sanitarium • School, private K-12 (PC) • School, private, other (PC) • Sideshow (BD) • Snack bar incidental to park, boat dock, water-oriented use (PC) • Social center (ZA) • Social rehab center (PC) • Social rehabilitation center • Storage building, mini-storage (PC) • Tattoo shop (PC) • Tool reconditioning, primary use (PC) • Towing service, primary use (PC) • Trade school (PC) • Travel trailer, motor home, camper sales, rent, storage (PC) • Utility trailer or truck rent or storage, ancillary to permitted use (PC) • Utility trailer, rental, service, sales (PC) • Wholesale distributor's service facility (PC)		○ Parking lot or garage as primary use (PC for multi-story) ○ Pawn shop (PC) ○ Privately-owned uses in public & govt-owned buildings (where use is subject to use permit in other zones) ○ Psychiatric facility ○ Public & govt-owned buildings or facilities, not federal or state (PC) ○ Public & govt-uses, other than fed or state, in private buildings, facilities or grounds (PC, where use is subject to permit in other zones) ○ Public auction, new clothing, apparel, enclosed building (PC) ○ Recreation facility, indoor (ZA) ○ Recreation facility, outdoor (PC) ○ Recreational vehicle & boat storage (PC) ○ Remote teller, freestanding (PC) ○ Residential Uses, other (PC) ○ Restaurant, coffee shop, cafeteria (PC if drive-up windows) or (ZA) ○ Sanitarium (PC) ○ School, private K-12 (PC) ○ School, private, other (PC) ○ Sideshow (BD) ○ Snack bar incidental to a park, boat dock, other water-oriented use (PC) ○ Social center (ZA) ○ Social rehab center (PC) ○ Social rehabilitation center ○ Storage building, mini-storage (PC) ○ Tattoo shop (PC) ○ Tool reconditioning, primary use (PC) ○ Towing service, primary use (PC) ○ Trade school (PC) ○ Travel trailer, motor home, camper sales, rent, storage (PC) ○ Utility trailer or truck rent or storage, ancillary to permitted use (PC) ○ Utility trailer, rental, service, sales (PC) ○ Wholesale distributor's service facility (PC **Additional conditionally-permitted uses per SPA:** ○ Auto service station ○ Car wash ○ Drive-through facilities ○ General retail over 50,000 sf ○ Warehousing/storage flex-space in conjunction with offices (APNs 206-0210-016, 019, 038 only)
22		**Prohibited** RL SPA is unclear on whether uses are prohibited or can be conditionally allowed per ZC 201-03		**Prohibited** • Adult uses • Check cashing facilities • Gun sales • Major auto repair

23	Existing Zone SPA/GC 1.33 ac 5 pcls	Uses	New Zone V-CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
		SPA/GC to Village-Commercial Mixed Use Permitted Uses		
23	SPA/GC 1.33 ac 5 pcls	**Permitted** • **All permitted uses in LC zone, including:** • Accountants, bookkeepers office • Acupuncture clinic • Addressing and mailing services • Adult day health care • Advertising, public relations office • Alarm systems sales & service (if enclosed) • Ambulance service • Antique store • Apartments < 80 units, dev. review • Appliance repair • Appliance store • Art gallery • Art studio • Athletic equipt & sporting goods store • Auto parts and accessory store (if enclosed) • Auto Wholesaler/Broker, max 2 vehicles on site • Auto, Minor Service-repair-replacement (if incidental and accessory to primary use, & enclosed) • Baggage transfer service • Bakery, pastry shop • Bank, savings & loan, finance, credit office (no drive-up window) • Barber shop • Bar-tavern • Beauty shop • Bicycle sales, rental, service • Blueprinting, photostat service • Boat parts and accessories (enclosed) • Book-record store • Brew pub • Building trades contractors office • Business or professional office • Business school • Butcher, meat market • Candy store • Caretaker residence • Catering service • Child care center • Church • Citizen's improvement club – community center • Clinic, counseling, child/family counseling • Clinic, dialysis • Clinic, diet counseling & diet product sales • Clinic, physical therapy • Clothing and apparel store • Coin-op amusement machine, incidental to permitted use • Coin-op dispenser • Cold storage – frozen food locker • Collection, counseling, personnel office • Computer programming/software design • Computer sales, rental & lease	V-CMU	**Permitted** • **All LC permitted uses, including:** ○ Accountants, bookkeepers office ○ Acupuncture clinic ○ Addressing and mailing services ○ Adult day health care ○ Advertising, public relations office ○ Alarm systems sales & service (if enclosed) ○ Ambulance service ○ Antique store ○ Apartments < 80 units, dev. review ○ Appliance repair ○ Appliance store ○ Art gallery ○ Art studio ○ Athletic equipt & sporting goods store ○ Auto parts and accessory store (if enclosed) ○ Auto Wholesaler/Broker, max 2 vehicles on site ○ Auto, Minor Service-repair-replacement (if incidental and accessory to primary use, and enclosed) ○ Baggage transfer service ○ Bakery, pastry shop ○ Bank, savings & loan, finance, credit office (no drive-up window ○ Barber shop ○ Bar-tavern ○ Beauty shop ○ Bicycle sales, rental, service ○ Blueprinting, photostat service ○ Boat parts and accessories (enclosed) ○ Book-record store ○ Brew pub ○ Building trades contractors office ○ Business or professional office ○ Business school ○ Butcher, meat market ○ Candy store ○ Caretaker residence ○ Catering service ○ Child care center ○ Church ○ Citizen's improvement club – community center ○ Clinic, counseling, child/family counseling ○ Clinic, dialysis ○ Clinic, diet counseling & diet product sales ○ Clinic, physical therapy ○ Clothing and apparel store ○ Coin-op amusement machine, incidental to permitted use ○ Coin-op dispenser ○ Cold storage – frozen food locker ○ Collection, counseling, personnel office ○ Computer programming/software design ○ Computer sales, rental & lease ○ Computer service and training ○ Congregate care facilities

23	Existing Zone SPA/GC 1.33 ac 5 pcls	Uses	New Zone V-CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
SPA/GC to Village-Commercial Mixed Use Permitted Uses				
		• Computer service and training • Congregate care facilities • Costume shop – sales, rentals • Curio-novelty shop • Data processing service • Dating service (computerized video matching) • Delicatessen • Delivery service • Drafting service • Dressmaker • Drive-in café • Drive-in dairy, excluding creamery • Drive-in food market or stand • Driving school • Drug store – non-prescriptive drugs, sundries • Electrolysis • Electronic equipment repair • Electronic equipment store • Eyeglasses, frames, contact lenses sales & service • Federal and State gov't buildings on fed and/or state property • Firewood-fuel sales • Floor covering, drapery or upholstery store • Florist • Furniture rental agency • Furniture store • Garage equipment & tool sales • Gardening-landscaping supply store • General glass sales, services • General retail or department store • Gift card shop • Hardware store • Hearing aids, sales & service • Insurance office • Interior decorator office • Jewelry store, sales, repair • Laboratory, dental, medical or optical • Laboratory, research, analysis (if enclosed or screened) • Lapidary shop • Laundromat, self-service • Laundry or cleaning agency, retail • Laundry or cleaning pickup station • Library • Liquor store • Locksmith, key & lock shop • Lodge, fraternal hall • Mail order business • Marine supply store (enclosed) • Massage • Medical, dental office • Messenger service • Military surplus store • Museum • Music store & instrument repair • Newspaper-magazine stand • Nursery, plants (enclosed) • Office machines & equp't sales & service • Office machines/equip't sales & repair • Orthopedic appliances sales & service • Paint and wallpaper store • Pawn shop • Pet grooming service • Pet store, no kennel • Photocopy service • Photographic processing plant, wholesale • Photographic supply – camera store • Photography studio, incidental photo processing • Picture framing shop • Pool table sale and repair service • Portable swimming pool supply sales • Power tools, sales and repair • Prescription pharmacy • Print shop • Public relations, advertising • Public utility, public service facility • Real estate office • Reducing-body building/aerobics studio • Residential care homes for adults or children • Restaurant, coffee shop, cafeteria w/drive-up windows (subject to development standards) • Saddlery shop • School, charm, culture • School, public K-12 • School, self-defense, judo, boxing, gymnastics, swimming, similar activities • School, vocational • Shoe repair • Shoe shine parlor • Shoe store • Sign, on-site • Soda fountain-ice cream parlor • Spa and tanning • Stamp-coin store • Stationery store • Stenographic service • Studio, dance, voice, music, gymnastics • Studio, radio, television recording • Supermarket-goods store • Swimming pool, spa – sales and service • Tackle shop • Tailor • Taxi cab service and storage (if enclosed or screened) • Telegraph office • Telephone answering service • Television and radio repair • Television/radio sales • Ticket agency • Tobacco shop		○ Costume shop – sales, rentals ○ Curio-novelty shop ○ Data processing service ○ Dating service (computerized video matching) ○ Delicatessen ○ Delivery service ○ Drafting service ○ Dressmaker ○ Driving school ○ Drug store – non-prescriptive drugs, sundries ○ Electrolysis ○ Electronic equipment repair ○ Electronic equipment store ○ Eyeglasses, frames, contact lenses sales & service ○ Federal and State gov't buildings on fed and/or state property ○ Firewood-fuel sales ○ Floor covering, drapery or upholstery store ○ Florist ○ Furniture rental agency ○ Furniture store ○ Garage equipment & tool sales ○ Gardening-landscaping supply store ○ General glass sales, services ○ General retail or department store < 50,000 sf ○ Gift card shop ○ Hardware store ○ Hearing aids, sales & service ○ Insurance office ○ Interior decorator office ○ Jewelry store, sales, repair ○ Laboratory, dental, medical or optical ○ Laboratory, research, analysis (if enclosed or screened) ○ Lapidary shop ○ Laundromat, self-service ○ Laundry or cleaning agency, retail ○ Laundry or cleaning pickup station ○ Library ○ Locksmith, key & lock shop ○ Lodge, fraternal hall ○ Mail order business ○ Marine supply store (enclosed) ○ Massage ○ Medical, dental office ○ Messenger service ○ Military surplus store ○ Museum ○ Music store & instrument repair ○ Newspaper-magazine stand ○ Nursery, plants (enclosed) ○ Office machines & equp't sales & service ○ Orthopedic appliances sales & service ○ Paint and wallpaper store ○ Pet grooming service ○ Pet store, no kennel ○ Photocopy service ○ Photographic processing plant, wholesale ○ Photographic supply – camera store ○ Photography studio, incidental photo processing ○ Picture framing shop ○ Pool table sale and repair service ○ Portable swimming pool supply sales ○ Power tools, sales and repair ○ Prescription pharmacy ○ Print shop ○ Public relations, advertising ○ Public utility, public service facility ○ Real estate office ○ Reducing-body building/aerobics studio ○ Residential care homes for adults or children ○ Restaurant, coffee shop, cafeteria (no drive-up windows, & subject to development standards) ○ Saddlery shop ○ School, charm, culture ○ School, public K-12 ○ School, self-defense, judo, boxing, gymnastics, swimming, similar activities ○ School, vocational ○ Shoe repair ○ Shoe shine parlor ○ Shoe store ○ Sign, on-site ○ Soda fountain-ice cream parlor ○ Spa and tanning ○ Stamp-coin store ○ Stationery store ○ Stenographic service ○ Studio, dance, voice, music, gymnastics ○ Studio, radio, television recording ○ Supermarket-goods store ○ Swimming pool, spa – sales and service ○ Tackle shop ○ Tailor ○ Taxi cab service and storage (if enclosed or screened) ○ Telegraph office ○ Telephone answering service ○ Television and radio repair ○ Television/radio sales ○ Ticket agency ○ Tobacco shop ○ Tool reconditioning (accessory use) ○ Towing service (accessory, incidental) ○ Toy store ○ Travel agency ○ Trophy-emblem shop ○ Upholstery shop (no refinishing) ○ Veterinarian/animal hospital ○ Video store, sales, rental ○ Watches, sales, repair ○ Water recreation equipment, rental & sales (enclosed or screened) ○ Wedding chapel, reception hall ○ Wig sales and service ○ Wine sales facility – tasting room

23	Existing Zone SPA/GC 1.33 ac 5 pcls	Uses	New Zone V-CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
SPA/GC to Village-Commercial Mixed Use Permitted Uses				
		• Tool reconditioning (accessory use) • Towing service (accessory, incidental) • Toy store • Travel agency • Trophy-emblem shop • Upholstery shop (no refinishing) • Veterinarian/animal hospital • Video store, sales, rental • Watches, sales, repair • Water recreation equipment, rental & sales (enclosed or screened) • Wedding chapel, reception hall • Wig sales and service • Wine sales facility – tasting room • **Warehousing and storage**		**Additional permitted uses per SPA:** • **Mixed-use developments** • **Single-family Residences**

23	Existing Zone SPA/GC 1.33 ac 5 pcls	Uses	New Zone V-CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
SPA/GC to Village-Commercial Mixed Use Conditional and Prohibited Uses				
23	SPA/GC 1.33 ac 5 parcels	**Conditional** • **All conditional uses in LC zone, including:** • Apartment hotel (PC) • Apartments, Condominiums 81-150 units (PC dev. review) • Apartments, Condominiums, > 150 units (PC) • Arcade, Electronic or mechanical, video games (PC) • Auto rental or lease agency, limo service (ZA) • Auto, minor service, repair, replacement, primary use of premises (PC) • Bank, savings & loan, finance, credit office (PC if drive-up windows; default ZA) • Bed & breakfast inn (PC) • Boat parts, sale & accessory reconditioning (PC if reconditioning primary use) • Boat sale, rental, service (PC) • Card room (BD) • Carnival, Circus (BD) • Certified farmers' market or community stand (ZA) • College, university (PC) • Convalescent hospital • Convenience recycling facility (PC) • Convenience store – neighborhood market < 6,000 sf (BD) • Dance Hall, Ballroom, Disco (PC) • Dancing – incidental in bar or restaurant (PC) • Electronic, mechanical or video games (≥3 machines)(ZA) • Equipment rental agency – office related (PC) • Fed or State gov't uses in/on private buildings, facilities or grounds (PC) • Food market, ancillary to service station (BD) • Fortune-teller, palmist, tarot reader (BD) • Funeral establishment w/o crematory (PC) • Furniture cleaning, refinishing, re-upholstery (PC) • Grinding, sharpening service (PC) • Hang glider sale & service (ZA) • Hospital • Hotel, Motel (PC) • Kennel, cattery, boarding, training (PC) • Labor union hall (PC) • Lawn mower engine, garden tool sales service, repair (ZA) • Live theater (ZA) • Mail or delivery service pickup station (PC or ZA) • Motion picture theater (ZA) • Motorcycle, sports cycles, etc., sales, rent, service, repair, dismantling (ZA) • Nursery, plants (if enclosed) • On-site alcoholic beverage sales (ZA with ABC permit) • Parking lot or garage as primary use (PC for multi-story) • Privately-owned uses in public & govt-owned buildings (where use is subject to use permit in other zones) • Psychiatric facility • Public & govt-owned buildings or facilities, not fed or state (PC) • Public & govt-uses, other than fed or state, in private buildings, facilities or grounds (PC, where use is subject to permit in other zones) • Public auction, new clothing, apparel, enclosed building (PC) • Recreation facility, indoor (ZA) • Recreation facility, outdoor (PC) • Recreational vehicle & boat storage (PC) • Remote teller, freestanding (PC) • Residential Uses, other (PC) • Restaurant, coffee shop, cafeteria (PC if drive-up windows) or (ZA) • Sanitarium • School, private K-12 (PC) • School, private, other (PC) • Sideshow (BD) • Snack bar incidental to park, boat dock, water-oriented use (PC) • Social center (ZA) • Social rehab center (PC) • Social rehabilitation center • Storage building, mini-storage (PC) • Tattoo shop (PC) • Tool reconditioning, primary use (PC) • Towing service, primary use (PC) • Trade school (PC) • Travel trailer, motor home, camper sales, rent, storage (PC) • Utility trailer or truck rent or storage, ancillary to permitted use (PC) • Utility trailer, rental, service, sales (PC) • Wholesale distributor's service facility (PC)		**Conditional** • **All LC conditional uses, including:** ○ Apartment hotel (PC) ○ Apartments, Condominiums 81-150 units (PC dev. review) ○ Apartments, Condominiums, > 150 units (PC) ○ Arcade, Electronic or mechanical, video games (PC) ○ Auto rental or lease agency, limo service (ZA) ○ Auto, minor svc, repair, replacement, 1° use of premises (PC) ○ Bank, savings & loan, finance, credit office (PC if drive-up windows; default ZA) ○ Bed & breakfast inn (PC) ○ Boat parts, sale & accessory reconditioning (PC if reconditioning primary use) ○ Boat sale, rental, service (PC) ○ Card room (BD) ○ Carnival, Circus (BD) ○ Certified farmers' market or community stand (ZA) ○ College, university (PC) ○ Convalescent hospital ○ Convenience recycling facility (PC) ○ Convenience store – neighborhood market < 6,000 sf (BD) ○ Dance Hall, Ballroom, Disco (PC) ○ Dancing – incidental in bar or restaurant (PC) ○ Drive-in café ○ Drive-in dairy, excluding creamery ○ Drive-in food market or stand ○ Electronic, mechanical or video games (≥ 3 machines)(ZA) ○ Equipment rental agency – office related (PC) ○ Fed or State gov't uses in/on private buildings, facilities or grounds (PC) ○ Food market, ancillary to service station (BD) ○ Fortune-teller, palmist, tarot reader (BD) ○ Funeral establishment w/o crematory (PC) ○ Furniture cleaning, refinishing, re-upholstery (PC) ○ Grinding, sharpening service (PC) ○ Hang glider sale & service (ZA) ○ Hospital ○ Hotel, Motel (PC) ○ Kennel, cattery, boarding, training (PC) ○ Labor union hall (PC) ○ Lawn mower engine, garden tool sales service, repair (ZA) ○ Liquor store (PC) ○ Live theater (ZA) ○ Mail or delivery service pickup station (PC or ZA) ○ Motion picture theater (ZA) ○ Motorcycle, sports cycles, etc., sales, rent, service, repair, dismantling (ZA) ○ Nursery, plants (if enclosed) ○ On-site alcoholic beverage sales (ZA with ABC permit) ○ Parking lot or garage as primary use (PC for multi-story) ○ Pawn shops (PC) ○ Privately-owned uses in public & govt-owned buildings (where use is subject to use permit in other zones) ○ Psychiatric facility ○ Public & govt-owned buildings or facilities, not federal or state (PC) ○ Public & govt-uses, other than fed or state, in private buildings, facilities or grounds (PC, where use is subject to permit in other zones) ○ Public auction, new clothing, apparel, enclosed building (PC) ○ Recreation facility, indoor (ZA) ○ Recreation facility, outdoor (PC) ○ Recreational vehicle & boat storage (PC) ○ Remote teller, freestanding (PC) ○ Residential Uses, other (PC) ○ Restaurant, coffee shop, cafeteria (PC if drive-up windows) or (ZA) ○ Sanitarium ○ School, private K-12 (PC) ○ School, private, other (PC) ○ Sideshow (BD) ○ Snack bar incidental to a park, boat dock, other water-oriented use (PC) ○ Social center (ZA) ○ Social rehab center (PC) ○ Social rehabilitation center ○ Storage building, mini-storage (PC) ○ Tattoo shop (PC) ○ Tool reconditioning, primary use (PC) ○ Towing service, primary use (PC) ○ Trade school (PC) ○ Travel trailer, motor home, camper sales, rent, storage (PC) ○ Utility trailer or truck rent or storage, ancillary to permitted use (PC) ○ Utility trailer, rental, service, sales (PC) ○ Wholesale distributor's service facility (PC) **Additional conditionally-permitted uses per SPA:**

23	Existing Zone SPA/GC 1.33 ac 5 pcls	Uses	New Zone V-CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
		SPA/GC to Village-Commercial Mixed Use Conditional and Prohibited Uses		
				• **Apartments, condominiums, other multi-family >20 units du/acre** • **Drive-through** • **General retail >50,000 sf** • **Indoor recreation facilities** • **Liquor stores, tattoo shops, pawn shops**
23		**Prohibited** RL SPA is unclear on whether uses are prohibited or can be conditionally allowed per ZC 201-03.		**Prohibited** • Adult uses • Auto service station • Car wash • Check cashing facilities • Gun sales

24	Existing Zone SPA/LC 8.53 ac 34 pcls	Uses	New Zone V-CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
		SPA/LC to Village-Commercial Mixed Use Permitted Uses		
24	SPA/LC 8.53 ac 34 pcls	**Permitted** • **All permitted uses in LC zone, including:** • Accountants, bookkeepers office • Acupuncture clinic • Addressing and mailing services • Adult day health care • Advertising, public relations office • Alarm systems sales & service (if enclosed) • Ambulance service • Antique store • Apartments < 80 units, dev. review • Appliance repair • Appliance store • Art gallery • Art studio • Athletic equipt & sporting goods store • Auto parts and accessory store (if enclosed) • Auto Wholesaler/Broker, max 2 vehicles on site • Auto, Minor Service-repair-replacement (if incidental and accessory to primary use, & enclosed) • Baggage transfer service • Bakery, pastry shop • Bank, savings & loan, finance, credit office (no drive-up window) • Barber shop • Bar-tavern • Beauty shop • Bicycle sales, rental, service • Blueprinting, photostat service • Boat parts and accessories (enclosed) • Book-record store • Brew pub • Building trades contractors office • Business or professional office • Butcher, meat market • Candy store • Caretaker residence • Catering service • Child care center • Church • Citizen's improvement club – community center • Clinic, counseling, child/family counseling • Clinic, dialysis • Clinic, diet counseling & diet product sales • Clinic, physical therapy • Clothing and apparel store • Coin-op amusement machine, incidental to permitted use • Coin-op dispenser • Cold storage – frozen food locker • Collection, counseling, personnel office • Computer programming/software design • Computer sales, rental & lease • Computer service and training • Congregate care facilities • Costume shop – sales, rentals • Curio-novelty shop • Data processing service • Dating service (computerized video matching) • Delicatessen • Delivery service • Drafting service • Dressmaker • Drive-in café • Drive-in dairy, excluding creamery • Drive-in food market or stand • Driving school • Drug store – non-prescriptive drugs, sundries • Electrolysis • Electronic equipment repair • Electronic equipment store • Eyeglasses, frames, contact lenses sales & service • Federal and State gov't buildings on fed and/or state property • Firewood-fuel sales • Floor covering, drapery or upholstery store • Florist • Furniture rental agency • Furniture store • Garage equipment & tool sales • Gardening-landscaping supply store • General glass sales, services • General retail or department store • Gift card shop • Hardware store	V-CMU	**Permitted** • **All LC permitted uses, including:** ○ Accountants, bookkeepers office ○ Acupuncture clinic ○ Addressing and mailing services ○ Adult day health care ○ Advertising, public relations office ○ Alarm systems sales & service (if enclosed) ○ Ambulance service ○ Antique store ○ Apartments < 80 units, dev. review ○ Appliance repair ○ Appliance store ○ Art gallery ○ Art studio ○ Athletic equipt & sporting goods store ○ Auto parts and accessory store (if enclosed) ○ Auto Wholesaler/Broker, max 2 vehicles on site ○ Auto, minor Service-repair-replacement (if incidental and accessory to primary use, and enclosed) ○ Baggage transfer service ○ Bakery, pastry shop ○ Bank, savings & loan, finance, credit office (no drive-up window) ○ Barber shop ○ Bar-tavern ○ Beauty shop ○ Bicycle sales, rental, service ○ Blueprinting, photostat service ○ Boat parts and accessories (enclosed) ○ Book-record store ○ Brew pub ○ Building trades contractors office ○ Business or professional office ○ Butcher, meat market ○ Candy store ○ Caretaker residence ○ Catering service ○ Child care center ○ Church ○ Citizen's improvement club – community center ○ Clinic, counseling, child/family counseling ○ Clinic, dialysis ○ Clinic, diet counseling & diet product sales ○ Clinic, physical therapy ○ Clothing and apparel store ○ Coin-op amusement machine, incidental to permitted use ○ Coin-op dispenser ○ Cold storage – frozen food locker ○ Collection, counseling, personnel office ○ Computer programming/software design ○ Computer sales, rental & lease ○ Computer service and training ○ Congregate care facilities ○ Costume shop – sales, rentals ○ Curio-novelty shop ○ Data processing service ○ Dating service (computerized video matching) ○ Delicatessen ○ Delivery service ○ Drafting service ○ Dressmaker ○ Driving school ○ Drug store – non-prescriptive drugs, sundries ○ Electrolysis ○ Electronic equipment repair ○ Electronic equipment store ○ Eyeglasses, frames, contact lenses sales & service ○ Federal and State gov't buildings on fed and/or state property ○ Firewood-fuel sales ○ Floor covering, drapery or upholstery store ○ Florist ○ Furniture rental agency ○ Furniture store ○ Garage equipment & tool sales ○ Gardening-landscaping supply store ○ General glass sales, services ○ General retail or department store < 50,000 sf ○ Gift card shop ○ Hardware store ○ Hearing aids, sales & service ○ Insurance office ○ Interior decorator office ○ Jewelry store, sales, repair ○ Laboratory, dental, medical or optical ○ Laboratory, research, analysis (if enclosed or screened)

24	Existing Zone SPA/LC 8.53 ac 34 pcls	Uses	New Zone V-CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
SPA/LC to Village-Commercial Mixed Use Permitted Uses				
		• Hearing aids, sales & service • Insurance office • Interior decorator office • Jewelry store, sales, repair • Laboratory, dental, medical or optical • Laboratory, research, analysis (if enclosed or screened) • Lapidary shop • Laundromat, self-service • Laundry or cleaning agency, retail • Laundry or cleaning pickup station • Library • Liquor store • Locksmith, key & lock shop • Lodge, fraternal hall • Mail order business • Marine supply store (enclosed) • Massage • Medical, dental office • Messenger service • Military surplus store • Museum • Music store & instrument repair • Newspaper-magazine stand • Nursery, plants (enclosed) • Office machines & equp't sales & service • Orthopedic appliances sales & service • Paint and wallpaper store • Pawn shop • Pet grooming service • Pet store, no kennel • Photocopy service • Photographic processing plant, wholesale • Photographic supply – camera store • Photography studio, incidental photo processing • Picture framing shop • Pool table sale and repair service • Portable swimming pool supply sales • Power tools, sales and repair • Prescription pharmacy • Print shop • Public relations, advertising • Real estate office • Reducing-body building/aerobics studio • Residential care homes for adults or children • Restaurant, coffee shop, cafeteria w/drive-up windows (subject to development standards) • Saddlery shop • School, business • School, charm, culture • School, public K-12 • School, self-defense, judo, boxing, gymnastics, swimming, similar activities • School, vocational • Shoe repair • Shoe shine parlor • Shoe store • Sign, on-site • Soda fountain-ice cream parlor • Spa and tanning • Stamp-coin store • Stationery store • Stenographic service • Studio, dance, voice, music, gymnastics • Studio, radio, television recording • Supermarket-goods store • Swimming pool, spa – sales and service • Tackle shop • Tailor • Taxi cab service and storage (if enclosed or screened) • Telegraph office • Telephone answering service • Television and radio repair • Television/radio sales • Ticket agency • Tobacco shop • Tool reconditioning (accessory use) • Towing service (accessory, incidental) • Toy store • Travel agency • Trophy-emblem shop • Upholstery shop (no refinishing) • Veterinarian/animal hospital • Video store, sales, rental • Watches, sales, repair • Water recreation equipment, rental & sales (enclosed or screened) • Wedding chapel, reception hall • Wig sales and service • Wine sales facility – tasting room		○ Lapidary shop ○ Laundromat, self-service ○ Laundry or cleaning agency, retail ○ Laundry or cleaning pickup station ○ Library ○ Liquor store ○ Locksmith, key & lock shop ○ Lodge, fraternal hall ○ Mail order business ○ Marine supply store (enclosed) ○ Massage ○ Medical, dental office ○ Messenger service ○ Military surplus store ○ Museum ○ Music store & instrument repair ○ Newspaper-magazine stand ○ Nursery, plants (enclosed) ○ Office machines & equp't sales & service ○ Orthopedic appliances sales & service ○ Paint and wallpaper store ○ Pawn shop ○ Pet grooming service ○ Pet store, no kennel ○ Photocopy service ○ Photographic processing plant, wholesale ○ Photographic supply – camera store ○ Photography studio, incidental photo processing ○ Picture framing shop ○ Pool table sale and repair service ○ Portable swimming pool supply sales ○ Power tools, sales and repair ○ Prescription pharmacy ○ Print shop ○ Public relations, advertising ○ Real estate office ○ Reducing-body building/aerobics studio ○ Residential care homes for adults or children ○ Restaurant, coffee shop, cafeteria (no drive-up windows, & subject to development standards) ○ Saddlery shop ○ School, business ○ School, charm, culture ○ School, public K-12 ○ School, self-defense, judo, boxing, gymnastics, swimming, similar activities ○ School, vocational ○ Shoe repair ○ Shoe shine parlor ○ Shoe store ○ Sign, on-site ○ Soda fountain-ice cream parlor ○ Spa and tanning ○ Stamp-coin store ○ Stationery store ○ Stenographic service ○ Studio, dance, voice, music, gymnastics ○ Studio, radio, television recording ○ Supermarket-goods store ○ Swimming pool, spa – sales and service ○ Tackle shop ○ Tailor ○ Taxi cab service and storage (if enclosed or screened) ○ Telegraph office ○ Telephone answering service ○ Television and radio repair ○ Television/radio sales ○ Ticket agency ○ Tobacco shop ○ Tool reconditioning (accessory use) ○ Towing service (accessory, incidental) ○ Toy store ○ Travel agency ○ Trophy-emblem shop ○ Upholstery shop (no refinishing) ○ Veterinarian/animal hospital ○ Video store, sales, rental ○ Watches, sales, repair ○ Water recreation equipment, rental & sales (enclosed or screened) ○ Wedding chapel, reception hall ○ Wig sales and service ○ Wine sales facility – tasting room **Additional permitted uses per SPA:** • **Mixed-use developments** • **Single-family Residences**

24	Existing Zone SPA/LC 8.53 ac 34 pcls	Uses	New Zone V-CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
SPA/LC to –Village-Commercial Mixed Use Conditional and Prohibited Uses				
24	SPA/LC 8.53 ac 34 pcls	**Conditional** • **All conditional uses in LC zone, including:** • Apartment hotel (PC) • Apartments, Condominiums 81-150 units (PC dev. review) • Apartments, Condominiums, > 150 units (PC) • Arcade, Electronic or mechanical, video games (PC) • Auto rental or lease agency, limo service (ZA) • Auto, minor service, repair, replacement, primary use of premises (PC) • Bank, savings & loan, finance, credit office (PC if drive-up windows; default ZA) • Bed & breakfast inn (PC) • Boat parts, sale & accessory reconditioning (PC if reconditioning primary use) • Boat sale, rental, service (PC) • Card room (BD) • Carnival, Circus (BD) • Certified farmers' market or community stand (ZA) • College, university (PC) • Convalescent hospital • Convenience recycling facility (PC) • Convenience store – neighborhood market < 6,000 sf (BD) • Dance Hall, Ballroom, Disco (PC) • Dancing – incidental in bar or restaurant (PC) • Electronic, mechanical or video games (≥3 machines)(ZA) • Equipment rental agency – office related (PC) • Fed or State gov't uses in/on private buildings, facilities or grounds (PC) • Food market, ancillary to service station (BD) • Fortune-teller, palmist, tarot reader (BD) • Funeral establishment w/o crematory (PC) • Furniture cleaning, refinishing, re-upholstery (PC) • Grinding, sharpening service (PC) • Hang glider sale & service (ZA) • Hospital • Hotel, Motel (PC) • Kennel, cattery, boarding, training (PC) • Labor union hall (PC) • Lawn mower engine, garden tool sales service, repair (ZA) • Live theater (ZA) • Mail or delivery service pickup station (PC or ZA) • Motion picture theater (ZA) • Motorcycle, sports cycles, etc., sales, rent, service, repair, dismantling (ZA) • Nursery, plants (if enclosed) • On-site alcoholic beverage sales (ZA with ABC permit) • Parking lot or garage as primary use (PC for multi-story) • Privately-owned uses in public & govt-owned buildings (where use is subject to use permit in other zones) • Psychiatric facility • Public & govt-owned buildings or facilities, not fed or state (PC) • Public & govt-uses, other than fed or state, in private buildings, facilities or grounds (PC, where use is subject to permit in other zones) • Public auction, new clothing, apparel, enclosed building (PC) • Recreation facility, indoor (ZA) • Recreation facility, outdoor (PC) • Recreational vehicle & boat storage (PC) • Remote teller, freestanding (PC) • Residential Uses, other (PC) • Restaurant, coffee shop, cafeteria (PC if drive-up windows) or (ZA) • Sanitarium • School, private K-12 (PC) • School, private, other (PC) • Sideshow (BD) • Snack bar incidental to park, boat dock, water-oriented use (PC) • Social center (ZA) • Social rehab center (PC) • Social rehabilitation center • Storage building, mini-storage (PC) • Tattoo shop (PC) • Tool reconditioning, primary use (PC) • Towing service, primary use (PC) • Trade school (PC) • Travel trailer, motor home, camper sales, rent, storage (PC) • Utility trailer or truck rent or storage, ancillary to permitted use (PC) • Utility trailer, rental, service, sales (PC) • Wholesale distributor's service facility (PC)		**Conditional** • **All LC conditional uses, including:** ○ Apartment hotel (PC) ○ Apartments, Condominiums 81-150 units (PC dev. review) ○ Apartments, Condominiums, > 150 units (PC) ○ Arcade, Electronic or mechanical, video games (PC) ○ Auto rental or lease agency, limo service (ZA) ○ Auto, minor svc, repair, replacement, 1° use of premises (PC) ○ Bank, savings & loan, finance, credit office (PC if drive-up windows; default ZA) ○ Bed & breakfast inn (PC) ○ Boat parts, sale & accessory reconditioning (PC if reconditioning primary use) ○ Boat sale, rental, service (PC) ○ Card room (BD) ○ Carnival, Circus (BD) ○ Certified farmers' market or community stand (ZA) ○ College, university (PC) ○ Convalescent hospital ○ Convenience recycling facility (PC) ○ Convenience store – neighborhood market < 6,000 sf (BD) ○ Dance Hall, Ballroom, Disco (PC) ○ Dancing – incidental in bar or restaurant (PC) ○ Drive-in café ○ Drive-in dairy, excluding creamery ○ Drive-in food market or stand ○ Electronic, mechanical or video games (≥ 3 machines)(ZA) ○ Equipment rental agency – office related (PC) ○ Fed or State gov't uses in/on private buildings, facilities or grounds (PC) ○ Food market, ancillary to service station (BD) ○ Fortune-teller, palmist, tarot reader (BD) ○ Funeral establishment w/o crematory (PC) ○ Furniture cleaning, refinishing, re-upholstery (PC) ○ Grinding, sharpening service (PC) ○ Hang glider sale & service (ZA) ○ Hospital ○ Hotel, Motel (PC) ○ Kennel, cattery, boarding, training (PC) ○ Labor union hall (PC) ○ Lawn mower engine, garden tool sales service, repair (ZA) ○ Liquor store (PC) ○ Live theater (ZA) ○ Mail or delivery service pickup station (PC or ZA) ○ Motion picture theater (ZA) ○ Motorcycle, sports cycles, etc., sales, rent, service, repair, dismantling (ZA) ○ Nursery, plants (if enclosed) ○ On-site alcoholic beverage sales (ZA with ABC permit) ○ Parking lot or garage as primary use (PC for multi-story) ○ Pawn shop (PC) ○ Privately-owned uses in public & govt-owned buildings (where use is subject to use permit in other zones) ○ Psychiatric facility ○ Public & govt-owned buildings or facilities, not federal or state (PC) ○ Public & govt-uses, other than fed or state, in private buildings, facilities or grounds (PC, where use is subject to permit in other zones) ○ Public auction, new clothing, apparel, enclosed building (PC) ○ Recreation facility, indoor (ZA) ○ Recreation facility, outdoor (PC) ○ Recreational vehicle & boat storage (PC) ○ Remote teller, freestanding (PC) ○ Residential Uses, other (PC) ○ Restaurant, coffee shop, cafeteria (PC if drive-up windows) or (ZA) ○ Sanitarium ○ School, private K-12 (PC) ○ School, private, other (PC) ○ Sideshow (BD) ○ Snack bar incidental to a park, boat dock, other water-oriented use (PC) ○ Social center (ZA) ○ Social rehab center (PC) ○ Social rehabilitation center ○ Storage building, mini-storage (PC) ○ Tattoo shop (PC) ○ Tool reconditioning, primary use (PC) ○ Towing service, primary use (PC) ○ Trade school (PC) ○ Travel trailer, motor home, camper sales, rent, storage (PC) ○ Utility trailer or truck rent or storage, ancillary to permitted use (PC) ○ Utility trailer, rental, service, sales (PC) ○ Wholesale distributor's service facility (PC) **Additional conditionally-permitted uses per SPA:** • **Apartments, condominiums, other multi-family >20 units du/acre** • **Drive-through** • **General retail >50,000 sf** • **Indoor recreation facilities** •
		Prohibited RL SPA is unclear on whether uses are prohibited or can be conditionally allowed per ZC 201-03.		**Prohibited** • Adult uses • Auto service station • Car wash • Check cashing facilities • Gun sales

25	Existing Zone SPA/AR-2 4.41 ac 1 parcel	Uses	New Zone SPA (open space)	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
SPA/AR-2 to - SPA (open space) Permitted Uses				
25	SPA/AR-2 4.41 ac 1 parcel	**Permitted** *Note*: this parcel comprises the Northern Electric Railway ROW, now the Sacramento Northern Parkway. No changes to land uses are anticipated. The parcel is included in the SPA/LC designation per Rio Linda SPA Ex. 506-52.2.	SPA (open space)	Permitted *Note*: this parcel comprises the Northern Electric Railway ROW, now the Sacramento Northern Parkway. No changes to land uses are anticipated. Establishing open space designation formalizes the underlying zoning for the existing regional bicycle trail use.

25	Existing Zone SPA/AR-2 4.41 ac 1 parcel	Uses	New Zone	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
SPA/AR-2 to - SPA (open space) Conditional and Prohibited Uses				
25	SPA/AR-2 4.41 ac 1 parcel	Conditional *Note*: this parcel comprises the Northern Electric Railway ROW, now the Sacramento Northern Parkway. No changes to land uses are anticipated. The parcel is included in the SPA/LC designation per Rio Linda SPA Ex. 506-52.2.		Conditional *Note*: this parcel comprises the Northern Electric Railway ROW, now the Sacramento Northern Parkway. No changes to land uses are anticipated. Establishing open space designation formalizes the underlying zoning for the existing regional bicycle trail use.
25		Prohibited		Prohibited

26	Existing Zone SPA/RD5/ LC 0.4 acre 1 parcel	Uses	New Zone V-CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
SPA/RD-5/LC to Village-Commercial Mixed Use Permitted Uses				
26	SPA/RD5/ LC 0.4 acre 1 parcel	**Permitted per RD5 zoning:** • Federal and State gov't buildings on fed and/or state property • Garage sales • Home occupations (home businesses) • Parks, public, and ancillary uses • School, public, K-12 • Single-family dwelling (except mobile homes) **Permitted per SPA/LC zoning:** ○ Accountants, bookkeepers office ○ Acupuncture clinic ○ Addressing and mailing services ○ Adult day health care ○ Advertising, public relations office ○ Alarm systems sales & service (if enclosed) ○ Ambulance service ○ Antique store ○ Apartments < 80 units, dev. review ○ Appliance repair ○ Appliance store ○ Art gallery ○ Art studio ○ Athletic equipt & sporting goods store ○ Auto parts and accessory store (if enclosed) ○ Auto Wholesaler/Broker, max 2 vehicles on site ○ Auto, Minor Service-repair-replacement (if incidental and accessory to primary use, & enclosed) ○ Baggage transfer service ○ Bakery, pastry shop ○ Bank, savings & loan, finance, credit office (no drive-up window) ○ Barber shop ○ Bar-tavern ○ Beauty shop ○ Bicycle sales, rental, service ○ Blueprinting, photostat service ○ Boat parts and accessories (enclosed) ○ Book-record store ○ Brew pub ○ Building trades contractors office ○ Business or professional office ○ Butcher, meat market ○ Candy store ○ Caretaker residence ○ Catering service ○ Child care center ○ Church ○ Citizen's improvement club – community center ○ Clinic, counseling, child/family counseling ○ Clinic, dialysis ○ Clinic, diet counseling & diet product sales ○ Clinic, physical therapy ○ Clothing and apparel store ○ Coin-op amusement machine, incidental to permitted use ○ Coin-op dispenser ○ Cold storage – frozen food locker ○ Collection, counseling, personnel office ○ Computer programming/software design ○ Computer sales, rental & lease ○ Computer service and training ○ Congregate care facilities ○ Costume shop – sales, rentals ○ Curio-novelty shop ○ Data processing service ○ Dating service (computerized video matching) ○ Delicatessen ○ Delivery service ○ Drafting service ○ Dressmaker ○ Drive-in café ○ Drive-in dairy, excluding creamery ○ Drive-in food market or stand ○ Driving school ○ Drug store – non-prescriptive drugs, sundries ○ Electrolysis ○ Electronic equipment repair ○ Electronic equipment store ○ Eyeglasses, frames, contact lenses sales & service ○ Federal and State gov't buildings on fed and/or state property ○ Firewood-fuel sales	V-CMU	**Permitted** • **All LC permitted uses, including:** ○ Accountants, bookkeepers office ○ Acupuncture clinic ○ Addressing and mailing services ○ Adult day health care ○ Advertising, public relations office ○ Alarm systems sales & service (if enclosed) ○ Ambulance service ○ Antique store ○ Apartments < 80 units, dev. review ○ Appliance repair ○ Appliance store ○ Art gallery ○ Art studio ○ Athletic equipt & sporting goods store ○ Auto parts and accessory store (if enclosed) ○ Auto Wholesaler/Broker, max 2 vehicles on site ○ Auto, Minor Service-repair-replacement (if incidental and accessory to primary use, and enclosed) ○ Baggage transfer service ○ Bakery, pastry shop ○ Bank, savings & loan, finance, credit office (no drive-up window) ○ Barber shop ○ Bar-tavern ○ Beauty shop ○ Bicycle sales, rental, service ○ Blueprinting, photostat service ○ Boat parts and accessories (enclosed) ○ Book-record store ○ Brew pub ○ Building trades contractors office ○ Business or professional office ○ Butcher, meat market ○ Candy store ○ Caretaker residence ○ Catering service ○ Child care center ○ Church ○ Citizen's improvement club – community center ○ Clinic, counseling, child/family counseling ○ Clinic, dialysis ○ Clinic, diet counseling & diet product sales ○ Clinic, physical therapy ○ Clothing and apparel store ○ Coin-op amusement machine, incidental to permitted use ○ Coin-op dispenser ○ Cold storage – frozen food locker ○ Collection, counseling, personnel office ○ Computer programming/software design ○ Computer sales, rental & lease ○ Computer service and training ○ Congregate care facilities ○ Costume shop – sales, rentals ○ Curio-novelty shop ○ Data processing service ○ Dating service (computerized video matching) ○ Delicatessen ○ Delivery service ○ Drafting service ○ Dressmaker ○ Driving school ○ Drug store – non-prescriptive drugs, sundries ○ Electrolysis ○ Electronic equipment repair ○ Electronic equipment store ○ Eyeglasses, frames, contact lenses sales & service ○ Federal and State gov't buildings on fed and/or state property ○ Firewood-fuel sales ○ Floor covering, drapery or upholstery store ○ Florist ○ Furniture rental agency ○ Furniture store ○ Garage equipment & tool sales

26	Existing Zone SPA/RD5/ LC 0.4 acre 1 parcel	Uses	New Zone V-CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
SPA/RD-5/LC to Village-Commercial Mixed Use Permitted Uses				
		○ Floor covering, drapery or upholstery store ○ Florist ○ Furniture rental agency ○ Furniture store ○ Garage equipment & tool sales ○ Gardening-landscaping supply store ○ General glass sales, services ○ General retail or department store ○ Gift card shop ○ Hardware store ○ Hearing aids, sales & service ○ Home occupations (home-based business) ○ Insurance office ○ Interior decorator office ○ Jewelry store, sales, repair ○ Laboratory, dental, medical or optical ○ Laboratory, research, analysis (if enclosed or screened) ○ Lapidary shop ○ Laundromat, self-service ○ Laundry or cleaning agency, retail ○ Laundry or cleaning pickup station ○ Library ○ Liquor store ○ Locksmith, key & lock shop ○ Lodge, fraternal hall ○ Mail order business ○ Marine supply store (enclosed) ○ Massage ○ Medical, dental office ○ Messenger service ○ Military surplus store ○ Museum ○ Music store & instrument repair ○ Newspaper-magazine stand ○ Nursery, plants (enclosed) ○ Office machines & equp't sales & service ○ Orthopedic appliances sales & service ○ Paint and wallpaper store ○ Pawn shop ○ Pet grooming service ○ Pet store, no kennel ○ Photocopy service ○ Photographic processing plant, wholesale ○ Photographic supply – camera store ○ Photography studio, incidental photo processing ○ Picture framing shop ○ Pool table sale and repair service ○ Portable swimming pool supply sales ○ Power tools, sales and repair ○ Prescription pharmacy ○ Print shop ○ Public relations, advertising ○ Public utility, public service facility ○ Real estate office ○ Reducing-body building/aerobics studio ○ Residential care homes for adults or children ○ Restaurant, coffee shop, cafeteria w/drive-up windows (subject to development standards) ○ Saddlery shop ○ School, business ○ School, charm, culture ○ School, public K-12 ○ School, self-defense, judo, boxing, gymnastics, swimming, similar activities ○ School, vocational ○ Shoe repair ○ Shoe shine parlor ○ Shoe store ○ Sign, on-site ○ Soda fountain-ice cream parlor ○ Spa and tanning ○ Stamp-coin store ○ Stationery store ○ Stenographic service ○ Studio, dance, voice, music, gymnastics ○ Studio, radio, television recording ○ Supermarket-goods store ○ Swimming pool, spa – sales and service ○ Tackle shop ○ Tailor ○ Taxi cab service and storage (if enclosed or screened) ○ Telegraph office ○ Telephone answering service ○ Television and radio repair ○ Television/radio sales ○ Ticket agency ○ Tobacco shop ○ Tool reconditioning (accessory use) ○ Towing service (accessory, incidental) ○ Toy store ○ Travel agency ○ Trophy-emblem shop ○ Upholstery shop (no refinishing) ○ Veterinarian/animal hospital ○ Video store, sales, rental ○ Watches, sales, repair ○ Water recreation equipment, rental & sales (enclosed or screened) ○ Wedding chapel, reception hall ○ Wig sales and service Wine sales facility – tasting room		○ Gardening-landscaping supply store ○ General glass sales, services ○ General retail or department store < 50,000 sf ○ Gift card shop ○ Hardware store ○ Hearing aids, sales & service ○ Home occupations (home-based business) ○ Insurance office ○ Interior decorator office ○ Jewelry store, sales, repair ○ Laboratory, dental, medical or optical ○ Laboratory, research, analysis (if enclosed or screened) ○ Lapidary shop ○ Laundromat, self-service ○ Laundry or cleaning agency, retail ○ Laundry or cleaning pickup station ○ Library ○ Locksmith, key & lock shop ○ Lodge, fraternal hall ○ Mail order business ○ Marine supply store (enclosed) ○ Massage ○ Medical, dental office ○ Messenger service ○ Military surplus store ○ Museum ○ Music store & instrument repair ○ Newspaper-magazine stand ○ Nursery, plants (enclosed) ○ Office machines & equp't sales & service ○ Orthopedic appliances sales & service ○ Paint and wallpaper store ○ Pet grooming service ○ Pet store, no kennel ○ Photocopy service ○ Photographic processing plant, wholesale ○ Photographic supply – camera store ○ Photography studio, incidental photo processing ○ Picture framing shop ○ Pool table sale and repair service ○ Portable swimming pool supply sales ○ Power tools, sales and repair ○ Prescription pharmacy ○ Print shop ○ Public relations, advertising ○ Public utility, public service facility ○ Real estate office ○ Reducing-body building/aerobics studio ○ Residential care homes for adults or children ○ Restaurant, coffee shop, cafeteria (no drive-up windows, & subject to development standards) ○ Saddlery shop ○ School, business ○ School, charm, culture ○ School, public K-12 ○ School, self-defense, judo, boxing, gymnastics, swimming, similar activities ○ School, vocational ○ Shoe repair ○ Shoe shine parlor ○ Shoe store ○ Sign, on-site ○ Soda fountain-ice cream parlor ○ Spa and tanning ○ Stamp-coin store ○ Stationery store ○ Stenographic service ○ Studio, dance, voice, music, gymnastics ○ Studio, radio, television recording ○ Supermarket-goods store ○ Swimming pool, spa – sales and service ○ Tackle shop ○ Tailor ○ Taxi cab service and storage (if enclosed or screened) ○ Telegraph office ○ Telephone answering service ○ Television and radio repair ○ Television/radio sales ○ Ticket agency ○ Tobacco shop ○ Tool reconditioning (accessory use) ○ Towing service (accessory, incidental) ○ Toy store ○ Travel agency ○ Trophy-emblem shop ○ Upholstery shop (no refinishing) ○ Veterinarian/animal hospital ○ Video store, sales, rental ○ Watches, sales, repair ○ Water recreation equipment, rental & sales (enclosed or screened) ○ Wedding chapel, reception hall ○ Wig sales and service ○ Wine sales facility – tasting room **Additional permitted uses per SPA:** • **Mixed-use developments** • **Single-family Residences**

26	Existing Zone SPA/RD5/ LC 0.4 acre 1 parcel	Uses	New Zone V-CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
SPA/RD-5 to Village-Commercial Mixed Use Conditional and Prohibited Uses				

26	Existing Zone SPA/RD5/ LC 0.4 acre 1 parcel	Uses	New Zone V-CMU	Uses – (XX) indicates approving body for conditional uses: • ZA = Zoning Administrator • PC = Planning Commission • BD = Board of Supervisors
SPA/RD-5 to Village-Commercial Mixed Use Conditional and Prohibited Uses				
26	SPA/RD5/ LC 0.4 acre 1 parcel	**Conditional per RD-5 zoning :** • 2-family dwelling, > 2 stories or >30 ft tall (ZA) • 2-family dwelling, corner lots or PC if interior lots • Adult day health center (PC) • Auto service station, secondary (BD) • Bed & breakfast inn (PC) • Boat docks, private (ZA) • Cemetery (PC) • Child day care center, >8 children (PC) • Church (ZA) • College, university (PC) • Commercial coach, temp classrooms or office (ZA) • Community garden (time restrictions) • Community stand (TUP by ZA) • Condominiums (PC) • Convenience cntr, Laundromat, nbrhood market, food store, barber, beauty shop, newspaper stand (PC, dev stds) • Family day care home (PC) • Hospital (PC) • Hospital, convalescent, skilled nursing, congregate care (PC) • Incidental agriculture (min 20k sf lot) • Mobile homes as primary residence, on foundation (dev. Review) • Mobile homes at construction sites (occ permit by Bldg Official) • Mobile homes, accessory for night watchman (ZA) • Mobile homes, accessory, for person in need of care, supervision (ZA) • Mobilehomes, duplex, halfplex & multifamily (dev permit) • Offices, business & professional (stipulated) (PC, dev stds) • Offices, medical (PC, dev stds) • Privately-owned uses in public & govt-owned buildings (PC or ZA, where use is subject to use permit in other zones) • Public & govt-owned buildings or facilities, not federal or state (PC) • Public & govt-uses, other than fed or state, in private buildings, facilities or grounds (PC, where use is subject to permit in other zones) • Recreation facility, outdoor (PC) • Repair of Farm Equipt, hobby only, for personal use of resident (ZA, min 1-acre lot, enclosed) • Residential accessory dwelling (PC) • Residential care home, > 6 children or adultsv(PC) • School, private, k-12 (ZA) • School, private, other (PC) • Single-family dwelling > 2 stories or >30 ft tall (ZA) • Social center, private (PC) • Social rehab center (PC) • Thrift stores, bookstores in churches (PC) • Townhouse, row house, cluster (PC) • Water-impoundments – lakes, ponds (PC) **Conditional per SPA-LC zoning:** • Apartment hotel (PC) • Apartments, Condominiums 81-150 units (PC dev rev) • Apartments, Condominiums, > 150 units (PC) • Arcade, Electronic or mechanical, video games (PC) • Auto rental or lease agency, limo service (ZA) • Auto, minor service, repair, replacement, primary use of premises (PC) • Bank, savings & loan, finance, credit office (PC if drive-up windows; default ZA) • Bed & breakfast inn (PC) • Boat parts, sale & accessory reconditioning (PC if reconditioning primary use) • Boat sale, rental, service (PC) • Card room (BD) • Carnival, Circus (BD) • Certified farmers' market or community stand (ZA) • College, university (PC) • Convalescent hospital • Convenience recycling facility (PC) • Convenience store – neighbrhd mkt < 6,000 sf (BD) • Dance Hall, Ballroom, Disco (PC) • Dancing – incidental in bar or restaurant (PC) • Electronic, mech or video games (≥ 3 machines) (ZA) • Equipment rental agency – office related (PC) • Fed or State gov't uses in/on private buildings, facilities or grounds (PC) • Food market, ancillary to service station (BD) • Fortune-teller, palmist, tarot reader (BD) • Funeral establishment w/o crematory (PC) • Furniture cleaning, refinishing, re-upholstery (PC) • Grinding, sharpening service (PC) • Hang glider sale & service (ZA) • Hospital • Hotel, Motel (PC) • Kennel, cattery, boarding, training (PC) • Labor union hall (PC) • Lawn mower engine, garden tool sales service, repair (ZA) • Live theater (ZA) • Mail or delivery service pickup station (PC or ZA) • Motion picture theater (ZA) • Motorcycle, sports cycles, etc., sales, rent, service, repair, dismantling (ZA) • Nursery, plants (if enclosed) • On-site alcoholic beverage sales (ZA with ABC permit) • Parking lot or garage as primary use (PC for multi-story) • Privately-owned uses in public & govt-owned buildings (where use is subject to use permit in other zones) • Psychiatric facility • Public & govt-owned buildings or facilities, not federal or state (PC) • Public & govt-uses, other than fed or state, in private buildings, facilities or grounds (PC, where use is subject to permit in other zones) • Public auction, new clothing, apparel, enclosed building (PC) • Recreation facility, indoor (ZA)		**Conditional** • **All conditional uses in LC zone, including:** ○ Apartment hotel (PC) ○ Apartments, Condominiums 81-150 units (PC dev. review) ○ Apartments, Condominiums, > 150 units (PC) ○ Arcade, Electronic or mechanical, video games (PC) ○ Auto rental or lease agency, limo service (ZA) ○ Auto, minor service, repair, replacement, primary use of premises (PC) ○ Bank, savings & loan, finance, credit office (PC if drive-up windows; default ZA) ○ Bed & breakfast inn (PC) ○ Boat parts, sale & accessory reconditioning (PC if reconditioning primary use) ○ Boat sale, rental, service (PC) ○ Card room (BD) ○ Carnival, Circus (BD) ○ Certified farmers' market or community stand (ZA) ○ College, university (PC) ○ Convalescent hospital ○ Convenience recycling facility (PC) ○ Convenience store – neighborhood market < 6,000 sf (BD) ○ Dance Hall, Ballroom, Disco (PC) ○ Dancing – incidental in bar or restaurant (PC) ○ Drive-in café ○ Drive-in dairy, excluding creamery ○ Drive-in food market or stand ○ Electronic, mechanical or video games (≥ 3 machines)(ZA) ○ Equipment rental agency – office related (PC) ○ Fed or State gov't uses in/on private buildings, facilities or grounds (PC) ○ Food market, ancillary to service station (BD) ○ Fortune-teller, palmist, tarot reader (BD) ○ Funeral establishment w/o crematory (PC) ○ Furniture cleaning, refinishing, re-upholstery (PC) ○ Grinding, sharpening service (PC) ○ Hang glider sale & service (ZA) ○ Hospital ○ Hotel, Motel (PC) ○ Kennel, cattery, boarding, training (PC) ○ Labor union hall (PC) ○ Lawn mower engine, garden tool sales service, repair (ZA) ○ Liquor store (PC) ○ Live theater (ZA) ○ Mail or delivery service pickup station (PC or ZA) ○ Motion picture theater (ZA) ○ Motorcycle, sports cycles, etc., sales, rent, service, repair, dismantling (ZA) ○ Nursery, plants (if enclosed) ○ On-site alcoholic beverage sales (ZA with ABC permit) ○ Parking lot or garage as primary use (PC for multi-story) ○ Pawn shop (PC) ○ Privately-owned uses in public & govt-owned buildings (where use is subject to use permit in other zones) ○ Psychiatric facility ○ Public & govt-owned buildings or facilities, not federal or state (PC) ○ Public & govt-uses, other than fed or state, in private buildings, facilities or grounds (PC, where use is subject to permit in other zones) ○ Public auction, new clothing, apparel, enclosed building (PC) ○ Recreation facility, indoor (ZA) ○ Recreation facility, outdoor (PC) ○ Recreational vehicle & boat storage (PC) ○ Remote teller, freestanding (PC) ○ Residential Uses, other (PC) ○ Restaurant, coffee shop, cafeteria (PC if drive-up windows) or (ZA) ○ Sanitarium ○ School, private K-12 (PC) ○ School, private, other (PC) ○ Sideshow (BD) ○ Snack bar incidental to a park, boat dock, other water-oriented use (PC) ○ Social center (ZA) ○ Social rehab center (PC) ○ Social rehabilitation center ○ Storage building, mini-storage (PC) ○ Tattoo shop (PC) ○ Tool reconditioning, primary use (PC) ○ Towing service, primary use (PC) ○ Trade school (PC) ○ Travel trailer, motor home, camper sales, rent, storage (PC) ○ Utility trailer or truck rent or storage, ancillary to permitted use (PC) ○ Utility trailer, rental, service, sales (PC) ○ Wholesale distributor's service facility (PC) **Additional conditionally-permitted uses per SPA:** • **Drive-through facilities** • **General retail over 50,000 sf** • **Indoor recreation facilities** • **Multi-family residential uses > 20 units/acre**

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SPA/RD-5 to Village-Commercial Mixed Use Conditional and Prohibited Uses				
		• Recreation facility, outdoor (PC) • Recreational vehicle & boat storage (PC) • Remote teller, freestanding (PC) • Residential Uses, other (PC) • Restaurant, coffee shop, cafeteria (PC if drive-up windows) or (ZA) • Sanitarium • School, private K-12 (PC) • School, private, other (PC) • Sideshow (BD) • Snack bar incidental to a park, boat dock, other water-oriented use (PC) • Social center (ZA) • Social rehab center (PC) • Social rehabilitation center • Storage building, mini-storage (PC) • Tattoo shop (PC) • Tool reconditioning, primary use (PC) • Towing service, primary use (PC) • Trade school (PC) • Travel trailer, motor home, camper sales, rent, storage (PC) • Utility trailer or truck rent or storage, ancillary to permitted use (PC) • Utility trailer, rental, service, sales (PC) • Wholesale distributor's service facility (PC)		
26		**Prohibited** • Any use not expressly allowed except for those uses determined to be acceptable by the Planning Director (ZC §201-03)		**Prohibited** • Adult uses • Auto service station • Car wash • Check cashing facilities • Gun sales

No.	APN	Existing Zoning	Proposed SPA Zoning	Existing Use	Area (ft^2)	Area (acres)	Area/ zone change
1	206-0172-011	BP	SPA (M Street Corridor)	Residential Care Facility	19,930	0.46	**0.46**
2	207-0130-003	BP	V-CMU	Recreational - Private Fraternal Club	7840	0.18	
3	207-0130-001	BP	V-CMU	Vacant	10454	0.24	
4	207-0130-007	BP	V-CMU	Office - Medical/Dental	14375	0.33	
5	207-0130-004	BP	V-CMU	Single Family	20547	0.47	
6	207-0130-002	BP	V-CMU	Recreational - Private Fraternal Club	24291	0.56	**1.78**
7	206-0163-006	GC	RD-20	Small Retail - Multi-Tenant	7,000	0.16	
8	206-0163-023	GC	RD-20	Single Family	11,690	0.27	
9	206-0163-008	GC	RD-20	Single Family	12,128	0.28	
10	206-0163-018	GC	RD-20	Small Retail - Multi-Tenant	13,939	0.32	
11	206-0163-022	GC	RD-20	Vacant	20,475	0.47	
12	206-0163-019	GC	RD-20	Vacant	21,000	0.48	**1.98**
13	206-0185-003	GC	V-CMU	Light Industrial - Contractor Yard	9502	0.22	**0.22**
14	206-0260-012	SPA/LC	V-CMU	Light Industrial	57064	1.31	**1.31**
15	206-0221-027	LC	CMU	Public/Utilties	10638	0.24	
16	206-0221-040	LC	CMU	Small Retail/Mult-Tenant	19602	0.45	
17	206-0210-044	LC	CMU	Restaurant - Fast Food	45302	1.04	**1.73**
18	206-0183-006	LC	V-CMU	Vacant	10890	0.25	
19	206-0183-007	LC	V-CMU	Vacant	13939	0.32	
20	207-0122-037	LC	V-CMU	Retail/Commercial - Car Wash	19440	0.45	**1.02**
21	206-0162-001	M-1	V- NMU	Heavy Industrial - Processing	179,903	4.13	**4.13**
22	206-0171-021	RD-20	CMU	Single Family	44,867	1.03	**1.03**
23	207-0122-007	RD-20	RD-20	Single Family	8,239	0.19	
24	207-0122-008	RD-20	RD-20	Single Family	10,341	0.24	
25	207-0141-007	RD-20	RD-20	Rio Linda Branch Library/Church?	16,117	0.37	**0.80**
26	206-0222-019	RD-20	SPA (M Street Corridor)	Single Family	8,276	0.19	
27	206-0222-018	RD-20	SPA (M Street Corridor)	Single Family	9,583	0.22	
28	206-0172-006	RD-20	SPA (M Street Corridor)	Single Family	10,273	0.24	
29	206-0172-005	RD-20	SPA (M Street Corridor)	Single Family	10,388	0.24	**0.88**
30	207-0141-006	RD-20 (F)	RD-20	Single Family	60,113	1.38	
31	207-0141-001	RD-20 (F)	RD-20	Residential - Low Rise Apartment	92,347	2.12	
32	207-0300-009	RD-20 (F)	RD-20	Single Family	130,680	3.00	**6.50**
33	206-0141-006	RD-20/LC	CMU	Vacant	189,050	4.34	**4.34**
34	207-0141-015	RD-20/SC (F)	NMU/RD-20	Neighborhood Shopping Center	487,872	11.20	**11.20**
35	207-0141-011	RD-5	NMU	Single Family	37,026	0.85	**0.85**
36	206-0181-008	RD-5	SPA (M Street Corridor)	Single Family	5,227	0.12	
37	206-0181-009	RD-5	SPA (M Street Corridor)	Two-Family Duplex	5,227	0.12	
38	206-0222-003	RD-5	SPA (M Street Corridor)	Single Family	8,792	0.20	
39	206-0222-004	RD-5	SPA (M Street Corridor)	Single Family	8,792	0.20	
40	206-0222-005	RD-5	SPA (M Street Corridor)	Single Family	9,148	0.21	
41	206-0173-010	RD-5	SPA (M Street Corridor)	Single Family	10,019	0.23	
42	206-0173-011	RD-5	SPA (M Street Corridor)	Single Family	10,454	0.24	
43	206-0173-009	RD-5	SPA (M Street Corridor)	Church - Site Vacant	10,454	0.24	
44	206-0223-004	RD-5	SPA (M Street Corridor)	Single Family	10,454	0.24	

No.	APN	Existing Zoning	Proposed SPA Zoning	Existing Use	Area (ft^2)	Area (acres)	Area/ zone change
45	206-0181-010	RD-5	SPA (M Street Corridor)	Single Family	10,454	0.24	
46	206-0223-001	RD-5	SPA (M Street Corridor)	Single Family	10,856	0.25	
47	206-0223-017	RD-5	SPA (M Street Corridor)	Single Family	10,990	0.25	
48	206-0223-003	RD-5	SPA (M Street Corridor)	Single Family	11,761	0.27	
49	206-0173-008	RD-5	SPA (M Street Corridor)	Church - Site Vacant	13,068	0.30	
50	206-0181-011	RD-5	SPA (M Street Corridor)	Church	20,760	0.48	
51	206-0231-001	RD-5	SPA (M Street Corridor)	Public School - Rio Linda Elementary	372,438	8.55	**12.14**
52	206-0291-005	RD-5	V-NMU	Vacant	101,059	2.32	**2.32**
53	206-0260-013 (part)	RD-5/GC/SPA	SPA (Open Space)	Public/Utilities (owned by County)	88,427	2.03	**2.03**
54	206-0183-008	RD-7	RD-20	Vacant	14,476	0.33	
55	206-0183-009	RD-7	RD-20	Vacant	15,400	0.35	
56	206-0183-010	RD-7	RD-20	Vacant	18,878	0.43	**1.12**
57	206-0183-004	RD-7	V-CMU	Vacant	9583	0.22	
58	206-0183-005	RD-7	V-CMU	Vacant	10454	0.24	**0.46**
59	206-0210-016	RM-1	RD-20	Vacant	217,800	5.00	**5.00**
60	206-0210-038	RM-1/LC	CMU	Vacant	138085	3.17	
61	206-0210-019	RM-1/LC	CMU	Vacant	204732	4.70	**7.87**
62	206-0171-013	SPA/LC	CMU	Office - Medical/Dental	12,197	0.28	
63	206-0171-014	SPA/LC	CMU	Single Family	10,431	0.24	
64	206-0171-015	SPA/LC	CMU	Single Family	8,712	0.20	
65	206-0171-016	SPA/LC	CMU	Single Family	7,276	0.17	
66	206-0171-017	SPA/LC	CMU	Single Family	6,926	0.16	
67	206-0171-020	SPA/LC	CMU	Single Family	6,939	0.16	
68	206-0171-022	SPA/LC	CMU	Restaurant - Cocktail Lounge/Bar	9,240	0.21	
69	206-0171-041	SPA/LC	CMU	Small Retail/Single Tenant	28,314	0.65	
70	206-0221-003	SPA/LC	CMU	Small Retail/Single Tenant	22,962	0.53	
71	206-0221-008	SPA/LC	CMU	Vacant	11,163	0.26	
72	206-0221-009	SPA/LC	CMU	Vacant	11,925	0.27	
73	206-0221-028	SPA/LC	CMU	Restaurant - Café	8,956	0.21	
74	206-0221-034	SPA/LC	CMU	Small Retail/Multi-Tenant	9,443	0.22	
75	206-0221-035	SPA/LC	CMU	Vacant	16,553	0.38	
76	206-0221-037	SPA/LC	CMU	Vacant	2,116	0.05	
77	206-0221-038	SPA/LC	CMU	Small Retail/Single Tenant	12,632	0.29	
78	206-0221-039	SPA/LC	CMU	Restaurant - Cocktail Lounge/Bar	7,614	0.17	
79	206-0221-042	SPA/LC	CMU	Single Family	5,763	0.13	
80	206-0221-043	SPA/LC	CMU	Office - Veterinarian	12,344	0.28	**4.86**
81	206-0184-007	SPA/GC	V-CMU	Vacant	10,454	0.24	
82	206-0184-013	SPA/GC	V-CMU	Residential - Low Rise Apartment	21,322	0.49	
83	207-0130-005	SPA/GC	V-CMU	Retail/Commercial - Auto Repair	6,495	0.15	
84	207-0130-006	SPA/GC	V-CMU	Retail/Commercial - Auto Repair	7,695	0.18	

No.	APN	Existing Zoning	Proposed SPA Zoning	Existing Use	Area (ft^2)	Area (acres)	Area/ zone change
85	207-0130-008	SPA/GC	V-CMU	Retail/Commercial - Auto Repair	11,761	0.27	
86	207-0121-014	SPA/GC & LC	V-CMU	Rio Linda Post Office	30,000	0.69	**2.01**
87	206-0182-007	SPA/LC	V-CMU	Small Retail - Single Tenant/Residentia	9,000	0.21	
88	206-0182-008	SPA/LC	V-CMU	Small Retail - Multi-Tenant	5,000	0.11	
89	206-0182-010	SPA/LC	V-CMU	Small Retail - Multi-Tenant	1,000	0.02	
90	206-0182-014	SPA/LC	V-CMU	Single Family	6,000	0.14	
91	206-0182-019	SPA/LC	V-CMU	Small Retail - Single Tenant	44,867	1.03	
92	206-0182-020	SPA/LC	V-CMU	Single Family	8,038	0.18	
93	206-0183-003	SPA/LC	V-CMU	Large Retail - Market/Recreational	11,480	0.26	
94	206-0184-009	SPA/LC	V-CMU	Store/Office Combo - Multi-Tenant	8,890	0.20	
95	206-0184-012	SPA/LC	V-CMU	Store/Office Combo - Multi-Tenant	1,400	0.03	
96	206-0184-016	SPA/LC	V-CMU	Small Retail - Single Tenant	10,454	0.24	
97	206-0184-017	SPA/LC	V-CMU	Small Retail - Multi-Tenant	10,500	0.24	
98	206-0185-004	SPA/LC	V-CMU	Light Industrial	5,227	0.12	
99	206-0232-001	SPA/LC	V-CMU	Public/Utilties	6,508	0.15	
100	206-0232-002	SPA/LC	V-CMU	Public/Utilties - Fire Station	6,459	0.15	
101	206-0232-003	SPA/LC	V-CMU	Church	3,330	0.08	
102	206-0232-006	SPA/LC	V-CMU	Church	1,389	0.03	
103	206-0232-018	SPA/LC	V-CMU	Church	5,772	0.13	
104	206-0232-020	SPA/LC	V-CMU	Church	12,410	0.28	
105	206-0232-021	SPA/LC	V-CMU	Church	7,405	0.17	
106	206-0232-024	SPA/LC	V-CMU	Public/Utilites	27,775	0.64	
107	206-0233-002	SPA/LC	V-CMU	Store/Office Combo - Multi-Tenant	7,700	0.18	
108	206-0233-003	SPA/LC	V-CMU	Small Retail - Multi-Tenant	7,700	0.18	
109	206-0233-004	SPA/LC	V-CMU	Vacant/Parking Lot	17,424	0.40	
110	206-0233-009	SPA/LC	V-CMU	Single Family	4,838	0.11	
111	206-0233-010	SPA/LC	V-CMU	Vacant	6,534	0.15	
112	206-0233-012	SPA/LC	V-CMU	Restaurant - Cocktail Lounge/Bar	9,126	0.21	
113	206-0233-013	SPA/LC	V-CMU	Small Retail - Single Tenant	6,993	0.16	
114	206-0233-015	SPA/LC	V-CMU	Two-Family Residential	9,160	0.21	
115	206-0233-016	SPA/LC	V-CMU	Small Retail - Single Tenant	7,178	0.16	
116	206-0233-017	SPA/LC	V-CMU	Small Retail - Single Tenant	17,500	0.40	
117	206-0233-018	SPA/LC	V-CMU	Retail/Commercial - Service Station	15,246	0.35	
118	206-0234-001	SPA/LC	V-CMU	Public/Utilities (owned by County)	385	0.01	
119	207-0121-013	SPA/LC	V-CMU	Office	12,000	0.28	**7.22**
120	206-0260-007 (portion)	SPA/AR-2	PA (Open Space	Public/Sacramento Northern Parkway	192,100	4.41	**4.41**
121	206-0182-018	SPA/RD-5	V-CMU	Single Family	17598	0.40	**0.40**
	Total				**3,836,528**	**88.07**	

County of Sacramento

Downtown Rio Linda Special Planning Area TIS



Submitted To:
County of Sacramento

Submitted By:
Fehr & Peers
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FEHR PEERS

May 2015

Downtown Rio Linda Special Planning Area
Traffic Impact Study

Prepared for:
Sacramento County



May 2015

RS14-3279

FEHR & PEERS

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INTRODUCTION

The purpose of this study is to analyze the potential transportation impacts of the Downtown Rio Linda Special Planning Area (SPA) project on the transportation system, including the roadway network (roadway segments and intersections), bicycle, pedestrian, and transit facilities encompassing the project area.

PROJECT DESCRIPTION

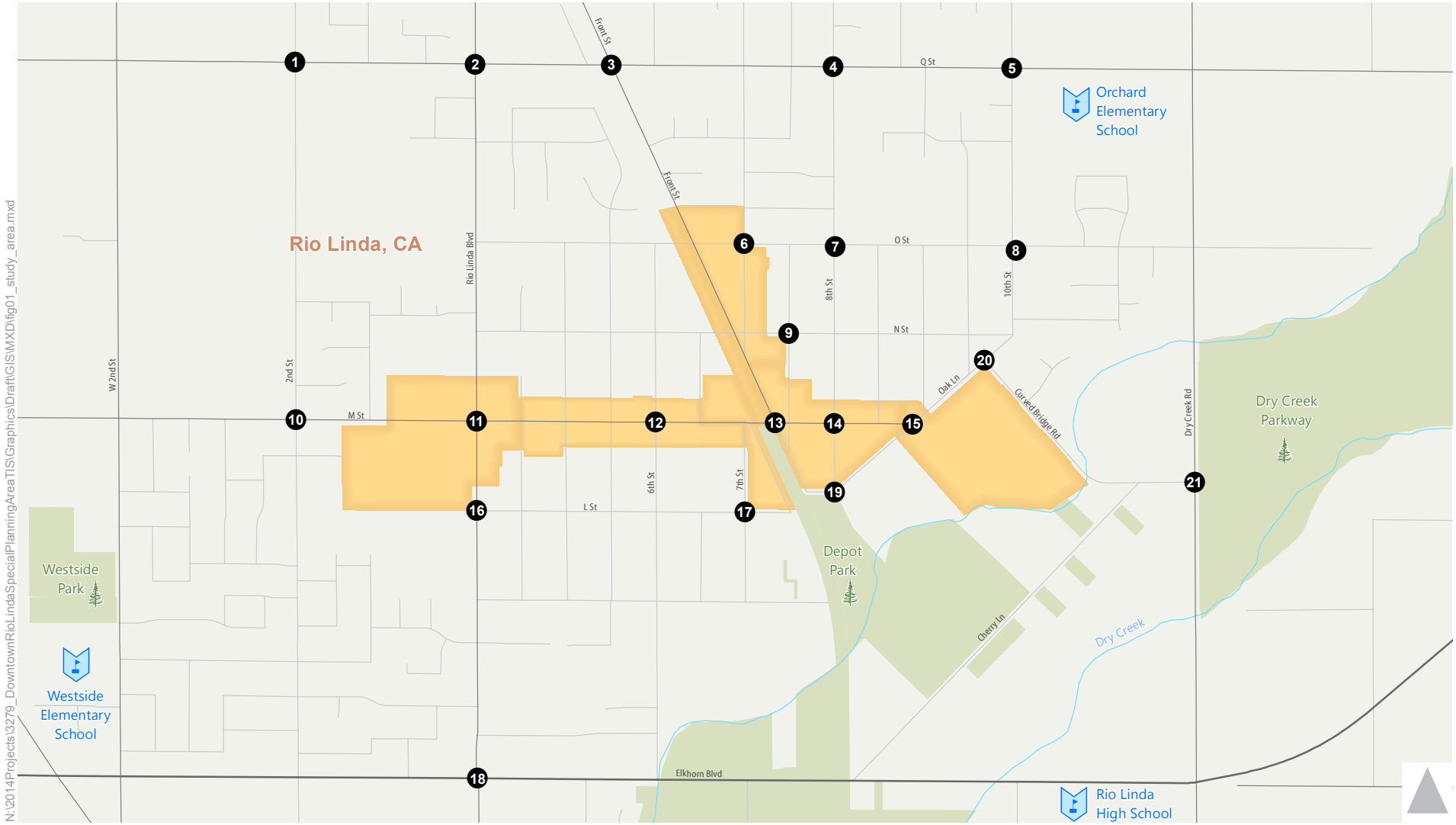
The *Downtown Rio Linda Special Planning Area (SPA) Ordinance* (Draft - October 2013) is intended to update and revise the boundaries of the 1989 Rio Linda Business District Special Planning Area and serve as the new ordinance regulating development and land uses in the Downtown Rio Linda Business District. The code provides development standards or performance criteria intended to facilitate development and will comprehensively address the following elements:

- Design of the public areas streetscape, landscape, and gateway entries common throughout the SPA;
- Compatibility with existing development;
- Details that define the character of the SPA and each of the contributing Planning Areas; and
- Conditions unique to the Rio Linda area

The purpose of the SPA Ordinance is to implement the Rio Linda Downtown Vision Plan. The vision for the Rio Linda SPA is defined as:

- Establishing a business area at the corner of Rio Linda Boulevard and M Street to accommodate a flexible arrangement of office and commercial uses where there is higher visibility and better access from the community.
- Improving the appearance and vitality of the Downtown historic core area which still retains its historic development patterns and updating the once industrial and commercial structures in the downtown area to allow greater land use flexibility.
- Introducing more local neighborhood serving mixed-use development, dispersed within the SPA.
- Returning M Street to its function as a community main street with a high priority placed on creating a pedestrian-friendly street, with full streetscape improvements.

Figure 1 shows the project location (SPA Boundary) within Rio Linda, as well as the study intersections.



1 Study Intersections

Special Planning Area Boundary

Park / Open Space

Figure 1

Study Area

ANALYSIS METHODOLOGY

Level of service (LOS) is a qualitative measure of traffic operating conditions, whereby a letter grade, from A to F is assigned. These grades represent the perspective of drivers and are an indication of the comfort and convenience associated with driving. In general, LOS A represents free-flow conditions, and LOS F represents severe delay under stop-and-go conditions.

INTERSECTIONS

All study intersections were analyzed using the Synchro (Version 8) traffic analysis software. Synchro applies the methodologies presented in the Transportation Research Board's *Highway Capacity Manual (HCM) 2010*.

Signalized Intersections

Traffic operations at signalized intersections were evaluated using the LOS method described in Chapter 18 of the *HCM 2010*. A signalized intersection's LOS is based on the weighted average control delay measured in seconds per vehicle. Control delay includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration. Table 1 summarizes the relationship between the control delay and LOS for signalized intersections.

Unsignalized Intersections

Chapters 19 and 20 of the *HCM 2010* describe the method for evaluating LOS and delay at unsignalized intersections. LOS at unsignalized intersections is also defined by the average control delay per vehicle (measured in seconds). The control delay incorporates delay associated with deceleration, acceleration, stopping, and moving up in the queue. For side street stop controlled intersections, delay is calculated for each stop controlled movement and for the uncontrolled left turns, if any, from the main street. The delay and LOS for the worst movement is reported for side street stop controlled intersections. The average delay for the overall intersection is reported for all-way stop controlled intersections. Table 1 summarizes the relationship between delay and LOS for unsignalized intersections. The delay ranges for unsignalized intersections are lower than for signalized intersections as drivers expect less delay at unsignalized intersections.

TABLE 1
INTERSECTION LEVEL OF SERVICE CRITERIA

Level of Service	Description	Average Control Delay (seconds per vehicle)	
		Signalized Intersections[1]	Unsignalized Intersections[2]
A	Represents free flow. Individual users are virtually unaffected by others in the traffic stream.	≤ 10	≤ 10
B	Stable flow, but the presence of other users in the traffic stream begins to be noticeable.	> 10 to 20	> 10 to 15
C	Stable flow, but the operation of individual users becomes significantly affected by interactions with others in the traffic stream.	> 20 to 35	> 15 to 25
D	Represents high-density, but stable flow.	> 35 to 55	> 25 to 35
E	Represents operating conditions at or near the capacity level.	> 55 to 80	> 35 to 50
F	Represents forced or breakdown flow.	> 80	> 50

Sources:
1. *Highway Capacity Manual 2010*, Chapter 18, Signalized Intersections
2. *Highway Capacity Manual 2010*, Chapter 19, Two-Way Stop-Controlled Intersections; Chapter 20, All-Way Stop-Contolled Intersections

Inputs and Assumptions

The following inputs and assumptions were used in the analysis:

- Intersection peak hour factor (PHF) = 1.00 for all intersections based on Sacramento County Policy
- Heavy vehicle percentage (HV%) = 2 percent based on Sacramento County Policy
- Current Sacramento County signal timing inputs for signalized intersections

ROADWAYS

Roadway segment operations were analyzed by comparing daily traffic volumes to the daily traffic volume LOS thresholds in the Sacramento County *Traffic Impact Analysis Guidelines* (July 2004). Table 2 displays the thresholds for roadway segments for each LOS category.

TABLE 2
LEVEL OF SERVICE CRITERIA FOR ROADWAY SEGMENTS

Facility Type	Number of Lanes	Maximum Volume for Given Service Level				
		A	B	C	D	E
Residential	2	600	1,200	2,000	3,000	4,500
Residential collector with frontage	2	1,600	3,200	4,800	6,400	8,000
Residential collector without frontage	2	6,000	7,000	8,000	9,000	10,000
Arterial, low access control	2	9,000	10,500	12,000	13,500	15,000
	4	18,000	21,000	24,000	27,000	30,000
	6	27,000	31,500	36,000	40,500	45,000
Arterial, moderate access control	2	10,800	12,600	14,400	16,200	18,000
	4	21,600	25,200	28,800	32,400	36,000
	6	32,400	37,800	43,200	48,600	54,000
Arterial, high access control	2	12,000	14,000	16,000	18,000	20,000
	4	24,000	28,000	32,000	36,000	40,000
	6	36,000	42,000	48,000	54,000	60,000
Rural, 2-lane highway						
Rural, 2-lane road, 24'-36' of pavement, paved shoulders	2	2,400	4,800	7,900	13,500	22,900
	2	2,200	4,300	7,100	12,200	20,000
Rural, 2-lane road, 24'-36' of pavement, no shoulders	2	1,800	3,600	5,900	10,100	17,000

Sources: *Traffic Impact Analysis Guidelines*, Sacramento County, July 2004

LEVEL OF SERVICE STANDARDS

The Sacramento County *Traffic Impact Analysis Guidelines* (July 2004) define the minimum acceptable operation level for its roadways and intersections to be LOS D for rural areas and LOS E for urban areas (those areas within the Urban Services Boundary as shown in the Land Use Element of the Sacramento County *General Plan*). All of the study intersections and roadway segments are within the Urban Services Boundary; therefore, LOS E is the minimum acceptable LOS for this analysis.

EXISTING CONDITIONS

This chapter describes the physical and operational characteristics of the existing transportation system within the study area including the surrounding roadway network, transit, bicycle, and pedestrian facilities.

STUDY AREA

The project location, shown on Figure 1, includes land on both sides of M Street in Rio Linda from east of 2nd Street to Oak Lane and Curved Bridge Road.

The following 21 study intersections and 36 roadway segments were selected based on coordination with County of Sacramento staff:

Intersections

1. Q Street/2nd Street
2. Q Street/Rio Linda Boulevard
3. Q Street/Front Street
4. Q Street/8th Street
5. Q Street/10th Street
6. O Street/7th Street
7. O Street/8th Street
8. O Street/10th Street
9. N Street/7th Avenue
10. M Street/2nd Street
11. M Street/Rio Linda Boulevard
12. M Street/6th Street
13. M Street/Front Street
14. M Street/8th Street
15. M Street/Oak Lane
16. L Street/Rio Linda Boulevard
17. L Street/7th Street
18. Elkhorn Boulevard/Rio Linda Boulevard
19. Oak Lane/8th Street
20. Oak Lane/Curved Bridge Road
21. Curved Bridge Road/Dry Creek Road

Roadway Segments

1. Q Street – 2nd Street to Rio Linda Blvd
2. Q Street – Rio Linda Blvd to Front Street
3. Q Street – Front Street to Dry Creek Road
4. Q Street – Dry Creek Road to 28th Street
5. Q Street – 28th Street to Watt Avenue
6. O Street – 7th Street to 8th Street
7. O Street – 8th Street to 10th Street
8. N Street – 7th Street to 8th Street
9. M Street – 2nd Street to Rio Linda Blvd
10. M Street – Rio Linda Blvd to 6th Avenue
11. M Street – 6th Avenue to 7th Street
12. M Street – 7th Street to Oak Lane
13. Elkhorn Blvd – SR 99 to Natomas Blvd
14. Elkhorn Blvd – Natomas Blvd to 2nd Street
15. Elkhorn Blvd – 2nd Street to Rio Linda Blvd
16. Elkhorn Blvd – Rio Linda Blvd to Dry Creek Road
17. Elkhorn Blvd – Dry Creek Road to 28th Street
18. Elkhorn Blvd – 28th Street to Watt Avenue
19. Rio Linda Blvd – North of Q Street
20. Rio Linda Blvd – Q Street to M Street
21. Rio Linda Blvd – M Street to Elkhorn Blvd
22. Rio Linda Blvd – South of Elkhorn Blvd
23. Front Street – Q Street to O Street
24. 6th Street – M Street to Elkhorn Blvd
25. 7th Street – O Street to M Street
26. 7th Street – South of M Street
27. 8th Street – Q Street to O Street
28. 8th Street – O Street to M Street
29. 8th Street – South of M Street
30. 10th Street – Q Street to O Street
31. 10th Street – O Street to Curved Bridge Road
32. Oak Lane – M Street to 8th Street
33. Curved Bridge Road – Oak Lane to Dry Creek Road
34. Dry Creek Road – North of Curved Bridge Road
35. Dry Creek Road – Curved Bridge Road to Elkhorn Blvd
36. Dry Creek Road – South of Elkhorn Blvd

ROADWAY SYSTEM

- *Elkhorn Boulevard* is an east-west thoroughfare roadway that extends from State Route 99 to the west, to Interstate 80 (I-80) to the east. East of I-80 Elkhorn Boulevard becomes Greenback Lane. Within the project area, Elkhorn Boulevard is a four-lane roadway. The speed limit on Elkhorn Boulevard through Rio Linda is 45 miles per hour (mph).

- *Rio Linda Boulevard* is a north-south arterial roadway that extends from Elverta Road at its north end to El Camino Avenue at its south end. Rio Linda Boulevard is a two-lane roadway near the project. The speed limit on Rio Linda Boulevard from Elverta Road to Elkhorn Boulevard is 35 mph.

- *Q Street* is an east-west roadway extending from West 6th Street at its west end to Watt Avenue at its east end. East of Watt Avenue, Q Street becomes Bainbridge Drive. Q Street is a two-lane roadway with a speed limit of 35 mph.

- *M Street* is a two-lane, east-west roadway extending from West 6th Street to Oak Lane where the roadway terminates. The speed limit on M Street east of Rio Linda Boulevard is 40 mph. The speed limit on M Street west of Rio Linda Boulevard is 25 mph.

EXISTING TRAFFIC VOLUMES

Existing AM (7:00 AM to 9:00 AM) and PM (4:00 PM to 6:00 PM) peak hour intersection turning movement counts were collected at the study intersections on September 9, 2014. Daily roadway segment volumes were also collected on September 9, 2014 at 28 of the 36 study roadway segments. The counts were conducted when local schools were in session, the weather was good, and there were no unusual incidents or conditions.

The remaining daily traffic volume counts were collected from the following sources:

- Sacramento County Traffic Count Database
  - Q Street: Dry Creek Road to 28th Street – January 2013
  - Q Street: 28th Street to Watt Avenue – April 2012
  - Elkhorn Boulevard: Natomas Boulevard to 2nd St – February 2013
  - Elkhorn Boulevard: Dry Creek Road to 28th Street – January 2013
  - Elkhorn Boulevard: 28th Street to Watt Avenue – August 2012
  - Dry Creek Road: South of Elkhorn Boulevard – January 2013
- City of Sacramento Traffic Counts
  - Elkhorn Boulevard: SR 99 to Natomas Boulevard – January 2013
- Develop using a peak hour to daily traffic volume factor based on nearby traffic volumes
  - Q Street: Front Street to Dry Creek Road

EXISTING INTERSECTION OPERATIONS

The existing traffic volumes, lane configurations, and intersection controls for each study intersection are shown on Figure 2. The analysis results are presented in Table 3. The technical calculations are provided in Appendix B.

Table 3 also presents the peak hour signal warrant analysis results for all unsignalized intersections (detailed calculations provided in Appendix C). The analysis was performed based on the peak hour signal warrant criteria (Warrant 3) in Chapter 4C of the California Manual on Uniform Traffic Control Devices (MUTCD), 2014 Edition.

As shown in Table 3, all of the study intersections currently operate at acceptable levels of service during the AM and PM peak hours. None of the unsignalized intersections currently satisfy the peak hour signal warrant criteria during the AM or PM peak hours.

TABLE 3 INTERSECTION LEVEL OF SERVICE RESULTS – EXISTING CONDITIONS

Intersection	Control	AM Peak Hour		PM Peak Hour		Peak Hour Signal Warrant Met?[4]	
		Delay[1]	LOS	Delay[1]	LOS	AM Peak Hour	PM Peak Hour
1. Q Street/2nd Street	All Way Stop	7	A	7	A	No	No
2. Q Street/Rio Linda Boulevard	All Way Stop	10	B	11	B	No	No
3. Q Street/Front Street	All Way Stop	8	A	8	A	No	No
4. Q Street/8th Street	All Way Stop	8	A	8	A	No	No
5. Q Street/10th Street	All Way Stop	8	A	8	A	No	No
6. O Street/7th Street	Side Street Stop	9	A	9	A	No	No
7. O Street/8th Street	All Way Stop	7	A	7	A	No	No
8. O Street/10th Street	All Way Stop	8	A	8	A	No	No
9. N Street/7th Avenue	Side Street Stop	9	A	9	A	No	No
10. M Street/2nd Street	All Way Stop	8	A	7	A	No	No
11. M Street/Rio Linda Boulevard	All Way Stop	12	B	13	B	No	No
12. M Street/6th Street	Side Street Stop	11	B	12	B	No	No
13. M Street/Front Street	Side Street Stop	12	B	13	B	No	No
14. M Street/8th Street	All Way Stop	8	A	9	A	No	No
15. M Street/Oak Lane	Side Street Stop	9	A	9	A	No	No
16. L Street/Rio Linda Boulevard	Side Street Stop	13	B	15	C	No	No
17. L Street/7th Street	Side Street Stop	9	A	9	A	No	No
18. Elkhorn Boulevard/Rio Linda Boulevard[2]	Traffic Signal	55	E	58	E	NA	
19. Oak Lane/8th Street	Side Street Yield[3]	9	A	9	A	No	No
20. Oak Lane/Curved Bridge Road	All Way Stop	8	A	8	A	No	No
21. Curved Bridge Road/Dry Creek Road	All Way Stop	9	A	9	A	No	No

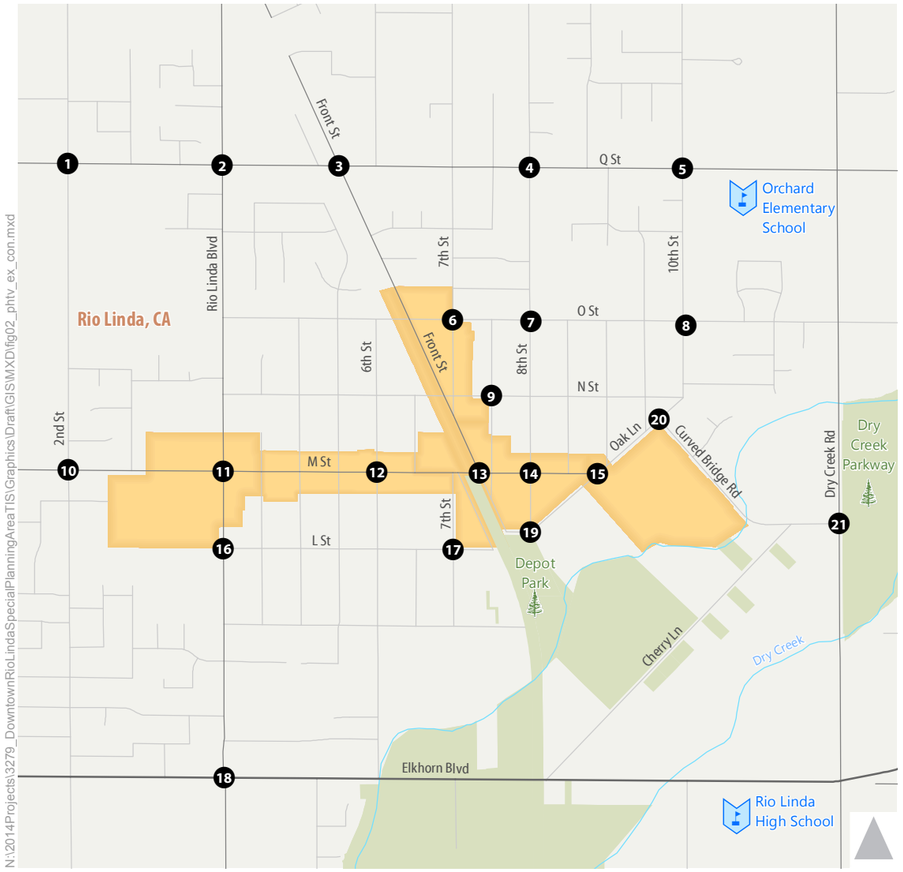
Notes: [1] For signalized and all way stop controlled intersections, average intersection delay is reported in seconds per vehicle for the overall intersection. For side street stop controlled intersections, average intersection delay is reported in seconds per vehicle for the worst movement. All results are rounded to the nearest second.

[2] Synchro 8 (HCM 2010) does not report intersection results for intersections with u-turn movements. The u-turn volumes at this intersection were added to the corresponding left-turn movements for analysis purposes.

[3] This intersection does not have any traffic control and operates as a side street yield intersection. Synchro 8 (HCM 2010) does not report intersection results for side street yield intersections. For analysis purposes, this intersection was analyzed as a side street stop controlled intersection. The actual delay at this intersection would likely be lower than reported.

[4] Based on the peak hour signal warrant criteria (Warrant 3) in Chapter 4C of the California MUTCD, 2014 Edition

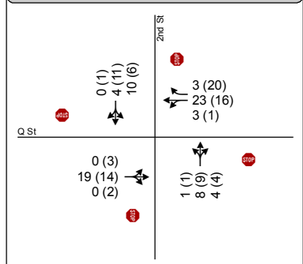
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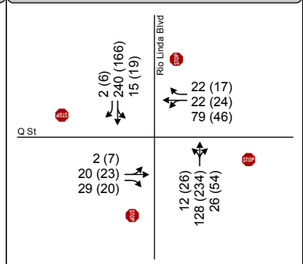
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1 Study Intersections
Special Planning Area Boundary
Park / Open Space
Turn Lane
AM (PM) Peak Hour Traffic Volume
Traffic Signal
STOP Stop Sign

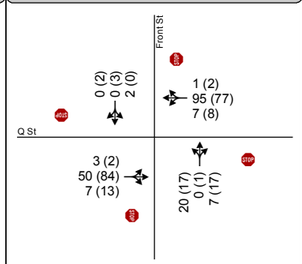
1. 2nd St/Q St



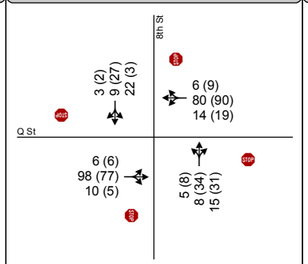
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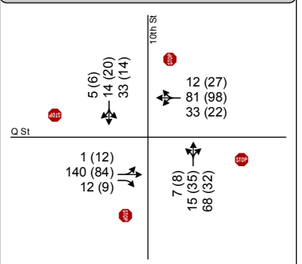
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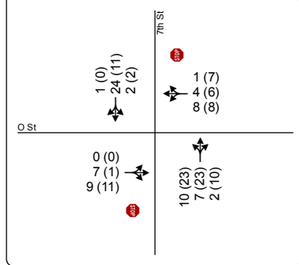
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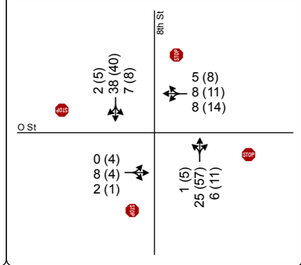
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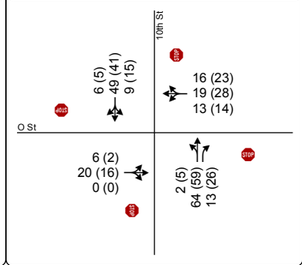
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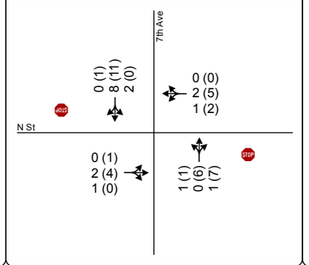
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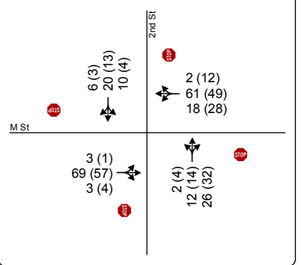
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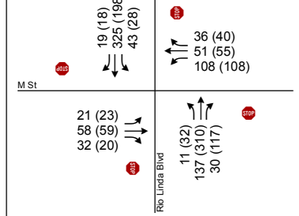
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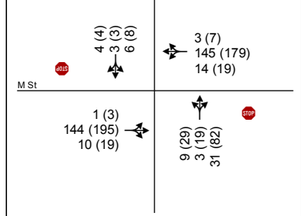
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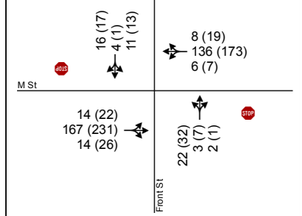
11. Rio Linda Blvd/M St



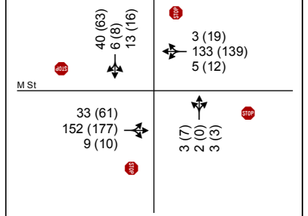
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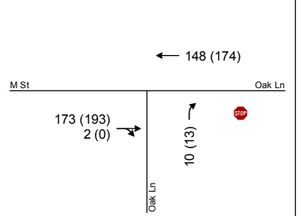
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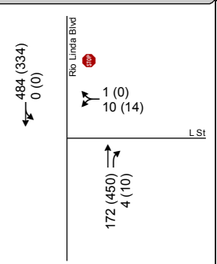
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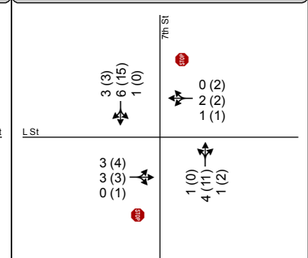
15. Oak Ln/M St



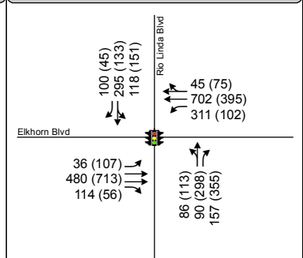
16. Rio Linda Blvd/L St



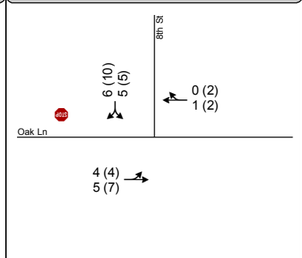
17. 7th St/L St



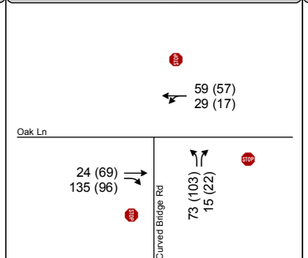
18. Rio Linda Blvd/Elkhorn Blvd



19. 8th St/Oak Ln



20. Curved Bridge Rd/Oak Ln



21. Dry Creek Rd/Curved Bridge Rd

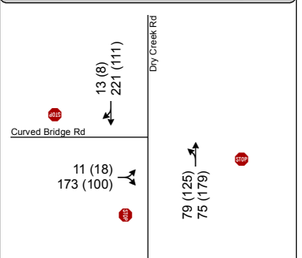


Figure 2

Peak Hour Traffic Volumes and Lane Configurations - Existing Conditions

EXISTING ROADWAY SEGMENT OPERATIONS

Existing daily roadway segment traffic volumes were compared to Sacramento County's daily traffic volume LOS thresholds (shown in Table 2). Table 4 shows the daily roadway segment LOS results.

TABLE 4 ROADWAY SEGMENT LEVEL OF SERVICE – EXISTING CONDITIONS

Roadway - Location	Roadway Classification[1]	Roadway Capacity (ADT)[2]	Number of Lanes	ADT Volume[3]	V/C Ratio[4]	LOS
Q Street – 2nd Street to Rio Linda Blvd	Residential Collector with Frontage	8,000	2	1,337	0.17	A
Q Street – Rio Linda Blvd to Front Street	Residential Collector with Frontage	8,000	2	2,311	0.29	B
Q Street – Front Street to Dry Creek Road	Residential Collector with Frontage	8,000	2	3,460[a]	0.43	C
Q Street – Dry Creek Road to 28th Street	Residential Collector with Frontage	8,000	2	2,976[b]	0.37	B
Q Street – 28th Street to Watt Avenue	Residential Collector with Frontage	8,000	2	2,393[b]	0.30	B
O Street – 7th Street to 8th Street	Residential	4,500	2	380	0.08	A
O Street – 8th Street to 10th Street	Residential	4,500	2	632	0.14	B
N Street – 7th Street to 8th Street	Residential	4,500	2	175	0.04	A
M Street – 2nd Street to Rio Linda Blvd	Residential Collector with Frontage	8,000	2	2,284	0.29	B
M Street – Rio Linda Blvd to 6th Avenue	Residential Collector with Frontage	8,000	2	5,265	0.66	D
M Street – 6th Avenue to 7th Street	Residential Collector with Frontage	8,000	2	5,814	0.73	D
M Street – 7th Street to Oak Lane	Residential Collector with Frontage	8,000	2	5,404	0.68	D
Elkhorn Blvd – SR 99 to Natomas Blvd	Arterial, MAC	18,000	2	15,380[c]	0.85	D
Elkhorn Blvd – Natomas Blvd to 2nd Street	Arterial, MAC	18,000	2	14,498[b]	0.81	D
Elkhorn Blvd – 2nd Street to Rio Linda Blvd	Arterial, MAC	36,000	4	16,685	0.46	A
Elkhorn Blvd – Rio Linda Blvd to Dry Creek Road	Arterial, MAC	36,000	4	20,060	0.56	A

TABLE 4 ROADWAY SEGMENT LEVEL OF SERVICE – EXISTING CONDITIONS

Roadway - Location	Roadway Classification[1]	Roadway Capacity (ADT)[2]	Number of Lanes	ADT Volume[3]	V/C Ratio[4]	LOS
Elkhorn Blvd – Dry Creek Road to 28th Street	Arterial, MAC	36,000	4	17,616[b]	0.49	A
Elkhorn Blvd – 28th Street to Watt Avenue	Arterial, MAC	36,000	4	25,089[b]	0.70	B
Rio Linda Blvd – North of Q Street	Arterial, MAC	18,000	2	4,772	0.27	A
Rio Linda Blvd – Q Street to M Street	Arterial, MAC	18,000	2	6,322	0.35	A
Rio Linda Blvd – M Street to Elkhorn Blvd	Arterial, MAC	18,000	2	9,159	0.51	A
Rio Linda Blvd – South of Elkhorn Blvd	Arterial, MAC	18,000	2	11,244	0.62	B
Front Street – Q Street to O Street	Residential	4,500	2	543	0.12	A
6th Street – M Street to Elkhorn Blvd	Residential	4,500	2	1,708	0.38	C
7th Street – O Street to M Street	Residential	4,500	2	935	0.21	B
7th Street – South of M Street	Residential	4,500	2	348	0.08	A
8th Street – Q Street to O Street	Residential	4,500	2	1,305	0.29	C
8th Street – O Street to M Street	Residential	4,500	2	1,376	0.31	C
8th Street – South of M Street	Residential	4,500	2	385	0.09	A
10th Street – Q Street to O Street	Residential	4,500	2	1,607	0.36	C
10th Street – O Street to Curved Bridge Road	Residential	4,500	2	1,720	0.38	C
Oak Lane – M Street to 8th Street	Residential	4,500	2	186	0.04	A
Curved Bridge Road – Oak Lane to Dry Creek Road	Residential Collector with Frontage	8,000	2	3,096	0.39	B
Dry Creek Road – North of Curved Bridge Road	Residential Collector with Frontage	8,000	2	3,743	0.47	C
Dry Creek Road – Curved Bridge Road to Elkhorn Blvd	Residential Collector without Frontage	10,000	2	6,265	0.63	B
Dry Creek Road – South of Elkhorn Blvd	Residential Collector without Frontage	10,000	2	6,205[b]	0.62	B

TABLE 4 ROADWAY SEGMENT LEVEL OF SERVICE – EXISTING CONDITIONS						
Roadway - Location	**Roadway Classification[1]**	**Roadway Capacity (ADT)[2]**	**Number of Lanes**	**ADT Volume[3]**	**V/C Ratio[4]**	**LOS**

Notes: [1] MAC = Moderate Access Control, LAC = Low Access Control
[2] ADT = average daily traffic; Daily traffic volumes that exceed capacity result in LOS F operations
[3] Daily traffic volume data was collected on September 9, 2014 at 28 of the 36 study roadway segments
[a] Daily traffic volume data developed using a peak hour to daily traffic volume ratio based on nearby traffic volumes
[b] Daily traffic volume data from the Sacramento County Traffic Count Database
[c] Daily traffic volume data from City of Sacramento Traffic Counts
[4] V/C Ratio = volume-to-capacity ratio
Source: Fehr & Peers, 2015

As shown in Table 4, the study roadway segments operate at acceptable levels of service under existing conditions.

EXISTING BICYCLE FACILITIES

Within the project area, there are existing bicycle lanes on Elkhorn Boulevard east of Rio Linda Boulevard, on Rio Linda Boulevard north of Elkhorn Boulevard to Elverta Road, and on Q Street from 2nd Street to 16th Street. There are no dedicated bicycle lanes on M Street; however there are bicycle lanes on Oak Lane between M Street and 10th Street and on 10th Street. There is also a Class I bike path (the Sacramento Northern Bikeway Trail) that runs parallel to Rio Linda Boulevard from Elverta Road to south of U Street, and along Front Street to Oak Lane. The bike path continues to the south along the west side of the Rio Linda Airport, and parallels Rio Linda Bouelvard south of Marysville Boulevard.

EXISTING PEDESTRIAN FACILITIES

Sidewalks within the project area are sporadic. On Elkhorn Boulevard, sidewalks exist on the north side of the road west of Rio Linda Boulevard and on the south side of the road east of Rio Linda Boulevard. At the Elkhorn Boulevard/Rio Linda Boulevard intersection, sidewalk and curb ramps are present on three of the four intersection corners. North of Elkhorn Boulevard, Rio Linda Boulevard has some sidewalk with many missing sections, particularly adjacent to vacant parcels. Sidewalk and curb ramps are present on all four corners of the Rio Linda Boulevard/M Street intersection, and on three of the four corners of Rio Linda Boulevard/Q Street and M Street/2nd Street intersections. Sidewalks are present along the majority of M Street with curb ramps at nearly all intersections.

EXISTING TRANSIT FACILITIES

Sacramento Regional Transit (RT) provides fixed route service throughout the Sacramento region seven days per week. Route 19 provides service in Rio Linda along Elkhorn Boulevard, 2nd Street, M Street, Oak Lane, 10th Street, Q Street, and Rio Linda Boulevard and connects the Watt Avenue Light Rail Station to the Arden/Del Paso Light Rail Station. Service is provided from 5:42 AM to 8:55 PM Monday through Friday, from 7:56 AM to 7:45 PM on Saturdays, and from 7:56 AM to 7:30 PM on Sundays and Holidays.

THRESHOLDS OF SIGNIFICANCE

According to the Sacramento County *Traffic Impact Analysis Guidelines*, the following thresholds of significance shall be used to determine if an impact is significant and requires mitigation:

Roadways Segments: A Project is considered to have a significant effect if it would:

- Result in a roadway operating at an acceptable LOS to deteriorate to an unacceptable LOS; or
- Increase the V/C ratio by more than 0.05 at a roadway that is operating at an unacceptable LOS without the project.

Signalized Intersections: A Project is considered to have a significant effect if it would:

- Result in a signalized intersection operating at an acceptable LOS to deteriorate to an unacceptable LOS; or
- Increase the average delay by more than 5 seconds at a signalized intersection that is operating at an unacceptable LOS without the project.

Unsignalized Intersections: A project is considered to have a significant effect if it would:

- Result in an unsignalized intersection movement/approach operating at an acceptable LOS to deteriorate to an unacceptable LOS, and also cause the intersection to meet a traffic signal warrant; or
- For an unsignalized intersection that meets a signal warrant, increase the delay by more than 5 seconds at a movement/approach that is operating at an unacceptable LOS without the project.

Residential Streets: A project is considered to have a significant effect if it would:

- Result in a residential street operating at an acceptable LOS to deteriorate to an unacceptable LOS; or
- Increase the V/C ratio by more than 0.05 at a residential street that is operating at an unacceptable LOS without the project.

Bicycle and Pedestrian Facilities: A project is considered to have a significant effect if it would:

- Eliminate or adversely affect an existing bikeway or pedestrian facility in a way that would discourage its use;
- Interfere with the implementation of a planned bikeway as shown in the Bicycle Master Plan, or be in conflict with the Pedestrian Master Plan; or
- Result in unsafe conditions for bicyclists or pedestrians, including unsafe bicycle/pedestrian, bicycle/motor vehicle, or pedestrian/motor vehicle conflict.

Safety: A project is considered to have a significant effect if it would:

- Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)

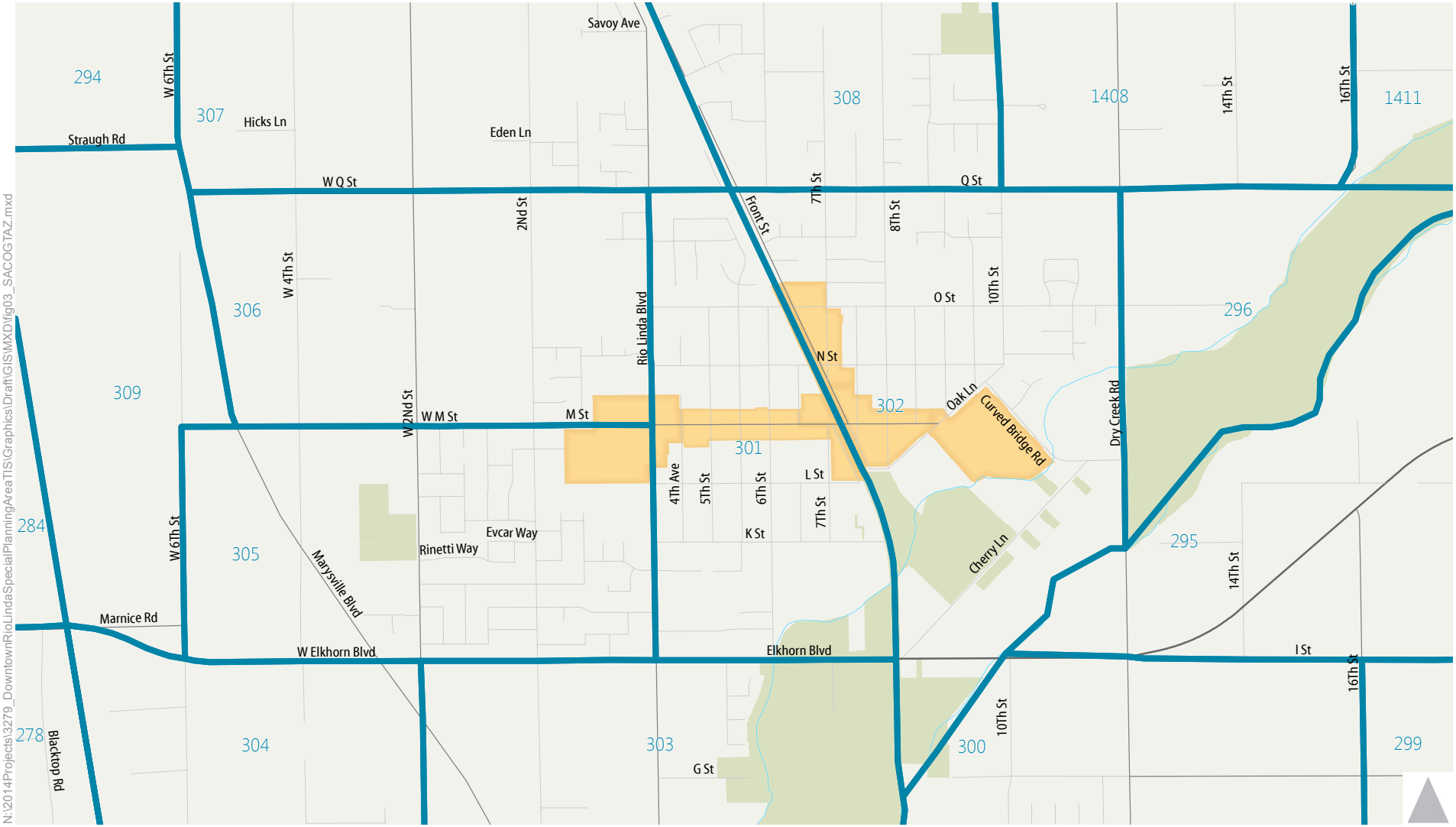
TRAVEL DEMAND FORECASTS

A modified version of SACOG's MTP/SCS travel demand forecasting (TDF) model was used to develop traffic volumes for the study facilities. The base year model is generally representative of 2008 conditions and the future year model has a 2035 forecast year. The TDF model was used to develop traffic volume forecasts for project conditions under existing and cumulative conditions. All forecasts are adjusted using a growth increment method (i.e., the difference method) that adds the growth in forecasted travel demand to existing traffic counts. The base year TDF model transportation network (in the study area) was modified to account for changes to the network that have occurred between 2008 and 2014 (i.e., when the traffic counts were collected). The 2035 transportation network is consistent with programmed improvements listed in the Final MTP/SCS project list.

The base year and future year model networks were modified to include more detailed roadway network and land use information for the project and surrounding areas. Specifically, the roadway network was modified to include all of the study roadway segments and intersections. The traffic analysis zones (TAZ) were divided into smaller zones as well. Figure 3 shows the original TAZ structure from the "off-the-shelf" version of the SACMET model. Figure 4 shows the more detailed TAZ structure used for this project. As shown in the figures, the "off-the-shelf" included eight TAZ's encompassing the project location and surrounding area. Those eight TAZ's were splits into 83 smaller TAZ's.

INPUT DATA

Project specific land use data was provided by Sacramento County staff for use in this project. The land use data provided was detailed down to the parcel level, and included existing and proposed project land use information. Table 5 shows the existing land uses by project TAZ using SACMET land use classifications (i.e. households, retail employees, non-retail employees). Figure 5 shows the TAZ's within the SPA boundary.



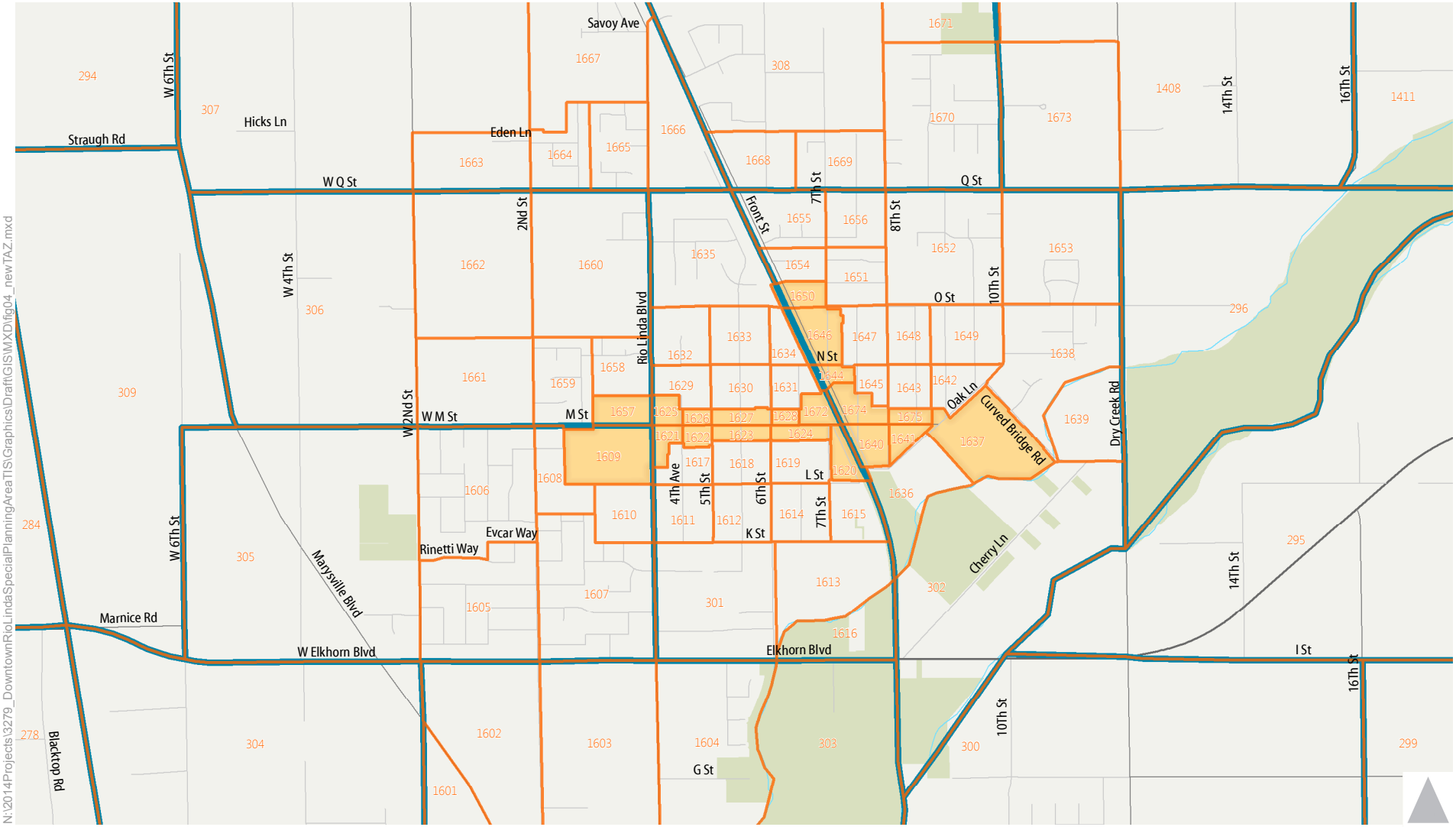
SACOG TAZ Boundary

Special Planning Area Boundary

Park / Open Space

Figure 3

Original SACOG Traffic Analysis Zones (TAZ) Splits



New TAZ Boundary
SACOG TAZ Boundary
Special Planning Area Boundary
Park / Open Space

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Figure 4
New Traffic Analysis Zones (TAZ) Splits

TABLE 5
SPECIAL PLANNING AREA LAND USE – EXISTING CONDITIONS

TAZ	Households			Employees						Students
				Retail	Non-Retail				Total	
	Single Family	Multi-Family	Total		Office	Medical Office	Education	Manuf./ Other		
1609	0	0	0	2	0	0	0	0	2	0
1619	0	0	0	0	0	0	20	0	20	175
1620	0	0	0	0	0	0	0	9	9	0
1621	1	0	1	38	0	0	0	0	38	0
1622	1	0	1	8	8	0	0	0	16	0
1623	9	0	9	0	0	0	0	0	0	0
1624	0	0	0	0	0	0	20	0	20	175
1625	2	0	2	16	0	0	0	0	16	0
1626	4	0	4	0	0	6	0	0	6	0
1627	4	0	4	0	0	14	0	0	14	0
1628	1	2	3	0	0	0	0	4	4	0
1637	5	23	28	214	0	0	0	5	219	0
1640	1	2	3	38	7	0	0	0	45	0
1641	1	0	1	14	0	11	0	7	32	0
1644	0	0	0	0	0	0	0	6	6	0
1646	2	0	2	8	0	0	0	56	64	0
1650	0	0	0	0	0	0	0	0	0	0
1657	0	0	0	0	0	0	0	0	0	0
1672	3	0	3	19	0	0	0	0	19	0
1674	0	8	8	36	15	0	0	0	51	0
1675	0	0	0	5	7	0	0	17	29	0
Total	**34**	**35**	**69**	**398**	**37**	**31**	**40**	**104**	**610**	**350**

Source: Fehr & Peers, 2015

Table 6 shows the proposed project land uses by project TAZ using SACMET land use classifications (i.e. households, retail employees, non-retail employees).

TABLE 6
SPECIAL PLANNING AREA LAND USE – PROJECT CONDITIONS

TAZ	Households			Employees						Students
				Retail	Non-Retail				Total	
	Single Family	Multi-Family	Total		Office	Medical Office	Education	Manuf./ Other		
1609	4	18	22	117	162	78	0	0	357	0
1619	0	0	0	0	0	0	20	0	20	175
1620	3	8	11	6	14	11	0	0	31	0
1621	1	4	5	26	35	17	0	0	78	0
1622	1	3	4	20	28	13	0	0	61	0
1623	12	4	16	0	0	0	0	2	2	0
1624	0	0	0	0	0	0	20	0	20	175
1625	1	2	3	13	19	9	0	0	41	0
1626	1	2	3	14	19	9	0	0	42	0
1627	12	4	16	0	0	0	0	2	2	0
1628	6	2	8	0	0	0	0	1	1	0
1637	159	51	210	87	26	31	0	0	144	0
1640	5	13	18	10	23	18	0	0	51	0
1641	4	12	16	9	21	17	0	0	47	0
1644	22	0	22	0	0	0	0	0	0	0
1646	44	18	62	31	11	13	0	0	55	0
1650	3	10	13	17	5	6	0	0	28	0
1657	2	9	11	57	79	38	0	0	174	0
1672	7	19	26	15	34	27	0	0	76	0
1674	5	15	20	11	26	21	0	0	58	0
1675	3	7	10	5	12	10	0	0	27	0
Total	**295**	**201**	**496**	**438**	**514**	**318**	**40**	**5**	**1,315**	**350**

Source: Fehr & Peers, 2015

As shown in Tables 5 and 6, the project proposes to increase the number of households within the SPA boundary from 69 to 496, and the number of employees from 610 to 1,315. The number of students is expected to remain the same.

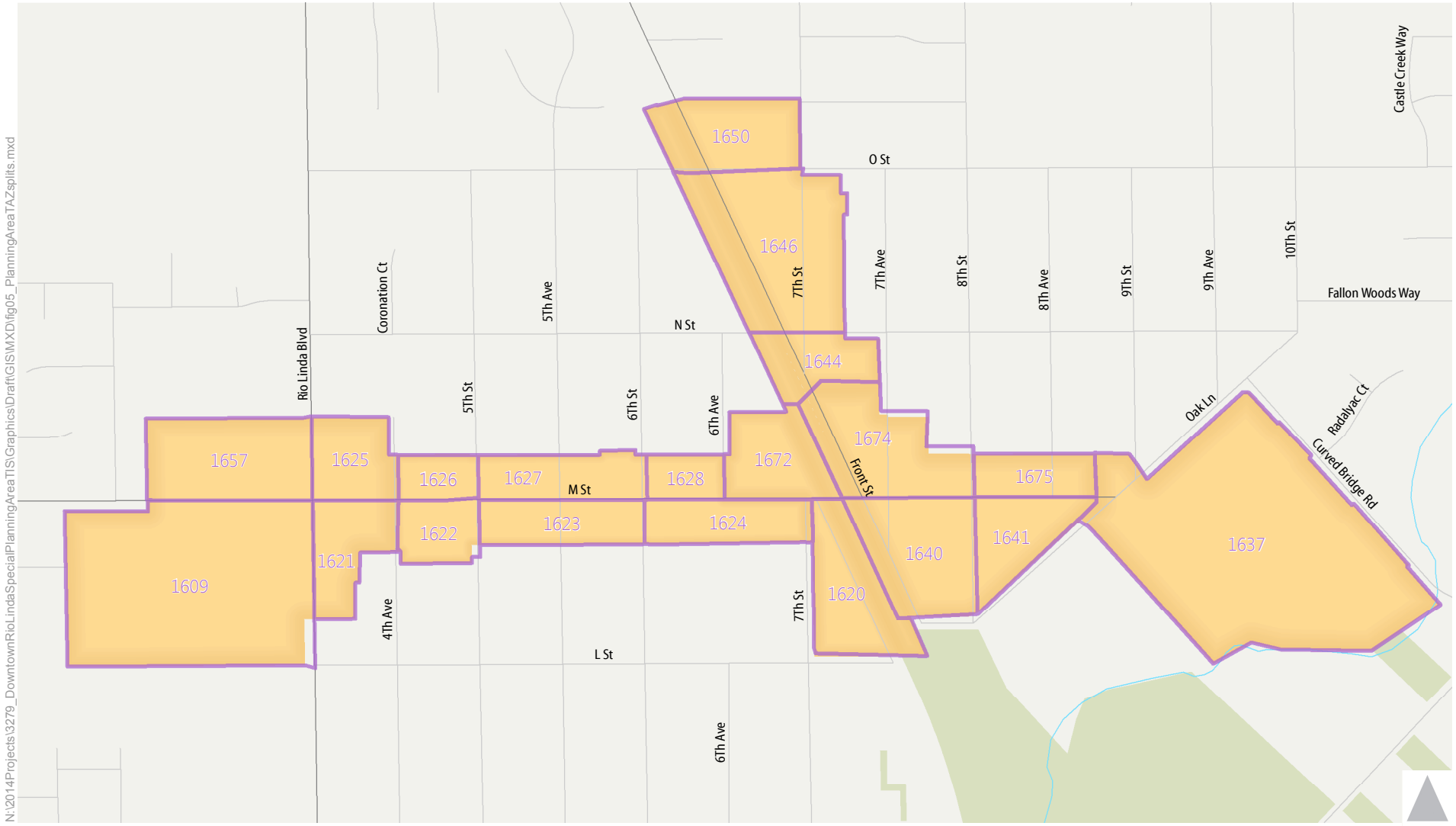


Figure 5

Special Planning Area Traffic Analysis Zones (TAZ)

SUBAREA MODEL VALIDATION

Validation of the subarea model was completed for use in this project. Model validation describes a model's performance in terms of how closely the model's output matches existing travel data in the base year. The extent to which model outputs match existing travel data validates the assumptions of the inputs. Static validation focuses on the performance of the trip assignment function in accurately assigning trips to the street network and remains the most common means of measuring model accuracy.

The 2010 California Regional Transportation Plan Guidelines, produced by the California Transportation Commission, contain the following specific static validation criteria and thresholds used to evaluate the performance of the subarea model:

- *At least 75 percent of the roadway links for which counts are available should be within the maximum desirable deviation*, which ranges from approximately 15 to 60 percent depending on total volume (the larger the volume, the less deviation is permitted).
- *A correlation coefficient of at least 0.88* - The correlation coefficient estimates the overall level of accuracy between observed traffic counts and the estimated traffic volumes from the model. This coefficient ranges from 0 to 1.0, where 1.0 indicates that the model perfectly fits the data.
- *The percent root mean square error (RMSE) below 40%* - The RMSE is the square root of the model volume minus the actual count squared, divided by the number of counts. It is a measure similar to standard deviation in that it assesses the accuracy of the model.

The validity of the subarea model was tested for 79 individual roadway segments in Rio Linda under AM and PM peak hour conditions. Table 7 displays the final results produced using the modified version of the model.

TABLE 7
SUBAREA MODEL VALIDATION

Validation Targets		AM Peak Hour	PM Peak Hour
Modifications/Improvements Made to Model Network		The following modifications were made to the model network: - Roadway network was modified to include all study roadways and intersections - TAZ's were split into smaller zones to provide more detailed trip distribution and assignment to the roadway network - Land use file was updated to include land use/employment allocations based on APN data provided by the County for the Special Planning Area	
Model/Count Ratio[1]		0.87	0.84
Percent Within Caltrans Maximum Deviation	>75%	81%	77%
Percent Root Mean Square Error	<40%	38%	34%
Correlation Coefficient	>0.88	0.97	0.97
Total Number of Roadway Links		79	79
Number of Links Within Deviation		64	61

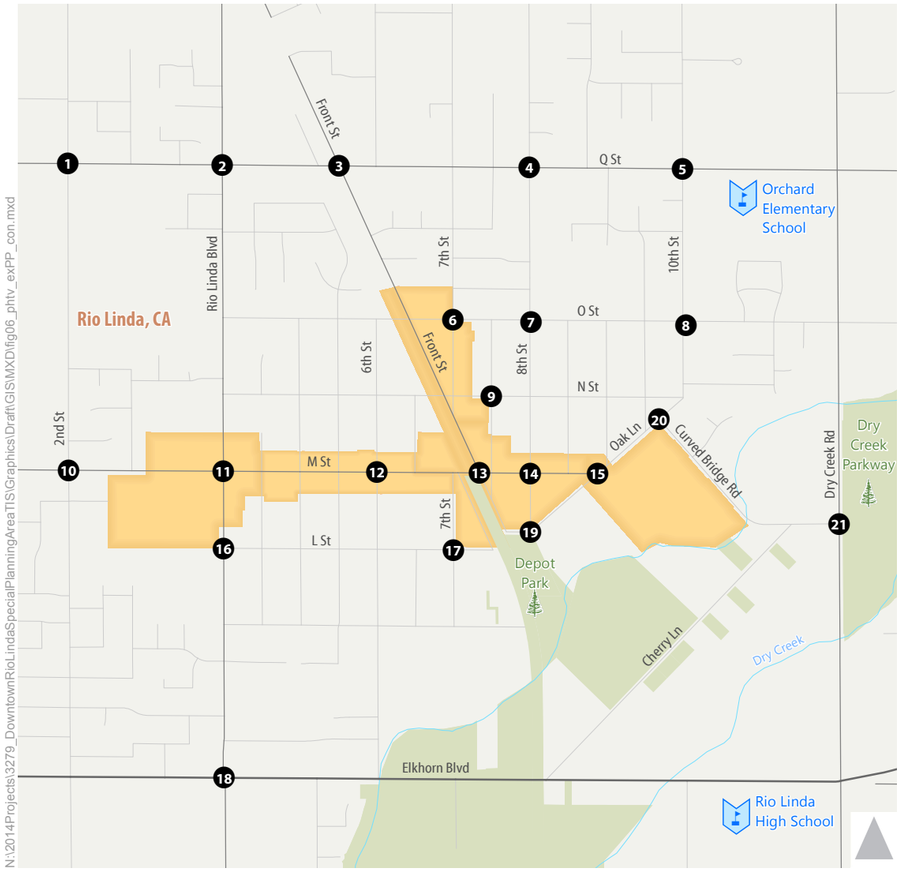
Notes: [1] Compares the total traffic volume from the model to the total traffic volume from the traffic count data for all roadway links.
Source: Fehr & Peers, 2015

Given the regional scale of the model, the modified version of the SACMET model performed well within the Rio Linda subarea, and satisfied all validation targets.

EXISTING PLUS PROJECT FORECASTS

Existing plus project conditions traffic volume forecasts were developed using the modified version of the SACMET model. The project land uses for the Rio Linda SPA, shown in Table 6 above were input into the model to develop the traffic volume forecasts. A difference method analysis (which takes the difference between the existing conditions and existing plus project conditions forecasts and adds them to the existing traffic counts at the study intersections) was performed to reduce any potential error in the model forecasts.

The existing plus project conditions traffic volumes are shown on Figure 6.



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1 Study Intersections
Special Planning Area Boundary
Park / Open Space
Turn Lane
AM (PM) Peak Hour Traffic Volume
Traffic Signal
STOP Stop Sign

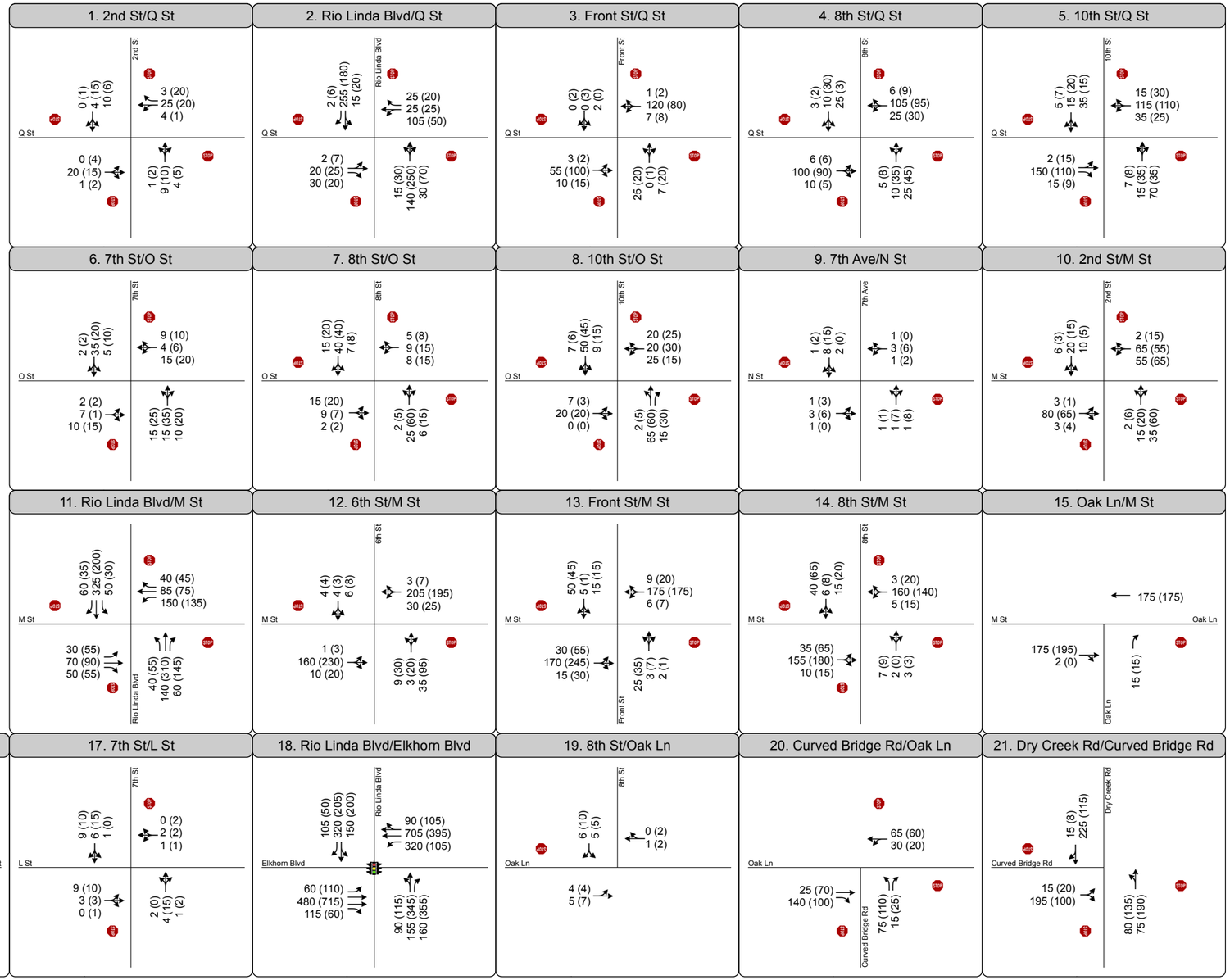


Figure 6

Peak Hour Traffic Volumes and Lane Configurations - Existing Plus Project Conditions

CUMULATIVE PLUS PROJECT FORECASTS

Transportation improvements identified in the MTP/SCS are classified with either a "Project complete by (date)" or for "Project Analysis." Transportation improvements with a "Project complete by (date)" are anticipated to be completed by the specified date, while improvements identified for "Project Analysis" are anticipated to begin the early stages of development including project design, preliminary engineering, environmental clearance, and right-of-way acquisition by 2035. These projects remain eligible to seek federal and state funding, but under the financial constraint requirements for identifying revenues, the construction phase is not covered. If and when additional revenues for these projects become available, these projects will require future amendments to the MTP/SCS to reflect full construction costs.

The following MTP/SCS projects are classified as "Project complete by 2035" and were included in the future year SACMET model for analysis purposes:

- Elkhorn Blvd: Widen from 2 lanes to 6 lanes from SR 99 to east Sacramento City limit *(Project Complete by 2035)*
- Elkhorn Blvd: In Sacramento County, widen from 2 lanes to 4 lanes from Rio Linda Blvd to SR 99 including bridge over Natomas east main drain, landscaping, new RR crossing and bike/ped facilities *(Project Complete by 2035)*

The following MTP/SCS projects are classified as "Project Analysis" and were *not* included in the future year SACMET model for analysis purposes:

- 16th Street: Widen to 4 lanes from Ascot Blvd to Sacramento/Placer County Line *(Project Analysis)*
- Elkhorn Blvd: Widen to 6 lanes from Sacramento City limit east to Watt Avenue *(Project Analysis)*
- Rio Linda Blvd: Widen to 4 lanes from Ascot Avenue to Elkhorn Boulevard *(Project Analysis)*

Cumulative plus project conditions traffic volume forecasts were developed using the modified version of the SACMET model. The project land uses for the Rio Linda SPA, shown in Table 6 above were input into the model to develop the traffic volume forecasts. A difference method analysis (which takes the difference between the existing conditions and cumulative plus project conditions forecasts and adds them to the existing traffic counts at the study intersections) was performed to reduce any potential error in the model forecasts.

The cumulative plus project conditions traffic volumes are shown on Figure 7.

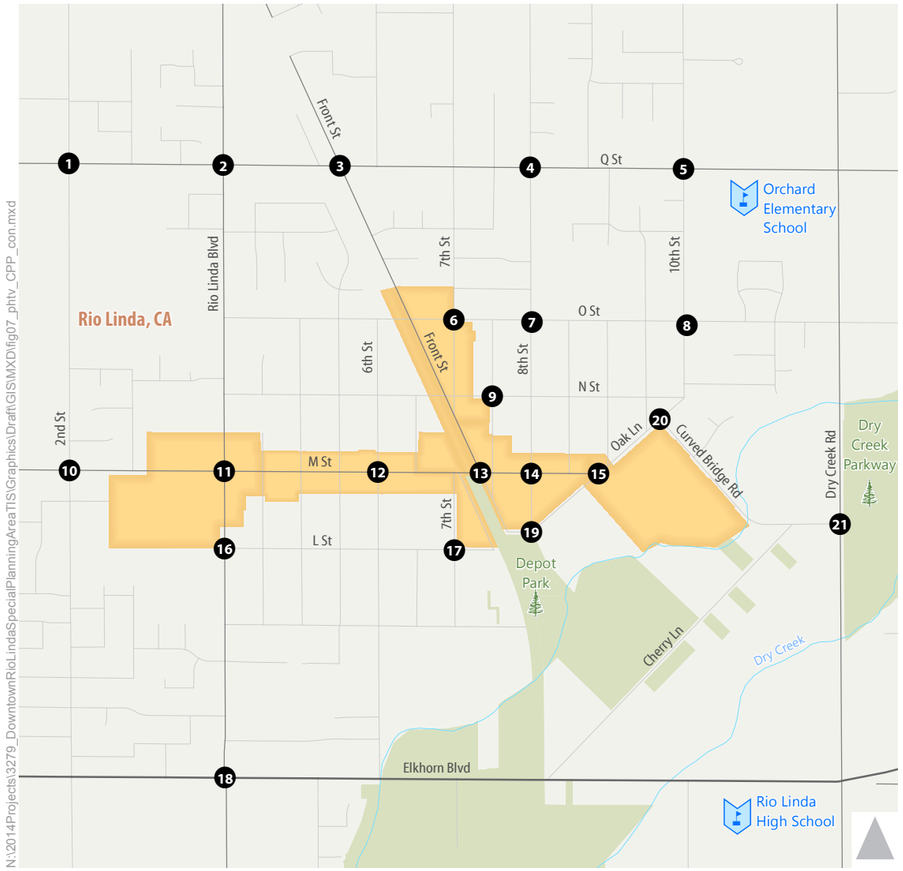
PROJECT TRIP GENERATION

Table 8 shows the representative project trip generation estimates based on the SACMET model output. As shown in the table, the project TAZ's are expected to generate approximately 1,200 AM peak hour trips and approximately 1,450 PM peak hour trips under cumulative plus project conditions, respectively.

TABLE 8
PROJECT TRIP GENERATION

Analysis Period	Inbound Trips	Outbound Trips	Total Trips
AM Peak Hour	685	522	1,207
PM Peak Hour	666	782	1,448

Source: Fehr & Peers, 2015



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1 Study Intersections
Special Planning Area Boundary
Park / Open Space
Turn Lane
AM (PM) Peak Hour Traffic Volume
Traffic Signal
STOP Stop Sign

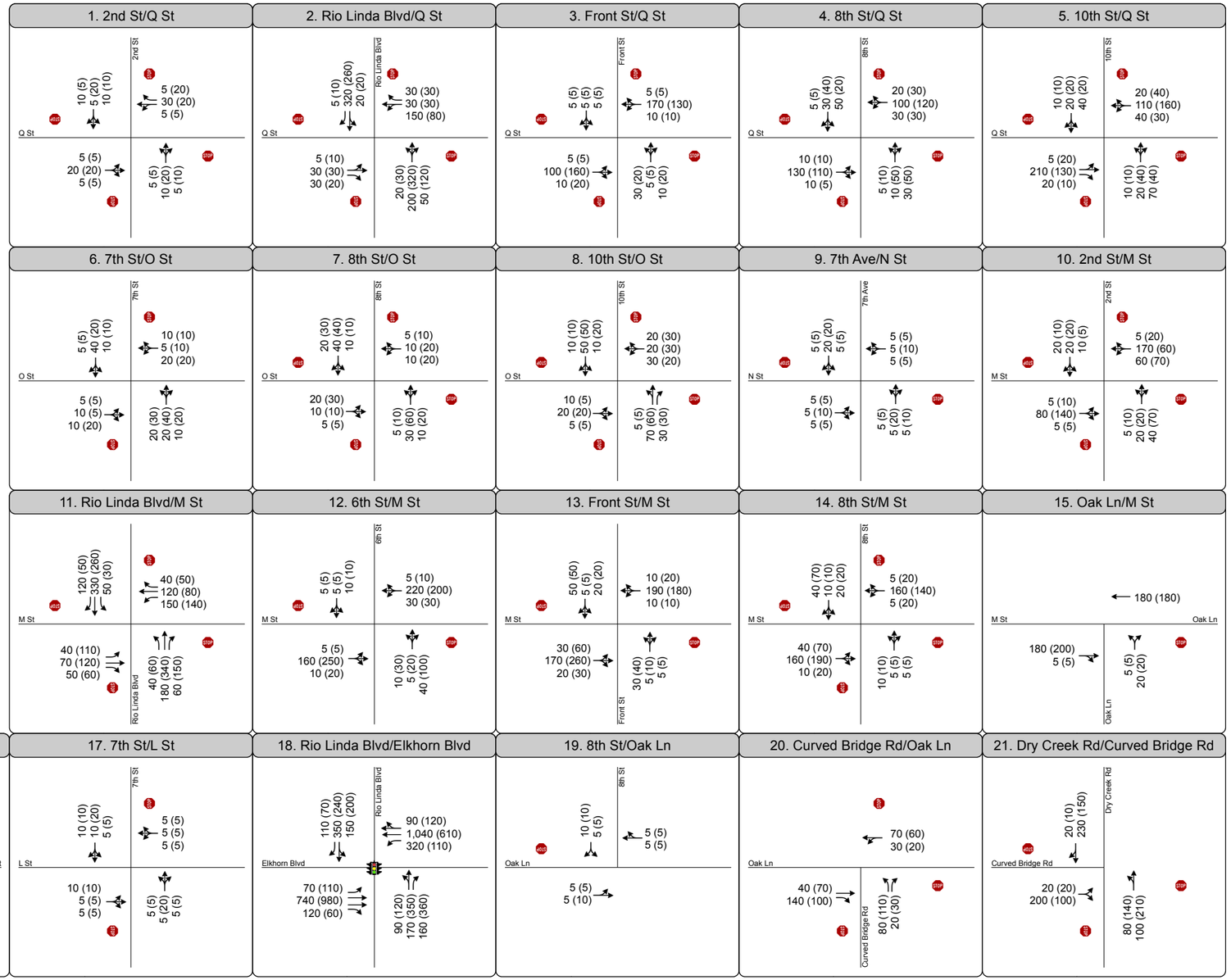


Figure 7

Peak Hour Traffic Volumes and Lane Configurations - Cumulative Plus Project Conditions

EXISTING PLUS PROJECT ANALYSIS

EXISTING PLUS PROJECT INTERSECTION OPERATIONS

Table 9 shows the existing plus project conditions intersection level of service analysis results. The existing plus project traffic volumes, lane configurations, and intersection controls for each study intersection are shown on Figure 6. The technical calculations are provided in Appendix B.

TABLE 9 INTERSECTION LEVEL OF SERVICE RESULTS – EXISTING PLUS PROJECT CONDITIONS

Intersection	Control	Existing				Existing Plus Project			
		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
		Delay[1]	LOS	Delay[1]	LOS	Delay[1]	LOS	Delay[1]	LOS
1. Q Street/2nd Street	All Way Stop	7	A	7	A	7	A	7	A
2. Q Street/Rio Linda Boulevard	All Way Stop	10	B	11	B	11	B	12	B
3. Q Street/Front Street	All Way Stop	8	A	8	A	8	A	8	A
4. Q Street/8th Street	All Way Stop	8	A	8	A	8	A	8	A
5. Q Street/10th Street	All Way Stop	8	A	8	A	9	A	8	A
6. O Street/7th Street	Side Street Stop	9	A	9	A	9	A	10	A
7. O Street/8th Street	All Way Stop	7	A	7	A	7	A	7	A
8. O Street/10th Street	All Way Stop	8	A	8	A	8	A	8	A
9. N Street/7th Avenue	Side Street Stop	9	A	9	A	9	A	9	A
10. M Street/2nd Street	All Way Stop	8	A	7	A	8	A	8	A
11. M Street/Rio Linda Boulevard	All Way Stop	12	B	13	B	14	B	14	B
12. M Street/6th Street	Side Street Stop	11	B	12	B	12	B	13	B
13. M Street/Front Street	Side Street Stop	12	B	13	B	13	B	16	C
14. M Street/8th Street	All Way Stop	8	A	9	A	8	A	9	A
15. M Street/Oak Lane	Side Street Stop	9	A	9	A	9	A	9	A
16. L Street/Rio Linda Boulevard	Side Street Stop	13	B	15	C	16	C	19	C

TABLE 9 INTERSECTION LEVEL OF SERVICE RESULTS – EXISTING PLUS PROJECT CONDITIONS

Intersection	Control	Existing				Existing Plus Project			
		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
		Delay[1]	LOS	Delay[1]	LOS	Delay[1]	LOS	Delay[1]	LOS
17. L Street/7th Street	Side Street Stop	9	A	9	A	9	A	9	A
18. Elkhorn Boulevard/ Rio Linda Boulevard[2]	Traffic Signal	51	D	47	D	74	E	**82**	**F**
19. Oak Lane/8th Street	Side Street Yield[3]	9	A	9	A	9	A	9	A
20. Oak Lane/Curved Bridge Road	All Way Stop	8	A	8	A	8	A	8	A
21. Curved Bridge Road/ Dry Creek Road	All Way Stop	9	A	9	A	9	A	10	A

Notes: [1] For signalized and all way stop controlled intersections, average intersection delay is reported in seconds per vehicle for the overall intersection. For side street stop controlled intersections, average intersection delay is reported in seconds per vehicle for the worst movement. All results are rounded to the nearest second.

[2] Synchro 8 (HCM 2010) does not report intersection results for intersections with u-turn movements. The u-turn volumes at this intersection were added to the corresponding left-turn movements for analysis purposes.

[3] This intersection does not have any traffic control and operates as a side street yield intersection. Synchro 8 (HCM 2010) does not report intersection results for side street yield intersections. For analysis purposes, this intersection was analyzed as a side street stop controlled intersection. The actual delay at this intersection would likely be lower than reported.

Source: Fehr & Peers, 2015

As shown in Table 9, the Elkhorn Boulevard/Rio Linda Boulevard intersection is expected to operate at LOS F during the PM peak hour under existing plus project conditions. The remaining study intersections are expected to operate at acceptable levels of service during the AM and PM peak hours under existing plus project conditions.

RECOMMENDED IMPROVEMENTS

Optimizing the traffic signal timing at the Elkhorn Boulevard/Rio Linda Boulevard intersection will improve operations to acceptable LOS E during the PM peak hour under existing plus project conditions.

EXISTING PLUS PROJECT ROADWAY SEGMENT OPERATIONS

Existing plus project daily roadway segment traffic volumes were compared to Sacramento County's daily traffic volume LOS thresholds (shown in Table 2). Table 10 shows the daily roadway segment LOS results.

TABLE 10 ROADWAY SEGMENT LEVEL OF SERVICE – EXISTING PLUS PROJECT CONDITIONS

Roadway - Location	Roadway Classification[1]	Roadway Capacity (ADT)[2]	Number of Lanes	ADT Volume[3]	V/C Ratio[4]	LOS
Q Street – 2nd Street to Rio Linda Blvd	Residential Collector with Frontage	8,000	2	1,400	0.18	A
Q Street – Rio Linda Blvd to Front Street	Residential Collector with Frontage	8,000	2	2,600	0.33	B
Q Street – Front Street to Dry Creek Road	Residential Collector with Frontage	8,000	2	3,800	0.48	C
Q Street – Dry Creek Road to 28th Street	Residential Collector with Frontage	8,000	2	3,200	0.40	B
Q Street – 28th Street to Watt Avenue	Residential Collector with Frontage	8,000	2	2,500	0.31	B
O Street – 7th Street to 8th Street	Residential	4,500	2	700	0.16	B
O Street – 8th Street to 10th Street	Residential	4,500	2	700	0.16	B
N Street – 7th Street to 8th Street	Residential	4,500	2	200	0.04	A
M Street – 2nd Street to Rio Linda Blvd	Residential Collector with Frontage	8,000	2	4,000	0.50	C
M Street – Rio Linda Blvd to 6th Avenue	Residential Collector with Frontage	8,000	2	6,000	0.75	D
M Street – 6th Avenue to 7th Street	Residential Collector with Frontage	8,000	2	6,600	0.83	E
M Street – 7th Street to Oak Lane	Residential Collector with Frontage	8,000	2	5,500	0.69	D
Elkhorn Blvd – SR 99 to Natomas Blvd	Arterial, MAC	18,000	2	15,500	0.86	D
Elkhorn Blvd – Natomas Blvd to 2nd Street	Arterial, MAC	18,000	2	14,800	0.82	D
Elkhorn Blvd – 2nd Street to Rio Linda Blvd	Arterial, MAC	36,000	4	17,000	0.47	A
Elkhorn Blvd – Rio Linda Blvd to Dry Creek Road	Arterial, MAC	36,000	4	20,700	0.58	A
Elkhorn Blvd – Dry Creek Road to 28th Street	Arterial, MAC	36,000	4	18,200	0.51	A
Elkhorn Blvd – 28th Street to Watt Avenue	Arterial, MAC	36,000	4	25,800	0.72	C
Rio Linda Blvd – North of Q Street	Arterial, MAC	18,000	2	5,200	0.29	A

TABLE 10 ROADWAY SEGMENT LEVEL OF SERVICE – EXISTING PLUS PROJECT CONDITIONS

Roadway - Location	Roadway Classification[1]	Roadway Capacity (ADT)[2]	Number of Lanes	ADT Volume[3]	V/C Ratio[4]	LOS
Rio Linda Blvd – Q Street to M Street	Arterial, MAC	18,000	2	6,600	0.37	A
Rio Linda Blvd – M Street to Elkhorn Blvd	Arterial, MAC	18,000	2	10,300	0.57	A
Rio Linda Blvd – South of Elkhorn Blvd	Arterial, MAC	18,000	2	12,500	0.69	B
Front Street – Q Street to O Street	Residential	4,500	2	600	0.13	A
6th Street – M Street to Elkhorn Blvd	Residential	4,500	2	2,100	0.47	D
7th Street – O Street to M Street	Residential	4,500	2	1,500	0.33	C
7th Street – South of M Street	Residential	4,500	2	500	0.11	A
8th Street – Q Street to O Street	Residential	4,500	2	1,600	0.36	C
8th Street – O Street to M Street	Residential	4,500	2	1,400	0.31	C
8th Street – South of M Street	Residential	4,500	2	400	0.09	A
10th Street – Q Street to O Street	Residential	4,500	2	1,700	0.38	C
10th Street – O Street to Curved Bridge Road	Residential	4,500	2	1,800	0.40	C
Oak Lane – M Street to 8th Street	Residential	4,500	2	200	0.04	A
Curved Bridge Road – Oak Lane to Dry Creek Road	Residential Collector with Frontage	8,000	2	3,100	0.39	B
Dry Creek Road – North of Curved Bridge Road	Residential Collector with Frontage	8,000	2	3,800	0.48	C
Dry Creek Road – Curved Bridge Road to Elkhorn Blvd	Residential Collector without Frontage	10,000	2	6,400	0.64	B
Dry Creek Road – South of Elkhorn Blvd	Residential Collector without Frontage	10,000	2	6,500	0.65	B

Notes: [1] MAC = Moderate Access Control, LAC = Low Access Control
[2] ADT = average daily traffic; Daily traffic volumes that exceed capacity result in LOS F operations
[3] Daily traffic volumes were developed using base year and base year plus project SACMET models and the difference method.
[4] V/C Ratio = volume-to-capacity ratio
Source: Fehr & Peers, 2015

As shown in Table 10, the study roadway segments operate at acceptable levels of service under existing conditions.

CUMUALTIVE PLUS PROJECT ANALYSIS

CUMULATIVE PLUS PROJECT INTERSECTION OPERATIONS

Table 11 shows the cumulative plus project conditions intersection level of service analysis results. The cumulative plus project traffic volumes, lane configurations, and intersection controls for each study intersection are shown on Figure 7. The technical calculations are provided in Appendix B.

Table 11 also presents the peak hour signal warrant analysis results for all unsignalized intersections (detailed calculations provided in Appendix C). The analysis was performed based on the peak hour signal warrant criteria (Warrant 3) in Chapter 4C of the California Manual on Uniform Traffic Control Devices (MUTCD), 2014 Edition.

TABLE 11 INTERSECTION LEVEL OF SERVICE RESULTS – CUMULATIVE PLUS PROJECT CONDITIONS

Intersection	Control	AM Peak Hour		PM Peak Hour		Peak Hour Signal Warrant Met?[4]	
		Delay[1]	LOS	Delay[1]	LOS	AM Peak Hour	PM Peak Hour
1. Q Street/2nd Street	All Way Stop	7	A	7	A	No	No
2. Q Street/Rio Linda Boulevard	All Way Stop	14	B	17	C	No	No
3. Q Street/Front Street	All Way Stop	8	A	8	A	No	No
4. Q Street/8th Street	All Way Stop	8	A	9	A	No	No
5. Q Street/10th Street	All Way Stop	9	A	9	A	No	No
6. O Street/7th Street	Side Street Stop	10	A	10	A	No	No
7. O Street/8th Street	All Way Stop	7	A	8	A	No	No
8. O Street/10th Street	All Way Stop	8	A	8	A	No	No
9. N Street/7th Avenue	Side Street Stop	9	A	9	A	No	No
10. M Street/2nd Street	All Way Stop	9	A	8	A	No	No
11. M Street/Rio Linda Boulevard	All Way Stop	15	B	18	C	Yes	Yes
12. M Street/6th Street	Side Street Stop	12	B	14	B	No	No
13. M Street/Front Street	Side Street Stop	13	B	17	C	No	No

TABLE 11 INTERSECTION LEVEL OF SERVICE RESULTS – CUMULATIVE PLUS PROJECT CONDITIONS

Intersection	Control	AM Peak Hour		PM Peak Hour		Peak Hour Signal Warrant Met?[4]	
		Delay[1]	LOS	Delay[1]	LOS	AM Peak Hour	PM Peak Hour
14. M Street/8th Street	All Way Stop	9	A	9	A	No	No
15. M Street/Oak Lane	Side Street Stop	9	A	9	A	No	No
16. L Street/Rio Linda Boulevard	Side Street Stop	15	C	20	C	No	No
17. L Street/7th Street	Side Street Stop	9	A	9	A	No	No
18. Elkhorn Boulevard/Rio Linda Boulevard[2]	Traffic Signal	80	E	**87**	**F**	NA	
19. Oak Lane/8th Street	Side Street Yield[3]	9	A	9	A	No	No
20. Oak Lane/Curved Bridge Road	All Way Stop	8	A	8	A	No	No
21. Curved Bridge Road/Dry Creek Road	All Way Stop	10	A	10	A	No	No

Notes: [1] For signalized and all way stop controlled intersections, average intersection delay is reported in seconds per vehicle for the overall intersection. For side street stop controlled intersections, average intersection delay is reported in seconds per vehicle for the worst movement. All results are rounded to the nearest second.

[2] Synchro 8 (HCM 2010) does not report intersection results for intersections with u-turn movements. The u-turn volumes at this intersection were added to the corresponding left-turn movements for analysis purposes.

[3] This intersection does not have any traffic control and operates as a side street yield intersection. Synchro 8 (HCM 2010) does not report intersection results for side street yield intersections. For analysis purposes, this intersection was analyzed as a side street stop controlled intersection. The actual delay at this intersection would likely be lower than reported.

[4] Based on the peak hour signal warrant criteria (Warrant 3) in Chapter 4C of the California MUTCD, 2014 Edition

Source: Fehr & Peers, 2015

As shown in Table 11, the Elkhorn Boulevard/Rio Linda Boulevard intersection is expected to operate at LOS F during the PM peak hour under cumulative plus project conditions. The remaining study intersections are expected to operate at acceptable levels of service during the AM and PM peak hours under cumulative plus project conditions. The M Street/Rio Linda Boulevard intersection is expected to meet the peak hour signal warrant criteria during the AM and PM peak hours. The remaining study intersections are not expected to meet the peak hour signal warrant criteria during the AM and PM peak hours.

RECOMMENDED IMPROVEMENTS

Optimizing the traffic signal timing at the Elkhorn Boulevard/Rio Linda Boulevard intersection will improve operations to acceptable LOS E during the PM peak hour under cumulative plus project conditions.

CUMULATIVE PLUS PROJECT ROADWAY SEGMENT OPERATIONS

Cumulative plus project daily roadway segment traffic volumes were compared to Sacramento County's daily traffic volume LOS thresholds (shown in Table 2). Table 12 shows the daily roadway segment LOS results.

TABLE 12 ROADWAY SEGMENT LEVEL OF SERVICE – CUMULATIVE PLUS PROJECT CONDITIONS

Roadway - Location	Roadway Classification[1]	Roadway Capacity (ADT)[2]	Number of Lanes	ADT Volume[3]	V/C Ratio[4]	LOS
Q Street – 2nd Street to Rio Linda Blvd	Residential Collector with Frontage	8,000	2	1,400	0.18	A
Q Street – Rio Linda Blvd to Front Street	Residential Collector with Frontage	8,000	2	3,800	0.48	C
Q Street – Front Street to Dry Creek Road	Residential Collector with Frontage	8,000	2	4,900	0.61	D
Q Street – Dry Creek Road to 28th Street	Residential Collector with Frontage	8,000	2	4,400	0.55	C
Q Street – 28th Street to Watt Avenue	Residential Collector with Frontage	8,000	2	3,900	0.49	C
O Street – 7th Street to 8th Street	Residential	4,500	2	800	0.18	B
O Street – 8th Street to 10th Street	Residential	4,500	2	700	0.16	B
N Street – 7th Street to 8th Street	Residential	4,500	2	200	0.04	A
M Street – 2nd Street to Rio Linda Blvd	Residential Collector with Frontage	8,000	2	4,300	0.54	C
M Street – Rio Linda Blvd to 6th Avenue	Residential Collector with Frontage	8,000	2	6,000	0.75	D
M Street – 6th Avenue to 7th Street	Residential Collector with Frontage	8,000	2	6,600	0.83	E
M Street – 7th Street to Oak Lane	Residential Collector with Frontage	8,000	2	5,500	0.69	D
Elkhorn Blvd – SR 99 to Natomas Blvd	Arterial, MAC	54,000	6	15,500	0.29	A
Elkhorn Blvd – Natomas Blvd to 2nd Street	Arterial, MAC	36,000	4*	19,900	0.55	A
Elkhorn Blvd – 2nd Street to Rio Linda Blvd	Arterial, MAC	36,000	4	22,000	0.61	B

TABLE 12 ROADWAY SEGMENT LEVEL OF SERVICE – CUMULATIVE PLUS PROJECT CONDITIONS

Roadway - Location	Roadway Classification[1]	Roadway Capacity (ADT)[2]	Number of Lanes	ADT Volume[3]	V/C Ratio[4]	LOS
Elkhorn Blvd – Rio Linda Blvd to Dry Creek Road	Arterial, MAC	36,000	4	25,600	0.71	C
Elkhorn Blvd – Dry Creek Road to 28th Street	Arterial, MAC	36,000	4	22,500	0.63	B
Elkhorn Blvd – 28th Street to Watt Avenue	Arterial, MAC	36,000	4	29,600	0.82	D
Rio Linda Blvd – North of Q Street	Arterial, MAC	18,000	2	7,000	0.39	A
Rio Linda Blvd – Q Street to M Street	Arterial, MAC	18,000	2	8,500	0.47	A
Rio Linda Blvd – M Street to Elkhorn Blvd	Arterial, MAC	18,000	2	11,500	0.64	B
Rio Linda Blvd – South of Elkhorn Blvd	Arterial, MAC	18,000	2	12,500	0.69	B
Front Street – Q Street to O Street	Residential	4,500	2	700	0.16	B
6th Street – M Street to Elkhorn Blvd	Residential	4,500	2	2,100	0.47	D
7th Street – O Street to M Street	Residential	4,500	2	1,500	0.33	C
7th Street – South of M Street	Residential	4,500	2	500	0.11	A
8th Street – Q Street to O Street	Residential	4,500	2	1,700	0.38	C
8th Street – O Street to M Street	Residential	4,500	2	1,400	0.31	C
8th Street – South of M Street	Residential	4,500	2	400	0.09	A
10th Street – Q Street to O Street	Residential	4,500	2	1,700	0.38	C
10th Street – O Street to Curved Bridge Road	Residential	4,500	2	1,900	0.42	C
Oak Lane – M Street to 8th Street	Residential	4,500	2	200	0.04	A
Curved Bridge Road – Oak Lane to Dry Creek Road	Residential Collector with Frontage	8,000	2	3,100	0.39	B
Dry Creek Road – North of Curved Bridge Road	Residential Collector with Frontage	8,000	2	4,400	0.55	C
Dry Creek Road – Curved Bridge Road to Elkhorn Blvd	Residential Collector without Frontage	10,000	2	6,800	0.68	B

TABLE 12 ROADWAY SEGMENT LEVEL OF SERVICE – CUMULATIVE PLUS PROJECT CONDITIONS

Roadway - Location	Roadway Classification[1]	Roadway Capacity (ADT)[2]	Number of Lanes	ADT Volume[3]	V/C Ratio[4]	LOS
Dry Creek Road – South of Elkhorn Blvd	Residential Collector without Frontage	10,000	2	9,500	0.95	E

Notes: [1] MAC = Moderate Access Control
[2] ADT = average daily traffic; Daily traffic volumes that exceed capacity result in LOS F operations
[3] Daily traffic volumes were developed using base year and base year plus project SACMET models and the difference method.
[4] V/C Ratio = volume-to-capacity ratio
* The portion of Elkhorn Boulevard from Natomas Boulevard to the Sacramento City limit is planned to be 6 lanes. The portion of Elkhorn Boulevard from the Sacramento City limit to 2nd Street is planned to be 4 lanes. For analysis purposes, the segment of Elkhorn Boulevard from Natomas Boulevard to 2nd Street was considered a 4 lane facility.
Source: Fehr & Peers, 2015

As shown in Table 12, the study roadway segments are expected to operate at acceptable levels of service under cumulative plus project conditions.

VEHICLE MILES OF TRAVEL FORECASTS

Daily vehicle miles traveled (VMT) generated by the proposed project was calculated using a select zone assignment of the modified SACMET regional travel demand model. The VMT estimates are derived from the following trip types, consistent with the Regional Targets Advisory Committee (RTAC) methodology:

- Internal–Internal (I-I) – Trips that begin and end in the project zone
- Internal–External (I-X) – Trips that begin in the project zone and end outside the project zone
- External–Internal (X-I) – Trips that begin outside the project zone and end inside the project zone

The VMT estimates assign 100 percent responsibility for all I-I trips and 50 percent of I-X and X-I trips. Table 13 summarizes the project VMT under existing plus project conditions by speed bin.

TABLE 13 **DAILY PROJECT VMT – CUMULATIVE PLUS PROJECT CONDITIONS**	
VMT Speed Bins (mph)	**Daily VMT**
0 – 5	7
5 – 10	42
10 – 15	145
15 – 20	3,204
20 – 25	1,752
25 – 30	3,130
30 – 35	7,004
35 – 40	8,791
40 – 45	8,311
45 – 50	1,318
50 – 55	3,138
55 – 60	5,412
60 – 65	1,321
65 – 70	360
70 – 75	0
> 75	0
Total	**43,935**
Notes: I-I VMT = 330; I-X VMT = 23,363; X-I VMT = 20,242 Source: Fehr & Peers, 2015	

As shown in Table 13, the project is expected to generate 43,935 daily VMT under cumulative plus project conditions, based on the RTAC methodology.

RIO LINDA BOULEVARD ANALYSIS

Analysis of the Rio Linda Boulevard/M Street intersection was performed with primary focus on preservation of the overhead arch. The Rio Linda Boulevard/M Street intersection is expected to operate at acceptable levels of service with the existing intersection configurations under existing plus project and cumulative plus project conditions (see Tables 8 and 10 for intersection level of service analysis results). The intersection is expected to meet peak hour signal warrant criteria during the AM and PM peak hours under cumulative plus project conditions.

Additionally, Rio Linda Boulevard is expected to operate at acceptable levels of service as a two-lane roadway under existing plus project and cumulative plus project conditions (see Tables 9 and 11 for roadway segment level of service analysis results).

Analysis of the Rio Linda Boulevard/M Street intersection was performed assuming a traffic signal and roundabout configuration. A traffic signal provides benefits to pedestrians because it gives pedestrians a protected phase in which to cross through intersection. A roundabout is beneficial to pedestrians because it typically slows vehicle traffic to less than 25 mph, and the splitter islands allow pedestrians to cross one direction of traffic at a time.

Table 14 shows the level of service results based cumulative plus project conditions traffic volumes. Figures 8 and 9 show the proposed lane configurations for the traffic signal and roundabout intersections, respectively.

TABLE 14 RIO LINDA BOULEVARD/M STREET INTERSECTION LEVEL OF SERVICE RESULTS

Scenario	Control	AM Peak Hour		PM Peak Hour	
		Delay[1]	LOS	Delay[1]	LOS
Cumulative Plus Project Conditions	Traffic Signal	15	B	16	B
	Roundabout	11	B	12	B
	All Way Stop (Existing Control)	15	B	18	C

Notes: [1] For signalized and roundabout intersections, average intersection delay is reported in seconds per vehicle for the overall intersection.
Source: Fehr & Peers, 2015

Figure 8 Rio Linda Boulevard/M Street Traffic Signal Lane Configuration

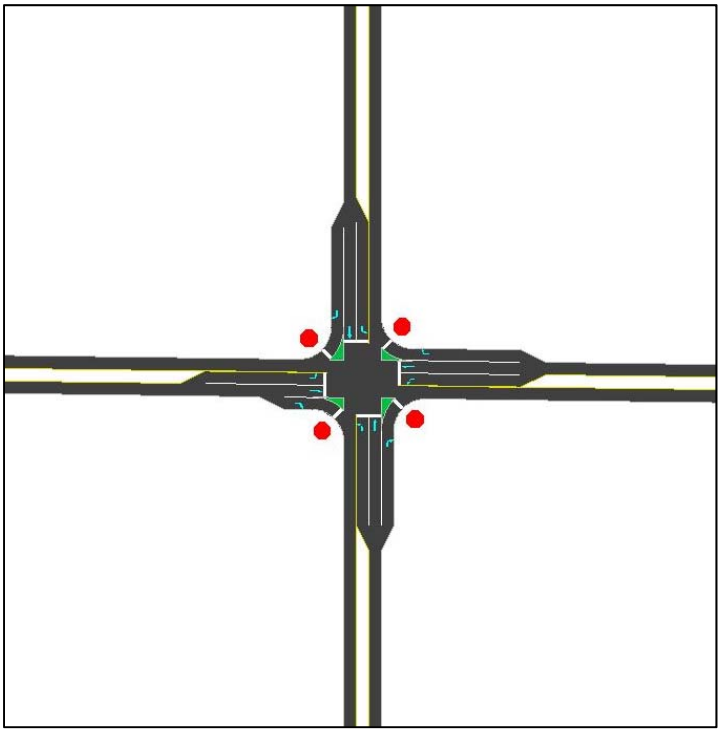
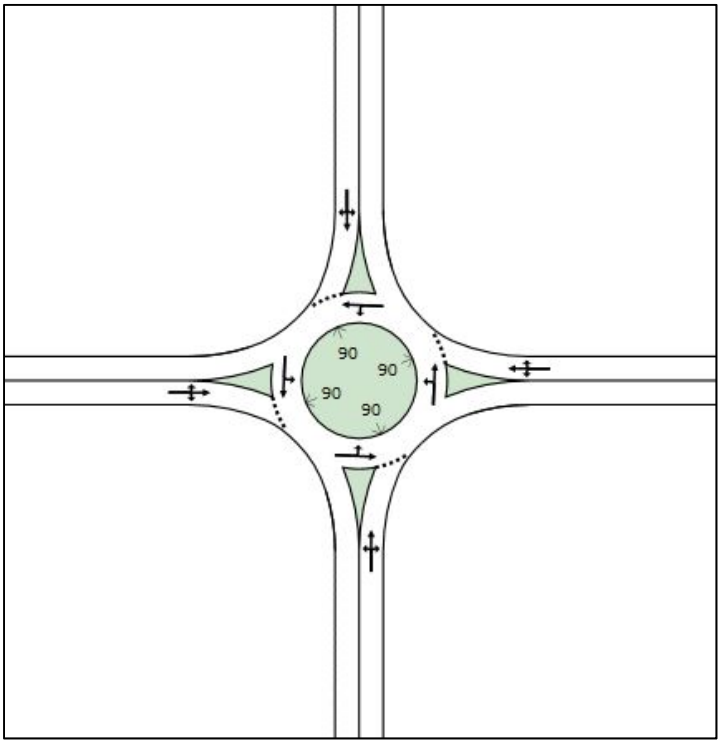


Figure 9 Rio Linda Boulevard/M Street Roundabout Lane Configuration



CULTURAL RESOURCES STUDY
OF THE RIO LINDA
SPECIAL PLANNING AREA
SACRAMENTO COUNTY, CALIFORNIA

Control No.: PLN P-2013-00145

Prepared for:

Sacramento County
Department of Community Development
Planning and Environmental Review
827 7th Street, Room 225
Sacramento, CA 95814

Prepared by:

PAR ENVIRONMENTAL SERVICES, INC.
P.O. Box 160756
Sacramento, CA 95816

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June 3, 2015

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INTRODUCTION

At the request of the County of Sacramento, Department of Community Development, Planning and Review (County), PAR Environmental Services, Inc. (PAR) of Sacramento, California, conducted a cultural resources investigation within the Rio Linda Special Planning Area (SPA) in the unincorporated community of Rio Linda, Sacramento County (Figures 1 and 2). The study was conducted in support of future improvement plans in the SPA corridor.

This report was prepared by PAR's Senior Historian, Cindy Baker and PAR's Senior Archaeologist, John Dougherty. Ms. Baker has an M.A. in Public History, and more than 25 years' experience conducting historic research and architectural evaluations. She served as senior author of this report. Mr. Dougherty is a Registered Professional Archaeologist, has a M.A. in Anthropology and more than 35 years experience in archaeological fieldwork and cultural resource management studies. He conducted the record search and prepared the archaeological sections of this report.

PROJECT DESCRIPTION

The Rio Linda SPA is located in northern Sacramento County in the unincorporated community of Rio Linda. The County proposes to rezone the parcels in the project corridor to SPA Designation and create the Rio Linda SPA.

The SPA, as delineated in the County's plan, extends along both sides of M Street between Shady Woods Way and Cherry Creek. The SPA comprises approximately 100 acres along both sides of M Street, as well as along Front and 7th streets north to Darney Avenue and south to L Street. The SPA boundary was delineated by the County to include commercial, residential, light industrial, and public properties along both sides of M Street and cross streets and some sections of paralleling streets, including Front and 7th streets and Curved Bridge Road (Figures 1 and 2).

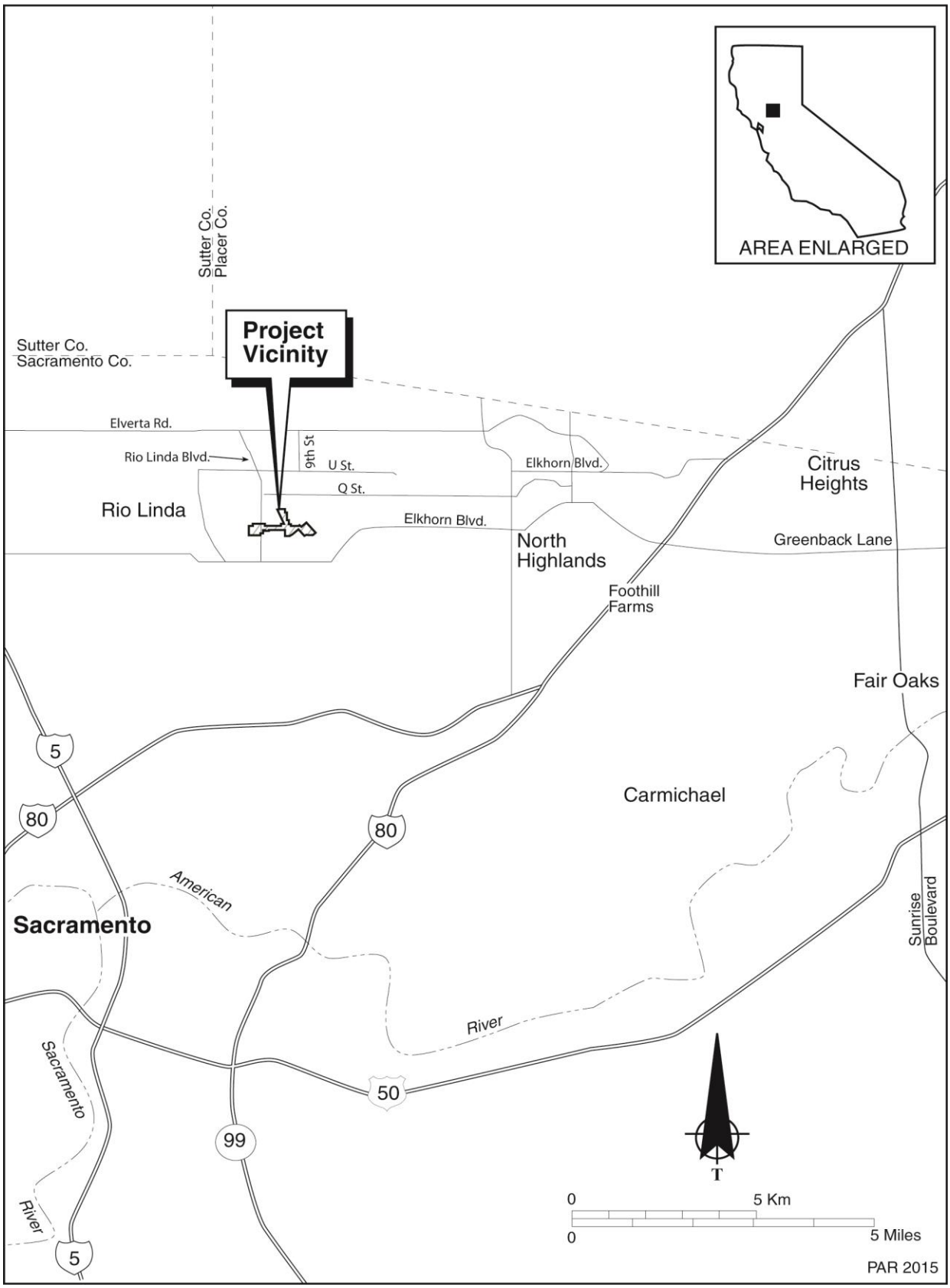


Figure 1. Project Vicinity Map

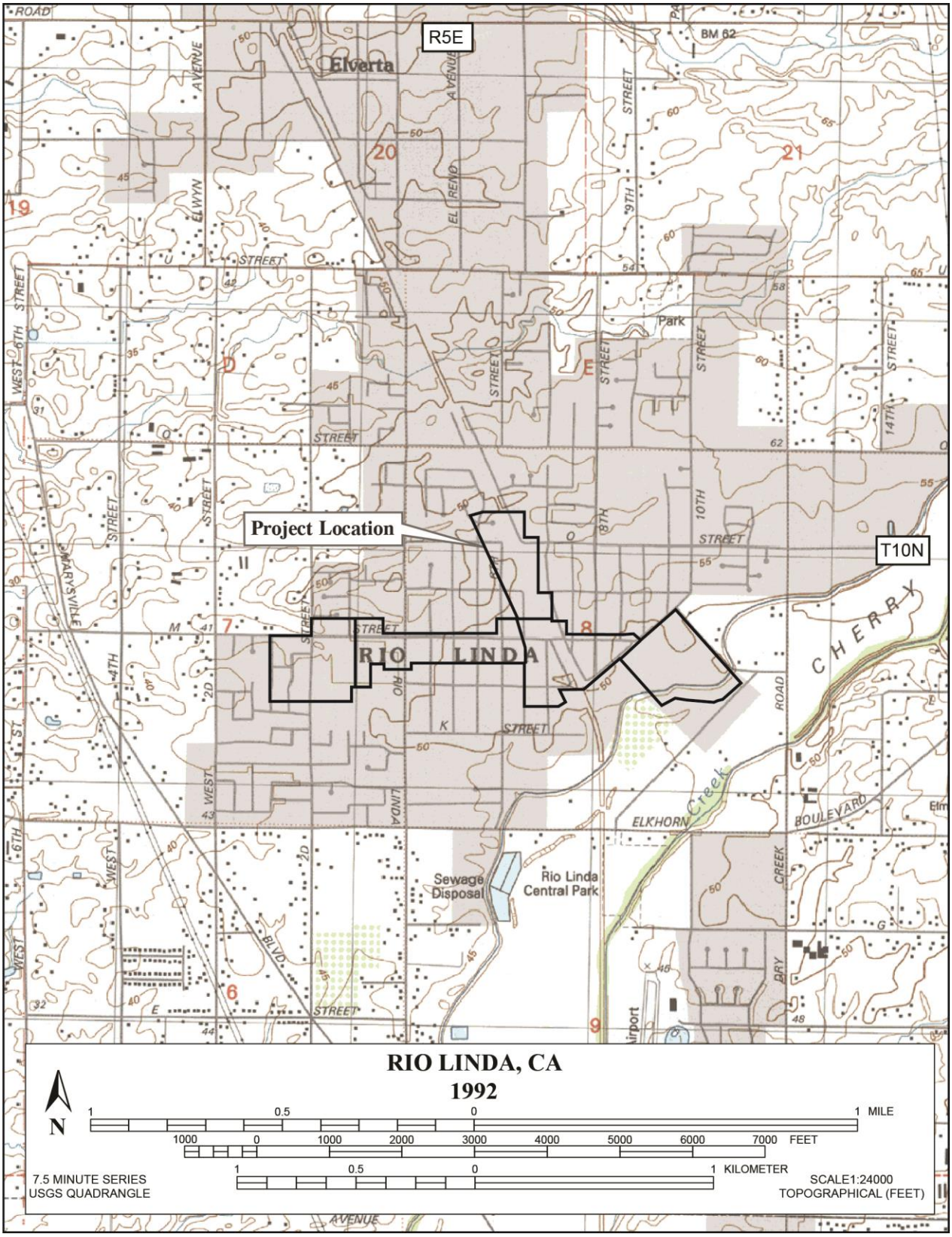


Figure 2. Project Location Map

The plan will specifically address the following elements:

- Land use;
- Revitalize vacant and underused sites;
- Attract land uses that will serve the surrounding community; and
- Preserve and improve air and water quality, and conserve natural habitat within the corridor.

To more efficiently address the different characteristics along the corridor, this report arbitrarily divides the SPA into five districts (Figure 3):

- Western District;
- M Street Corridor District;
- Town Center District;
- Northern District, and
- Eastern District.

The present study was undertaken in support of the development of this plan. More detailed boundaries of the districts are discussed in the SPA Cultural Resources Base section of this report.



Figure 3. Rio Linda SPA Cultural Planning Districts

RESEARCH METHODS

Research for this project was conducted in two phases. The first phase consisted of searching records, repositories, and other sources of online information. The second phase was fieldwork; project personnel conducted a windshield survey of the project area to determine if intact neighborhoods or historic structures were present in the SPA.

Archival Research

As part of the effort to collect published and unpublished information, PAR conducted research of the area using historical maps on file at the PAR office, the California Historical Resource Information System, North Central Information Center (NCIC), the Center for Sacramento History, and at the California State Library.

A search of records at the NCIC at California State University, Sacramento was conducted on March 17, 2015 by NCIC personnel. Relevant records, cultural resource maps, and state lists of registered historic resources on file at the NCIC were examined. Archival research was also conducted at the California History Room and Government Publications Section of the California State Library and the Sacramento Archives and Museum Collection Center for pertinent county maps and historical accounts. Additional research included contacting the Sacramento County Historical Society.

Data sources consulted include:

- *National Register of Historic Places* – (United States Department of the Interior [USDI] 1979, computerized updates through March 2015);
- *California Register of Historical Resources* – (California Department of Parks and Recreation [DPR] 1998, computerized updates through March 2015);
- *California Historical Landmarks* – (California DPR 1996, computerized updates through September 2009);
- *California Inventory of Historic Resources* – (California DPR 1976, obsolete);
- *Historic Properties Directory* – (California DPR computerized updates through March 2015);
- *California Points of Historical Interest* – (California DPR 1992, computerized updates through March 2015);

- Archaeological Site Records – computerized updates through March 2015; and

- North Central Information Center, California Historic Resource Information System records – March 2015.

The records search conducted at the NCIC identified 11 previous surveys that include some portion of the SPA or were adjacent to it (Davy 1992; Derr 1998; Gerry and Peak 1994; Hatoff 2010; Hellen 1978; Losee 2009; Marchand 1978, Palumbo 1966; PAR 1998, 2002; and True 1980). The records search also identified eight previously recorded resources or portions of resources that were mapped within or close to the SPA area.

Field Work

Two PAR cultural resource specialists conducted a windshield survey of the SPA, with the intent of identifying potentially cohesive neighborhoods or districts. The area is presently developed for residential, recreational, and commercial purposes and has generally been paved, graded, filled and landscaped, or is occupied by structures. Some areas remain as open grassland and reflect the agricultural and pastoral nature of the region. Overviews of streetscapes were photographed and described. Some structures (including businesses, public buildings, and residences converted to commercial uses) more than 50 years of age were photographed.

NATURAL AND CULTURAL SETTING

The SPA is located along both M Street and Front Street in Rio Linda (see Figure 3). Historically, before Rio Linda was established, the area was used as grazing land with a history of seasonal flooding. In the 1910s, the land was subdivided for agricultural operations consisting primarily of chicken farms and was settled in the early twentieth century. With the construction of the Sacramento Air Depot – later McClellan Air Force Base – the area became slightly more developed and urbanized. More growth took place during the Korean and Cold War eras in conjunction with the growth of the air base and the Sacramento region. Today, the area is defined by a mix of commercial, light industrial, vacant, and residential land. Habitat primarily is urban with some areas of annual grassland.

Environment

The Rio Linda SPA is located roughly along the right bank of Dry Creek's northern branch around Cherry Island and the adjacent plain to the north. The area was characterized historically by Valley-Foothill riparian habitat along Dry Creek and open, level grass land to the north. Corridors of mature valley oak woodland remain along the edges of the Dry Creek channels at present. The principle animal resources within the region may have included antelope, deer and elk, as well as large seasonal runs of anadromous fish including salmon and steelhead. Smaller mammals occupying the stream course riparian zones could have potentially included beaver, otter, raccoon, and other animals.

Much the area has undergone significant development and urbanization. Natural habitats that may have been present in or near the study area prior to historic and modern development include Valley Oak Woodland, Valley-Foothill Riparian, Annual Grassland, and Lacustrian habitats (Mayer and Laudenslayer 1988).

To the west Dry Creek emptied into the Brush Lake within the American Basin, a flood basin between the right bank of the lower American River and the left banks of the Sacramento River extending north to the lower Feather River. Rio Linda, on the east side of the basin, is located on a slightly elevated alluvial fan created by Dry Creek.

Fluctuations of sea level have resulted in the regional down-cutting of many stream courses in the lower Sacramento Valley during the late Pleistocene followed by subsequent alluvial in-fill as sea levels rose again during the Holocene creating shallow, steeped banked stream valleys with wide flat bottoms (Howard 1979). The channel of Dry Creek immediately southeast of the SPA, with northern and southern channels bounding Cherry Island is a typical example of this. The present topography of the Rio Linda SPA is largely a product of this history.

Geologically, the area is mapped as a mix of Pleistocene Riverbank and Modesto formation alluvia (California Division of Mines and Geology 1987). Soils are mapped as Bruella and San Joaquin sandy loams. Bruella soils are typical of terraces on eroded remnants of alluvial fans. San Joaquin soils are typically found on relicts of lower terraces (United States Department of Agriculture 1993).

Prehistory

The prehistory of California includes the entire known span of prehistory in North America, extending from the late Pleistocene to the protohistoric and ethnographic periods of the eighteenth and nineteenth centuries of the Common Era. The oldest finds in California are of Paleoindian origin (ca. 16,000 to 8,000 before present [BP]) and include the oldest dated human bone in the Americas, consisting of a fragment of human cranial bone from the Witt Site in the Tulare Lake basin that was dated using Uranium-Thorium methods to 15,802 BP (West et al. 1991).

The Middle and Upper Holocene saw the emergence of Archaic patterns in prehistoric societies characterized by mobile to semi-mobile band to tribal level organizations during the lower Archaic between ca. 10,000 and about 3,500 years BP. The Middle and Late Archaic, and Emergent periods spanning from approximately 3,500 years BP to the ethnographic present are relatively well represented in Sacramento County (Moratto 1984; Rosenthal et al. 2007). Regionally, the earliest well defined cultural pattern is the Windmiller tradition an upper Middle-archaic culture occupying the lower Sacramento, Cosumnes, Mokelumne, and San Joaquin river drainages around the periphery of the Sacramento-San Joaquin river delta (Moratto 1984; Rosenthal et al. 2007). The Windmiller is displaced or transitions to the Meganos Complex, which appears to be an acculturative assemblage that marks the assimilation of Berkeley Pattern cultural traits by Windmiller populations (Bennyhoff 1994).

Reasonably unambiguous archaeological evidence of the native, ethnographic cultures of California first appear in a recognizable form during the Late Prehistoric or Emergent Period beginning ca. 1,500 BP. The bow and arrow, the bedrock mortar, and identifiable antecedents of ethnographic religious practices are first noted in the archaeological record during this span (Moratto 1984:181-216). A growing economic emphasis on the acorn as a staple food, anadromous fish taking, and the management of biological resources and landscapes through seasonal burning is also noted (Bean and Lawton 1993; Moratto 1984). The concurrent technological changes may or may not have accompanied population movements throughout the region. Economic functions become elaborated while the exchange networks that first appeared during the Late Archaic continue and appear to become more geographically elaborate. Shell money can be confidently identified in the archaeological record by the beginning of the Emergent. Craft specialization and social stratification also appear or become more evident in the archaeological record during the Emergent (Moratto 1984:201-216, 294-304).

Archaeology in the Project Region

The Dry Creek Valley was archaeologically surveyed in the early 1960s by Patti Palumbo of Sacramento State College (Palumbo 1966). Palumbo's survey identified 31 archaeological sites along the course of Dry Creek in Placer and Sacramento counties. Palumbo also test excavated three sites, including CA-SAC-237 near Elverta (Palumbo 1966:23-24), northwest of the SPA. Palumbo noted darkened soil and a scatter of cobbles and broken stone at CA-SAC-237. The results of Palumbo's investigation at CA-SAC-237 suggested that the site was in use during the Middle or Late Archaic, ca. 3,500 to 1,500 BP. This suggestion was based on two typeable projectile points illustrated by Palumbo and by the preponderance of manos in the site, indicating a subsistence diet weighted toward hard-seed processing. The illustrated points resemble Martis Corner or Foresthill Side-Notched and Sierran Contracting Stemmed types (c.f. Justice 2002:215-227, 276-285). Data collected by PAR in 2006 further corroborate this estimate (Dougherty 2007:41).

In 2005 and 2006, archaeologists from PAR conducted additional Extended Phase 1 studies and a test excavation in support of proposed county road widening work. Those investigations resulted in extending the area of CA-SAC-237 northeast across Elverta Road. The test excavations recovered evidence of spatial organization within the site suggesting that parts of the site area were related to non-subsistence tasks, while the area nearest Elverta Road was a logistic area used to support specialized tasks. Obsidian hydration dates obtained on small obsidian flakes from the site suggested an age of between 2,000 and 3,000 years for the site occupation (Dougherty 2007).

After examining the material recovered by Palumbo and conducting comparative analysis with the material recovered in 2006, PAR archaeologists concluded that CA-SAC-237 was a special use site used repeatedly over many years. This conclusion was based upon a homogeneous lithic technological pattern that contrasted with a spatially extensive deposit that indicated prolonged use of the area. PAR also recognized evidence of spatial organization of the occupation appearing in contrasting recovery of artifacts and faunal remains between the area investigated in 1963 and that investigated in 2006 (Dougherty 2007:41-44).

Within Rio Linda, Palumbo recorded a single site, CA-SAC-281, near the foot of 8th Street, outside the SPA near the northern bank of Dry Creek. This site was recorded based on several ground stone artifacts, including pestles and manos, and two unifacial "cores." Palumbo indicted that the site might be a temporary camp site, but the number of ground stone artifacts suggests that this conclusion may be doubtful. Although no visible surface deposit was noted by Palumbo, the presence of a buried deposit cannot be ruled out. Several other important archaeological sites have been noted and investigated within two to eight miles of the SPA.

Farther downstream on Dry Creek, between two and three miles west of Rio Linda, near the eastern margin of American Basin, Shapiro and Maniery conducted Extended Phase I studies on CA-SAC-422 in 1992 (Shapiro and Maniery 1992). The site is a prehistoric site located near the point where Dry Creek once discharged into the American Basin, a large seasonally flooded basin north of the American River and east of the Sacramento River. The region was reclaimed as agricultural land in the 1920s. Shapiro and Maniery found that the site had a relatively sparse deposit but several artifacts, including a partially finished, perforated charmstone and a second completed, perforated charmstone, indicating that the site might have a Windmiller (Early Horizon) component. During the investigation, Shapiro and Maniery identified a probable burial pit with a completed charmstone and traces of unidentified bone, including a badly eroded fragment that appeared to be the distal end of a human fibula. Shapiro and Maniery concluded that the site might contain human remains. They observed that the surface of the site had been seriously altered by agriculture.

Other nearby sites of archaeological significance include the Arcade Creek Site and CA-SAC-164. The Arcade Creek Site is a deeply buried deposit exposed by channel erosion along Arcade Creek near Auburn Boulevard and Watt Avenue about six miles southeast of the SPA. The site was noted in 1961 but later attempts to relocate resource have been unsuccessful. When originally identified the resource was found exposed in the bank of Arcade Creek under a

layer of sterile alluvium 2.75 meters (nine feet) thick. The available information, including the depth of burial and number of ground stone artifacts, suggests an early- to mid-Holocene age for the site. CA-SAC-164, also known as the Sand Cove Site, located on the left bank of the Sacramento River is another site of significance in the region. CA-SAC-164 is located approximately eight miles southwest of the Rio Linda SPA. Originally discovered by artifact collectors, the site was found eroding from the Sacramento River bank. The visible cross-section of the deposit is more than eight feet thick. Burials in the site appear to reflect late Middle Archaic or Early Late Archaic patterns that are similar to patterns associated with the Meganos Complex. This complex has been held by investigators to represent a transitional pattern containing both Windmiller and Berkeley Pattern elements (Bennyhoff 1956).

Ethnography

The SPA falls within land attributed to the Valley Nisenan, a dialectically distinct population of Nisenan who occupied the Sacramento, and lower American, Bear, Yuba and Feather river courses between Sacramento and the Feather river confluence and Sacramento and Folsom respectively (Beals 1933; Kroeber 1929). The Nisenan are also known ethnographically as the Southern Maidu (Dixon 1982; Faye 1923; Kroeber 1976). In *The Valley Nisenan* Kroeber (1929:255) noted that his single source seems well informed regarding the settlements along the main river courses but was unclear about settlements or named places away from these main stream courses, which would include the current project area. In fact, Kroeber's source was better informed about Patwin villages located away from the major streams than he was regarding Valley Nisenan settlements away from the major rivers (Kroeber 1929). In the *Handbook of the Indians of California* Kroeber provides less information than in the 1929 monograph and no settlement locations for the Valley Nisenan. Wilson and Towne (1978) offer locations for named settlements along the Sacramento and American rivers but no interior locations for Valley Nisenan settlements, except possibly a settlement called *Pichiku* near Roseville.

The Nisenan followed what has been called a "complex hunter-gatherer" subsistence pattern by anthropologists. Complex hunter-gatherer societies are characterized by permanent villages and seasonal mobility by some members (Prentiss and Kuijt 2004b:viii-ix). Naturally occurring game and plant resources were gathered and used, or processed and stored for later consumption (Beals 1933; Kroeber 1976; Prentiss and Kuijt 2004). The Nisenan diet breadth was very wide. Beals' informants indicated that few if any food sources were avoided. Even yellow jackets were taken in the nest by people with specialized knowledge. The general technique described by Beals (1933:346-347) is comparable to European handling of honey bees.

By the early nineteenth century the Valley Nisenan had begun to encounter intruding European exploring parties, missionaries, and traders. In the early 1830s an epidemic disease, in conjunction with a winter flooding of epic proportions, swept the Sacramento Valley with catastrophic results among the indigenous peoples living in the Great Central Valley. The subsequent effects of the Gold Rush, beginning in 1849 added to the disaster. The Valley

Nisenan was of one populations hardest hit by these events. By the late nineteenth and very early twentieth centuries, when Merriam and Kroeber respectively were attempting to collect data regarding the Valley Nisenan, only a single family of Valley Nisenan descent could be identified in the Sacramento region.

Powers in 1871 and 1872 noted regarding the *Nishinam* that they were quite distinct socially from the Konkow, a people speaking a Maiduan language living in the Chico region. With regard to the Nisenan language Powers observed that it could have been the most internally diverse language in California. Powers also remarks that the Nisenan were quite sedentary, travelling very little compared to other indigenous Californian people. He attributed this sedentism as to why he could find so very few place names among the Nisenan of the plains (Powers 1976). Later ethnographers, including Beals (1933), Kroeber (1976), and Merriam (1967), drew sharp distinctions between the Nisenan of the Valley and the Nisenan of the Hills. Beals goes as far as suggesting that there were as many as eight distinct dialects among the Valley and Hill Nisenan.

Currently inquiries regarding Native American concerns related to Valley Nisenan resources in the Rio Linda region are referred by the Native American Heritage Commission to the United Auburn Indian Community of the Auburn Rancheria.

History

Introduction

Land use in the project area has been characterized by community development and transportation. Rio Linda was largely an early twentieth century development project that relied on the construction of the railroad to make establishment of a town feasible. When agricultural operations proved less than optimal, residents sought jobs nearby, creating a bedroom community that today is a suburb of Sacramento.

Community Development

The project area is in northwestern Sacramento County, an agricultural area largely undeveloped until the early twentieth century. The area was originally part of the 44,374.42-acre Rancho del Paso Mexican land grant, with eight miles frontage on the American River. On December 20, 1844, Mexican governor of California, Manuel Micheltoreno, granted this land to Eliab Grimes. Samuel Morris later applied for a patent to the land, which he received on May 4, 1858. By 1880, the land was owned by J. B. Haggin and remained an intact parcel. Haggin refused to sell the land unless it was purchased as a whole. As a result, development in the area was restrained for many decades. As late as 1903, no owners of the land were listed on official county maps (Bastian 2002; Boyd 1903; Reed 1923: 116-117; Thompson and West 1880:184).

In 1912, Haggin finally sold the land to the Sears and Roebuck Company real estate development division, which laid out a number of subdivisions there. When an executive from the company visited the area, he named it *Rio Linda*, meaning "beautiful river" after the clear water he found flowing through the many creeks in the area. The subdivisions were typically divided into five- to ten-acre parcels, although some were much larger, and sold moderately well (Bastian 2002; Boyd 1903; Reed 1923:116-117; Rio Linda-Elverta Chamber of Commerce 1997; Thompson and West 1880:184).

In the late 1910s, Sears and Roebuck sold the property to the Sacramento Suburban Fruit and Land Company (SSFL) of Minneapolis. This company soon thereafter began selling parcels to individuals interested in establishing small farms for fruit production. The company, by 1917, sold large lots, 75 feet by 150 feet long for $150 and up. They also sold 2.5 and 5 to 10-acre farm parcels. The Rio Linda Subdivision consisted of a series of sections, each named by a different subdivision number. For instance, the SPA runs through Rio Linda Subdivision 1, 2, and 3. The townsite of Rio Linda was placed directly in the center of Subdivision 2, spanning both sides of the Northern Electric railroad tracks through town.

By 1918, roughly 50 families of Scandinavian and German descent had settled in the area. Many of the larger parcels in the area were dedicated to wheat, oat, and grain production (Bastian 2002; Boyd 1903; Reed 1923:116-117; Rio Linda-Elverta Chamber of Commerce 1997). Gradually a small community arose. In 1917, the first school house was constructed. In 1918, a railroad station and 4th class post office were added (Buckland 2006).

After many settlers had planted orchards, it was discovered that localized hardpan soil conditions prevented winter rains from draining properly. Water standing around the graft led to crown rot disease, which killed many trees. Nearly 20 lawsuits were filed against the SSFL in the 1920s. These lawsuits claimed that company has misrepresented the parcels as fruitlands, although the land was unable to sustain fruit trees. Some won their suits and were granted financial compensation and then sold their farm. For the others and for future sales, the company consulted with the agricultural extension at the University of California, Davis, which advised those living in the area to turn their efforts toward poultry. As a result, Rio Linda residents began converting to this type of production and at one time had the highest production of eggs in California (Bastian 2002).

Civic growth continued, despite the farmers' setbacks. In 1923, locals created the fire district, although equipment and a fire station were far in the future. In 1926, the local community sought to improve the town's appearance by erecting the Rio Linda Arch on Rio Linda Boulevard and M Street, the main vehicular route. The metal structure was originally one of seven constructed in Marysville in 1911 to decoratively suspend electric trolley wires and to illuminate the street. The arches were dismantled in the 1920s. This particular arch was donated to the Rio Linda Grange in 1925 and re-erected in Rio Linda the following year with the help of volunteers and Pacific Gas and Electric Company (PG&E). The arch was known as the Gateway Arch, although little surrounded the arch but vacant farms (Buckland 2006; Posehn 2012).

Streets were also renamed. M Street, for instance, was previously known as Penn Street. All the east-west aligned streets received an alphabetic designation and, to further confuse residents, a system of streets and avenues were designated for the north-south aligned cross-streets (Sacramento County 1950).

Just before World War II, McClellan Air Force Base (AFB) was built just east of the project area. Thousands of workers emigrated from the midwest and southern states, relocating in quickly erected housing tracts around Rio Linda. Many of the local farmers were also attracted to the new military jobs and left farming for hourly wages, somewhat altering the agricultural character of the area (Bastian 2002; Buckland 2006).

Most of the project area had been developed to some degree by the start World War II. As new housing was added, both before and immediately after the war, it consisted of infill residential single family homes and some modest commercial buildings. After the war ended, all of California, including the Sacramento region with its multiple military facilities, rapidly developed. Rio Linda within the project area also experienced growth in this period, although to a lesser degree and, again, consisting of infill single family homes. This was also in part a response to the Korean war-era build-up at neighboring McClellan AFB. Within the project area, the Rio Linda School was added, as was the Community, Unified Methodist Church. The old community hall was replaced with the American Legion Hall in 1965. An ambitious shopping center was constructed in the eastern district of the project area, which ultimately failed (Sacramento County Tax Assessor 1950).

Rio Linda today is a bedroom community with a small downtown district. Larger lots around the project area continue to have an agricultural feel, with family operations of a handful of chickens and small livestock. This reversal has largely occurred since the end of World War II. While in the 1950s even small ranches had 9,000 chickens and more, today all such operations are gone. By the 1990s, Rio Linda's population numbered around 18,000, much larger than any time before. Today agriculture has been displaced by many other diverse occupations and Rio Linda had become a satellite community of Sacramento (Posehn 2012).

Transportation

Rio Linda's existence is largely thanks to the presence of the Northern Electric Railroad (NERR). The town began as a flag stop on the line, providing new and potential settlers a source of reliable transportation. The railroad became an integral part of the community and today the land it occupied is now kept as park and open space for residents' enjoyment.

The NERR, which runs through the project area, had its headquarters in Chico. It was incorporated in 1905 and one week later staged its first full-scale run between Chico and Sacramento (including the trackage through the project area). Initially all trains from Chico ran through Sacramento with a terminus at Woodland. The current location of Rio Linda was known as Dry Creek Station, a flag stop on the NERR's line (Rio Linda-Elverta Chamber of Commerce

1997). In 1907, the company was absorbed into the Northern Electric Railway Company. In 1914, the NE went into bankruptcy and was later sold at auction to the new Sacramento Northern Railroad Company (SN) (Hammon 1995).

In 1917, the SSFL donated land to the NERR for a depot building on their property (Figure 4), no doubt to encourage settlement and land sales (Sacramento Northern Online 2002). The NERR was acquired by the SN, a subsidiary of the Southern Pacific Railroad, on June 28, 1918 (Swett and Snappers 1962:19, 25, 27, 73). At one time, the SN had the longest interurban electric passenger train route in the United States, extending 138 miles from Chico to San Francisco. In 1921, the company became a subsidiary of the Western Pacific Railroad, although it continued to be called the Sacramento Northern (Gerry and Peak 1994:12; Sacramento Northern Online 2002).



Figure 4. Rio Linda Train Station, Circa 1920 (Courtesy of Center for Sacramento History)

The SSFL began to actively encourage settlers to take up chicken farming. In order to provide an adequate facility along the railroad tracks, the County of Sacramento in 1923 abandoned part of Front Street, north of M Street, under Resolution 2814. This land then became the home of the Rio Linda Poultry Producers (Posehn 2012).

In 1924, SN recognized the growing residential development north of Sacramento in the Rio Linda-Elverta area and started offering a suburban commuter rail service 11 miles between Sacramento and Elverta. These smaller trains were affectionately known as "Elverta Scoots" (Sacramento Northern Online 2002). For many years, older children living in Rio Linda took the 20-minute ride on the train to attend Sacramento High School, since they had no schools nearby. Suburban service ended in 1933.

During the 1920s and 1930s, improved roads and increasing use of private vehicles began to impact public transportation, including railroads. By the 1930s, passenger service was becoming a financial liability. The last regular SN passenger train stopped at the depot on

June 21, 1936. After that time, the Rio Linda stop was used only for freight service consisting primarily of poultry feed and lumber for the nearby lumberyard (Bastian 2002). Trains were converted from electric to diesel power (Gerry and Peak 1994:12). Sometime between 1936 and 1945, the original depot building was moved about one and a half blocks away and used as a rental home; however the cement capped cobblestone foundation was left in place (Mitchell 2002).

Freight service on the railroad stopped in the mid to late 1960s. Around this time, the freight building was either moved or demolished, leaving the Rio Linda stop vacant of original structures. By 1981, the 6.11-mile-long section of track known as the Rio Linda Branch from Rio Linda to Sankey was used as a spur line for local freight shipments on the SN system (Gerry and Peak 1994:12).

Finally sometime between 1985 and 1990, the track was torn up, leaving only the grade. Around this time, the Lions Club built a gazebo on the old depot foundation. The gazebo was moved approximately 200 feet south of this location in the fall of 2001 and a foundation was left in place (Mitchell 2002). In January 2002, the Rio Linda-Elverta Parks and Recreation Department, working with the local historical society and Lions Club, hired a contractor to demolish the original 1917 Rio Linda Depot foundation.

McClellan Air Force Base. The developmental growth and focus of Rio Linda has been somewhat linked with McClellan AFB, although less so than in suburbs closer to the base, primarily North Highlands. In the early 1930s the Army was actively searching for an air depot site capable of expanding with the military's increased reliance on aviation. Although several California sites were considered, including Mather Field, most were unsuitable or lacked adequate space for future growth. With the assistance and lobbying of Arthur Dudley, Secretary-Manager of the Sacramento Chamber of Commerce, a 1,200-acre site was selected within the old Rancho del Paso and money was appropriated by congress to purchase the property (Miller 1982:2).

The site of the future McClellan AFB was ideal for several reasons. First, there were less than two dozen land owners, most who were more than willing to sell their unproductive farms and move elsewhere. Second, the land was primarily vacant, providing a blank slate for base designers. Third, it was ideally located close to the Sacramento River and adjacent to the Southern Pacific Railroad mainline, meeting the Army's transportation needs. Construction of the new depot took several years, partially because of the size of the immense hangers and warehouses that were designed to accommodate the largest bombers used by the military at that time (Miller 1982:10-12, 31).

Dedication of the installation occurred on April 29, 1939. Initially, the new base was called the Sacramento Air Depot. On December 1, 1939, the War Department officially changed the name to McClellan Field to honor Major Hezekiah McClellan, an Army aviation expert who lost his life testing a new aircraft (Miller 1982:38).

When the base was dedicated in 1939 it employed about 350 civilian workers, who transferred to McClellan AFB from Rockwell Field in San Diego. The workers moved to Sacramento in small groups, since housing in Sacramento was not readily available. With the outbreak of World War II the base expanded rapidly. By 1943 nearly 22,000 military and civilian workers were employed on the base. Space was at a premium and housing was difficult to find and obtain. With the end of the war, the base began reducing its task force from 21,902 in 1943 to 4,780 by June 1947. The reduction only lasted a few years, however (Miller 1982:67, 165).

Subsequent to the end of the Cold War, McClellan AFB was part of a nationwide divestiture of military installations under the Base Closure and Realignment Act. The base was officially closed in 2001. Withdrawal of the military occurred over a five-year period and the base was slowly relinquished to private enterprises. McClellan Business Park operates today as an aviation maintenance and repair facility, in addition to a suite of other businesses and has 3,500 people working at the former base, a greatly reduced number from pre-closure base levels (Buckland 2006).

When McClellan closed, Rio Linda felt the loss. By 2000 the population was down to 44,187 and many businesses closed. Today, the unincorporated area is largely made up of modest homes with limited retail and other commercial ventures, vacant land, and open space within the former rail corridor. Rio Linda is still seeking to redevelop a vibrant community (Buckland 2006).

SPA CULTURAL RESOURCES BASE

The survey identified limited potential for prehistoric and historic archaeological remains. While the majority of structures within the SPA are more than 50 years old, none were evaluated in light of California Register of Historical Resources (CRHR) criteria or the California Environmental Quality Act (CEQA) Section 5024. The following discussion is divided by district and includes results with regard to potential for historic resources.

Future projects may involve impacts to properties within the SPA, including impacts that could require evaluation under Section 106, necessitating standards required under the National Register of Historic Places (NRHP). Some buildings and structures within the SPA could be important for their engineering or architectural history or characteristics and affiliations. Those aspects of their importance should be considered when evaluating these structures. In all cases, they should be evaluated for their importance on a local level.

Resources consist of varying mixes of modest single family homes, small churches, small commercial businesses, warehouses and commercial businesses occupying warehouses formerly situated near the now-removed railroad alignment, and vacant land. The majority of homes are

modern (post-1965), with a mix of modest homes dating from the 1920s to 1960s, nearly all of which have been modified with additions and replacement fenestration.

This area lacks distinct neighborhood versus commercial districts, with residential and commercial overlapping throughout. With the exception of modern homes built as subdivisions along the western portion of M Street, houses of all ages are interspersed with each other, so that there is no cohesive 1920s neighborhood, for instance. The former railroad corridor has been left as open space for park use.

Archaeological Sensitivity

The complex effects of geological and climatic history on the lower Sacramento Valley complicate any attempt at assessing the potential for both buried and surface prehistoric resources. The retreat and advance of mean sea level and attendant changes in stream grade have over time resulted on a complex pattern of erosion and deposition. At CA-SAC-422, for example, the original mound stood lightly above the surrounding plane. During testing it was found that culture bearing sediments extend beneath dense, black, basin clays that were in all probability associated with the annual flooding of Brush Lake in the American Basin west of Rio Linda. Subsurface probes indicated an accumulation of up to 60 centimeters of clay above the cultural bearing material around the mound skirts. This indicates, based upon the presence of probable Windmiller tradition artifacts between about 3,500 to 5,000 BP and the present time topography and sedimentary conditions changed significantly within less than four miles of Rio Linda.

Given the partial burial of Late Lower Archaic resources nearby, there is a clear potential for the burial of other resources within the study area. The most stable geographic feature near Rio Linda is Dry Creek. This water course drew significant attention prehistorically (Palumbo 1966), and acted as a focal zone along which prehistoric activity focused. Based upon Palumbo's work, a buffer zone of 500 meters (1,600 feet) should include most potential existing and potential prehistoric resources (Figure 5). Based upon this, the Eastern and Town Center districts will have the highest potential for unidentified resources. The extreme southeastern portion of the M Street and northern districts are also within 500 meters of Dry Creek.

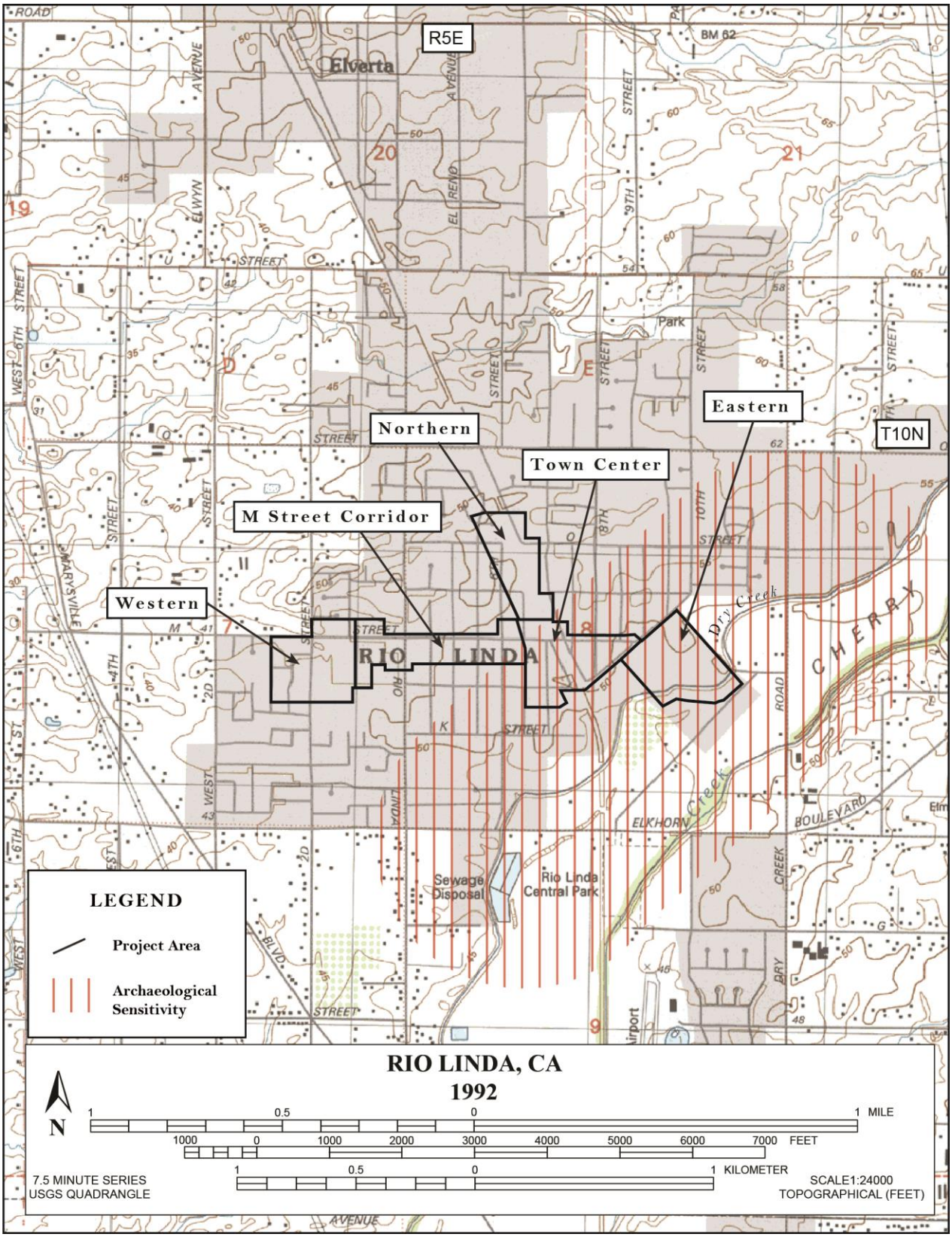


Figure 5. Archaeological Sensitivity Map

Legal Background

State

Public Resources Code (PRC) Section 5024.1 established the CRHR to maintain a list of historic resources identified within the state. There are criteria established to determine the significance of properties and defines how to determine if a property is eligible. Resources may be listed as an historical resource in the CRHR if they are associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; associated with lives of persons important in our past, embodies the distinctive characteristics of a type, period, region, or method of construction; or represents the work of an important creative individual, or possesses high artistic values, or may be likely to yield, information important in prehistory or history [PRC 5024.1 Section (c)].

(CEQA, which is also a part of the PRC, outlines the requirements for the protection of historic and archaeological resources. CEQA requires that resources which cannot be avoided by the project must be evaluated for their historical significance under the provisions of PRC Section 5024.1 as outlined above.

Senate Bill 18 (Chapter 905 – Statute of 2004) This statute requires cities and counties to contact and consult with interested Native American tribal organizations prior to amending or adopting any General Plan or Specific Plan, or designating land as open space.

Assembly Bill 52 (AB-52) In September 2014, Assembly Bill (AB) 52 was signed into law. AB-52 amends CEQA, designating tribal cultural resources as a new type of resource under CEQA. AB-52 further requires that lead agencies must provide notice of proposed projects to interested tribes, if they have requested notice of projects proposed within the area of their interest. AB-52 allows tribal parties 30 days to respond to a notice of a proposed project. Further AB-52 also provides recommended mitigation measures. AB-52 specifies that consultation is completed when either the consulting parties have agreed upon measures to mitigate project effects, or when the parties have concluded that no agreement can be reached.

Federal

If a project will require a permit from a federal agency or will rely in the whole on in part on federal funding, then the project will fall under the purview of the National Environmental Policy Act (NEPA) and the National Historic Preservation Act (NHPA). NEPA mandates that "federal projects" take into account the effects of federal projects upon natural and historic resources. Under Section 106 of the NHPA, important or significant historic resources that may be affected by the project must be identified and the potential effects of the project upon the resource must be evaluated, and if necessary those effects must be mitigated. Potentially significant resources are identified by applying the criteria of the NRHP as outlined in 36 CFR 800, the federal regulation that implements the requirements of Section 106.

Western District

The Western District (Figure 6) extends on both sides of M Street from the eastern end of the SPA at 2nd Street and east to Rio Linda Boulevard. It consists of single family homes, including modern tract homes, and vacant land. It encompasses 21 acres and is bounded on the south by N Street, on the east by Rio Linda Boulevard, and on the west and north by limits defined by the County.

Archaeology

Approximately half of the Western District is developed along the western end of M Street. Substantial open areas remain along both north and south side of the street. Most of these areas are fenced. The record search indicates a low potential for archaeological remains, primarily isolated artifacts and small processing sites related to hunting or plant resource collection.

Architecture

The Western District includes a small portion of a modern subdivision on the western end, large parcels of vacant land and a mix of mid-century single family homes. The majority of this district is comprised of either modern buildings, vacant land, or contains mid-century single family homes that lack architectural significance. The residential properties in the Western District are among many structures constructed in the project area in the post-World War II population explosion in California and Sacramento County specifically. The California Department of Transportation (Caltrans) 2011 context for evaluating tract housing in California specifies that a housing tract must be "a significant and distinguishable entity" in its geographical context (Caltrans 2011:126). All of the resources in this district are of common design and construction techniques and nearly all exhibit evidence of modifications, ranging from minor to significant.

M Street District

The M Street District (Figure 7) extends down M Street from (and includes) the Rio Linda Gateway Arch to the former railroad corridor in the center of town. The district is bounded by Rio Linda Boulevard on the west, by 7th Street on the east, and extends approximately one half block north and south of M Street itself. It encompasses 20 acres of land. The district includes residential side streets with homes dating from the 1920s to the modern era, all intermixed so that there is no cohesive architectural period or style notable. Commercial infill dates from the 1920s to the present.



Figure 6. Western District Map



Figure 7. M Street District Map

Archaeology

Most of the M Street District is developed, with little unpaved open ground. Open areas and fields are present behind some areas of development, but have limited access. The record search indicates a low potential for resources. The extreme southeastern portion of the district falls within 500 meters of Dry Creek and thus within an archaeologically sensitive zone (see Figure 5). There is a potential for isolated artifacts and small processing sites related to hunting or plant resource collection. There also is some potential for early twentieth century historical archaeological deposits in backyards, filled in septic tanks, and possibly buried in disposal pits associated with the older historic structures.

Architecture

The M Street District developed as Rio Linda's central business district expanded west after World War II. The Rio Linda Arch, locally referred to as the Archway (Figure 8), at the western end of the district was erected at the intersection of Rio Linda Boulevard and M Street in 1926, intended to create a distinctive gateway for the small community. It was originally one of seven arches built in 1911 in Marysville and dismantled in the 1920s. This arch was then relocated to Rio Linda. It has the potential to be considered a local historic resource. This district includes both modern and pre-1960s residential and commercial properties, all of which were built as infill around a scattering of pre-existing homes from the 1920s through 1940s (Figure 9). This district also includes the Rio Linda Community Unified Methodist Church (Figure 10) (constructed in 1950) and the north side of the parcel of the mid-century Rio Linda School (which is outside the SPA).



Figure 8. Rio Linda Gateway Arch (or Archway), view northeast, March 2015



Figure 9. Views of M Street Corridor
Top: View northeast, 2015
Middle: View northwest from eastern boundary of district, 2015
Bottom: Rio Linda Liquor, View southeast, 2015



Figure 10. M Street District Architecture
Top: Typical Residential Side Street view
Bottom: Rio Linda Community Unified Methodist Church (constructed 1950), view northeast, 2015

The residential development in this area consists of single family homes of varied age. There are no clearly defined cohesive neighborhoods of a particular style or age. The majority are modest single family homes that lack individual distinction or association with a particular time or significant event in Rio Linda history. However, the potential for historic structures does exist in this area. There are houses from the pre-World War II period (especially north of M Street) that may retain sufficient integrity to be eligible for listing on the NRHP or CRHR as examples of early residential development in the community. These are scattered throughout this district. Additionally, the Methodist Church appears to have retained integrity of original architectural style. The church and individual houses more than 50 years of age within this district should be evaluated.

Commercial buildings within this district all exhibit high degrees of modification from their original architectural style and lack distinctive building styles or expressions as structures that might be deemed significant to the history of Rio Linda. As a result, these structures have very limited potential as historic resources or collectively as an historic district.

Town Center District

The Town Center District (Figure 11) extends from the eastern boundary of the M Street Corridor District to the western boundary of the Eastern District. It encompasses 22 acres of land. It includes the original town site platted for Rio Linda in a grid pattern of lots flanking the railroad alignment. It includes the original train depot location and commercial structures associated with either the freight or passenger service of the railroad or those stores that met local community needs. It also includes the Rio Linda Post Office and the largest community center, which is located in the American Legion Hall. The former depot building has also been moved and renovated as a community space. The former railroad alignment through this district has been converted to park space and is landscaped for that purpose. The former railroad alignment through this district is a segment of the Sacramento Northern Bikeway. The alignment is landscaped and used as park space between M Street and Oak Lane.

Archaeology

Most of the Town Center District is developed, with little unpaved open ground. Open areas and fields are present behind some areas of development but have limited access. The record search did not identify archaeological resources within the district, but did indicate a known resource near the foot of 8th Street. The entirety of the district falls within 500 meters of Dry Creek, and thus has an elevated potential for buried resources. There is a potential for isolated artifacts and small processing sites related to hunting or plant resource collection, and small occupation sites. Regarding historic resources there is a low potential for late nineteenth and early twentieth century archaeological deposits associated with the older structures in the area. In addition the former site of the Rio Linda Depot was evaluated in 2002 and determined to be ineligible as an historic property (Schmidt and Compas 2002). There may be historical archaeological remains associated with the station. The ditches associated with the railroad may also have been used for trash disposal by local households and businesses.



Figure 11. Town Center District Map

Architecture

Town Center District was part of the original townsite for Rio Linda platted by the SSFL Company. Today, this district is comprised of numerous parcels containing commercial, public (including 1960s fire department and modern water district), light industrial, and residential buildings. The district is intersected by the former railroad alignment (now open space) and includes the site of the original train station (which has been moved north and converted to a public space) (Figure 12). To the west of the railroad alignment there are two mid-century buildings, including the original Rio Linda fire station (Figure 13). To the east is a triangular area that includes a mix of modern and historic commercial with mixed single family homes, the majority of which are more than 50 years old.

There are some buildings in this district that may be deemed historical resources and found eligible for one or more registers. These include the Rio Linda Fire Department building (Figure 13), the post office, the Nu-Way Market at 6800 Front Street (northeast corner of M and Front streets) and another commercial structure at 600 M Street constructed in 1949 (Figures 14-17). The former train station has been relocated and likely lacks sufficient integrity of setting and location to be considered an historic property. The Rio Linda water tower just outside the southern boundary of the district was also determined ineligible in 2009 (Supernowicz 2009).

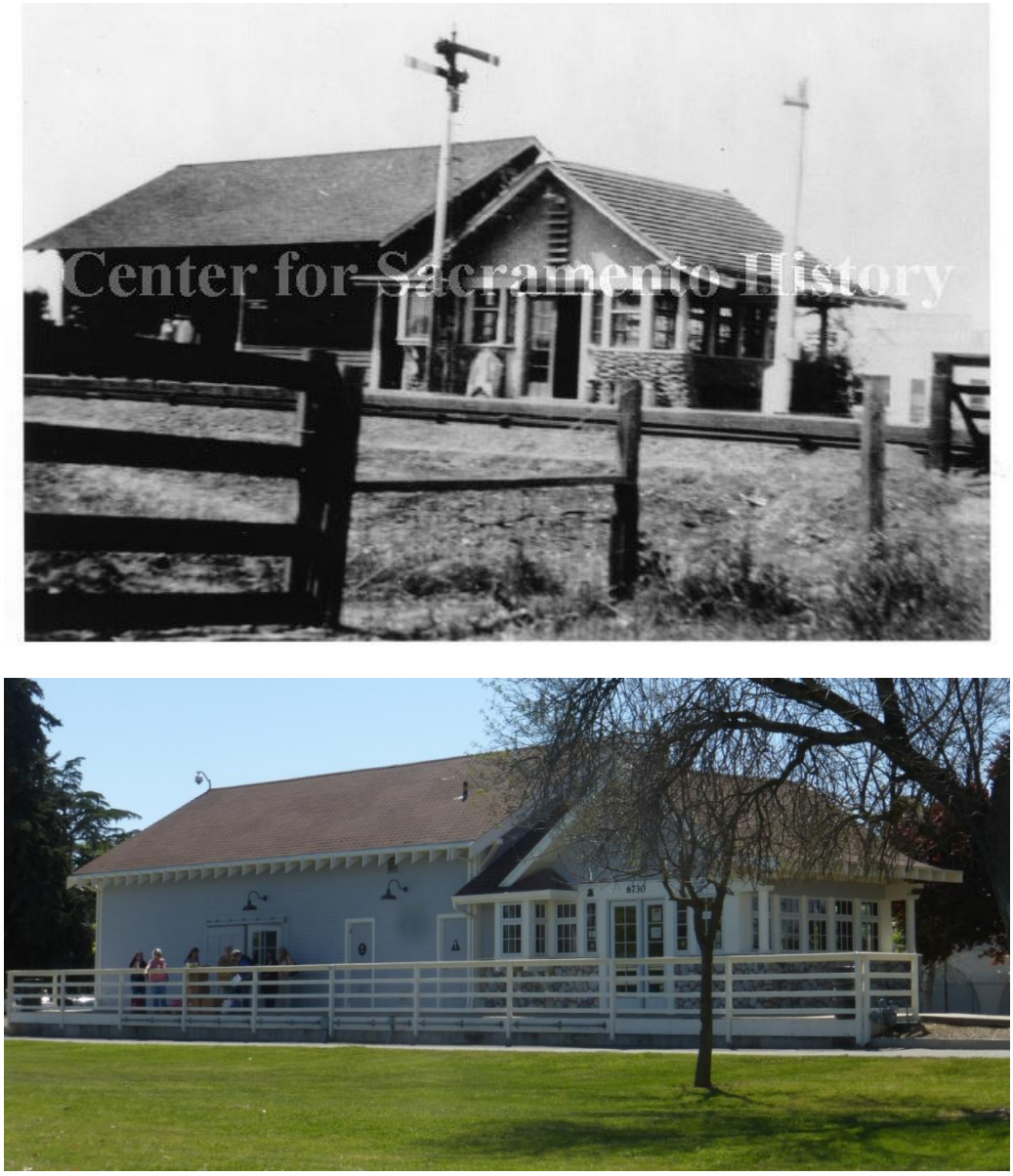


Figure 12. Rio Linda Depot and Fruit Stand Structure

Top: Rio Linda Depot and Fruit Stand, Circa 1920 (Courtesy of the Center for Sacramento History)

Bottom: Rio Linda Train Station, 2015 (Note: Current location is half-block from original)



Figure 13. Rio Linda Fire Department, 2015





Figure 14. Nu-Way Market Building

Middle: Nu-Way Market (constructed circa 1920) on right, view north, circa 1970 (Courtesy of the Center for Sacramento History)

Bottom: Nu-Way Market, view north, 2015





Figure 15. Post Office Buildings Past and Current
Top: View West on M Street in front of Post Office, circa 1965
Bottom: Modern (Post-1966) Post Office, view northwest, 2015







Figure 16. Town Center Views

Top: View East on M Street from Front Street, Circa 1965. The façade of 600 N Street is visible in right center

Middle: View southeast on M Street of 600 N Street (constructed circa 1945), 2015

Bottom: Front Street, just south of M Street, Typical Commercial, view southeast, 2015



Figure 17. Views of Town Center District
Top: View northeast on 8th Street from Oak Street, 2015
Bottom: American Legion Hall (constructed 1965), view north northeast, 2015.

Northern District

The Northern District (Figure 18) extends north from the Town Center District and encompasses 15 acres of land. It includes the former railway right-of-way north of M Street to O Street, as well as parcels along Front Street and 7th Avenue. It was part the original town site platted for Rio Linda in a grid pattern of lots flanking the railroad alignment. It includes the commercial structures associated with either the freight or passenger service of the railroad or those stores that met local community needs. It also includes a scattering of modest single family homes and vacant land. The former railroad alignment through this district has been converted to park space and includes a bike trail. Land between the former track right of way and 7th Street is occupied by warehouses and light industrial buildings that were occupied with businesses associated with the railroad, including the poultry producers association.



Figure 18. Northern District Map

Archaeology

Most of the 15 acres of the Northern District is undeveloped. The district falls outside the 500-meter buffer along Dry Creek and is considered to retain a low potential for prehistoric remains, most probably limited to isolated artifacts and small processing sites.

Architecture

Northern District consists of the railroad frontage and industrial area (Figure 19) north of M Street and includes vacant land and no more than three modest single family homes that appear to be 50 years old or older, but have been greatly modified. This area remained on the fringe of the central core district and development was slow. Today most of the older buildings have been removed or significantly enlarged and altered.

Structures along Front Street that were originally associated with the railroad either as warehouses or agricultural operations are not likely to have sufficient significance or integrity to render them eligible as historical resources. For instance, the largest group of buildings (including a warehouse and silos) in this district consists of the Rio Linda Poultry Producers Association buildings at 6815-6901 Front Street, which were determined ineligible in 1994 (Hill 1994). The Rio Linda water tower, just outside the southern boundary of the district, was also determined ineligible in 2009 (Supernowicz 2009).



Figure 19. Northern District Overviews
Top: View up Front/7th Street from M Street, View north, 2015
Middle: View Northwest, 2015
Bottom: Former Silos (constructed 1934 to 1953 view south, 2015

Eastern District

The Eastern District (Figure 20) extends east from the Town Center District. It encompasses 20 acres of land. It extends east from the Town Center District and is bounded by Curved Bridge Road on the northwest and northeast. It is outside the original town site platted for Rio Linda, but within the Rio Linda Subdivision lands. Much of the Eastern District is developed and consists of a large 1960s shopping center with modern additions (most of which are now vacant), a modern apartment complex and approximately five single family homes that appear to be 50 years old or older. There is also a large parcel of vacant land on the eastern end of the property.

Archaeology

The district falls entirely within the 500-meter buffer along Dry Creek and is considered sensitive for prehistoric resources including isolated artifacts, small processing sites and small occupation sites.

Architecture

The Eastern District is outside the central core (Figure 21) of Rio Linda. The shopping center (including freestanding businesses, such as a Bank of America (Figure 22) and a drive-in restaurant was developed in the early 1960s to respond to a growing demand from suburban residents. This area, however, remained on the fringe of the central core and development was slow. While some of the older buildings have been altered, the shopping center (Figure 23 top) has a decidedly 1960s feel and should be examined for its historic potential. The residential structures on the western end of Curved Bridge Road are common types of single family homes and have low potential as historical resources. A brick house (Figure 23 middle) on the north side of the shopping center was constructed in 1935 and is surrounded on three sides by the commercial development. This house is well-built and seems to retain integrity of design, which would increase its potential as an eligible property. There are also two residential properties on Curved Bridge Road in the eastern end (Figure 23 bottom) of the project area. One appears to be more than 50 years of age and will require evaluation, although it appears to be of standard construction. Two other single-family properties outside the project area, but in the general vicinity, are similar and have been previously determined ineligible as historical resources. These include 1101 and 1133 Curved Bridge Road, both of which lacked significance and integrity (Bakic 1998).



Figure 20. Eastern District Map



Figure 21. Eastern District Views
Top: M Street, view east toward Curved Bridge Road, 1970
Bottom: M Street, view west from Curved Bridge Road, 2015



Figure 22. Bank of America, circa 1965



Figure 23. Eastern District Architecture

Top: Vacant Mid-Century shopping center, (constructed circa 1969) view northwest, 2015

Middle: Residential structure (circa 1935) on Curved Bridge Road, located immediately adjacent to the 1969 shopping center, view southwest, 2015

Bottom: Residential structures in eastern end of project area on Curved Bridge Road, view east, 2015

SUMMARY AND CONCLUSIONS

At the request of the County of Sacramento, PAR Environmental Services, Inc. (PAR) of Sacramento, California, conducted a cultural resources investigation within the Rio Linda Special Planning Area in Rio Linda, Sacramento County in February and March, 2015. The study was conducted as part of an ongoing planning effort to rezone and rehabilitate in the town of Rio Linda. To that end, this work was conducted to assist the County in their long-term planning decisions.

Archaeological Assessment

The archaeological potential of the SPA varies depending upon the period of concern and the proximity to Dry Creek. For prehistoric resources, the portion of the SPA within 500 meters of Dry Creek, including the Town Center and East districts, are potentially sensitive for buried prehistoric resources. The presence of CA-SAC-281 at the foot of 8th Street is an example. Most importantly, the absence of visible surface deposits cannot be considered as a reliable guide to archaeological potential. The region has experienced important shifts in erosion over the last 15,000 years. These shifting patterns have resulted in changes that not only drew prehistoric populations to the Dry Creek corridor as shown by Palumbo's study, but active alterations in the character to the landscape over time, as observed at CA-SAC-422, suggests that buried resources cannot be ruled out anywhere within the SPA.

Historical archaeological potential is comparatively limited beginning primarily in the nineteenth century and extending into the early twentieth century. It seems probable that the majority of the historic archaeological potential may be located along the Sacramento Northern Corridor, while other deposits may be tied to the earlier settlers taking up land along the street grid of Rio Linda.

Management Considerations

It is recommended that archaeological sensitivity be assessed on the basis of individual projects and their distinct effects. The area within 500 meters of Dry Creek should be considered the most sensitive for archaeological remains, but resources cannot be ruled out away from Dry Creek.

Cautions

There remains a potential to encounter buried or as yet undiscovered resources during land clearing and construction work almost anywhere within the SPA. Buried resources may consist of historical remains such as structural features (foundations, cellars, etc.) or buried trash deposits containing glass, ceramics, and metal, or the resources may be of prehistoric origin

containing chipped stone, shell, bone, and other remains. If such subsurface resources are encountered, work should halt in the vicinity of the discovery until its significance can be evaluated by a professional archaeologist. If during land clearing further surface resources such as additional mining, historic trash scatters, or prehistoric resources are encountered, work should halt in the vicinity of the find until the discovery can be evaluated by a professional archaeologist.

Human Remains

Section 5097.94 of the Public Resources Code and Section 7050 of the California Health and Safety Code protect Native American burials, skeletal remains, and grave goods, regardless of age and provide method and means for the appropriate handling of such remains. If human remains are encountered, work should halt in that vicinity and the County coroner should be notified immediately. At the same time, an archaeologist should be contacted to evaluate the situation. If the human remains are of Native American origin, the coroner must notify the Native American Heritage Commission within 24 hours of such identification. CEQA details steps to be taken if human burials are of Native American origin.

Architectural Assessment

Recommendations

There are numerous properties that are 50 or more years old within the project area. In order to meet CEQA compliance standards, those buildings that are 50 years old or older should be identified, evaluated, and recorded on the DPR records as projects occur.

Additional properties are reaching the 50-year mark that requires evaluation as an historical resource under CEQA. Future projects are planned that could result in extensive modifications or demolition of these unevaluated properties, it is recommended that they be recorded and evaluated in light of CEQA criteria prior to demolition or modification.

Management Considerations

The areas adjacent to the present SPA contain numerous buildings that are 50 years or older. These include houses, outbuildings, and commercial structures that were constructed after 1920. In addition, several buildings or structures, including the Rio Linda Arch, Methodist Church, and a few houses, appear to be landmark structures and may be eligible for inclusion in the CRHR or NRHP. Future project planning that expands the SPA or includes new areas should take into consideration the potential for significant historical resources in this area.

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Department of
Community Development
Lori A. Moss, Director

Divisions
Administrative Services
Building Permits & Inspection
Code Enforcement
County Engineering
Economic Development & Marketing
Planning & Environmental Review

INTEROFFICE MEMORANDUM

TO: **Christine Kudija**
FROM: **Nicole Harrison**

DATE: **April 9, 2015**

SUBJECT: **Protected Trees in the Rio Linda rezoning area**

Christine:

Here are the APN numbers of all the properties containing protected trees in the Rio Linda SPA boundary. Please note that in certain instances it was difficult to determine the exact location of the tree according to the parcel viewer for exact placement. Trees which could not be exactly placed but could be impacted by development to either parcel were listed on both parcels.

206-0210-019	206-0182-008
206-0210-044	206-0260-007
206-0210-016	206-0233-010
206-0141-006	206-0233-016
206-0171-020	207-0130-004
206-0171-014	207-0130-008
206-0171-016	207-0130-001
206-0221-035	207-0131-005
206-0221-034	207-0300-008
206-0221-043	207-0300-009
206-0221-008	207-0141-001
206-0172-011	207-0141-015
206-0172-006	207-0141-006
206-0173-010	207-0141-011
206-0173-008	207-0141-015
206-0173-011	207-0123-009
206-0173-009	207-0122-008
206-0223-018	207-0122-007
206-0223-004	207-0122-037
206-0181-010	
206-0181-011	
206-0182-019	

827 7th Street, Room 225 • Sacramento, California 95814 • phone (916) 874-6141 • fax (916) 874-7499
www.development.saccounty.net

Downtown Rio Linda SPA - New Commercial Construction

Sacramento County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	43.00	1000sqft	0.99	43,000.00	0
Medical Office Building	12.00	1000sqft	0.53	12,000.00	0
High Turnover (Sit Down Restaurant)	9.00	1000sqft	0.40	9,000.00	0
Gasoline/Service Station	3.00	Pump	0.01	423.52	0
Strip Mall	56.00	1000sqft	1.29	56,000.00	0
Supermarket	4.00	1000sqft	0.09	4,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	3.5	**Precipitation Freq (Days)**	58
Climate Zone	6			**Operational Year**	2020
Utility Company	Sacramento Municipal Utility District				
CO2 Intensity (lb/MWhr)	590.31	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

Sacramento Co. Thresholds

Construction: NOx: 86 lbs/day
Operation: NOx: 65 lbs/day
CO2e: 7.87 MT/Kft2

RESULT: New Commercial Construction (all non-residential categories)
Construction: NOx: 24 lbs/day (312 days/yr)
Operation: NOx: 19 lbs/day (312 days/yr)
CO2e: 5.95 MT/kft²
(= 739 CO2e/124 kft², mitigated op'l emissions)

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - See spreadsheet P:\2013\PLNP\PLNP2013-00145 - Downtown Rio Linda SPA\SPA Parcel Information\Rio Linda SPA - CalEEMod data preparation.xlsx

Construction Phase - No demo, no paving.

Off-road Equipment - Default values greater than anticipated.

Land Use Change -

Sequestration - Approximate no. of trees for M St., 30' o.c.

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Water Mitigation -

Table Name	Column Name	Default Value	New Value
tblLandUse	LotAcreage	0.28	0.53
tblLandUse	LotAcreage	0.21	0.40
tblProjectCharacteristics	OperationalYear	2014	2020
tblSequestration	NumberOfNewTrees	0.00	300.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2016	1.3346	3.8043	2.9364	4.2400e-003	0.1204	0.2475	0.3679	0.0516	0.2322	0.2838	0.0000	376.6890	376.6890	0.0776	0.0000	378.3179
Total	**1.3346**	**3.8043**	**2.9364**	**4.2400e-003**	**0.1204**	**0.2475**	**0.3679**	**0.0516**	**0.2322**	**0.2838**	**0.0000**	**376.6890**	**376.6890**	**0.0776**	**0.0000**	**378.3179**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2016	1.3346	3.8043	2.9364	4.2400e-003	0.0769	0.2475	0.3244	0.0282	0.2322	0.2605	0.0000	376.6887	376.6887	0.0776	0.0000	378.3176
Total	**1.3346**	**3.8043**	**2.9364**	**4.2400e-003**	**0.0769**	**0.2475**	**0.3244**	**0.0282**	**0.2322**	**0.2605**	**0.0000**	**376.6887**	**376.6887**	**0.0776**	**0.0000**	**378.3176**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**36.16**	**0.00**	**11.83**	**45.27**	**0.00**	**8.23**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.5726	2.0000e-005	1.6300e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.1500e-003	3.1500e-003	1.0000e-005	0.0000	3.3300e-003
Energy	0.0152	0.1383	0.1162	8.3000e-004		0.0105	0.0105		0.0105	0.0105	0.0000	735.9047	735.9047	0.0316	8.7100e-003	739.2692
Mobile	2.1115	2.9916	16.3096	0.0320	2.1476	0.0405	2.1882	0.5754	0.0374	0.6128	0.0000	2,208.7428	2,208.7428	0.0916	0.0000	2,210.6656
Waste						0.0000	0.0000		0.0000	0.0000	73.0098	0.0000	73.0098	4.3148	0.0000	163.6196
Water						0.0000	0.0000		0.0000	0.0000	5.8593	29.3366	35.1960	0.0216	0.0130	39.6923
Total	**2.6993**	**3.1299**	**16.4273**	**0.0328**	**2.1476**	**0.0511**	**2.1987**	**0.5754**	**0.0479**	**0.6233**	**78.8691**	**2,973.9874**	**3,052.8565**	**4.4596**	**0.0218**	**3,153.2500**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.5726	2.0000e-005	1.6300e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.1500e-003	3.1500e-003	1.0000e-005	0.0000	3.3300e-003
Energy	0.0152	0.1383	0.1162	8.3000e-004		0.0105	0.0105		0.0105	0.0105	0.0000	735.9047	735.9047	0.0316	8.7100e-003	739.2692
Mobile	2.0959	2.8954	15.9178	0.0305	2.0417	0.0390	2.0806	0.5470	0.0359	0.5829	0.0000	2,107.7129	2,107.7129	0.0880	0.0000	2,109.5611
Waste						0.0000	0.0000		0.0000	0.0000	73.0098	0.0000	73.0098	4.3148	0.0000	163.6196
Water						0.0000	0.0000		0.0000	0.0000	4.6875	24.4759	29.1634	0.0174	0.0105	32.7699
Total	**2.6837**	**3.0337**	**16.0356**	**0.0313**	**2.0417**	**0.0495**	**2.0912**	**0.5470**	**0.0465**	**0.5935**	**77.6972**	**2,868.0967**	**2,945.7939**	**4.4518**	**0.0192**	**3,045.2231**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.58**	**3.07**	**2.38**	**4.45**	**4.93**	**3.11**	**4.89**	**4.93**	**3.09**	**4.79**	**1.49**	**3.56**	**3.51**	**0.17**	**11.86**	**3.43**

2.3 Vegetation

Vegetation

	CO2e
Category	MT
New Trees	212.4000
Total	**212.4000**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/1/2016	1/7/2016	5	5	
2	Grading	Grading	1/8/2016	1/19/2016	5	8	
3	Building Construction	Building Construction	1/20/2016	12/6/2016	5	230	
4	Architectural Coating	Architectural Coating	12/7/2016	12/30/2016	5	18	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 4

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 186,635; Non-Residential Outdoor: 62,212 (Architectural Coating

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Grading	Excavators	1	8.00	162	0.38
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Graders	1	8.00	174	0.41
Site Preparation	Rubber Tired Dozers	3	8.00	255	0.40
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	41.00	20.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	8.00	0.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Clean Paved Roads

3.2 Site Preparation - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0452	0.0000	0.0452	0.0248	0.0000	0.0248	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0127	0.1366	0.1028	1.0000e-004		7.3500e-003	7.3500e-003		6.7600e-003	6.7600e-003	0.0000	9.2193	9.2193	2.7800e-003	0.0000	9.2777
Total	**0.0127**	**0.1366**	**0.1028**	**1.0000e-004**	**0.0452**	**7.3500e-003**	**0.0525**	**0.0248**	**6.7600e-003**	**0.0316**	**0.0000**	**9.2193**	**9.2193**	**2.7800e-003**	**0.0000**	**9.2777**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5000e-004	1.8000e-004	1.8900e-003	0.0000	3.3000e-004	0.0000	3.3000e-004	9.0000e-005	0.0000	9.0000e-005	0.0000	0.2950	0.2950	2.0000e-005	0.0000	0.2953
Total	**1.5000e-004**	**1.8000e-004**	**1.8900e-003**	**0.0000**	**3.3000e-004**	**0.0000**	**3.3000e-004**	**9.0000e-005**	**0.0000**	**9.0000e-005**	**0.0000**	**0.2950**	**0.2950**	**2.0000e-005**	**0.0000**	**0.2953**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0176	0.0000	0.0176	9.6800e-003	0.0000	9.6800e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0127	0.1366	0.1028	1.0000e-004		7.3500e-003	7.3500e-003		6.7600e-003	6.7600e-003	0.0000	9.2193	9.2193	2.7800e-003	0.0000	9.2777
Total	**0.0127**	**0.1366**	**0.1028**	**1.0000e-004**	**0.0176**	**7.3500e-003**	**0.0250**	**9.6800e-003**	**6.7600e-003**	**0.0164**	**0.0000**	**9.2193**	**9.2193**	**2.7800e-003**	**0.0000**	**9.2777**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5000e-004	1.8000e-004	1.8900e-003	0.0000	3.3000e-004	0.0000	3.3000e-004	9.0000e-005	0.0000	9.0000e-005	0.0000	0.2950	0.2950	2.0000e-005	0.0000	0.2953
Total	**1.5000e-004**	**1.8000e-004**	**1.8900e-003**	**0.0000**	**3.3000e-004**	**0.0000**	**3.3000e-004**	**9.0000e-005**	**0.0000**	**9.0000e-005**	**0.0000**	**0.2950**	**0.2950**	**2.0000e-005**	**0.0000**	**0.2953**

3.3 Grading - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0262	0.0000	0.0262	0.0135	0.0000	0.0135	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0147	0.1538	0.1043	1.2000e-004		8.7900e-003	8.7900e-003		8.0900e-003	8.0900e-003	0.0000	11.2266	11.2266	3.3900e-003	0.0000	11.2977
Total	**0.0147**	**0.1538**	**0.1043**	**1.2000e-004**	**0.0262**	**8.7900e-003**	**0.0350**	**0.0135**	**8.0900e-003**	**0.0216**	**0.0000**	**11.2266**	**11.2266**	**3.3900e-003**	**0.0000**	**11.2977**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-004	2.4000e-004	2.5200e-003	1.0000e-005	4.4000e-004	0.0000	4.4000e-004	1.2000e-004	0.0000	1.2000e-004	0.0000	0.3933	0.3933	2.0000e-005	0.0000	0.3937
Total	**2.0000e-004**	**2.4000e-004**	**2.5200e-003**	**1.0000e-005**	**4.4000e-004**	**0.0000**	**4.4000e-004**	**1.2000e-004**	**0.0000**	**1.2000e-004**	**0.0000**	**0.3933**	**0.3933**	**2.0000e-005**	**0.0000**	**0.3937**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0102	0.0000	0.0102	5.2500e-003	0.0000	5.2500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0147	0.1538	0.1043	1.2000e-004		8.7900e-003	8.7900e-003		8.0900e-003	8.0900e-003	0.0000	11.2265	11.2265	3.3900e-003	0.0000	11.2977
Total	**0.0147**	**0.1538**	**0.1043**	**1.2000e-004**	**0.0102**	**8.7900e-003**	**0.0190**	**5.2500e-003**	**8.0900e-003**	**0.0133**	**0.0000**	**11.2265**	**11.2265**	**3.3900e-003**	**0.0000**	**11.2977**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-004	2.4000e-004	2.5200e-003	1.0000e-005	4.4000e-004	0.0000	4.4000e-004	1.2000e-004	0.0000	1.2000e-004	0.0000	0.3933	0.3933	2.0000e-005	0.0000	0.3937
Total	**2.0000e-004**	**2.4000e-004**	**2.5200e-003**	**1.0000e-005**	**4.4000e-004**	**0.0000**	**4.4000e-004**	**1.2000e-004**	**0.0000**	**1.2000e-004**	**0.0000**	**0.3933**	**0.3933**	**2.0000e-005**	**0.0000**	**0.3937**

3.4 Building Construction - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.3917	3.2782	2.1283	3.0800e-003		0.2263	0.2263		0.2126	0.2126	0.0000	278.4766	278.4766	0.0691	0.0000	279.9270
Total	**0.3917**	**3.2782**	**2.1283**	**3.0800e-003**		**0.2263**	**0.2263**		**0.2126**	**0.2126**	**0.0000**	**278.4766**	**278.4766**	**0.0691**	**0.0000**	**279.9270**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0307	0.1947	0.3790	4.8000e-004	0.0131	3.0500e-003	0.0162	3.7500e-003	2.8000e-003	6.5500e-003	0.0000	43.4038	43.4038	3.5000e-004	0.0000	43.4111
Worker	0.0158	0.0189	0.1977	4.1000e-004	0.0346	2.6000e-004	0.0349	9.2100e-003	2.4000e-004	9.4500e-003	0.0000	30.9047	30.9047	1.6500e-003	0.0000	30.9394
Total	**0.0465**	**0.2136**	**0.5767**	**8.9000e-004**	**0.0478**	**3.3100e-003**	**0.0511**	**0.0130**	**3.0400e-003**	**0.0160**	**0.0000**	**74.3085**	**74.3085**	**2.0000e-003**	**0.0000**	**74.3505**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.3917	3.2782	2.1283	3.0800e-003		0.2263	0.2263		0.2126	0.2126	0.0000	278.4763	278.4763	0.0691	0.0000	279.9267
Total	**0.3917**	**3.2782**	**2.1283**	**3.0800e-003**		**0.2263**	**0.2263**		**0.2126**	**0.2126**	**0.0000**	**278.4763**	**278.4763**	**0.0691**	**0.0000**	**279.9267**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0307	0.1947	0.3790	4.8000e-004	0.0131	3.0500e-003	0.0162	3.7500e-003	2.8000e-003	6.5500e-003	0.0000	43.4038	43.4038	3.5000e-004	0.0000	43.4111
Worker	0.0158	0.0189	0.1977	4.1000e-004	0.0346	2.6000e-004	0.0349	9.2100e-003	2.4000e-004	9.4500e-003	0.0000	30.9047	30.9047	1.6500e-003	0.0000	30.9394
Total	**0.0465**	**0.2136**	**0.5767**	**8.9000e-004**	**0.0478**	**3.3100e-003**	**0.0511**	**0.0130**	**3.0400e-003**	**0.0160**	**0.0000**	**74.3085**	**74.3085**	**2.0000e-003**	**0.0000**	**74.3505**

3.5 Architectural Coating - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.8651					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.3200e-003	0.0214	0.0170	3.0000e-005		1.7700e-003	1.7700e-003		1.7700e-003	1.7700e-003	0.0000	2.2979	2.2979	2.7000e-004	0.0000	2.3036
Total	**0.8684**	**0.0214**	**0.0170**	**3.0000e-005**		**1.7700e-003**	**1.7700e-003**		**1.7700e-003**	**1.7700e-003**	**0.0000**	**2.2979**	**2.2979**	**2.7000e-004**	**0.0000**	**2.3036**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.4000e-004	2.9000e-004	3.0200e-003	1.0000e-005	5.3000e-004	0.0000	5.3000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4719	0.4719	3.0000e-005	0.0000	0.4725
Total	**2.4000e-004**	**2.9000e-004**	**3.0200e-003**	**1.0000e-005**	**5.3000e-004**	**0.0000**	**5.3000e-004**	**1.4000e-004**	**0.0000**	**1.4000e-004**	**0.0000**	**0.4719**	**0.4719**	**3.0000e-005**	**0.0000**	**0.4725**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.8651					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.3200e-003	0.0214	0.0170	3.0000e-005		1.7700e-003	1.7700e-003		1.7700e-003	1.7700e-003	0.0000	2.2979	2.2979	2.7000e-004	0.0000	2.3036
Total	**0.8684**	**0.0214**	**0.0170**	**3.0000e-005**		**1.7700e-003**	**1.7700e-003**		**1.7700e-003**	**1.7700e-003**	**0.0000**	**2.2979**	**2.2979**	**2.7000e-004**	**0.0000**	**2.3036**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.4000e-004	2.9000e-004	3.0200e-003	1.0000e-005	5.3000e-004	0.0000	5.3000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4719	0.4719	3.0000e-005	0.0000	0.4725
Total	**2.4000e-004**	**2.9000e-004**	**3.0200e-003**	**1.0000e-005**	**5.3000e-004**	**0.0000**	**5.3000e-004**	**1.4000e-004**	**0.0000**	**1.4000e-004**	**0.0000**	**0.4719**	**0.4719**	**3.0000e-005**	**0.0000**	**0.4725**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Improve Pedestrian Network

Provide Traffic Calming Measures

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Unmitigated	2.1115	2.9916	16.3096	0.0320	2.1476	0.0405	2.1882	0.5754	0.0374	0.6128	0.0000	2,208.7428	2,208.7428	0.0916	0.0000	2,210.6656
Mitigated	2.0959	2.8954	15.9178	0.0305	2.0417	0.0390	2.0806	0.5470	0.0359	0.5829	0.0000	2,107.7129	2,107.7129	0.0880	0.0000	2,109.5611

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Gasoline/Service Station	488.34	488.34	488.34	209,110	198,793
General Office Building	473.43	101.91	42.14	740,841	704,292
High Turnover (Sit Down Restaurant)	1,144.35	1,425.33	1186.56	1,057,892	1,005,701
Medical Office Building	433.56	107.52	18.60	545,888	518,956
Strip Mall	2,481.92	2,354.24	1144.08	2,794,528	2,656,660
Supermarket	408.96	710.36	665.76	420,554	399,806
Total	5,430.56	5,187.70	3,545.48	5,768,813	5,484,208

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Gasoline/Service Station	10.00	5.00	6.50	2.00	79.00	19.00	14	27	59
General Office Building	10.00	5.00	6.50	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down [illegible])	10.00	5.00	6.50	8.50	72.50	19.00	37	20	43
Medical Office Building	10.00	5.00	6.50	29.60	51.40	19.00	60	30	10
Strip Mall	10.00	5.00	6.50	16.60	64.40	19.00	45	40	15
Supermarket	10.00	5.00	6.50	6.50	74.50	19.00	34	30	36

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.503605	0.067800	0.178973	0.146934	0.044621	0.006359	0.021238	0.016884	0.002315	0.002275	0.006260	0.000554	0.002182

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	585.3781	585.3781	0.0288	5.9500e-003	587.8265
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	585.3781	585.3781	0.0288	5.9500e-003	587.8265
NaturalGas Mitigated	0.0152	0.1383	0.1162	8.3000e-004		0.0105	0.0105		0.0105	0.0105	0.0000	150.5267	150.5267	2.8900e-003	2.7600e-003	151.4427
NaturalGas Unmitigated	0.0152	0.1383	0.1162	8.3000e-004		0.0105	0.0105		0.0105	0.0105	0.0000	150.5267	150.5267	2.8900e-003	2.7600e-003	151.4427

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Gasoline/Service Station	15682.9	8.0000e-005	7.7000e-004	6.5000e-004	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.8369	0.8369	2.0000e-005	2.0000e-005	0.8420
General Office Building	591250	3.1900e-003	0.0290	0.0244	1.7000e-004		2.2000e-003	2.2000e-003		2.2000e-003	2.2000e-003	0.0000	31.5514	31.5514	6.0000e-004	5.8000e-004	31.7434
High Turnover (Sit Down Restaurant)	1.62747e+006	8.7800e-003	0.0798	0.0670	4.8000e-004		6.0600e-003	6.0600e-003		6.0600e-003	6.0600e-003	0.0000	86.8480	86.8480	1.6600e-003	1.5900e-003	87.3765
Medical Office Building	165000	8.9000e-004	8.0900e-003	6.7900e-003	5.0000e-005		6.1000e-004	6.1000e-004		6.1000e-004	6.1000e-004	0.0000	8.8050	8.8050	1.7000e-004	1.6000e-004	8.8586
Strip Mall	316400	1.7100e-003	0.0155	0.0130	9.0000e-005		1.1800e-003	1.1800e-003		1.1800e-003	1.1800e-003	0.0000	16.8843	16.8843	3.2000e-004	3.1000e-004	16.9871
Supermarket	104960	5.7000e-004	5.1500e-003	4.3200e-003	3.0000e-005		3.9000e-004	3.9000e-004		3.9000e-004	3.9000e-004	0.0000	5.6011	5.6011	1.1000e-004	1.0000e-004	5.6352
Total		**0.0152**	**0.1383**	**0.1162**	**8.2000e-004**		**0.0105**	**0.0105**		**0.0105**	**0.0105**	**0.0000**	**150.5267**	**150.5267**	**2.8800e-003**	**2.7600e-003**	**151.4427**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Gasoline/Service Station	15682.9	8.0000e-005	7.7000e-004	6.5000e-004	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.8369	0.8369	2.0000e-005	2.0000e-005	0.8420
General Office Building	591250	3.1900e-003	0.0290	0.0244	1.7000e-004		2.2000e-003	2.2000e-003		2.2000e-003	2.2000e-003	0.0000	31.5514	31.5514	6.0000e-004	5.8000e-004	31.7434
High Turnover (Sit Down Restaurant)	1.62747e+006	8.7800e-003	0.0798	0.0670	4.8000e-004		6.0600e-003	6.0600e-003		6.0600e-003	6.0600e-003	0.0000	86.8480	86.8480	1.6600e-003	1.5900e-003	87.3765
Medical Office Building	165000	8.9000e-004	8.0900e-003	6.7900e-003	5.0000e-005		6.1000e-004	6.1000e-004		6.1000e-004	6.1000e-004	0.0000	8.8050	8.8050	1.7000e-004	1.6000e-004	8.8586
Strip Mall	316400	1.7100e-003	0.0155	0.0130	9.0000e-005		1.1800e-003	1.1800e-003		1.1800e-003	1.1800e-003	0.0000	16.8843	16.8843	3.2000e-004	3.1000e-004	16.9871
Supermarket	104960	5.7000e-004	5.1500e-003	4.3200e-003	3.0000e-005		3.9000e-004	3.9000e-004		3.9000e-004	3.9000e-004	0.0000	5.6011	5.6011	1.1000e-004	1.0000e-004	5.6352
Total		**0.0152**	**0.1383**	**0.1162**	**8.2000e-004**		**0.0105**	**0.0105**		**0.0105**	**0.0105**	**0.0000**	**150.5267**	**150.5267**	**2.8800e-003**	**2.7600e-003**	**151.4427**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Gasoline/Service Station	7013.49	1.8779	9.0000e-005	2.0000e-005	1.8858
General Office Building	689720	184.6795	9.0700e-003	1.8800e-003	185.4519
High Turnover (Sit Down Restaurant)	399870	107.0692	5.2600e-003	1.0900e-003	107.5171
Medical Office Building	192480	51.5385	2.5300e-003	5.2000e-004	51.7540
Strip Mall	726320	194.4795	9.5500e-003	1.9800e-003	195.2929
Supermarket	170800	45.7334	2.2500e-003	4.6000e-004	45.9247
Total		**585.3781**	**0.0288**	**5.9500e-003**	**587.8265**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Gasoline/Service Station	7013.49	1.8779	9.0000e-005	2.0000e-005	1.8858
General Office Building	689720	184.6795	9.0700e-003	1.8800e-003	185.4519
High Turnover (Sit Down Restaurant)	399870	107.0692	5.2600e-003	1.0900e-003	107.5171
Medical Office Building	192480	51.5385	2.5300e-003	5.2000e-004	51.7540
Strip Mall	726320	194.4795	9.5500e-003	1.9800e-003	195.2929
Supermarket	170800	45.7334	2.2500e-003	4.6000e-004	45.9247
Total		**585.3781**	**0.0288**	**5.9500e-003**	**587.8265**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Unmitigated	0.5726	2.0000e-005	1.6300e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.1500e-003	3.1500e-003	1.0000e-005	0.0000	3.3300e-003
Mitigated	0.5726	2.0000e-005	1.6300e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.1500e-003	3.1500e-003	1.0000e-005	0.0000	3.3300e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0865					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.4859					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.5000e-004	2.0000e-005	1.6300e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.1500e-003	3.1500e-003	1.0000e-005	0.0000	3.3300e-003
Total	**0.5726**	**2.0000e-005**	**1.6300e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**3.1500e-003**	**3.1500e-003**	**1.0000e-005**	**0.0000**	**3.3300e-003**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0865					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.4859					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.5000e-004	2.0000e-005	1.6300e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.1500e-003	3.1500e-003	1.0000e-005	0.0000	3.3300e-003
Total	**0.5726**	**2.0000e-005**	**1.6300e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**3.1500e-003**	**3.1500e-003**	**1.0000e-005**	**0.0000**	**3.3300e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Unmitigated	35.1960	0.0216	0.0130	39.6923
Mitigated	29.1634	0.0174	0.0105	32.7699

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Gasoline/Service Station	0.0398457 /	0.0901	5.0000e-005	3.0000e-005	0.1010
General Office Building	7.64255 / 4.68414	17.2900	0.0100	6.0300e-003	19.3693
High Turnover (Sit Down Restaurant)	2.7318 / 0.17437	4.7745	3.5100e-003	2.1400e-003	5.5119
Medical Office Building	1.50577 / 0.286813	2.8104	1.9500e-003	1.1800e-003	3.2176
Strip Mall	4.14806 / 2.54236	9.3843	5.4400e-003	3.2700e-003	10.5129
Supermarket	0.493073 / 0.0152497	0.8466	6.3000e-004	3.9000e-004	0.9796
Total		**35.1960**	**0.0216**	**0.0130**	**39.6923**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Gasoline/Service Station	0.0318765 /	0.0753	4.0000e-005	3.0000e-005	0.0840
General Office Building	6.11404 / 4.39841	14.4422	8.0800e-003	4.8300e-003	16.1106
High Turnover (Sit Down Restaurant)	2.18544 / 0.163734	3.8424	2.8200e-003	1.7100e-003	4.4332
Medical Office Building	1.20461 / 0.269317	2.2857	1.5600e-003	9.5000e-004	2.6121
Strip Mall	3.31845 / 2.38728	7.8386	4.3800e-003	2.6200e-003	8.7442
Supermarket	0.394458 / 0.0143194	0.6792	5.1000e-004	3.1000e-004	0.7858
Total		**29.1634**	**0.0174**	**0.0105**	**32.7699**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	73.0098	4.3148	0.0000	163.6196
Unmitigated	73.0098	4.3148	0.0000	163.6196

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Gasoline/Service Station	1.62	0.3289	0.0194	0.0000	0.7370
General Office Building	39.99	8.1176	0.4797	0.0000	18.1921
High Turnover (Sit Down Restaurant)	107.1	21.7403	1.2848	0.0000	48.7215
Medical Office Building	129.6	26.3076	1.5547	0.0000	58.9571
Strip Mall	58.8	11.9359	0.7054	0.0000	26.7491
Supermarket	22.56	4.5795	0.2706	0.0000	10.2629
Total		**73.0098**	**4.3148**	**0.0000**	**163.6196**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Gasoline/Service Station	1.62	0.3289	0.0194	0.0000	0.7370
General Office Building	39.99	8.1176	0.4797	0.0000	18.1921
High Turnover (Sit Down Restaurant)	107.1	21.7403	1.2848	0.0000	48.7215
Medical Office Building	129.6	26.3076	1.5547	0.0000	58.9571
Strip Mall	58.8	11.9359	0.7054	0.0000	26.7491
Supermarket	22.56	4.5795	0.2706	0.0000	10.2629
Total		**73.0098**	**4.3148**	**0.0000**	**163.6196**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Vegetation

	Total CO2	CH4	N2O	CO2e
Category	MT			
Unmitigated	212.4000	0.0000	0.0000	212.4000

10.2 Net New Trees

Species Class

	Number of Trees	Total CO2	CH4	N2O	CO2e
		MT			
Miscellaneous	300	212.4000	0.0000	0.0000	212.4000
Total		**212.4000**	**0.0000**	**0.0000**	**212.4000**

Downtown Rio Linda SPA Residential

Sacramento County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	2.00	Dwelling Unit	0.17	3,600.00	5
Single Family Housing	2.50	Dwelling Unit	0.17	3,000.00	7
Single Family Housing	10.00	Dwelling Unit	0.53	12,000.00	27
Apartments Mid Rise	40.00	Dwelling Unit	2.00	40,000.00	107
Apartments Mid Rise	5.00	Dwelling Unit	0.21	5,000.00	13

Sacramento Co. Thresholds

Construction: NOx: 86 lbs/day
Operation: NOx: 65 lbs/day
CO2e: 1.33 MT/yr per capita
RESULT: **New Residential Construction** (all residential categories, new est pop 159)
Construction: **NOx: 23 lbs/day** (312 days/yr)
Operation: **NOx: 4 lbs/day** (365 days/yr)
CO2e: **0.77 MT/yr per capita**
(= 122 CO2e/159 persons, mitigated operational CO2e emissions, energy)

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	3.5	**Precipitation Freq (Days)**	58
Climate Zone	6			**Operational Year**	2014
Utility Company	Sacramento Municipal Utility District				
CO2 Intensity (lb/MWhr)	590.31	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - *See spreadsheet for land use assumptions:*

P:\2013\PLNP\PLNP2013-00145 - Downtown Rio Linda SPA\SPA Parcel Information\Rio Linda SPA - CalEEMod data preparation.xlsx

Construction Phase -

Off-road Equipment - Default value appears excessive for project size.

Sequestration - Estimated based on 1 tree per SF, remainder for MF

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Area Mitigation -

Water Mitigation -

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	PhaseEndDate	1/27/2017	2/22/2017
tblConstructionPhase	PhaseStartDate	1/4/2017	1/28/2017
tblLandUse	LandUseSquareFeet	4,500.00	3,000.00
tblLandUse	LandUseSquareFeet	18,000.00	12,000.00
tblLandUse	LotAcreage	0.65	0.17
tblLandUse	LotAcreage	0.81	0.17
tblLandUse	LotAcreage	3.25	0.53
tblLandUse	LotAcreage	1.05	2.00
tblLandUse	LotAcreage	0.13	0.21
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblSequestration	NumberOfNewTrees	0.00	50.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2016	0.4366	3.5811	2.5891	3.7800e-003	0.0928	0.2400	0.3327	0.0398	0.2252	0.2649	0.0000	336.3479	336.3479	0.0757	0.0000	337.9367
2017	0.4045	0.0469	0.0400	6.0000e-005	8.4000e-004	3.3500e-003	4.2000e-003	2.2000e-004	3.2400e-003	3.4700e-003	0.0000	5.4965	5.4965	8.7000e-004	0.0000	5.5148
Total	**0.8410**	**3.6280**	**2.6290**	**3.8400e-003**	**0.0936**	**0.2433**	**0.3369**	**0.0400**	**0.2284**	**0.2684**	**0.0000**	**341.8444**	**341.8444**	**0.0765**	**0.0000**	**343.4515**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2016	0.4366	3.5811	2.5891	3.7800e-003	0.0584	0.2400	0.2984	0.0215	0.2252	0.2466	0.0000	336.3476	336.3476	0.0757	0.0000	337.9364
2017	0.4045	0.0469	0.0400	6.0000e-005	8.4000e-004	3.3500e-003	4.2000e-003	2.2000e-004	3.2400e-003	3.4700e-003	0.0000	5.4965	5.4965	8.7000e-004	0.0000	5.5147
Total	**0.8410**	**3.6280**	**2.6290**	**3.8400e-003**	**0.0592**	**0.2433**	**0.3026**	**0.0217**	**0.2284**	**0.2501**	**0.0000**	**341.8441**	**341.8441**	**0.0765**	**0.0000**	**343.4511**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**36.70**	**0.00**	**10.20**	**45.76**	**0.00**	**6.83**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.3087	7.4500e-003	0.6286	3.0000e-005		3.3400e-003	3.3400e-003		3.3400e-003	3.3400e-003	0.0000	1.0023	1.0023	1.0700e-003	0.0000	1.0248
Energy	4.9300e-003	0.0422	0.0179	2.7000e-004		3.4100e-003	3.4100e-003		3.4100e-003	3.4100e-003	0.0000	121.3121	121.3121	4.5000e-003	1.6300e-003	121.9124
Mobile	0.3573	0.8131	3.7650	5.9400e-003	0.4154	0.0114	0.4268	0.1113	0.0105	0.1217	0.0000	493.7223	493.7223	0.0250	0.0000	494.2467
Waste						0.0000	0.0000		0.0000	0.0000	7.0519	0.0000	7.0519	0.4168	0.0000	15.8038
Water						0.0000	0.0000		0.0000	0.0000	1.3716	7.4624	8.8340	5.0900e-003	3.0600e-003	9.8890
Total	**0.6710**	**0.8628**	**4.4115**	**6.2400e-003**	**0.4154**	**0.0182**	**0.4336**	**0.1113**	**0.0172**	**0.1285**	**8.4235**	**623.4991**	**631.9226**	**0.4524**	**4.6900e-003**	**642.8766**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.3087	7.4500e-003	0.6286	3.0000e-005		3.3400e-003	3.3400e-003		3.3400e-003	3.3400e-003	0.0000	1.0023	1.0023	1.0700e-003	0.0000	1.0248
Energy	4.9300e-003	0.0422	0.0179	2.7000e-004		3.4100e-003	3.4100e-003		3.4100e-003	3.4100e-003	0.0000	121.3121	121.3121	4.5000e-003	1.6300e-003	121.9124
Mobile	0.3465	0.7458	3.5096	5.3700e-003	0.3745	0.0104	0.3848	0.1003	9.5100e-003	0.1098	0.0000	446.6523	446.6523	0.0228	0.0000	447.1316
Waste						0.0000	0.0000		0.0000	0.0000	3.5260	0.0000	3.5260	0.2084	0.0000	7.9019
Water						0.0000	0.0000		0.0000	0.0000	1.0973	6.2883	7.3856	4.1000e-003	2.4500e-003	8.2321
Total	**0.6601**	**0.7954**	**4.1562**	**5.6700e-003**	**0.3745**	**0.0171**	**0.3916**	**0.1003**	**0.0163**	**0.1166**	**4.6232**	**575.2549**	**579.8781**	**0.2409**	**4.0800e-003**	**586.2027**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**1.61**	**7.81**	**5.79**	**9.13**	**9.85**	**5.73**	**9.68**	**9.85**	**5.57**	**9.27**	**45.12**	**7.74**	**8.24**	**46.76**	**13.01**	**8.82**

2.3 Vegetation

Vegetation

	CO2e
Category	MT
New Trees	35.4000
Total	**35.4000**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/29/2016	2/4/2016	5	5	
2	Grading	Grading	2/5/2016	2/16/2016	5	8	
3	Building Construction	Building Construction	2/17/2016	1/3/2017	5	230	
4	Architectural Coating	Architectural Coating	1/28/2017	2/22/2017	5	18	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 4

Acres of Paving: 0

Residential Indoor: 128,790; Residential Outdoor: 42,930; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Grading	Excavators	1	8.00	162	0.38
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Graders	1	8.00	174	0.41
Site Preparation	Rubber Tired Dozers	2	8.00	255	0.40
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	6	15.00	0.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	38.00	6.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	8.00	0.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Clean Paved Roads

3.2 Site Preparation - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0301	0.0000	0.0301	0.0166	0.0000	0.0166	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.6000e-003	0.1019	0.0766	8.0000e-005		5.7300e-003	5.7300e-003		5.2700e-003	5.2700e-003	0.0000	7.1250	7.1250	2.1500e-003	0.0000	7.1701
Total	**9.6000e-003**	**0.1019**	**0.0766**	**8.0000e-005**	**0.0301**	**5.7300e-003**	**0.0358**	**0.0166**	**5.2700e-003**	**0.0218**	**0.0000**	**7.1250**	**7.1250**	**2.1500e-003**	**0.0000**	**7.1701**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.3000e-004	1.5000e-004	1.5700e-003	0.0000	2.8000e-004	0.0000	2.8000e-004	7.0000e-005	0.0000	8.0000e-005	0.0000	0.2458	0.2458	1.0000e-005	0.0000	0.2461
Total	**1.3000e-004**	**1.5000e-004**	**1.5700e-003**	**0.0000**	**2.8000e-004**	**0.0000**	**2.8000e-004**	**7.0000e-005**	**0.0000**	**8.0000e-005**	**0.0000**	**0.2458**	**0.2458**	**1.0000e-005**	**0.0000**	**0.2461**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0117	0.0000	0.0117	6.4500e-003	0.0000	6.4500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.6000e-003	0.1019	0.0766	8.0000e-005		5.7300e-003	5.7300e-003		5.2700e-003	5.2700e-003	0.0000	7.1250	7.1250	2.1500e-003	0.0000	7.1701
Total	**9.6000e-003**	**0.1019**	**0.0766**	**8.0000e-005**	**0.0117**	**5.7300e-003**	**0.0175**	**6.4500e-003**	**5.2700e-003**	**0.0117**	**0.0000**	**7.1250**	**7.1250**	**2.1500e-003**	**0.0000**	**7.1701**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.3000e-004	1.5000e-004	1.5700e-003	0.0000	2.8000e-004	0.0000	2.8000e-004	7.0000e-005	0.0000	8.0000e-005	0.0000	0.2458	0.2458	1.0000e-005	0.0000	0.2461
Total	**1.3000e-004**	**1.5000e-004**	**1.5700e-003**	**0.0000**	**2.8000e-004**	**0.0000**	**2.8000e-004**	**7.0000e-005**	**0.0000**	**8.0000e-005**	**0.0000**	**0.2458**	**0.2458**	**1.0000e-005**	**0.0000**	**0.2461**

3.3 Grading - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0262	0.0000	0.0262	0.0135	0.0000	0.0135	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0147	0.1538	0.1043	1.2000e-004		8.7900e-003	8.7900e-003		8.0900e-003	8.0900e-003	0.0000	11.2266	11.2266	3.3900e-003	0.0000	11.2977
Total	**0.0147**	**0.1538**	**0.1043**	**1.2000e-004**	**0.0262**	**8.7900e-003**	**0.0350**	**0.0135**	**8.0900e-003**	**0.0216**	**0.0000**	**11.2266**	**11.2266**	**3.3900e-003**	**0.0000**	**11.2977**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-004	2.4000e-004	2.5200e-003	1.0000e-005	4.4000e-004	0.0000	4.4000e-004	1.2000e-004	0.0000	1.2000e-004	0.0000	0.3933	0.3933	2.0000e-005	0.0000	0.3937
Total	**2.0000e-004**	**2.4000e-004**	**2.5200e-003**	**1.0000e-005**	**4.4000e-004**	**0.0000**	**4.4000e-004**	**1.2000e-004**	**0.0000**	**1.2000e-004**	**0.0000**	**0.3933**	**0.3933**	**2.0000e-005**	**0.0000**	**0.3937**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0102	0.0000	0.0102	5.2500e-003	0.0000	5.2500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0147	0.1538	0.1043	1.2000e-004		8.7900e-003	8.7900e-003		8.0900e-003	8.0900e-003	0.0000	11.2265	11.2265	3.3900e-003	0.0000	11.2977
Total	**0.0147**	**0.1538**	**0.1043**	**1.2000e-004**	**0.0102**	**8.7900e-003**	**0.0190**	**5.2500e-003**	**8.0900e-003**	**0.0133**	**0.0000**	**11.2265**	**11.2265**	**3.3900e-003**	**0.0000**	**11.2977**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-004	2.4000e-004	2.5200e-003	1.0000e-005	4.4000e-004	0.0000	4.4000e-004	1.2000e-004	0.0000	1.2000e-004	0.0000	0.3933	0.3933	2.0000e-005	0.0000	0.3937
Total	**2.0000e-004**	**2.4000e-004**	**2.5200e-003**	**1.0000e-005**	**4.4000e-004**	**0.0000**	**4.4000e-004**	**1.2000e-004**	**0.0000**	**1.2000e-004**	**0.0000**	**0.3933**	**0.3933**	**2.0000e-005**	**0.0000**	**0.3937**

3.4 Building Construction - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.3883	3.2497	2.1098	3.0600e-003		0.2243	0.2243		0.2107	0.2107	0.0000	276.0551	276.0551	0.0685	0.0000	277.4929
Total	**0.3883**	**3.2497**	**2.1098**	**3.0600e-003**		**0.2243**	**0.2243**		**0.2107**	**0.2107**	**0.0000**	**276.0551**	**276.0551**	**0.0685**	**0.0000**	**277.4929**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.1400e-003	0.0579	0.1127	1.4000e-004	3.9000e-003	9.1000e-004	4.8100e-003	1.1200e-003	8.3000e-004	1.9500e-003	0.0000	12.9079	12.9079	1.0000e-004	0.0000	12.9101
Worker	0.0145	0.0173	0.1817	3.8000e-004	0.0318	2.4000e-004	0.0321	8.4600e-003	2.2000e-004	8.6800e-003	0.0000	28.3943	28.3943	1.5200e-003	0.0000	28.4262
Total	**0.0237**	**0.0752**	**0.2944**	**5.2000e-004**	**0.0357**	**1.1500e-003**	**0.0369**	**9.5800e-003**	**1.0500e-003**	**0.0106**	**0.0000**	**41.3022**	**41.3022**	**1.6200e-003**	**0.0000**	**41.3363**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.3883	3.2497	2.1098	3.0600e-003		0.2243	0.2243		0.2107	0.2107	0.0000	276.0548	276.0548	0.0685	0.0000	277.4926
Total	**0.3883**	**3.2497**	**2.1098**	**3.0600e-003**		**0.2243**	**0.2243**		**0.2107**	**0.2107**	**0.0000**	**276.0548**	**276.0548**	**0.0685**	**0.0000**	**277.4926**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.1400e-003	0.0579	0.1127	1.4000e-004	3.9000e-003	9.1000e-004	4.8100e-003	1.1200e-003	8.3000e-004	1.9500e-003	0.0000	12.9079	12.9079	1.0000e-004	0.0000	12.9101
Worker	0.0145	0.0173	0.1817	3.8000e-004	0.0318	2.4000e-004	0.0321	8.4600e-003	2.2000e-004	8.6800e-003	0.0000	28.3943	28.3943	1.5200e-003	0.0000	28.4262
Total	**0.0237**	**0.0752**	**0.2944**	**5.2000e-004**	**0.0357**	**1.1500e-003**	**0.0369**	**9.5800e-003**	**1.0500e-003**	**0.0106**	**0.0000**	**41.3022**	**41.3022**	**1.6200e-003**	**0.0000**	**41.3363**

3.4 Building Construction - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.1000e-003	0.0264	0.0181	3.0000e-005		1.7800e-003	1.7800e-003		1.6700e-003	1.6700e-003	0.0000	2.3948	2.3948	5.9000e-004	0.0000	2.4072
Total	**3.1000e-003**	**0.0264**	**0.0181**	**3.0000e-005**		**1.7800e-003**	**1.7800e-003**		**1.6700e-003**	**1.6700e-003**	**0.0000**	**2.3948**	**2.3948**	**5.9000e-004**	**0.0000**	**2.4072**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.0000e-005	4.5000e-004	9.0000e-004	0.0000	3.0000e-005	1.0000e-005	4.0000e-005	1.0000e-005	1.0000e-005	2.0000e-005	0.0000	0.1113	0.1113	0.0000	0.0000	0.1113
Worker	1.1000e-004	1.4000e-004	1.4200e-003	0.0000	2.8000e-004	0.0000	2.8000e-004	7.0000e-005	0.0000	8.0000e-005	0.0000	0.2392	0.2392	1.0000e-005	0.0000	0.2395
Total	**1.8000e-004**	**5.9000e-004**	**2.3200e-003**	**0.0000**	**3.1000e-004**	**1.0000e-005**	**3.2000e-004**	**8.0000e-005**	**1.0000e-005**	**1.0000e-004**	**0.0000**	**0.3505**	**0.3505**	**1.0000e-005**	**0.0000**	**0.3508**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.1000e-003	0.0264	0.0181	3.0000e-005		1.7800e-003	1.7800e-003		1.6700e-003	1.6700e-003	0.0000	2.3948	2.3948	5.9000e-004	0.0000	2.4072
Total	**3.1000e-003**	**0.0264**	**0.0181**	**3.0000e-005**		**1.7800e-003**	**1.7800e-003**		**1.6700e-003**	**1.6700e-003**	**0.0000**	**2.3948**	**2.3948**	**5.9000e-004**	**0.0000**	**2.4072**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.0000e-005	4.5000e-004	9.0000e-004	0.0000	3.0000e-005	1.0000e-005	4.0000e-005	1.0000e-005	1.0000e-005	2.0000e-005	0.0000	0.1113	0.1113	0.0000	0.0000	0.1113
Worker	1.1000e-004	1.4000e-004	1.4200e-003	0.0000	2.8000e-004	0.0000	2.8000e-004	7.0000e-005	0.0000	8.0000e-005	0.0000	0.2392	0.2392	1.0000e-005	0.0000	0.2395
Total	**1.8000e-004**	**5.9000e-004**	**2.3200e-003**	**0.0000**	**3.1000e-004**	**1.0000e-005**	**3.2000e-004**	**8.0000e-005**	**1.0000e-005**	**1.0000e-004**	**0.0000**	**0.3505**	**0.3505**	**1.0000e-005**	**0.0000**	**0.3508**

3.5 Architectural Coating - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.3980					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.9900e-003	0.0197	0.0168	3.0000e-005		1.5600e-003	1.5600e-003		1.5600e-003	1.5600e-003	0.0000	2.2979	2.2979	2.4000e-004	0.0000	2.3030
Total	**0.4010**	**0.0197**	**0.0168**	**3.0000e-005**		**1.5600e-003**	**1.5600e-003**		**1.5600e-003**	**1.5600e-003**	**0.0000**	**2.2979**	**2.2979**	**2.4000e-004**	**0.0000**	**2.3030**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.1000e-004	2.6000e-004	2.6900e-003	1.0000e-005	5.3000e-004	0.0000	5.3000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4533	0.4533	2.0000e-005	0.0000	0.4537
Total	**2.1000e-004**	**2.6000e-004**	**2.6900e-003**	**1.0000e-005**	**5.3000e-004**	**0.0000**	**5.3000e-004**	**1.4000e-004**	**0.0000**	**1.4000e-004**	**0.0000**	**0.4533**	**0.4533**	**2.0000e-005**	**0.0000**	**0.4537**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.3980					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.9900e-003	0.0197	0.0168	3.0000e-005		1.5600e-003	1.5600e-003		1.5600e-003	1.5600e-003	0.0000	2.2979	2.2979	2.4000e-004	0.0000	2.3030
Total	**0.4010**	**0.0197**	**0.0168**	**3.0000e-005**		**1.5600e-003**	**1.5600e-003**		**1.5600e-003**	**1.5600e-003**	**0.0000**	**2.2979**	**2.2979**	**2.4000e-004**	**0.0000**	**2.3030**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.1000e-004	2.6000e-004	2.6900e-003	1.0000e-005	5.3000e-004	0.0000	5.3000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4533	0.4533	2.0000e-005	0.0000	0.4537
Total	**2.1000e-004**	**2.6000e-004**	**2.6900e-003**	**1.0000e-005**	**5.3000e-004**	**0.0000**	**5.3000e-004**	**1.4000e-004**	**0.0000**	**1.4000e-004**	**0.0000**	**0.4533**	**0.4533**	**2.0000e-005**	**0.0000**	**0.4537**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Improve Pedestrian Network

Provide Traffic Calming Measures

Limit Parking Supply

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.3465	0.7458	3.5096	5.3700e-003	0.3745	0.0104	0.3848	0.1003	9.5100e-003	0.1098	0.0000	446.6523	446.6523	0.0228	0.0000	447.1316
Unmitigated	0.3573	0.8131	3.7650	5.9400e-003	0.4154	0.0114	0.4268	0.1113	0.0105	0.1217	0.0000	493.7223	493.7223	0.0250	0.0000	494.2467

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	263.60	286.40	242.80	677,160	610,438
Apartments Mid Rise	32.95	35.80	30.35	84,645	76,305
Single Family Housing	19.14	20.16	17.54	48,903	44,084
Single Family Housing	23.93	25.20	21.93	61,128	55,105
Single Family Housing	95.70	100.80	87.70	244,514	220,421
Total	435.32	468.36	400.32	1,116,349	1,006,354

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	10.00	5.00	6.50	46.50	12.50	41.00	86	11	3
Apartments Mid Rise	10.00	5.00	6.50	46.50	12.50	41.00	86	11	3
Single Family Housing	10.00	5.00	6.50	46.50	12.50	41.00	86	11	3
Single Family Housing	10.00	5.00	6.50	46.50	12.50	41.00	86	11	3
Single Family Housing	10.00	5.00	6.50	46.50	12.50	41.00	86	11	3

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.504217	0.068068	0.177511	0.150009	0.045572	0.006451	0.019525	0.014983	0.002306	0.002359	0.006212	0.000585	0.002203

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	72.4742	72.4742	3.5600e-003	7.4000e-004	72.7773
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	72.4742	72.4742	3.5600e-003	7.4000e-004	72.7773
NaturalGas Mitigated	4.9300e-003	0.0422	0.0179	2.7000e-004		3.4100e-003	3.4100e-003		3.4100e-003	3.4100e-003	0.0000	48.8379	48.8379	9.4000e-004	9.0000e-004	49.1351
NaturalGas Unmitigated	4.9300e-003	0.0422	0.0179	2.7000e-004		3.4100e-003	3.4100e-003		3.4100e-003	3.4100e-003	0.0000	48.8379	48.8379	9.4000e-004	9.0000e-004	49.1351

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	49887.3	2.7000e-004	2.3000e-003	9.8000e-004	1.0000e-005		1.9000e-004	1.9000e-004		1.9000e-004	1.9000e-004	0.0000	2.6622	2.6622	5.0000e-005	5.0000e-005	2.6784
Single Family Housing	321518	1.7300e-003	0.0148	6.3000e-003	9.0000e-005		1.2000e-003	1.2000e-003		1.2000e-003	1.2000e-003	0.0000	17.1574	17.1574	3.3000e-004	3.1000e-004	17.2618
Single Family Housing	64303.5	3.5000e-004	2.9600e-003	1.2600e-003	2.0000e-005		2.4000e-004	2.4000e-004		2.4000e-004	2.4000e-004	0.0000	3.4315	3.4315	7.0000e-005	6.0000e-005	3.4524
Single Family Housing	80379.4	4.3000e-004	3.7000e-003	1.5800e-003	2.0000e-005		3.0000e-004	3.0000e-004		3.0000e-004	3.0000e-004	0.0000	4.2894	4.2894	8.0000e-005	8.0000e-005	4.3155
Apartments Mid Rise	399099	2.1500e-003	0.0184	7.8300e-003	1.2000e-004		1.4900e-003	1.4900e-003		1.4900e-003	1.4900e-003	0.0000	21.2974	21.2974	4.1000e-004	3.9000e-004	21.4270
Total		**4.9300e-003**	**0.0422**	**0.0180**	**2.6000e-004**		**3.4200e-003**	**3.4200e-003**		**3.4200e-003**	**3.4200e-003**	**0.0000**	**48.8379**	**48.8379**	**9.4000e-004**	**8.9000e-004**	**49.1351**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Single Family Housing	321518	1.7300e-003	0.0148	6.3000e-003	9.0000e-005		1.2000e-003	1.2000e-003		1.2000e-003	1.2000e-003	0.0000	17.1574	17.1574	3.3000e-004	3.1000e-004	17.2618
Single Family Housing	64303.5	3.5000e-004	2.9600e-003	1.2600e-003	2.0000e-005		2.4000e-004	2.4000e-004		2.4000e-004	2.4000e-004	0.0000	3.4315	3.4315	7.0000e-005	6.0000e-005	3.4524
Single Family Housing	80379.4	4.3000e-004	3.7000e-003	1.5800e-003	2.0000e-005		3.0000e-004	3.0000e-004		3.0000e-004	3.0000e-004	0.0000	4.2894	4.2894	8.0000e-005	8.0000e-005	4.3155
Apartments Mid Rise	399099	2.1500e-003	0.0184	7.8300e-003	1.2000e-004		1.4900e-003	1.4900e-003		1.4900e-003	1.4900e-003	0.0000	21.2974	21.2974	4.1000e-004	3.9000e-004	21.4270
Apartments Mid Rise	49887.3	2.7000e-004	2.3000e-003	9.8000e-004	1.0000e-005		1.9000e-004	1.9000e-004		1.9000e-004	1.9000e-004	0.0000	2.6622	2.6622	5.0000e-005	5.0000e-005	2.6784
Total		**4.9300e-003**	**0.0422**	**0.0180**	**2.6000e-004**		**3.4200e-003**	**3.4200e-003**		**3.4200e-003**	**3.4200e-003**	**0.0000**	**48.8379**	**48.8379**	**9.4000e-004**	**8.9000e-004**	**49.1351**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	144736	38.7544	1.9000e-003	3.9000e-004	38.9165
Apartments Mid Rise	18092	4.8443	2.4000e-004	5.0000e-005	4.8646
Single Family Housing	14874.6	3.9828	2.0000e-004	4.0000e-005	3.9995
Single Family Housing	18593.3	4.9785	2.4000e-004	5.0000e-005	4.9994
Single Family Housing	74373	19.9141	9.8000e-004	2.0000e-004	19.9974
Total		**72.4742**	**3.5600e-003**	**7.3000e-004**	**72.7773**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	144736	38.7544	1.9000e-003	3.9000e-004	38.9165
Apartments Mid Rise	18092	4.8443	2.4000e-004	5.0000e-005	4.8646
Single Family Housing	14874.6	3.9828	2.0000e-004	4.0000e-005	3.9995
Single Family Housing	18593.3	4.9785	2.4000e-004	5.0000e-005	4.9994
Single Family Housing	74373	19.9141	9.8000e-004	2.0000e-004	19.9974
Total		**72.4742**	**3.5600e-003**	**7.3000e-004**	**72.7773**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

No Hearths Installed

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.3087	7.4500e-003	0.6286	3.0000e-005		3.3400e-003	3.3400e-003		3.3400e-003	3.3400e-003	0.0000	1.0023	1.0023	1.0700e-003	0.0000	1.0248
Unmitigated	0.3087	7.4500e-003	0.6286	3.0000e-005		3.3400e-003	3.3400e-003		3.3400e-003	3.3400e-003	0.0000	1.0023	1.0023	1.0700e-003	0.0000	1.0248

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0398					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2484					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0205	7.4500e-003	0.6286	3.0000e-005		3.3400e-003	3.3400e-003		3.3400e-003	3.3400e-003	0.0000	1.0023	1.0023	1.0700e-003	0.0000	1.0248
Total	**0.3087**	**7.4500e-003**	**0.6286**	**3.0000e-005**		**3.3400e-003**	**3.3400e-003**		**3.3400e-003**	**3.3400e-003**	**0.0000**	**1.0023**	**1.0023**	**1.0700e-003**	**0.0000**	**1.0248**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0398					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2484					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0205	7.4500e-003	0.6286	3.0000e-005		3.3400e-003	3.3400e-003		3.3400e-003	3.3400e-003	0.0000	1.0023	1.0023	1.0700e-003	0.0000	1.0248
Total	**0.3087**	**7.4500e-003**	**0.6286**	**3.0000e-005**		**3.3400e-003**	**3.3400e-003**		**3.3400e-003**	**3.3400e-003**	**0.0000**	**1.0023**	**1.0023**	**1.0700e-003**	**0.0000**	**1.0248**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

Use Water Efficient Landscaping

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	7.3856	4.1000e-003	2.4500e-003	8.2321
Unmitigated	8.8340	5.0900e-003	3.0600e-003	9.8890

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	2.93193 / 1.84839	6.6812	3.8500e-003	2.3100e-003	7.4791
Single Family Housing	0.944733 / 0.595593	2.1528	1.2400e-003	7.5000e-004	2.4099
Total		**8.8340**	**5.0900e-003**	**3.0600e-003**	**9.8890**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	2.34554 / 1.73564	5.5857	3.1000e-003	1.8600e-003	6.2260
Single Family Housing	0.755787 / 0.559262	1.7998	1.0000e-003	6.0000e-004	2.0061
Total		**7.3856**	**4.1000e-003**	**2.4600e-003**	**8.2321**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	3.5260	0.2084	0.0000	7.9019
Unmitigated	7.0519	0.4168	0.0000	15.8038

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	20.7	4.2019	0.2483	0.0000	9.4168
Single Family Housing	14.04	2.8500	0.1684	0.0000	6.3870
Total		**7.0519**	**0.4168**	**0.0000**	**15.8038**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	10.35	2.1010	0.1242	0.0000	4.7084
Single Family Housing	7.02	1.4250	0.0842	0.0000	3.1935
Total		**3.5260**	**0.2084**	**0.0000**	**7.9019**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Vegetation

	Total CO2	CH4	N2O	CO2e
Category	MT			
Unmitigated	35.4000	0.0000	0.0000	35.4000

10.2 Net New Trees

Species Class

	Number of Trees	Total CO2	CH4	N2O	CO2e
		MT			
Miscellaneous	50	35.4000	0.0000	0.0000	35.4000
Total		**35.4000**	**0.0000**	**0.0000**	**35.4000**

Downtown Rio Linda Special Planning Area
Parcel Data and CalEEMod database prep

	APN* ***boldface** = APN is listed in Housing Element vacant land inventory	Existing Use	Existing Building Area (ft^2)* **net rentable area or living area; zero if vacant or builiding info is*	Existing Zoning	Proposed SPA Zoning	Area (ft^2)	Area (acres)	Cumulative land area (ft2)	Cumulative land area (acres)	Cumulative building area (ft2)
1	206-0181-011	Church	11377	RD-5	Corridor)	20,760	0.48			
2	206-0232-003	Church	2315	SPA/LC	V-CMU	3,330	0.08			
3	206-0232-020	Church	5552	SPA/LC	V-CMU	12,410	0.28			
4	206-0173-008	Church - Site Vacant	0	RD-5	Corridor)	13,068	0.30			
5	206-0173-009	Church - Site Vacant	0	RD-5	Corridor)	10,454	0.24			
6	206-0232-006	Church (pkg lot)	0	SPA/LC	V-CMU	1,389	0.03			
7	206-0232-018	Church (pkg lot)	0	SPA/LC	V-CMU	5,772	0.13			
8	206-0232-021	Church (pkg lot)	0	SPA/LC	V-CMU	7,405	0.17	74,588.00	1.71	19,244.00
1	206-0162-001	Heavy Industrial - Processing	30559	M-1	V-NMU	179,903	4.13	179,903.00	4.13	30,559.00
1	206-0183-003	Large Retail - Market/Recreational	11641	SPA/LC	V-CMU	11,480	0.26	11,480.00	0.26	11,641.00
1	206-0185-004	Light Industrial	0	SPA/LC	V-CMU	5,227	0.12			
2	206-0185-003	Light Industrial - Contractor Yard	2400	GC	V-CMU	9502	0.22	14,729.00	0.34	2,400.00
1	207-0141-015	Neighborhood Shopping Center	96000	RD-20/SC (F)	NMU/RD-20	487,872	11.20	487,872.00	11.20	96,000.00
1	207-0121-013	Office	2080	SPA/LC	V-CMU	12,000	0.28	12,000.00	0.28	2,080.00
1	206-0171-013	Office - Medical/Dental	1299	SPA/LC	CMU	12,197	0.28			
2	207-0130-007	Office - Medical/Dental	2708	BP	V-CMU	14375	0.33			
3	206-0221-043	Office - Veterinarian	2179	SPA/LC	CMU	12,344	0.28	38,916.00	0.89	6,186.00
1	206-0231-001	Public School - Rio Linda Elementary	111731	RD-5	Corridor)	372,438	8.55	372,438.00	8.55	111,731.00
2	206-0260-007 (part)	Public/Sacramento Northern Parkway	0	SPA/AR-2	PA (Open Space	192,100	4.41			
3	206-0232-024	Public/Utilites - ATT switching station?	0	SPA/LC	V-CMU	27,775	0.64			
4	206-0234-001	Public/Utilities (owned by County)	0	SPA/LC	V-CMU	385	0.01			
5	206-0260-013 (part)	Public/Utilities (owned by County)	0	RD-5/GC/SPA	PA (Open Space	88,427	2.03			
6	206-0221-027	Public/Utilties	0	LC	CMU	10638	0.24			
7	206-0232-001	Public/Utilties	0	SPA/LC	V-CMU	6,508	0.15			
8	206-0232-002	Public/Utilties - Fire Station	4875	SPA/LC	V-CMU	6,459	0.15	6,459.00	0.15	4,875.00
1	207-0130-002	Recreational - Private Fraternal Club	5663	BP	V-CMU	24291	0.56			
2	207-0130-003	Recreational - Private Fraternal Club	0	BP	V-CMU	7840	0.18	32,131.00	0.74	5,663.00
1	206-0184-013	Residential - 14-unit Low Rise Apartme	9120	SPA/GC	V-CMU	21,322	0.49			
2	207-0141-001	Residential - 36-unit Low Rise Apartme	27416	RD-20 (F)	RD-20	92,347	2.12			36,536.00
3	206-0172-011	Residential Care 15-unit Facility	3479	BP	Corridor)	19,930	0.46	133,599.00	3.07	3,479.00
1	206-0221-028	Restaurant - Café	1680	SPA/LC	CMU	8,956	0.21			
2	206-0171-022	Restaurant - Cocktail Lounge/Bar	1608	SPA/LC	CMU	9,240	0.21			
3	206-0221-039	Restaurant - Cocktail Lounge/Bar	2105	SPA/LC	CMU	7,614	0.17			
4	206-0233-012	Restaurant - Cocktail Lounge/Bar	2312	SPA/LC	V-CMU	9,126	0.21	34,936.00	0.80	7,705.00
5	206-0210-044	Restaurant - Fast Food	550	LC	CMU	45,302	1.04	45,302.00	1.04	550.00
1	207-0130-005	Retail/Commercial - Auto Repair	0	SPA/GC	V-CMU	6,495	0.15			
2	207-0130-006	Retail/Commercial - Auto Repair	0	SPA/GC	V-CMU	7,695	0.18			

Cumulative Area/Use Ass
CalEEMod Category
Residential
Educational
Recreational
Retail
Commercial
Industrial

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3	207-0130-008	Retail/Commercial - Auto Repair	6039	SPA/GC	V-CMU	11,761	0.27			
4	207-0122-037	Retail/Commercial - Car Wash	2088	LC	V-CMU	19440	0.45			
5	206-0233-018	Retail/Commercial - Service Station	888	SPA/LC	V-CMU	15,246	0.35			
1	207-0141-007	Rio Linda Branch Library	4081	RD-20	RD-20	16,117	0.37			
2	207-0121-014	Rio Linda Post Office	3788	SPA/GC & LC	V-CMU	30,000	0.69			
1	206-0181-008	Single Family - garage for 206-0181-00	0	RD-5	Corridor)	5,227	0.12			
2	206-0163-008	Single Family	1008	GC	RD-20	12,128	0.28			
3	206-0163-023	Single Family	903	GC	RD-20	11,690	0.27			
4	206-0171-014	Single Family	1044	SPA/LC	CMU	10,431	0.24			
5	206-0171-015	Single Family	984	SPA/LC	CMU	8,712	0.20			
6	206-0171-016	Single Family	984	SPA/LC	CMU	7,276	0.17			
7	206-0171-017	Single Family	1183	SPA/LC	CMU	6,926	0.16			
8	206-0171-020	Single Family	996	SPA/LC	CMU	6,939	0.16			
9	**206-0171-021**	**Single Family**	**2643**	**RD-20**	**CMU**	**44,867**	**1.03**			
10	206-0172-005	Single Family	1470	RD-20	SPA (M Street Corridor)	10,388	0.24			
11	206-0172-006	Single Family	2005	RD-20	SPA (M Street Corridor)	10,273	0.24			
12	206-0173-010	Single Family	1578	RD-5	Corridor)	10,019	0.23			
13	206-0173-011	Single Family	480	RD-5	Corridor)	10,454	0.24			
14	206-0181-010	Single Family	1690	RD-5	Corridor)	10,454	0.24			
15	206-0182-014	Single Family	922	SPA/LC	V-CMU	6,000	0.14			
16	206-0182-018	Single Family	1467	SPA/RD-5	V-CMU	17598	0.40			
17	206-0182-020	Single Family	770	SPA/LC	V-CMU	8,038	0.18			
18	206-0221-042	Single Family	912	SPA/LC	CMU	5,763	0.13			
19	206-0222-003	Single Family	840	RD-5	Corridor)	8,792	0.20			
20	206-0222-004	Single Family	840	RD-5	Corridor)	8,792	0.20			
21	206-0222-005	Single Family	840	RD-5	Corridor)	9,148	0.21			
22	206-0222-018	Single Family	1539	RD-20	SPA (M Street Corridor)	9,583	0.22			
23	206-0222-019	Single Family	1438	RD-20	SPA (M Street Corridor)	8,276	0.19			
24	206-0223-001	Single Family	1091	RD-5	Corridor)	10,856	0.25			
25	206-0223-003	Single Family	958	RD-5	Corridor)	11,761	0.27			
26	206-0223-004	Single Family	1654	RD-5	SPA (M Street)	10,454	0.24			
27	206-0223-017	Single Family	1478	RD-5	SPA (M Street)	10,990	0.25			
28	206-0233-009	Single Family	1491	SPA/LC	V-CMU	4,838	0.11			
29	207-0122-007	Single Family	912	RD-20	RD-20	8,239	0.19			
30	207-0122-008	Single Family	913	RD-20	RD-20	10,341	0.24			
31	207-0130-004	Single Family	1312	BP	V-CMU	20547	0.47			
32	**207-0141-006**	**Single Family**	**1404**	**RD-20 (F)**	**RD-20**	**60,113**	**1.38**			
33	207-0141-011	Single Family	3235	RD-5	NMU	37,026	0.85			
34	**207-0300-009**	**Single Family**	**980**	**RD-20 (F)**	**RD-20**	**130,680**	**3.00**			
1	206-0163-006	Small Retail - Multi-Tenant	2366	GC	RD-20	7,000	0.16			
2	206-0163-018	Small Retail - Multi-Tenant	880	GC	RD-20	13,939	0.32			
3	206-0182-008	Small Retail - Multi-Tenant	2100	SPA/LC	V-CMU	5,000	0.11			
4	206-0184-017	Small Retail - Multi-Tenant	3000	SPA/LC	V-CMU	10,500	0.24			
5	206-0233-003	Small Retail - Multi-Tenant	4500	SPA/LC	V-CMU	7,700	0.18			
6	206-0182-019	Small Retail - Single Tenant	5202	SPA/LC	V-CMU	44,867	1.03			
7	206-0184-016	Small Retail - Single Tenant	1116	SPA/LC	V-CMU	10,454	0.24			
8	206-0233-013	Small Retail - Single Tenant	1440	SPA/LC	V-CMU	6,993	0.16			
9	206-0233-016	Small Retail - Single Tenant	536	SPA/LC	V-CMU	7,178	0.16			
10	206-0233-017	Small Retail - Single Tenant	5396	SPA/LC	V-CMU	17,500	0.40			
11	206-0182-007	Small Retail - Single Tenant/Residentia	790	SPA/LC	V-CMU	9,000	0.21			
12	206-0221-034	Small Retail/Multi-Tenant	3503	SPA/LC	CMU	9,443	0.22			

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13	206-0221-040	Small Retail/Mult-Tenant	5442	LC	CMU	19602	0.45			
14	206-0171-041	Small Retail/Single Tenant	4238	SPA/LC	CMU	28314	0.65			
15	206-0221-003	Small Retail/Single Tenant	4832	SPA/LC	CMU	22,962	0.53			
16	206-0221-038	Small Retail/Single Tenant	2032	SPA/LC	CMU	12,632	0.29			
17	206-0184-009	Store/Office Combo - Multi-Tenant	4245	SPA/LC	V-CMU	8,890	0.20			
18	206-0184-012	Store/Office Combo - Multi-Tenant	0	SPA/LC	V-CMU	1,400	0.03			
19	206-0233-002	Store/Office Combo - Multi-Tenant	2100	SPA/LC	V-CMU	7,700	0.18			
1	206-0181-009	Two-Family 2-unit Duplex	1800	RD-5	Corridor)	5,227	0.12			
2	206-0233-015	Two-Family 2-unit Residential	913	SPA/LC	V-CMU	9,160	0.21	14,387.00	0.33	

	APN* **boldface** = APN is listed in Housing Element vacant land inventory	Existing Use	Existing Building Area (ft^2)* *net rentable area or living area; zero if vacant or	Existing Zoning	Proposed SPA Zoning	Area (ft^2)	Area (acres)	Cumulative land area (ft2)	Cumulative area (acres)	Cumulative building area (ft2)
1	**206-0141-006**	**Vacant**	**0**	**RD-20/LC**	**CMU**	**189,050**	**4.34**	573,624.00	13.17	
2	**206-0210-038**	**Vacant**	**0**	**RM-1/LC**	**CMU**	**138085**	**3.17**	573,624.00		
3	**206-0210-019**	**Vacant**	**0**	**RM-1/LC**	**CMU**	**204732**	**4.70**	573,624.00		
4	206-0221-037	Vacant	0	SPA/LC	CMU	2,116	0.05	573,624.00		
5	206-0221-008	Vacant	0	SPA/LC	CMU	11,163	0.26	573,624.00		
6	206-0221-009	Vacant	0	SPA/LC	CMU	11,925	0.27	573,624.00		
7	206-0221-035	Vacant	0	SPA/LC	CMU	16,553	0.38	573,624.00		
8	206-0163-022	Vacant	0	GC	RD-20	20,475	0.47	308,029.00	7.07	
9	206-0163-019	Vacant	0	GC	RD-20	21,000	0.48	308,029.00		
10	**206-0183-008**	**Vacant**	**0**	**RD-7**	**RD-20**	**14,476**	**0.33**	308,029.00		
11	**206-0183-009**	**Vacant**	**0**	**RD-7**	**RD-20**	**15,400**	**0.35**	308,029.00		
12	**206-0183-010**	**Vacant**	**0**	**RD-7**	**RD-20**	**18,878**	**0.43**	308,029.00		
13	**206-0210-016**	**Vacant**	**0**	**RM-1**	**RD-20**	**217,800**	**5.00**	308,029.00		
14	207-0130-001	Vacant	0	BP	V-CMU	10454	0.24	147,796.00	3.39	
15	206-0183-006	Vacant	0	LC	V-CMU	10890	0.25	147,796.00		
16	206-0183-007	Vacant	0	LC	V-CMU	13939	0.32	147,796.00		
17	**206-0183-004**	**Vacant**	**0**	**RD-7**	**V-CMU**	**9583**	**0.22**	147,796.00		
18	**206-0183-005**	**Vacant**	**0**	**RD-7**	**V-CMU**	**10454**	**0.24**	147,796.00		
19	206-0184-007	Vacant	0	SPA/GC	V-CMU	10,454	0.24	147,796.00		
20	206-0182-010	Vacant	0	SPA/LC	V-CMU	1,000	0.02	147,796.00		
21	206-0233-010	Vacant	0	SPA/LC	V-CMU	6,534	0.15	147,796.00		
22	206-0233-004	Vacant/Parking Lot	0	SPA/LC	V-CMU	17,424	0.40	147,796.00		
23	206-0260-012	Vacant	0	SPA/LC	V-CMU	57064	1.31	147,796.00		
24	**206-0291-005**	**Vacant**	**0**	**RD-5**	**V-NMU**	**101,059**	**2.32**	101,059.00	2.32	
						total vacar	**25.95**			

Assumed Land Use w/n ZD (Kimley-Horn assumptions)	Percent of use per ZD	Estimated area per use, ft2
CMU		
Res - MF	32	183,559.68
Specialty Retail	23	131,933.52
Medical Office	10	57,362.40
General Office	24	137,669.76
restaurants	5	28,681.20
gas station	1	5,736.24
grocery	5	28,681.20
RD-20		
Res- SF	30	92,408.70
Res - MF	40	123,211.60
specialty retail	10	30,802.90
general office	5	15,401.45
medical office	5	15,401.45
restaurants	10	30,802.90
V-CMU		
Res- SF	20	29,559.20
Res - MF	25	36,949.00
specialty retail	35	51,728.60
general office	10	14,779.60
medical office	10	14,779.60
V-NMU		
SF Res	30	30,317.70
MF res	40	40,423.60
specialty retail	10	10,105.90
general office	5	5,052.95
medical office	5	5,052.95
restaurants	10	10,105.90

Cumulative Area/Use Ass
CalEEMod Category
Retail
Commercial
Retail
Commercial
Residential
Residential
Residential
Residential
Residential
Recreational
Retail

Notes:

Values entered into CalEEI lead agencies shouold assu properties will follow this

CalEEMod categories are r values in columns T-V.

Assigning existing and pot
For modeling operational e densities between 12 and unless physical or environn above 15 dwelling units pe

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above 15 dwelling units pe

Note that the DRLSPA sets densities.

New MF units in RD-20 and

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sumptions, Use These Data for Operational Emissions						
Applicable CalEEMod Subcategory	**KH Use Category**	**Area, ft2**	**Area, acres**	**Res Units**	**Non-res Bldg Are**	Notes
Apartments, low rise	Residential MF	113,669.00	2.61	67		Up to 15 du/acre, includes existing 14 & 36-du apts
Apartments, mid-rise	Residential MF	476,552.58	10.94	223		15+ du/acre (see values below)
Congregate care	Congregate care	19,930.00	0.46	15		Existing facility, 15-bed
single family	Residential SF	558,392.00	12.82	34		Existing sf units, assume no new single family
Elementary school	Elementary school	372,438.00	8.55		111,731.00	School is closed but may be re-purposed
Library	none	16,117.00	0.37		4,081.00	
Place of worship	Church	73,859.00	1.70		24,907.00	Added fraternal hall, assume no new churches
Park		1,630,957.58	37.44	0.00		
Fast food - no drive-through	none	45,302.00	1.04		**550.00**	
fast food with drive through	none	-	-		**-**	none proposed or assumed
Restaurant - sit-down, high turnover	Restaurants	34,936.00	0.80		7,705.00	
Parking lot	none	-	**-**		-	no real information available for new construction
Auto Care Center	none	45,391.00	**1.04**		8,127.00	
Convenience market	none	-	**-**		-	All other retail considered "strip mall"
convenience market w/gas pumps	Gas Station	15,246.00	**0.35**		888.00	
gas/service station	none		**-**		-	Combined with convenience market in "retail" above
hardware/paint store	none		**-**			No information about extg or future hardware/paint stores
strip mall	Specialty Retail	963,516.92	**22.12**		374,288.92	Includes extg plus estimated retail space
Supermarket	Grocery	40,161.20	**0.92**		25,981.60	Includes extg plus future grocery
Bank w/drive-through	none		**-**			Unknown
Office building	General Office	12,003.97	**0.28**		184,903.76	
Government office building	General Office	30,000.00	**0.69**		3,788.00	Includes post office
medical office building	Medical Office	131,512.40	**3.02**		52,484.20	Includes veterinarian, future FAR est at 0.5
Pharmacy/drugstore w/o drive through			**-**			
			-			
General light industry	none	194,632.00	**4.47**		32,959.00	Includes the equipment rental facility
			-			

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umptions, Vacant Properties: Use these data for Construction Emissions				DUs *or* Non-Res Bldg Area	CalEEMod 25% of final buildout, DU or acres	CalEEMod 25% of final buildout, res lot area (acres)	
CalEEMod Subcategory	**KH Use Category**	**Area, ft2**	**Area, acres**				**Notes & Assumptions**
gas/service station	Gas station	5,736.24	0.13		3.00	0.03	12 pumps assumed at buildout
Office building	General Office	172,903.76	3.97	172,903.76	43,225.94	0.99	Estimated FAR 1.0
Supermarket	Grocery	28,681.20	0.66	14,340.60	3,585.15	0.16	Estimated FAR 0.5
Medical Office	Medical Office	92,596.40	2.13	46,298.20	11,574.55	0.53	Estimated FAR 0.5
Single Family	Residential SF, CMU	-	-	-	-	-	10/acre, CMU
Single Family	Residential SF, NMU & VNMU	30,317.70	0.70	8	2	0.17	12/acre, NMU, VNMU - 10/acre, CMU
Single Family	Residential SF, V-CMU	29,559.20	0.68	10	3	0.17	15/acre, V-CMU
Single Family	Residential SF, RD-20	92,408.70	2.12	42	11	0.53	20/acre, RD-20
Apartments, mid-rise	Residential MF, CMU, V-NMU	347,194.88	7.97	159	40	1.99	20/acre, CMU, V-NMU
Apartments, mid-rise	Residential MF, V-CMU	36,949.00	0.85	21	5	0.21	25/acre, V-CMU
Restaurant - sit-down, high turnover	Restaurants	69,590.00	1.60	34,795.00	8,698.75	0.40	Estimated FAR 0.5
Strip mall	Specialty Retail	224,570.92	5.16	224,570.92	56,142.73	1.29	Estimated F.A.R. 1.0
	Total	**1,130,508.00**	**25.95**	**152,285.60**	38,071.40	0.87	**25% of total SF area, vacant parcels**
				384,143.88	96,035.97	2.20	**25% of total MF area, vacant parcels**
				60.96	15.24	15	**25% of total new SF units**
				180.62	45.15	45	**25% of total new MF units**

Mod are 25% of those above for residential units, land area and non-residential building area, per SMAQMD CEQA Guide, Ch. 9, p. 9-3: ...for construction projects that will last more than 4 years, ume 25% of the total land uses would be constructed in 1 single year, unless otherwise known. Since the progress of SPA implementation is unknown at this time, the CalEEMod for vacant 25% rule.

not sorted because initial inputs and cell cross-references were made before CalEEMod categories were inserted. DO NOT RE-SORT - re-sorting will interfere with the cross-referenced calculated

ential residential units to CalEEMod categories:

emissions, existing apartment units are classified as "low rise" and added to potential new Kimley-Horn SF-classified units in NMU, V-NMU and V-CMU because the latter units are planned at mf 15 du/acre (GP Policy LU-5, All residential projects involving ten or more units, excluding remainder lots and Lot A's, ***shall not have an average overall density less than 75% of zoned maximums***, nental constraints make achieving the minimum densities impractical. For master planned communities with density ranges, this policy will apply to the midpoint of the density range for densities er acre. For density ranges below 15 dwelling units per acre, projects shall not be built out at less than the minimum density of the range.).

.f acre. For density ranges below 15 dwelling units per acre, projects shall not be built out at less than the minimum density of the range.).

maximum residential densities for the V-NMU and V-CMU at **35** units/acre. The KH traffic assumptions set maximum mf density at **25** du/acre, likely reflecting density averaging than maximizing

d V-CMU are classified as "mid-rise" apartments with residential densities of 20 to 25 du/acre, and between 3 and four stories. There are no existing "mid-rise" apartments in RL yet.