

**Exception II – Housing supply.** The City may grant an exception from the requirements of the Initiative where it determines that doing so is necessary to comply with State law governing the provision of housing. The City may do so only if it first makes each of the following findings based on substantial evidence in the record:

- (1) A specific provision of State law requires the City to accommodate the proposed housing, and,
- (2) No feasible alternative exists that would allow for the required units to be built without siting some or all of them in the Northwest Lands.

**Exception III – Reorganization.** The General Plan may be reorganized, readopted in different text and/or format, and individual provisions may be renumbered or reordered, in the course of ongoing updates of the General Plan in accordance with the requirements of State law. The Land Use Element policies relating to the Northwest Lands, however, shall continue to be included in the General Plan until December 31, 2034 unless earlier repealed or amended pursuant to the procedures set forth herein.

2. The Growth Management – Growth Areas Policies (GA) section of the General Plan, page II-50, is hereby amended to insert the following policy at 1.b., with policy 1.b. becoming policy 1.c.  
1.b. The Northwest Lands shall not be a part of additional land considered for development by the city until December 31, 2034 unless permitted by voters of the City.
3. The Growth Management – Annexations and Sphere of Influence (ASI) section of the General Plan, page II-53, is hereby amended to insert the following policy as policy 1. with the existing policy 1. becoming policy 2., etc.  
1. The City shall not consider serving the Northwest Lands unless permitted by the voters of the City.
4. The Circulation element, beginning on page III-2, is amended as follows:  
Should the voters approve serving the Northwest Lands prior to any development project approval, the developer of any proposed project must pay for an independent traffic analysis covering the traffic impacts on the entire City of Roseville. Developer paid traffic impact fees shall fully pay for all necessary road capacity improvements to fully offset and mitigate all direct and cumulative traffic impacts from new development upon highways, arterial roads and their intersections during weekday, peak-hour periods.  
Before giving approval to any new development project, the City shall make a finding that the project will allow the City to achieve a Level of Service C or better at all intersections, except for those intersections shown on Tables [ ] and [ ]. (Tables III-3 and III-3A of the General Plan prior to this amendment). If this finding cannot be made, then the City shall not approve the project, or give final approval to a tentative subdivision map. This provision protects the public's health, safety and welfare by requiring safe and adequate roads.

### SECTION 3. Exemptions for Certain Projects

This initiative shall not apply to any development project which has obtained as of the effective date of the initiative:

- A. A vested right pursuant to state law;
- B. A validly approved and fully executed development agreement with the city; or,
- C. Approval of a vesting tentative map.

SECTION 4. If any provision of this measure or the application thereof to any person or circumstance shall be found to be invalid by a court, such invalidity shall not affect the remaining portions or application of the General Plan amendments, and to this end the provisions of this measure are severable. None of the provisions in this measure shall be applied so as to preclude the compliance with state law.

SECTION 5. This measure and the amendments to the General Plan by this measure may not be amended, changed or superseded except upon approval by the voters.

### SECTION 6. Implementation

Upon the effective date of this initiative, this initiative shall be deemed inserted in the City of Roseville GENERAL PLAN 2010 as an amendment thereof. At such time as this initiative is deemed inserted into the General Plan, any provisions of the City of Roseville Zoning Ordinance, the General Plan or the Specific Plans which are inconsistent with this initiative shall not be enforced to the extent of the inconsistency. Within 180 days of the insertion date, the City of Roseville shall complete such revisions of its General Plan, Specific Plans and Zoning Ordinance as are necessary to achieve consistency with all provisions of this initiative. Except for Section 3 above, upon the insertion date all General Plan amendments, rezonings, specific plans, tentative or final subdivision maps, parcel maps, conditional use permits, building permits or other ministerial or discretionary entitlements for use not yet approved or issued shall not be approved or issued unless consistent with the policies and provisions of this initiative.