AGENDA
December 16, 2021

SPECIAL PLANNING COMMISSION MEETING
6:30 p.m.
Council Chambers
311 Vernon Street
Roseville, California
www.roseville.ca.us/CORTV

The meeting may be viewed on Comcast channel 14, Consolidated Communications channel 73, and AT&T U-Verse. Planning Commission meetings are also video streamed live on the City's website at roseville.ca.us/watch and roseville.ca.us/agenda, and the City's YouTube channel at youtube.com/CityofRosevilleCa.

If you need a disability-related modification or accommodation to participate in this meeting, please contact Voice: 916-774-5200, TDD: 916-774-5220. Requests must be made as early as possible.

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

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

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

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

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

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

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

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENTS

5. CONSENT CALENDAR

5.1. Minutes of November 18, 2021

6. REQUESTS/PRESENTATIONS

6.1. Sierra View Subdivision Map Project (File # PL21-0162) and SVSP PCL WB-41 Rezone Project (File # PL21-0161)

ITEM 6.1a: General Plan Amendment, Rezone, Tentative Subdivision Map, Tree Permit – 360 Diamond Oaks Road – INFILL PCL 3 & 100 – Sierra View Subdivision Map – File #PL21-0162

The project will allow the construction of 75 single-family homes on Infill Planning Parcels 3 and 100, located to the east of the Sierra View Country Club. The entitlements include a General Plan Amendment to change the land use designation of Parcel 100 from Medium Density Residential (MDR) to Low Density Residential (LDR) and a Rezone from Multi-Family Housing (R3) to Small Lot Residential (RS). Infill Planning Parcel 3 will be rezoned from Single-Family Residential (R1) to RS. A Tentative Subdivision Map is requested to subdivide the parcels into 75 single-family lots. Lastly, a Tree Permit is requested to remove native oak trees on the site in order to facilitate development of the lots. The remaining 93 units allocated to Infill Parcel 100 will be transferred to Sierra Vista Specific Plan (SVSP) Parcels WB-41 (+63 units) and WB-31 (+30 units).

Applicant: John Tallman, WP Sierra View LLC
Property Owner: SVLC 23 LLC

ITEM 6.1b: General Plan Amendment, Specific Plan Amendment, Rezone, Development Agreement Amendment, and Tentative Subdivision Map – 3301 Pleasant Grove Boulevard – SVSP PCL WB-41 – Rezone – File # PL21-0161

The proposed project will allow the construction of 63 single-family homes on SVSP Parcel WB-41 and an additional 30 units on SVSP Parcel WB-31. The project entitlements include a General Plan Amendment and Specific Plan Amendment to change the land use designation of Parcel WB-41 from Community Commercial (CC) to MDR and a Rezone from CC to Small Lot Residential/Development Standards (RS/DS). The SVSP will be amended to reflect the 30 additional units transferred to High Density Residential Parcel WB-31 from Infill Parcel 100. A Second Amendment of the Westbrook Development Agreement will be made to reflect the proposed land use changes, unit transfers, and to include dedication of a portion of West Roseville Specific Plan Parcel W-60B to the City. Lastly, a Tentative Subdivision Map is

included to subdivide Parcel WB-41 into 63 medium density residential lots.

Applicant: John Tallman, Westpark S V 400 LLC
Property Owner: Westpark S V 400 LLC

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

Adopt the Sierra View Country Club and Sierra Vista Specific Plan Redesignation and Rezone Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring & Reporting Program and Consider the 6th Addendum to the Sierra Vista Specific Plan Environmental Impact Report (EIR).

For the Sierra View Subdivision Map Project, as described above (File # PL21-0162):

A. Recommend the City Council approve the General Plan Amendment (Land Use Map);
B. Recommend the City Council approve the Rezone;
C. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to sixty-five (65) conditions of approval; and
D. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

For the SVSP PCL WB-41 Rezone Project, as described above (File # PL21-0161):

A. Recommend the City Council approve the General Plan Amendment (Land Use Map);
B. Recommend the City Council approve the Specific Plan Amendment (Text & Land Use Map);
C. Recommend the City Council approve the Rezone;
D. Recommend the City Council approve the Second Amendment of the Westbrook Development Agreement; and
E. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to fifty-six (56) conditions of approval.

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

7.1. SENATE BILL 9 - Informational Item

REQUEST
This is an informational item. Staff requests that the Planning Commission receive an informational presentation regarding the adoption of Senate Bill 9 (SB 9). SB 9 changes the number of units allowed on parcels within single family residential zones, and requires amendments to the City's Zoning Ordinance and Subdivision Ordinance.

RECOMMENDATION
The Planning Division is recommending the Planning Commission hear staff's informational presentation. No action is required.

8. ADJOURNMENT

PLANNING COMMISSION COMMUNICATION

Title:	Minutes of November 18, 2021
Contact:	Lupe Nelson, lnelson@roseville.ca.us, (916) 774-5281

Meeting Date: 12/16/2021
Item #: 5.1.

ATTACHMENTS:

Description

Minutes of November 18, 2021

DRAFT MINUTES
November 18, 2021

SPECIAL PLANNING COMMISSION MEETING
6:30 p.m.
Council Chambers
311 Vernon Street
Roseville, California
www.roseville.ca.us/CORTV

1. CALL TO ORDER
Chair Jensen called the meeting to order at 6:30 p.m.

2. ROLL CALL
Present: Brashears, Caporusso, Covington, Haggenjos, Martin, Jensen
Absent: Prior

3. PLEDGE OF ALLEGIANCE
Vice-Chair Martin led those in attendance in the Pledge of Allegiance.

4. PUBLIC COMMENTS
Chair Jensen opened the public comment period. Hearing none, Chair Jensen closed the public comment period.

5. CONSENT CALENDAR
Motion by Commissioner Caporusso, seconded by Vice-Chair Martin to approve the Consent Calendar.

Roll call vote:
Ayes: Covington, Martin, Haggenjos, Brashears, Caporusso, Jensen
Noes: None

Motion passed.

5.1. Minutes of October 14, 2021
5.2. DTSP PCL DT-6 – Civic Plaza Residences Condominium Map, 330 Vernon St, File # PL21-0281

REQUEST

The project is a request for a Tentative Condominium Map to create 52 condominium units consisting of four (4) commercial units and 48 residential units for the Civic Plaza Residences.

6. REQUESTS/PRESENTATIONS

6.1. NIPA PCL 56 – Bridgeway Tent and Western Seminary, 8150 Industrial Av, File # PL21-0060

REQUEST

The project is a request for a Conditional Use Permit Modification and Design Review Permit Modification to allow Bridgeway Christian Church to utilize an approximate 6,700-square-foot outdoor tent structure for outdoor services, community programs, and events on a permanent basis. The tent will be located in the northwestern corner of the site. The Conditional Use Permit Modification also includes a request to allow Western Seminary (a college use) to locate in the existing Building D.

Associate Planner, Kinarik Shallow, presented the staff report.

Chair Jensen opened the Public Hearing and invited comments from the applicant and/or audience.

Applicant Representative, Roy Cotterill, stated he had received a copy of the staff report and was in agreement with staff's recommendation. Applicant, Heidi Coughran, responded to Commissioners' questions.

Commission Discussion with Applicant:

- A Commissioner asked what the uses are for Building B, E, and C. The Applicant responded that Building B is used by church staff, Building E is used by Airgas Propane Storage and Sales, and Building C houses boilers and chillers.
- A Commissioner asked about the vehicle traffic flow to Building C. Staff responded that a majority of vehicle traffic would be from Washington Blvd. The Applicant responded that safety measures are in place for pedestrians.
- A Commissioner asked about restrooms for the individuals in the tent area. The Applicant responded that indoor restrooms are close to the tent area and easily accessible.

Chair Jensen opened the public comment period. Hearing no public comments, Chair Jensen closed the public comment period and the Public Hearing.

Motion by Commissioner Caporusso, seconded by Commissioner Brashears to:

A. Adopt the two (2) findings of fact and approve the Conditional Use Permit Modification subject to seven (7) conditions of approval; and,
B. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to nine (9) conditions of approval.

Roll call vote:
Ayes: Brashears, Covington, Caporusso, Martin, Haggenjos, Jensen
Noes: None
Motion passed.

6.2. INFILL PCL 210 – Tommy's Carwash, 2990 Foothills Bl, File # PL20-0274

REQUEST

The applicant requests approval of a Conditional Use Permit and a Design Review Permit to allow a 5,207 square foot automatic carwash facility with 22 vacuum spaces, a 600 square foot storage building, and associated site improvements.

Associate Planner, Shelby Maples, presented the staff report.

Chair Jensen opened the Public Hearing and invited comments from the applicant and/or audience.

Applicant Representative, Jerry Aplass, Burrell Consulting Group, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Commissioner Discussion:

- None

Chair Jensen opened the public comment period. Hearing no public comments, Chair Jensen closed the public comment period and the Public Hearing.

Motion by Commissioner Covington, seconded by Vice-Chair Martin, to:

A. Adopt the Tommy's Carwash Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
B. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to two (2) conditions of approval; and
C. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-five (65) conditions of approval.

Roll call vote:
Ayes: Caporusso, Haggenjos, Brashears, Covington, Martin, Jensen
Noes: None

Motion passed.

7. COMMISSIONER / STAFF REPORT

Staff Report

- The Planning Commission meetings for December 9 and December 23 have been canceled.

- There will be a Special Planning Commission meeting held Thursday, December 16.
- The Housing Element has been certified.

Commissioner Report

- Congratulations on the certification of the Housing Element.

8. ADJOURNMENT

Commissioner Martin made the motion, seconded by Commissioner Haggenjos to adjourn the meeting at 6:45 p.m.

Roll call vote:
Ayes: Brashears, Caporusso, Covington, Haggenjos, Martin, Jensen

PLANNING COMMISSION COMMUNICATION

Title:	Sierra View Subdivision Map Project (File # PL21-0162) and SVSP PCL WB-41 Rezone Project (File # PL21-0161)
Contact:	Kinarik Shallow, kshallow@roseville.ca.us, (916) 746-1309

Meeting Date: 12/16/2021
Item #: 6.1.

ATTACHMENTS:

Description

Item 6.1a Sierra View Subdivision Staff Report

Item 6.1a Sierra View Subdivision Attachment 1 Water and Sewer Demands Memo

Item 6.1a Sierra View Subdivision Attachment 2 Public Comments

Item 6.1a Sierra View Subdivision Attachment 3 Response to Maccione Comments

Item 6.1a Sierra View Subdivision Exhibit A GPA Exhibit

Item 6.1a Sierra View Subdivision Exhibit B GP Land Use Map

Item 6.1a Sierra View Subdivision Exhibit C Rezone Exhibit

Item 6.1a Sierra View Subdivision Exhibit D Plans

Item 6.1a Sierra View Subdivision Exhibit E Arborist Report

Item 6.1a Sierra View Subdivision Exhibit F Tree Removal Exhibit

Item 6.1a Sierra View Subdivision Exhibit G Combined CEQA

Item 6.1a Sierra View Subdivision Exhibit H MND Attachments 1-5

Item 6.1a Sierra View Subdivision Exhibit I MND Attachments 6-7

Item 6.1a Sierra View Subdivision Exhibit J MND Attachments 8-11

Item 6.1a Sierra View Subdivision Exhibit K MND Attachments 12-15

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Item 6.1b WB-41 Rezone Staff Report

Item 6.1b WB-41 Rezone Attachment 1 Guidelines for Conversion Non-Residential Land Use

Item 6.1b WB-41 Rezone Attachment 2 Fiscal Impact Analysis, EPS

Item 6.1b WB-41 Rezone Attachment 3 Supermarket Retail Potential, Intalytics

Item 6.1b WB-41 Rezone Attachment 4 Retail Market Analysis, MXD Development Strategists

Item 6.1b WB-41 Rezone Attachment 5 Retail Feasibility Traffic Analysis, F&P

Item 6.1b WB-41 Rezone Attachment 6 Westbrook DA RS DS Development Standards

Item 6.1b WB-41 Rezone Attachment 7 Public Comments

Item 6.1b WB-41 Rezone Exhibit A GPA and SPA

Item 6.1b WB-41 Rezone Exhibit B General Plan Land Use Map

Item 6.1b WB-41 Rezone Exhibit C SVSP Redlines

Item 6.1b WB-41 Rezone Exhibit D Rezone

Item 6.1b WB-41 Rezone Exhibit E Second Amendment of Westbrook DA

Item 6.1b WB-41 Rezone Exhibit F Tentative Subdivision Map

Item 6.1b WB-41 Rezone Exhibit G Combined CEQA Document

Item 6.1b WB-41 Rezone Exhibit H Addendum Attachments

CITY OF ROSEVILLE CALIFORNIA

PLANNING DIVISION STAFF REPORT
PLANNING COMMISSION MEETING December 16, 2021

Prepared by: Kinarik Shallow, Associate Planner

ITEM 6.1a: General Plan Amendment, Rezone, Tentative Subdivision Map, Tree Permit – 360 Diamond Oaks Road – INFILL PCL 3 & 100 – Sierra View Subdivision Map – File #PL21-0162 & #PL21-0161

REQUEST

The project will allow the construction of 75 single-family homes on Infill Planning Parcels 3 and 100, located to the east of the Sierra View Country Club. The entitlements include a General Plan Amendment to change the land use designation of Parcel 100 from Medium Density Residential (MDR) to Low Density Residential (LDR) and a Rezone from Multi-Family Housing (R3) to Small Lot Residential (RS). Infill Planning Parcel 3 will be rezoned from Single-Family Residential (R1) to RS. A Tentative Subdivision Map is requested to subdivide the parcels into 75 single-family lots. Lastly, a Tree Permit is requested to remove native oak trees on the site in order to facilitate development of the lots. The remaining 93 units allocated to Infill Parcel 100 will be transferred to Sierra Vista Specific Plan (SVSP) Parcels WB-41 (+63 units) and WB-31 (+30 units).

Applicant – John Tallman, WP Sierra View LLC
Property Owner – SVLC 23 LLC

SUMMARY RECOMMENDATION

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

Adopt the Sierra View Country Club and Sierra Vista Specific Plan Redesignation and Rezone Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring & Reporting Program and Consider the 6th Addendum to the Sierra Vista Specific Plan Environmental Impact Report (EIR).

For the Sierra View Subdivision Map Project (File # PL21-0162):

A. Recommend the City Council approve the General Plan Amendment (Land Use Map);
B. Recommend the City Council approve the Rezone;
C. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to sixty-five (65) conditions of approval; and
D. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

SENATE BILL 330

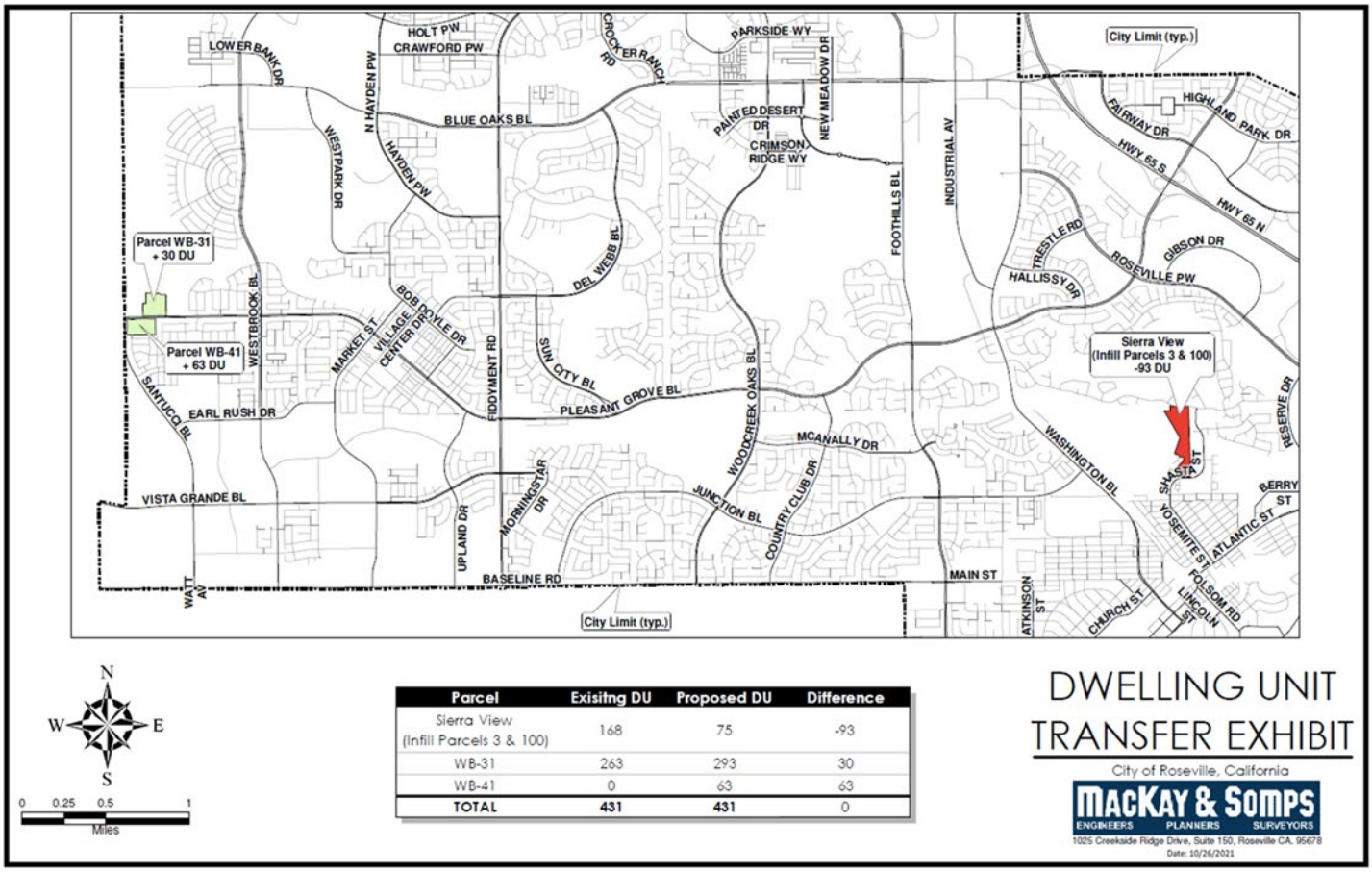
Projects #PL21-0162 (Sierra View Subdivision) and #PL21-0161 (SVSP Parcels WB-41 and WB-31) are linked to each other due to requirements in California State Housing Law. As described below, each project is evaluated independently in a separate staff report, however, The Planning Commission will be asked to take one action when considering the entitlements for both projects. The following is an explanation of why these projects are linked and how staff is recommending the proposed entitlements be acted upon.

Recent changes in state law preclude the City from reducing anticipated housing density in one portion of its jurisdiction without making up for the resulting reduction by increasing anticipated housing density in another area. As enacted in the 2019 legislative session, Senate Bill 330 (the Housing Crisis Act of 2019 or S.B. 330) created Government Code Section 65300. Subdivision (b)(1)(A) of that statute

generally prevents a city from changing the residential general plan, specific plan, and zoning designation to "a less intensive use" or to reduce the intensity of the designation below what was allowed on January 1, 2018. An exception to this prohibition exists, however, where the city "concurrently changes the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is no net loss in residential capacity" (Government Code § 65300 (h)(2)(i)(1), italics added).

The applicant is proposing a reduction in residential capacity on one site (Infill Parcel 100 – Sierra View Subdivision, file #PL21-0162) but proposing a modification in the designations on two other sites (Sierra Vista Specific Plan Parcel WB-41 and Parcel WB-31, file #PL21-0161), in order to make up for the lost residential capacity at Infill Parcel 100. Figure 1 below identifies the location of these parcels and the proposed unit transfers. Infill Parcel 100 has a current General Plan unit allocation of 168 units, however with the Sierra View Subdivision project (file #PL21-0162), the applicant is proposing to build only 75 of the units. As required by S.B. 330, the remaining 93 units must be transferred elsewhere in the City to avoid any net reduction in anticipated housing units. The remaining 93 units will be transferred to SVSP Parcels WB-41 and WB-31. The SVSP Parcel WB-41 Rezone project (file #PL21-0161) proposes amending the land use and zoning designation of Parcel WB-41 from its current Community Commercial (CC) designation to Medium Density Residential (MDR) with a zoning of Small Lot Residential/Development Standards (RS/DS), in order to accommodate 63 of the units being transferred from Infill Parcel 100. The remaining 30 units from Infill Parcel 100 are being transferred to High Density Residential Parcel WB-31. Since the Legislature, through S.B. 330, has required these consecutive actions, the Planning Commission will act on the two projects under one motion. However, staff has chosen to evaluate each project and the corresponding entitlements with separate staff reports for ease of readability.

Figure 1: Dwelling Unit Transfer Exhibit



Parcel	Exisitng DU	Proposed DU	Difference
Sierra View (Infill Parcels 3 & 100)	168	75	-93
WB-31	263	293	30
WB-41	0	63	63
TOTAL	431	431	0

DWELLING UNIT TRANSFER EXHIBIT
City of Roseville, California
MacKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville CA. 95678
Date: 10/26/2021

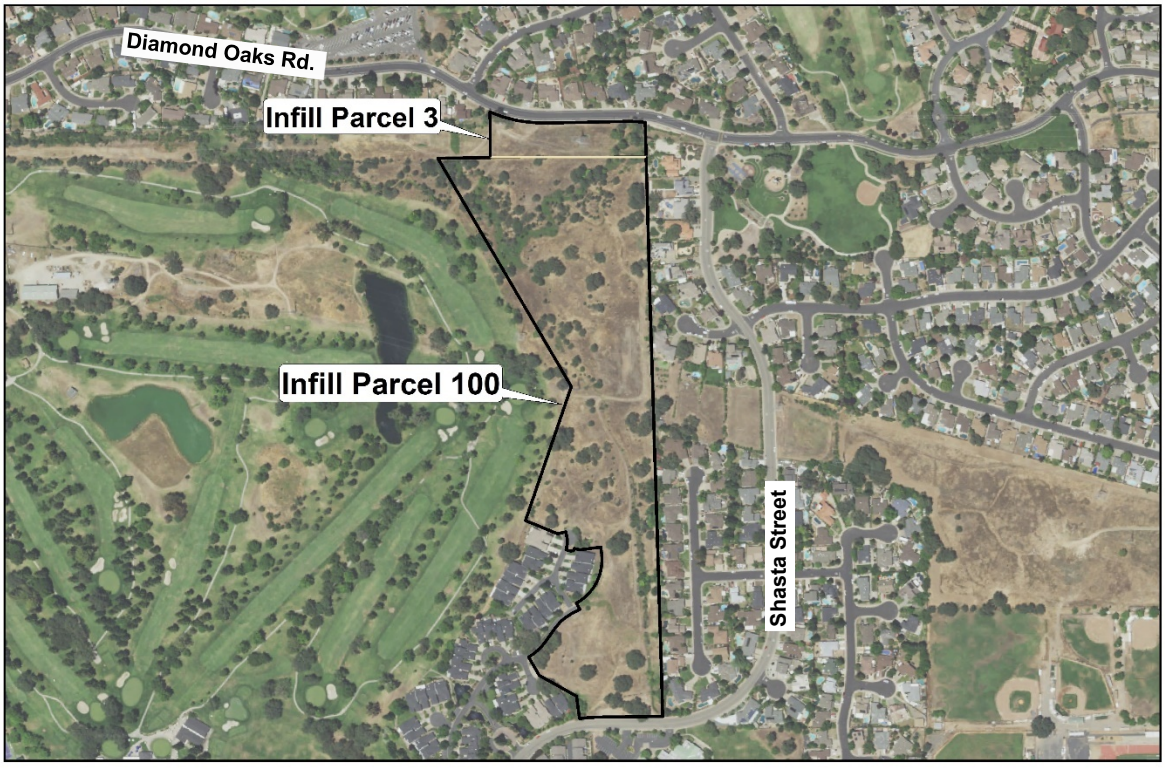
SUMMARY OF OUTSTANDING ISSUES

As described in the Environmental Determination Section, below, there have been three public comment letters submitted in reference to the associated Initial Study/Mitigated Negative Declaration (IS/MND). One of these letters indicated opposition to the proposed approval of the IS/MND. Staff has provided comprehensive responses to these comments. The applicant has reviewed and is in agreement with all recommended conditions of approval.

PROJECT BACKGROUND

The approximately 23-acre project site is located at 360 Diamond Oaks Road and consists of the majority of Infill Parcel 100 and a small, southern portion of Infill Parcel 3 (see Figure 1). Both parcels are located adjacent to and east of the Sierra View Country Club and just north of Shasta Street and south of Diamond Oaks Road. Infill Parcel 100 has a current zoning designation of Multi-Family Housing (R3) and a General Plan land use designation of Medium Density Residential (MDR) at 6.8 units per acre. Infill Parcel 3 has a current zoning designation of Single-Family Residential (R1) and a General Plan land use designation of Low Density Residential (LDR). The southwest portion of Infill Parcel 100 is developed with multi-family townhomes and the remainder is undeveloped and consists of some dirt roadways used for fire control and maintenance access. The majority of Infill Parcel 3 is developed with single-family homes save for the small portion included as part of this project. Overhead power lines cross the northern portion of the site and the central portion of the site in an east/west direction. Surrounding uses include single-family residences to the east and north across Diamond Oaks Road, Sierra View Country Club to the west, and Spanger Elementary School to the south across Shasta Street.

Figure 1: Project Location



The General Plan allocated a total of 223 units to Infill Parcel 100. In 1982, a Tentative Subdivision Map (file #UP 81-77) creating 55 lots was approved for the Sierra View Townhomes, located on the southwest portion of Infill Parcel 100. The Townhomes were expected to be built out to include the 23 acres which comprise the property in this application. However, subsequent phases of the Townhomes did not proceed forward and the remaining 168 units allocated to Infill Parcel 100 are unbuilt. The project is

proposing to build 75 of the 168 units on the remaining undeveloped portion of Infill Parcel 100. Consistent with S.B. 330, the remaining 93 units will be transferred elsewhere in the City, to Sierra Vista Specific Plan (SVSP) Parcels WB-41 and WB-31, to avoid any net reduction in anticipated housing units. Of the 93 units being transferred from Infill Parcel 100, 63 units will be transferred to SVSP Parcel WB-41 and 30 units will be transferred to SVSP Parcel WB-31. The developer is proposing a reduced density on Infill Parcel 100 in response to community requests that future development on this site more closely align with the existing community immediately to the east, which is a single-family Low Density Residential subdivision, to promote community cohesion and continuity. The proposed LDR designation will facilitate the development of larger lots which will better accommodate a variety of single-story and two-story home plans consistent with the adjacent subdivision.

Project Entitlements

General Plan Amendment (GPA) and Rezone – The project includes a GPA to amend the land use designation of Parcel 100 from Medium Density Residential (MDR) to Low Density Residential (LDR) at a density of approximately 4.9 units per acre. A Rezone is included to amend the existing zoning designation of Parcel 100 from Multi-Family Housing (R3) to Small Lot Residential (RS) to be consistent with the proposed land use designation. A small portion of Infill Parcel 3 will also be amended from Single-Family Residential (R1) to RS. Exhibit A includes the General Plan Amendment exhibit, Exhibit B includes the General Plan land use map reflecting the land use change, and Exhibit C includes the Rezone exhibit.

Tentative Subdivision Map – The approximately 23-acre project site will be subdivided into a new gated subdivision consisting of 75 LDR lots, four (4) landscape/detention lots, five (5) landscape lots, one (1) open space lot, and one (1) private park lot, for a total of 86 lots. Exhibit D includes the proposed Tentative Subdivision Map.

Tree Permit – A Tree Permit is requested to allow the removal of several native oak trees on the site in order to facilitate development of the subdivision. Exhibit E includes the project arborist report and Exhibit F includes the tree removal exhibit.

EVALUATION: GENERAL PLAN AMENDMENT AND REZONE

Proposed amendments to the General Plan are analyzed for consistency with the goals and policies of the respective plan. Zoning Ordinance Section 19.86.050 specifies that recommendations for approval or denial of a rezone shall include consideration of the proposed amendment's consistency with:

1. ***The public interest, health, safety, or welfare of the City, and***
2. ***The General Plan and any applicable Specific Plan.***

Table 1 identifies the proposed unit transfers occurring with this project. As mentioned, the applicant is proposing to build 75 of the 168 allocated units on Parcel 100. The remaining 93 units will be transferred to SVSP Parcels WB-41 (+63 units) and WB-31 (+30 units). The unit transfers result in a change in land use for Parcel 100, from Medium Density Residential (MDR) to Low Density Residential (LDR), with a density of approximately 4.9 units per acre. Approval of the land use amendment would require updates to the City's General Plan land use map, included as Exhibit B. As mentioned, the land use amendment proposed for SVSP Parcel WB-41 is being processed under a separate project (file #PL21-0161).

Table 1: Unit Transfers

Parcel	Existing Land Use	Proposed Land Use	Existing Unit Allocation	Proposed Units	Difference	% Change
Infill Parcel 100	Medium Density Residential (MDR)	Low Density Residential (LDR)	168	75	-93	-55.4%
SVSP Parcel WB-41	Community Commercial (CC)	MDR	0	63	+63	-
SVSP Parcel WB-31	High Density Residential (HDR)	Unchanged	263	293	+30	+11.4%
TOTAL			**431**	**431**		

Land Use Compatibility: Table II-9 of the General Plan contains a table addressing the compatibility of adjacent land uses. For purposes of the table, "adjacent" includes land uses separated by collectors and local streets (e.g., Diamond Oaks Road and Shasta Street). The proposed LDR land use is considered to be compatible with the adjacent LDR land use to the east of the site and to the north across Shasta Street, compatible with the adjacent Park and Recreation (PR) parcel to the east, and compatible with the adjacent MDR and the Public/Quasi-Public (P/QP – Spanger Elementary) site to the south across Shasta Street. The City of Roseville General Plan provides a list of compatible "Implementing Zones" for each land use designation (General Plan Table II-10), which establishes what zoning designations are considered compatible with the applicable General Plan land use designation. The proposed RS zone is listed as an implementing zone for the LDR land use; therefore, the proposed zoning designation is compatible with the proposed General Plan land use.

Traffic: A transportation impact study was prepared by Fehr & Peers, an engineering consultant, to analyze the potential traffic impacts from the project. The study is included as Attachment 12 to the Initial Study/Mitigated Negative Declaration prepared for the project (see Exhibits G and H). Consistent with General Plan policies, the traffic study included an estimated trip generation and analysis of Vehicle Miles Traveled (VMT). Each item is discussed below.

- Trip Generation: The traffic study included an estimated trip generation, which was calculated based on trip rates and methodologies published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition* (2017). Using the trip generation rate for "Single-Family Detached Housing", the project would generate approximately 710 daily trips, with 56 occurring during the a.m. peak hour and 75 occurring during the p.m. peak hour. The project is reducing the density on the site and building less than the number of units anticipated and analyzed in the General Plan. Therefore, with the fewer number of units, the project's trip generation is less than what was anticipated for the site. The City's Engineering Division reviewed the traffic study and determined there is sufficient capacity to accommodate the trips generated by the project.

- Vehicle Miles Traveled (VMT): VMT is a measurement of travel demand, representing the number of miles traveled by vehicles in some amount of time (e.g., VMT per day or annual VMT). Consistent with state law, the General Plan has adopted VMT standards and requires land use amendments to be evaluated for consistency with these standards. Given the project proposes a reduced density with a lesser amount of units when compared to the current General Plan

allocation, the traffic study determined the project would generate less VMT than what was assumed in the General Plan. As such, the project would have a less than significant impact to the transportation system on the basis of project-generated VMT.

Utilities: As part of the environmental review of the project, a technical memo was prepared by MacKay & Somps (see Attachment 1) that evaluated the water and sewer demands based on the proposed land use designations and unit allocations proposed with the WB-41 Rezone project (file #PL21-0161) and the Sierra View Subdivision Map project (file #PL21-0162). The memo evaluated the two projects together given that the units proposed on SVSP Parcel WB-41 and WB-31 are being transferred from Infill Parcel 100. The memo concluded the proposed changes to the land use designations and unit allocations will result in less water demand and less sanitary sewer flows. The City's Environmental Utilities staff reviewed the project and concluded the project as a whole will have a lower demand on City utilities than the previously anticipated land uses.

General Plan Amendment and Rezone Conclusion

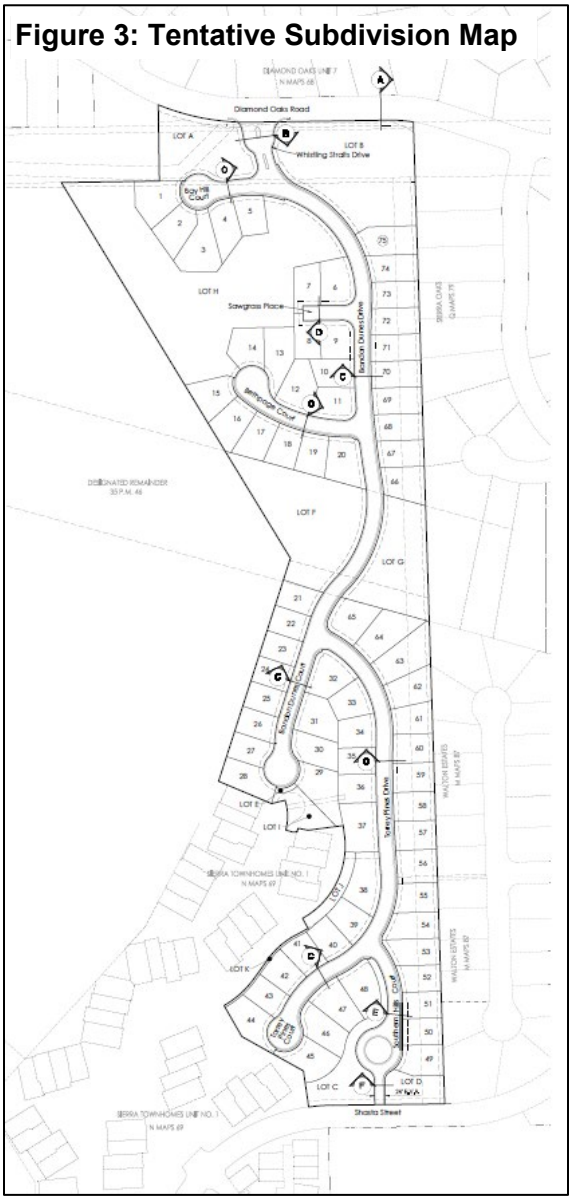
In conclusion, as discussed above, the proposed GPA and Rezone of the property is consistent with the goals and policies of the General Plan, and the proposed land use and zoning designation are appropriate and compatible with the surrounding area.

EVALUATION: TENTATIVE SUBDIVISION MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a Tentative Subdivision Map. The three findings are listed below in ***bold, italics*** and are followed by an evaluation of the map in relation to each finding.

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

Figure 3: Tentative Subdivision Map



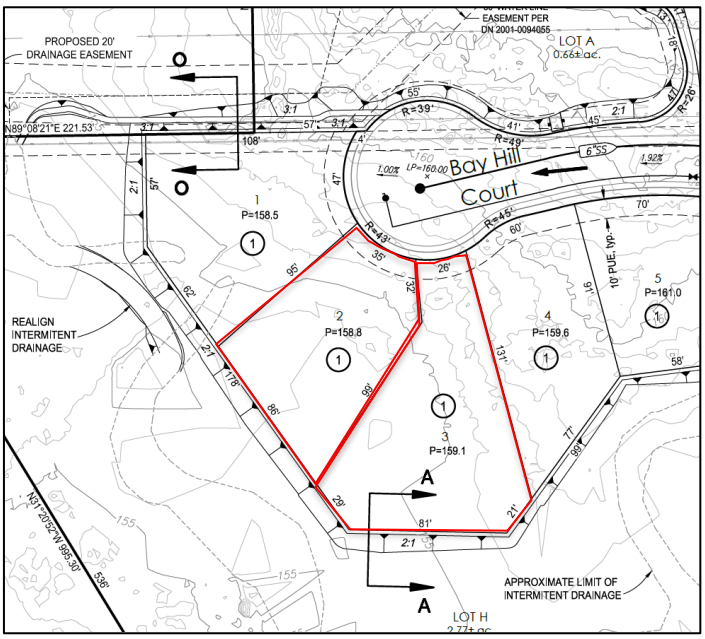
The applicant is proposing a new gated subdivision on Parcel 3 and 100 that will consist of 75 low density residential lots, four (4) landscape/detention lots, five (5) landscape lots, one (1) open space lot, and one (1) private park lot (see Figure 3). Adequate access and circulation is provided to each parcel to facilitate development of the small lots and all single-family lots are oriented with frontage on the private streets. Gated access to the subdivision will be provided via Diamond Oaks Road, on the northern boundary of the site. A 24-foot wide emergency vehicle access road will be provided via Shasta Street, on the southern boundary of the site.

The proposed access and circulation design was evaluated in the Transportation Impact Study prepared by Fehr & Peers (Attachment 12 of Exhibit I). The study

evaluated four access scenarios. Two of the four scenarios consisted of full access onto Shasta Street with varying levels of access on Diamond Oaks Road. These two options were removed from further consideration because they would have substantially increased vehicular conflicts with Spanger Elementary School and would have introduced a sight distance constraint (i.e., horizontal curvature of Shasta Street) that may have proven difficult to solve. A third option consisting of full access on Diamond Oaks Road and partial access on Shasta Street, allowing for exiting movements only (along with an EVA) was also considered. This was also rejected because of the potential for wrong-way travel as well as continued conflicts with school traffic. The fourth option, which is the proposed project, provides full access on Diamond Oaks Road and EVA access only on Shasta Street. This was determined to be the most optimal design based on sight distance, traffic volumes, and safety. The project was reviewed by the City Engineering and City Fire Department staff and was found to comply with refuse service standards and with emergency circulation requirements.

Environmental Utilities will require residents within Sawgrass Court to bring their trash bins to a designated trash pickup area on the main street (Bandon Dunes), as refuse trucks are unable to make turning movements in this dead end street. This requirement will only affect four lots and is consistent with other subdivisions in the City that have short dead end streets. Designated pickup areas will be established to the satisfaction of Environmental Utilities and will be memorialized in the CC&Rs (Condition #48c of the Tentative Subdivision Map).

Figure 4: Lots 2 and 3



The Map Act and Subdivision Ordinance do not contain any maximum or minimum lot sizes. Instead these standards are contained within the Zoning Ordinance. The project parcel will have a zoning designation of Small Lot Residential (RS), which has a minimum lot area of 4,275 square feet for separated sidewalks and 4,500 square feet for attached sidewalks. A majority of the lots within the subdivision will exceed these minimum lot area standards and will have an average lot area of 6,800 square feet. The RS development standard for lot width is a minimum of 45 feet, which is measured at the front setback line (15 feet for attached sidewalks and 10 feet for detached sidewalks). However, Lots 2 and 3 of the proposed subdivision map do not meet this minimum lot width; Lot 2 has a lot width of 35 feet and Lot 3 has a lot width of 26 feet. As shown in Figure 4, Lots 2 and 3 are located on the inside of the street curve, which results in a condition where the lot is narrow on the frontage, but then widens so that each lot is at least 45 feet wide, which is sufficient to accommodate development and meet the applicable RS development standards. As such, staff supports the widths as proposed.

2. ***The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.***

The proposed parcels are of sufficient size and shape to accommodate development that is consistent with the applicable zoning and design requirements. As mentioned above, the lots are consistent with the applicable development standards, with the exception of Lots 2 and 3 identified above. However, these lots are still of sufficient size and shape to accommodate development. The proposed parcel configurations preserve the location of watercourses and do not create a physical condition that would be impractical for the proposed improvements.

3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the Water Code.

As part of the adoption of the General Plan, an assessment of wastewater demands was completed for the entire plan area. The proposed subdivision map will build fewer units than what the General Plan anticipated for this site, and therefore will not increase planned demands on sewage services; there will be no impacts to the existing requirements established by the Regional Water Quality Control Board.

EVALUATION: TREE PERMIT

Pursuant to Zoning Ordinance Section 19.66.030, a Tree Permit is required for any removal of native oak trees or for more than 20% encroachment into the dripline of a native oak tree. The proposed project will result in the removal and encroachment of several native oak trees. The required findings to approve a Tree Permit are listed below.

1. Approval of the Tree Permit will not be detrimental to the public health, safety or welfare, and approval of the Tree Permit is consistent with the provisions of Chapter 19.66.

2. Measures have been incorporated into the project or permit to mitigate impacts to remaining trees or to provide replacement for trees removed.

An arborist report including a tree inventory summary was provided by California Tree and Landscape Consulting, Inc., dated June 18, 2020 (see Exhibit E). A total of 323 protected oak trees were identified on the property. Staff worked with the applicant to preserve as many of the trees to the extent feasible; however, approximately 49% of the trees will require removal because they conflict with the proposed improvements. Of the 323 trees, 158 trees with a total aggregate diameter of 2,423 inches are proposed for removal to facilitate development of the site (see Exhibit F). Nine (9) of the trees proposed for removal were identified as having health problems and one was identified as a dead tree. The remaining 165 trees on the site are proposed to be retained, accounting for more than half of the total trees, and are primarily located within the power line corridors that will remain as open space. The project will encroach into the protected zone of 30 of the trees to remain due to proposed development activities, such as grading and construction of retaining walls.

The applicant has proposed to comply with the compensation requirements of the City's Tree Preservation Ordinance. Mitigation may be completed with a combination of on-site planting and payment into the City's in-lieu fee program. The in-lieu fee program funds are used for the replanting and preservation of trees throughout the City. The total number of mitigation inches for this project is 721. Mitigation fees are calculated at $118 per inch of tree removed when measured at the tree's diameter at breast height (DBH). The tree mitigation fees for the project equate to $285,914 and are required to be paid prior to the removal of the trees.

The Tree Permit contains all of the standard conditions of approval, which includes a requirement to follow all of the recommendations of the Arborist Report. The removal of these trees will not be detrimental to the public health, safety, or welfare, and measures have been incorporated to mitigate impacts.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website. City staff included the project on the Planning Division's Projects of Interest website, which included a project description, a link to the project plans, and was routinely updated with project updates. The developer also installed a sign on the project

site for the purpose of notifying the public of the intended land use change. A notice of the public hearing was published in the Sacramento Bee on December 3, 2021 and a notice of the hearing was also distributed to all property owners within 300 feet of the site, interested persons, and posted on the RCONA website. As of publication of this staff report, staff has received one phone call and one email in response to the public hearing notice. The call was from a resident within the Diamond Oaks neighborhood who was concerned with the project's removal of oak trees. The email was from Kat Fiorentino, a resident of the Diamond Oaks neighborhood, who asked for information on which oak trees are proposed for removal and stated she was concerned with the adverse impact of removing wildlife habitat (see Attachment 2). Staff responded with a copy of the project plans, including the tree removal exhibit, as well as a link to the CEQA document for information on the project's impacts to biological resources. Staff's response is included with Attachment 2. Staff also received three comment letters regarding the CEQA document prepared for the proposed project, which are discussed in the Environmental Determination section below.

Prior to submitting a formal project application to the City, the property owner, Sierra View Land Company ("SVLC"), and the developer, Westpark Communities, held a total of three informational meetings with residents in the surrounding area in November 2020 and in March 2021. The purpose of those meetings was to provide information on the project and for residents to provide input on the initial plans. The initial plan for the site proposed smaller lot sizes with a greater number of units. However, residents expressed concerns with the density and lot sizes. As a result of this community feedback, the plans were revised to the current proposal of 75 units, with a lesser number of units and larger lots. The larger lots allow future builders the opportunity to bring forward a variety of single-story and two-story home plans, with lots adjacent to existing homes to the east of the project having additional depth to more closely conform to the lots of those existing homes.

Once a formal submittal was made to the City and staff had an opportunity to review the project, Westpark Communities presented the project at the Sierra View Neighborhood Association meeting on October 6, 2021. Residents of the Diamond Oaks neighborhood were also present. Approximately 50 people total were in attendance. City staff attended to answer questions related to the entitlement process. Residents asked questions on impacts to traffic, whether environmental review would be conducted, and what types of home plans would be offered.

ENVIRONMENTAL DETERMINATION

Because the Sierra View Subdivision project (file #PL21-0162) is related to the SVSP Parcels WB-41 and WB-31 project (file #PL21-0161), the two projects are presented in a combined CEQA document (see Exhibit G). However, each action requires a different type of CEQA analysis based on its site location and the previous planning conducted for that site, and each requires different City approvals and entitlements. The Sierra View Subdivision project site is analyzed pursuant to CEQA Guidelines Sections 15060 et seq. and 15070 et. seq., as an Initial Study with accompanying environmental checklist leading to a Mitigated Negative Declaration. As a result, the Sierra View Subdivision project will require site-specific mitigation measures not previously contemplated in any other planning or environmental documents. Consistent with CEQA Guidelines Section 15164, regarding a previously certified and adopted Environmental Impact Report (EIR), an Addendum to the Sierra Vista Specific Plan EIR (SCH #2008032115, certified May 5, 2010) was prepared for Parcels WB-31 and WB-41 to cover the minor technical changes and additions necessary to describe the impacts of the proposed project. The Addendum did not identify any new environmental impacts from the project. The CEQA document includes a Cumulative Considerations analysis, which looks at the combined effects of the two projects in order to set forth the total combined level of environmental impact from both the Sierra View Subdivision project and the SVSP Parcels WB-41 & WB-31 project. This analysis provides additional consideration of the projects' combined cumulative impacts by looking at the two actions together in the context of the approved full buildout of the General Plan area as contemplated in the certified 2020 General Plan EIR for the 2035 General Plan Update. Staff recommends the Planning Commission adopt the Initial Study/Mitigated Negative Declaration prior to taking action on this project. The documents were circulated for a 30-day public review that ended on December 6, 2021.

Staff received three comment letters during the public review period of the CEQA document (see Attachment 2). The first comment letter was from Kat Fiorentino, a resident of the Diamond Oaks neighborhood, seeking clarification on the project description contained in the public notice since it referenced both the Sierra View Subdivision project and the SVSP Parcel WB-41 & WB-31 project. Staff provided an explanation of the projects and how they were linked. Staff's response is included with Attachment 2.

The second comment letter was from Derek Pell, a Roseville resident. To summarize, Mr. Pell has concerns with the reduced density on Infill Parcels 3 and 100 because it is taking potential housing from a centralized, infill location and moving it to the edge of the City (i.e., SVSP Parcels WB-41 & WB-31). In terms of VMT, Mr. Pell claims that the combined effect of the rezoning will be that there will be fewer people close to amenities where it is possible to not drive, leading to more people in cars traveling longer distances. As documented in the traffic study prepared for the WB-41 Rezone project, the proposed rezone would generate 3,283 fewer daily site trips, 1,666 fewer daily trips entering/exiting the SVSP area, and a reduction of 11,599 VMT for the SVSP area and a reduction of 17,581 VMT for the City as a whole. In addition, the Sierra View Subdivision project was found to generate less VMT than what was assumed in the General Plan, because it is reducing the density and number of units on the site. As a result, the combined impacts on the basis of project-generated VMT for both projects would not exceed any transportation and traffic impacts analyzed in the General Plan EIR.

The third comment letter was submitted by Robert and Jane Maccione, owners of 1004 Shasta Street, stating that they object to the proposed Mitigated Negative Declaration. The letter claims that a more detailed and independent study of the environmental impacts of the proposed development of Parcels 3 and 100 is necessary and additional mitigation measures beyond those proposed in the MND are required. Staff has included a response to these comments in Attachment 3.

RECOMMENDATION

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

> Adopt the Sierra View Country Club and Sierra Vista Specific Plan Redesignation and Rezone Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring & Reporting Program and Consider the 6th Addendum to the Sierra Vista Specific Plan Environmental Impact Report (EIR).

For the Sierra View Subdivision Map Project (File # PL21-0162):

A. Recommend the City Council approve the **GENERAL PLAN AMENDMENT (LAND USE MAP) – 360 DIAMOND OAKS ROAD – INFILL PCL 3 & 100 – SIERRA VIEW SUBDIVISION MAP – FILE #PL21-0162**;

B. Recommend the City Council approve the **REZONE – 360 DIAMOND OAKS ROAD – INFILL PCL 3 & 100 – SIERRA VIEW SUBDIVISION MAP – FILE #PL21-0162**;

C. Adopt the three (3) findings of fact and approve the **TENTATIVE SUBDIVISION MAP – 360 DIAMOND OAKS ROAD – INFILL PCL 3 & 100 – SIERRA VIEW SUBDIVISION MAP – FILE #PL21-0162** subject to sixty-five (65) conditions of approval; and

D. Adopt the two (2) findings of fact and approve the **TREE PERMIT – 360 DIAMOND OAKS ROAD – INFILL PCL 3 & 100 – SIERRA VIEW SUBDIVISION MAP – FILE #PL21-0162** subject to twenty (20) conditions of approval.

CONDITIONS OF APPROVAL FOR THE TENTATIVE SUBDIVISION MAP – FILE #PL21-0162

1. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions

of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

2. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)

3. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division. (Engineering)

4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Finance)

5. The project shall comply with all required environmental mitigation identified in the Sierra View Country Club and Sierra Vista Specific Plan Redesignation and Rezone Initial Study/Mitigated Negative Declaration (SCH #2021110118), and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

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

6. Landscape Plans for all landscape corridors and all landscaped common areas shall be approved with the improvement plans. Landscaping shall be installed for Substantial Completion of the subdivision improvements. Landscape corridors shall also successfully complete the required establishment period. The landscape plan shall comply with the Community Design Guidelines and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Engineering, Parks, Fire, Environmental Utilities)

7. Grading around the native oak trees or other natural features shall be as shown on the tentative map or as approved in these conditions. (Planning)

8. The applicant shall submit to the Engineering Division the appropriate Army Corps of Engineers permit or clearance, the California Department of Fish and Wildlife Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (Planning)

9. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:

    a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.

    b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.

    c. A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.

    d. Access to the floodplain as required by Engineering and the Streets Department.

e. Standard Accessible ramps shall be installed at all curb returns per City Standards. (Engineering)

10. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)

11. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to the Engineering Division prior to approval of any plans. (Engineering)

12. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)

13. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection Engineering will designate the exact areas to be reconstructed. (Engineering)

14. All Lots/Parcels shall conform to Class 1 drainage, pursuant to the adopted City of Roseville Improvement Standards, except as shown on the tentative map or as approved in these conditions. (Engineering)

15. The following note shall be added to the Grading and/or Improvement Plans:

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

    a. *Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day.*

    b. *Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.*

    c. *Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.*

    d. *Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.*

    e. *The City shall have the authority to stop all grading operations, if in the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)*

16. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)

17. A note shall be added to the grading plans that states:

    "Prior to the commencement of grading operations, the contractor shall identify the site where the ***excess/borrow*** *earthen material shall be imported/deposited. If the* ***borrow/deposit*** *site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified."* (Engineering)

18. The applicant shall dedicate a separate drainage easement to the City of Roseville for the storm drain facility required to transfer public storm waters through the site. The easement document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)

19. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub of natural drainage coarse. (Engineering)

20. Prior to approval of improvement plans, drainage calculations must be submitted that are consistent with the City of Roseville storm drain standards. (Engineering)

21. All private subdivision entrances shall be design and constructed per City Standards. The entrances shall be owned and maintained by the HOA. (Engineering)

22. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s). Any drainage outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. All drainage facilities on site shall be privately owned and maintained (by the Home Owners Association). The City has no responsibility in the maintenance of the drainage facilities and will not assume any responsibilities for maintenance in the future. (Engineering)

23. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4 feet in height. All retaining walls shall be of either split faced masonry units, rockery, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)

24. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)

25. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)

26. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)

27. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, Development Services, Planning)

28. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, Development Services, Planning)

29. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, Development Services, Planning)

30. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants, and trees. (Development Services, Planning)

31. **Prior to the approval of the Improvement Plans**, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required

32. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan-view and in profile-view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)

33. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:

    a. Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.

    b. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.

    c. Water and sewer mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions.

    d. All sewer manholes shall have all-weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)

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

    a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.

    b. For maintenance purposes, the landscaping shall be installed on a maximum of three sides and the plant material shall not have thorns.

    c. The control valves and the water meter shall be physically unobstructed.

    d. The backflow preventer shall be covered with a green cover that will provide insulation. (Environmental Utilities)

35. A note shall be added to the Improvement Plans stating that all water backflow devices shall be tested and approved by the Environmental Utilities Department prior to the Notice of Completion for the improvements. (Environmental Utilities)

36. Residents in dead end alleys (Sawgrass Court) are required to bring their trash bins to a designated pick up area on the main street (Bandon Dunes). Wording to this effect shall be included in the CC&Rs. (Environmental Utilities)

37. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)

38. Minimum fire flow is 1,500 gallons per minute with 20 pounds of residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshall, where the project utility lines will serve non-residential uses. (Fire)

39. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)

40. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)

41. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)

42. All landscaping in areas containing electrical service equipment shall conform to the "Electric Department Landscape Design Requirements" as outlined in Section 7.00 of the Electric Department's "Specifications for Residential Trenching." (Electric)

43. The location and design of the gas service shall be determined by PG&E. The design of gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)

44. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP

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

    a. A 10' (12.5' for Diamond Oaks) foot wide public utilities easement along all road frontages;

    b. Storm Drain easements;

    Easement widths shall comply with the City's Improvement Standards and Construction Standards. The easement documents shall be drafted for approval and acceptance by the City of Roseville and recorded at the Placer County Recorder's Office. (Environmental Utilities, Electric, Engineering)

46. All existing easements shall be maintained, or shown to be abandoned on tentative subdivision map, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)

47. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. (Alternative Transportation, Environmental Utilities, Electric, Engineering)

48. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following items: (Attorney, Planning)

a. A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney.

b. A clause excluding any property owned by the City from the terms of the CC&Rs.

c. Residents in courts or other dead-end areas (Sawgrass Court) shall be required to bring their trash bins to a designated trash pickup area on the main street (Brandon Dunes), because refuse trucks are not able to turn around in dead end streets. Designated pick-up areas shall be established to Environmental Utilities satisfaction, and shall be memorialized in the CC&Rs. (Environmental Utilities).

d. There shall be clear language regarding maintenance and common easements agreement for servicing all fire protection systems and gates used by the first responders. A service company shall be obtained to maintain all on-site fire protection systems including all common interior adjoining fire sprinkler-piping penetrations and private fire hydrants. An agreement between owners and tenants shall be made to allow permission to enter the premises to inspect all apparatuses associated with fire protection. Draft documents shall be provided to the Fire Department for review. (Fire)

49. The City shall not approve the Final Map for recordation until either:

    a. A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.

    i. OR

    b. The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)

50. Street names shall be approved by the City of Roseville. (Engineering)

51. The subject property shall be annexed into Infill, CFD No. 4 prior to approval of the Final/Parcel Map. This property is being added into this district in order to fund the ongoing City maintenance brought on by the subdivision. It is the applicant's responsibility to prepare the appropriate documentation for the annexation of this property into the CFD. In order to allow the CFD to be in place at the beginning of the fiscal year, the documentation shall be provided to the Finance Department not later than March 15 of the year preceding the fiscal year in which this annexation will become effective. (Finance, Engineering)

52. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. (Engineering)

53. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)

54. The Final/Lot/Parcel/Parcel Map shall be submitted per, “The Digital Submittal of Cadastral Surveys”. Submittal shall occur after Engineering approval but prior to Council approval. (Engineering)

55. The cost of any facilities which are identified in the CIP and are beyond those needed for this project may be reimbursed to the developer. In accordance with §66485 and §66486 of the Subdivision Map Act, any improvements constructed by the subdivider which contain supplemental size, capacity, number, or length for the benefit of property not within the subdivision and which improvements are to be dedicated to the public, the subdivider shall be entitled to reimbursement for that portion of the cost of the improvements which is in excess of the construction required for the subdivision. (Engineering)

56. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)

57. A 10' electrical easement shall be required for lots 37 and lot 38.

58. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

59. The applicant shall pay City's actual costs for providing plan check, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Environmental Utilities, Engineering)

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

61. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)

62. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)

63. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Engineering)

64. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)

65. The Tentative Subdivision Map shall not be deemed approved until the actions on the Rezoning and General Plan Amendment are approved and become effective. (Planning)

CONDITIONS OF APPROVAL FOR THE TREE PERMIT – FILE #PL21-0162

PRIOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON-SITE

1. All recommendations contained in the Arborist Report (Exhibit E) are incorporated by reference into these conditions, except as modified herein. (Planning)

2. Trees #424, 6501, 6503, 6504, 6508 to 6549, 6555 to 6568, 6573 to 6575, 6578 to 6581, 6584, 6591 to 6598, 6603 to 6617, 6619 to 6620, 6624 to 6639, 6659, 6665, 6670, 6702 to 6710, 6736 to 6742, 6749, 6750, 6753 to 6757, 6760 to 6762, 6764, 6765, 6771, 6773, 6775 to 6777, 6779, 6787 to 6805, 6807, 6808, 6810, 6811, and 6824 (or as listed in Exhibits E and F) are approved for removal with this tree permit. All other native oak trees shall remain in place. Trees to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)

3. The developer shall be responsible for the replacement of the total number of inches proposed for removal prior to any tree removal. The total number of inches for this project is 2,423. Mitigation must be provided prior to tree removal unless otherwise approved in the tree replacement plan or in these

conditions. Mitigation may be provided in the form of payment in the amount of $285,914 ($118 per inch), or in combination with plantings of non-native and native trees on site. (Planning)

4. No activity shall be permitted within the protected zone of any native oak tree beyond those identified by this report. Encroachment into the protected zone of Trees #6506, 6507, 6550, 6554, 6572, 6583, 6585, 6588, 6589, 6599, 6600, 6602, 6618, 6621, 6623, 6652, 6701, 6711 to 6715, 6743, 6748, 6772, 6774, 6778, 6781 to 6784, 6786, 6806, and 6809 (or as listed in Exhibit E) as shown in Exhibit F and described in the staff report is permitted. (Planning)

5. A $10,000 cash deposit or bond (or other means of security provided to the satisfaction of the Planning Division) shall be posted to ensure the preservation of all remaining trees during construction. The cash deposit or bond shall be posted in a form approved by the City Attorney. Each occurrence of a violation on any condition regarding tree preservation shall result in forfeiture of all or a portion of the cash deposit or bond. (Planning)

6. A violation of any of the conditions of this Tree Permit is a violation of the Roseville Municipal Code, the Zoning Ordinance (Chapter 19.74) and the Tree Preservation Ordinance (Chapter 19.66). Penalties for violation of any of the conditions of approval may include forfeiture of the bond, suspension or revocation of the permit, payment of restitution, and criminal penalties. (Planning)

7. A fencing plan shall be shown on the approved site plan and/or improvement plans demonstrating the Protected Zone for the affected trees. A maximum of three feet beyond the edge of the walls, driveways, or walkways will be allowed for construction activity and shall be shown on the fencing plan. The fencing plan shall be reviewed and approved by the Planning Division prior to the placement of the protective fencing. (Planning)

8. The applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the Protected Zone of the oak tree. Where encroachment is permitted pursuant to Condition 4, above, the fencing for encroachments shall be installed at the limit of construction activity. The applicant shall install signs at two equidistant locations on the temporary fence that are clearly visible from the front of the lot and where construction activity will occur. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language: "WARNING THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE PLANNING DIVISION". (Planning)

9. Once the fencing is installed, the applicant shall schedule an appointment with the Planning Division to inspect and approve the temporary fencing before beginning any construction. (Planning)

10. The applicant shall arrange with the arborist to perform, and certify in writing, the completion of deadwooding, fertilization, and all other work recommended for completion prior to the approval of improvement plans. Pruning shall be done by an Arborist or under the direct supervision of a Certified Arborist, in conformance with International Society of Arboriculture (I.S.A.) standards. Any watering and deep root fertilization which the arborist deems necessary to protect the health of the trees as noted in the arborist report or as otherwise required by the arborist shall be completed by the applicant. (Planning)

11. A utility trenching pathway plan shall be submitted depicting all of the following systems: storm drains, sewers, water mains, and underground utilities. The trenching pathway plan shall show the proposed locations of all lateral lines. (Planning)

12. A Site Planning Meeting shall be held with the applicant, the applicant's primary contractor, the Planning Division and the Engineering Division to review this permit, the approved grading or improvement plans, and the tree fencing prior to any grading on-site. The Developer shall call the Planning Division and Engineering Division two weeks prior to the start of grading work to schedule the meeting and fencing inspection. (Planning)

13. The following information must be located on-site during construction activities: Arborist Report, approved site plan/improvement plans including fencing plan, and conditions of approval for the Tree Permit. All construction must follow the approved plans for this tree permit without exception. (Planning)

14. All preservation devices (aeration systems, oak tree wells, drains, special paving, etc.) shall be designed and installed as required by these conditions and the arborist's recommendations, and shall be shown on the improvement plans or grading plans. (Planning)

15. If any native ground surface fabric within the Protected Zone must be removed for any reason, it shall be replaced within forty-eight (48) hours. (Planning)

16. Storage or parking of materials, equipment, or vehicles is not permitted within the Protected Zone of any oak tree. Vehicles and other heavy equipment shall not be operated within the Protected Zone of any oak tree. (Planning)

17. Where recommended by the arborist, portions of the foundation shall be hand dug under the direct supervision of the project arborist. The certified arborist shall immediately treat any severed or damaged roots. Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area. Major roots over one (1) inch in diameter may not be cut without approval of an arborist and any arborist recommendations shall be implemented. (Planning)

18. The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Division. In no event shall the fencing be removed before the written authorization is received from the Planning Division. (Planning)

PRIOR TO ISSUANCE OF FINAL

19. Within 5 days of the completion of construction, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Division. The certification letter shall attest to all of the work (regulated activity) that was conducted in the protected zone of the tree, either being in conformance with this permit or of the required mitigation still needing to be performed. (Planning)

20. The approval of this Tree Permit shall expire on the same expiration date as the Tentative Subdivision Map. (Planning)

ATTACHMENTS

1. Water and Sewer Demands Memo, MacKay & Somps, October 2021
2. Public Comments
3. Staff's Response to Robert and Jane Maccione's Comments

EXHIBITS

A. GPA Exhibit
B. General Plan Land Use Map
C. Rezone Exhibit
D. Plans

E. Arborist Report
F. Tree Removal Exhibit
G. Combined CEQA Document
H. Initial Study/Mitigated Negative Declaration Attachments 1-5
I. Initial Study/Mitigated Negative Declaration Attachments 6-7
J. Initial Study/Mitigated Negative Declaration Attachments 8-11
K. Initial Study/Mitigated Negative Declaration Attachments 12-15

Note to Applicant and/or Developer: Please contact Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.

MEMORANDUM

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

Date: October 15, 2021 **Project Number:** 18512 and 18437

To: Ryan O'Keefe

From: Allison Wathen

Subject: Sierra View, WB-31, and WB-41 Water and Sewer Demands

Message:

MacKay and Somps is processing a specific plan amendment and general plan amendment for Sierra View, Parcel WB-41 and Parcel WB-31 within the City of Roseville. Sierra View is located south of Diamond Oaks Road and north of Shasta Street. Parcel WB-41 is located south of Pleasant Grove Boulevard, west of Daylight Drive, and east of Santucci Boulevard. Parcel WB-31 is located north of Pleasant Grove Boulevard and east of Santucci Boulevard.

Sierra View is currently designated as a residential land use in the medium density residential (MDR) category and allocates 168 units. Parcel WB-41 is approximately 10.11 acres and is currently designated as commercial (CC) land use. Parcel WB-31 is approximately 11.1 acres and is currently designated as high density residential (HDR) land use with a current allocation of 263 units. This condition is referred to in the tables below as the "Approved Project"

The applicant is proposing to change the land uses for these projects as follows:

- Sierra View: 75 low density residential (LDR) units
- Parcel WB-41: 63 (MDR) units
- Parcel WB-31: 293 HDR units

This proposed condition is referred to in the tables below as the "Proposed Project".

MacKay and Somps has analyzed the changes in sanitary sewer flow and potable water demand based on the proposed land use designations and unit allocations. Table 1 below calculates and compares the sewer flow for the Approved Project and Proposed Project conditions. It has been determined that the proposed changes to the land use designations and unit allocations results in approximately 0.07 MDG less flow.

Table 2 below calculates and compares the total surface water required for the Approved Project and Proposed Project conditions. It has been determined that the proposed changes to the land use designations and unit allocations results in a reduced need for surface water, approximately 2.0 AFY less. These calculations have been confirmed with the City of Roseville in an email exchange dated June 23, 2021.

MEMORANDUM

MacKay & Somps
ENGINEERS PLANNERS SURVEYORS

Table 1 - Sewer								
APPROVED PROJECT	ZONING	ACRES	TOTAL UNITS	FLOW FACTOR	Q(ADWF)	FACTORED FLOW	PEAK FACTOR	Q(PWWF)
			EDU	GPD/EDU	MG/D	MG/D	MG/D	MG/D
PARCEL WB-41	CC	10.11		850	0.009	0.017	3.5	0.06
PARCEL WB-31	HDR	11.1	263	130	0.034	0.068	3.5	0.24
SIERRA VIEW	MDR	23.1	168	190	0.032	0.064	3.5	0.22
								0.52
PROPOSED PROJECT	ZONING	ACRES	TOTAL UNITS	FLOW FACTOR	Q(ADWF)	FACTORED FLOW	PEAK FACTOR	Q(PWWF)
			EDU	GPD/EDU	MG/D	MG/D	MG/D	MG/D
PARCEL WB-41	MDR	10.11	63	190	0.012	0.024	3.5	0.0838
PARCEL WB-31	HDR	11.1	293	130	0.038	0.076	3.5	0.2666
SIERRA VIEW	LDR	23.1	75	190	0.014	0.029	3.5	0.10
								0.45
							LESS FLOW	0.07

Table 2 - Water											
APPROVED PROJECT	ZONING	ACRES	UNITS	DENSITY	DEMAND FACTOR	PROJECTED DEMAND (MGD)	TOTAL AFY	ANNUAL IRRIGATION DEMAND	% SITE IRRIGATED	RW AFY	TOTAL SURFACE WATER
PARCEL WB-41	CC	10.11			2598	0.03	29.42	3.60	0.30	10.92	18.50
PARCEL WB-31	HDR	11.1	263	23.7	177	0.05	52.14	3.60	0.40	15.98	36.15
SIERRA VIEW	MDR	23.1	168	7.3	430	0.07	80.91			0.00	80.91
											135.56
PROPOSED PROJECT	ZONING	ACRES	UNITS	DENSITY	DEMAND FACTOR	PROJECTED DEMAND (MGD)	TOTAL AFY	ANNUAL IRRIGATION DEMAND	% SITE IRRIGATED	RW AFY	TOTAL SURFACE WATER
PARCEL WB-41	MDR	10.11	63	6.2	430	0.0271	30.3			0.00	30.34
PARCEL WB-31	HDR	11.1	293	26.4	177	0.052	58.1	3.60	0.4	15.98	42.10
SIERRA VIEW	LDR	23.1	75	3.2	728	0.055	61.2			0.00	61.15
											133.59
										ADDITIONAL WATER REQUIRED	**-2.0**

Best Regards,

MacKay & Somps Civil Engineers, Inc.

BY: Allison Wathen

cc: Eric Crow

Shallow, Kinarik

From: Kat Fiorentino <kat@loansbykat.com>
Sent: Thursday, December 9, 2021 11:21 AM
To: Shallow, Kinarik
Cc: Alejandro & Susan Garcia; angela Oneill; angela Oneill; Cheryl Hammond; Dave & Muneca Sutherland; Derrick Leeks; Don & Fran Van Skike; Glenda Atwood; Hannah Siviglia; Jeremiah Herrera; Jill & Robert Maccione; June & Robert Maccione; Kathy Wilkey; Raquel Terrazas; Tommy & Julie Thomas; Zach Siviglia
Subject: PL21-0162
Attachments: 360 Diamond Oaks Rd Public Hearing Notice.pdf

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Greetings Kinarik,

I received my public hearing notice on the matter of 360 Diamond Oaks Road. I understand there is a Tree Permit to remove native oaks on this proposed development site. I am writing to petition for a copy of the Tree Permit, parcel map or other illustration showing which oak trees will be removed.
I am sure all the owners copied on this request would like to see the projected impact of the removal of these native oak trees allowing an opportunity to provide feedback. I am sure I am not the only one who has knowledge about endangered species using those oaks as a habitat.
I am primarily concerned with the 2 huge trees behind my property that serve as wildlife habitat for the Red-Tailed Hawks. I even thought I saw a Red-shouldered hawk but couldn't get a picture of it. I am concerned about the adverse impact of removing habitat for these endangered species of raptors. There are so many varieties of birds using these trees as a place to call home. I would appreciate it if the city could share with us their environmentally friendly position on which trees will be protected to avoid further loss of endangered species.

I understand we need to address the housing shortage. I also know the city of Roseville is an amazing, desirable place because we have wetlands, greenbelts and park initiatives to maintain space for the preservation of wildlife. Protecting open areas, so we can all enjoy our property, live in harmony with the neighborhood, neighbors and wildlife is fundamental to keeping Roseville Great!
This greenbelt at Sierra View has been home to so many migratory birds, endangered species and threatened wildlife for over 60 years. We are very concerned about removal of the Native oaks, some may even be over 100 years old.

Kat Fiorentino

Mortgage Broker, Financial Solutions Management
Branch Manager

Phone: 916-300-6125 Email: Kat@loansbykat.com *Website:*
https://LoansByKat.com/
Address: 408 Sunrise Ave #7, Roseville, CA 95661
NMLS 230274 DRE 01298989

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Shallow, Kinarik

From: Shallow, Kinarik
Sent: Thursday, December 9, 2021 12:01 PM
To: 'Kat Fiorentino'
Cc: Alejandro & Susan Garcia; angela Oneill; angela Oneill; Cheryl Hammond; Dave & Muneca Sutherland; Derrick Leeks; Don & Fran Van Skike; Glenda Atwood; Hannah Siviglia; Jeremiah Herrera; Jill & Robert Maccione; June & Robert Maccione; Kathy Wilkey; Raquel Terrazas; Tommy & Julie Thomas; Zach Siviglia
Subject: RE: PL21-0162
Attachments: PL21-0162, 360 Diamond Oaks, Item 6.1a Sierra View Subdivision, 02 Exhibit F Tree Removal Exhibit.pdf

Hi Kat,

Attached is the tree removal exhibit that identifies the trees to remain, to be removed, and/or encroached into. The complete set of project plans are located on the City's Projects of Interest website at www.roseville.ca.us/ProjectsofInterest under "Sierra View Subdivision". Consistent with CEQA, an Initial Study/Mitigated Negative Declaration was prepared for the project which included an evaluation on the project's impacts to biological resources including special-status and migratory bird species and removal of oak trees. Mitigation measures will be required of the project to ensure no special-status species or birds are harmed during tree removal or construction. These measures include the requirement of pre-construction nesting bird surveys done by a qualified biologist prior to the start of construction to determine whether there are any active nests. The CEQA document is located online at www.roseville.ca.us/environmentaldocuments under "Sierra View County Club & Sierra Vista Specific Plan Redesignation and Rezone Project, File # PL21-0161 and File # PL21-0162".

Thank you,
Kinnie

Kinarik Shallow
Associate Planner
Development Services Dept. – Planning Division
o: (916) 746-1309
f: (916) 774-5129
Working together to build a quality community.

Civic Center | 311 Vernon Street | Roseville, CA | 95678

From: Kat Fiorentino <kat@loansbykat.com>
Sent: Thursday, December 9, 2021 11:21 AM
To: Shallow, Kinarik <KShallow@roseville.ca.us>
Cc: Alejandro & Susan Garcia <Scoopie@msn.com>; angela Oneill <Aoneill@hga.com>; angela Oneill <Angela_Oneill@icloud.com>; Cheryl Hammond <J.c.hamandegg@comcast.net>; Dave & Muneca Sutherland

<Daves@jps.net>; Derrick Leeks <Mr.leeks@icloud.com>; Don & Fran Van Skike <donald1578@sbcglobal.net>; Glenda Atwood <hayglenda@gmail.com>; Hannah Siviglia <hsiviglia@gmail.com>; Jeremiah Herrera <Jerherrera@gmail.com>; Jill & Robert Maccione <jmmaccione@gmail.com>; June & Robert Maccione <jmmaccione@hotmail.com>; Kathy Wilkey <Kwilkey1964@gmail.com>; Raquel Terrazas <Rterrazas9196@gmail.com>; Tommy & Julie Thomas <TnJ7@comcast.net>; Zach Siviglia <zhsiviblia@gmail.com>
Subject: PL21-0162

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Greetings Kinarik,

I received my public hearing notice on the matter of 360 Diamond Oaks Road. I understand there is a Tree Permit to remove native oaks on this proposed development site. I am writing to petition for a copy of the Tree Permit, parcel map or other illustration showing which oak trees will be removed.
I am sure all the owners copied on this request would like to see the projected impact of the removal of these native oak trees allowing an opportunity to provide feedback. I am sure I am not the only one who has knowledge about endangered species using those oaks as a habitat.
I am primarily concerned with the 2 huge trees behind my property that serve as wildlife habitat for the Red-Tailed Hawks. I even thought I saw a Red-shouldered hawk but couldn't get a picture of it. I am concerned about the adverse impact of removing habitat for these endangered species of raptors. There are so many varieties of birds using these trees as a place to call home. I would appreciate it if the city could share with us their environmentally friendly position on which trees will be protected to avoid further loss of endangered species.

I understand we need to address the housing shortage. I also know the city of Roseville is an amazing, desirable place because we have wetlands, greenbelts and park initiatives to maintain space for the preservation of wildlife. Protecting open areas, so we can all enjoy our property, live in harmony with the neighborhood, neighbors and wildlife is fundamental to keeping Roseville Great!
This greenbelt at Sierra View has been home to so many migratory birds, endangered species and threatened wildlife for over 60 years. We are very concerned about removal of the Native oaks, some may even be over 100 years old.

Kat Fiorentino
Mortgage Broker, Financial Solutions Management
Branch Manager

Phone: 916-300-6125 Email: Kat@loansbykat.com *Website:* https://LoansByKat.com/
Address: 408 Sunrise Ave #7, Roseville, CA 95661
NMLS 230274 DRE 01298989

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Shallow, Kinarik

From: Kat Fiorentino <kat@loansbykat.com>
Sent: Friday, November 19, 2021 7:17 PM
To: Shallow, Kinarik
Cc: Alejandro & Susan Garcia; angela Oneill; Cheryl Hammond; Dave & Muneca Sutherland; Derrick Leeks; Don & Fran Van Skike; Glenda Atwood; Hannah Siviglia; Jeremiah Herrera; Jill & Robert Maccione; June & Robert Maccione; Kathy Wilkey; Raquel Terrazas; Tommy & Julie Thomas; Zach Siviglia
Subject: Sierra View Country Club Residential Development
Attachments: Parcel Map - New.jpg; Sierra View Res Dvlpmnt Letr of intent.pdf

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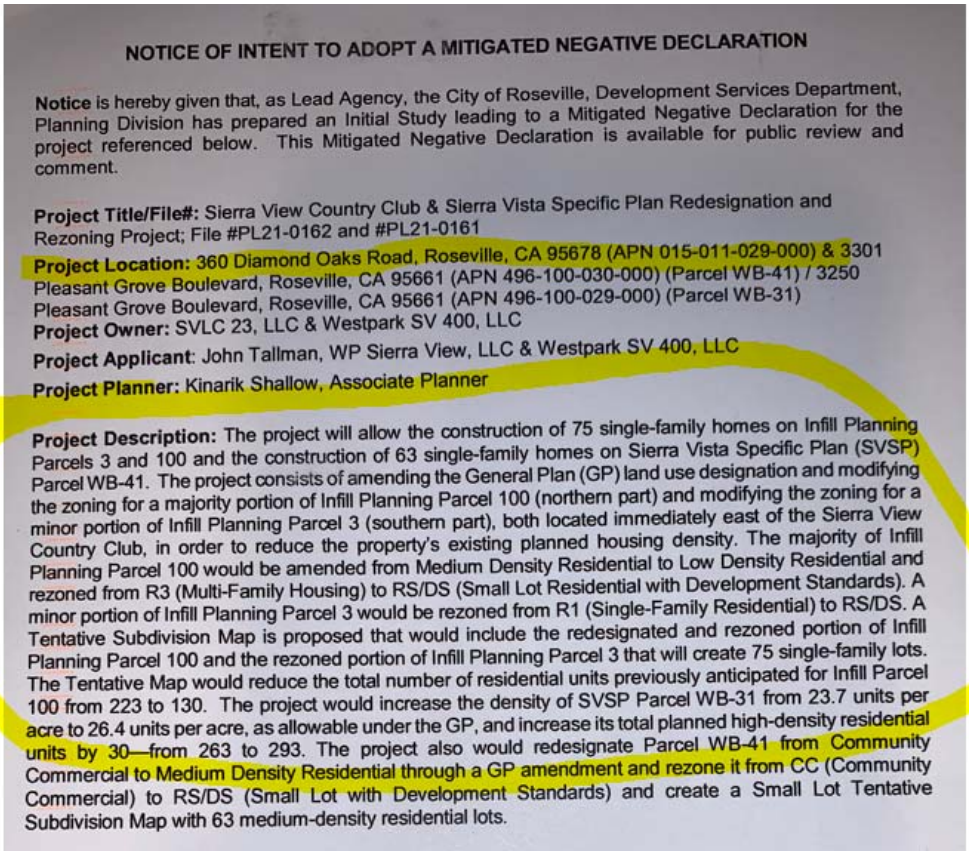
I received a postcard from the city of Roseville Planning division regarding The following project's notice of MND. The problem is that it seems to address multiple projects so it's a bit confusing. I am hoping you can clarify some questions for our neighborhood as I am sure I am not the only one who has questions about his notice.
We are concerned with identifying the project that borders our neighborhood, specifically Diamond Oaks Road and Shasta Street. It appears you have lumped 3 different development projects on this one postcard so again I am confused. Are we just the 75 units on infill Planning Parcel 3 and listed as APN 015-011-029-000 or are we some combination of the other identifies referenced below? Pleasant Grove does not connect to our Diamond Oaks Neighborhood, but I really can't identify exactly which Parcel and APN pertains to us on this Post Card.



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that, as Lead Agency, the City of Roseville, Development Services Department, Planning Division has prepared an Initial Study leading to a Mitigated Negative Declaration for the project referenced below. This Mitigated Negative Declaration is available for public review and comment.

Project Title/File#: Sierra View Country Club & Sierra Vista Specific Plan Redesignation and Rezoning Project; File #PL21-0162 and #PL21-0161

Project Location: 360 Diamond Oaks Road, Roseville, CA 95678 (APN 015-011-029-000) & 3301 Pleasant Grove Boulevard, Roseville, CA 95661 (APN 496-100-030-000) (Parcel WB-41) / 3250 Pleasant Grove Boulevard, Roseville, CA 95661 (APN 496-100-029-000) (Parcel WB-31)

Project Owner: SVLC 23, LLC & Westpark SV 400, LLC

Project Applicant: John Tallman, WP Sierra View, LLC & Westpark SV 400, LLC

Project Planner: Kinarik Shallow, Associate Planner

Project Description: The project will allow the construction of 75 single-family homes on Infill Planning Parcels 3 and 100 and the construction of 63 single-family homes on Sierra Vista Specific Plan (SVSP) Parcel WB-41. The project consists of amending the General Plan (GP) land use designation and modifying the zoning for a majority portion of Infill Planning Parcel 100 (northern part) and modifying the zoning for a minor portion of Infill Planning Parcel 3 (southern part), both located immediately east of the Sierra View Country Club, in order to reduce the property's existing planned housing density. The majority of Infill Planning Parcel 100 would be amended from Medium Density Residential to Low Density Residential and rezoned from R3 (Multi-Family Housing) to RS/DS (Small Lot Residential with Development Standards). A minor portion of Infill Planning Parcel 3 would be rezoned from R1 (Single-Family Residential) to RS/DS. A Tentative Subdivision Map is proposed that would include the redesignated and rezoned portion of Infill Planning Parcel 100 and the rezoned portion of Infill Planning Parcel 3 that will create 75 single-family lots. The Tentative Map would reduce the total number of residential units previously anticipated for Infill Parcel 100 from 223 to 130. The project would increase the density of SVSP Parcel WB-31 from 23.7 units per acre to 26.4 units per acre, as allowable under the GP, and increase its total planned high-density residential units by 30—from 263 to 293. The project also would redesignate Parcel WB-41 from Community Commercial to Medium Density Residential through a GP amendment and rezone it from CC (Community Commercial) to RS/DS (Small Lot with Development Standards) and create a Small Lot Tentative Subdivision Map with 63 medium-density residential lots.

--

Kat Fiorentino

Mortgage Broker, Financial Solutions Management
Branch Manager

Phone: 916-300-6125 Email: Kat@loansbykat.com *Website:*
https://LoansByKat.com/
Address: 408 Sunrise Ave #7, Roseville, CA 95661
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Shallow, Kinarik

From: Shallow, Kinarik
Sent: Monday, November 22, 2021 9:10 AM
To: Kat Fiorentino
Cc: Bitter, Greg; Ogden, Derek; Alejandro & Susan Garcia; angela Oneill; Cheryl Hammond; Dave & Muneca Sutherland; Derrick Leeks; Don & Fran Van Skike; Glenda Atwood; Hannah Siviglia; Jeremiah Herrera; Jill & Robert Maccione; June & Robert Maccione; Kathy Wilkey; Raquel Terrazas; Tommy & Julie Thomas; Zach Siviglia
Subject: RE: Sierra View Country Club Residential Development
Attachments: PL21-0162 Sierra View Subdivision Map.pdf

Hi Kat,

Thanks for reaching out. We realize the project description in the MND notice may be confusing, but it is two projects that are linked to each other. Below are descriptions for each project. File #PL21-0162 pertains to the Sierra View Country Club property in your neighborhood, which has an address of 360 Diamond Oaks Rd. (APN# 015-011-029-000). There are currently 168 units allocated to that site, however the project is proposing to build only 75 units (attached is the proposed subdivision map). The remaining 93 units must be transferred elsewhere within the City, and are being transferred to SVSP Parcel WB-41 and WB-31, which is why they are referenced in the project description. I apologize for the confusion but hope this provides clarification. Feel free to contact me if you have any further questions.

File #PL21-0162 Request: This project will allow the construction of 75 single-family homes on Infill Planning Parcels 3 and 100, located to the east of the Sierra View Country Club. The entitlements include a General Plan Amendment to change the land use designation of Parcel 100 from Medium Density Residential (MDR) to Low Density Residential (LDR) and a Rezone from Multi-Family Housing (R3) to Small Lot Residential (RS). Infill Planning Parcel 3 will be rezoned from Single-Family Residential (R1) to RS. A Tentative Subdivision Map is requested to subdivide the parcels into 75 single-family lots. Lastly, a Tree Permit is requested to remove native oak trees on the site in order to facilitate development of the lots. The remaining 93 units allocated to Infill Parcel 100 will be transferred to Sierra Vista Specific Plan (SVSP) Parcels WB-41 (+63 units) and WB-31 (+30 units).

File #PL21-0161 Request: This project will allow the construction of 63 single-family homes on SVSP Parcel WB-41. The project entitlements include a General Plan Amendment and Specific Plan Amendment to change the land use designation of Parcel WB-41 from Community Commercial (CC) to MDR and a Rezone from CC to Small Lot Residential/Development Standards (RS/DS). The SVSP will also be amended to reflect the 30 additional units transferred to High Density Residential Parcel WB-31. A Second Amendment to the Westbrook Development Agreement will be made to reflect the proposed land use changes, unit transfers, and to include dedication of a portion of West Roseville Specific Plan Parcel W-60B to the City. Lastly, a Tentative Subdivision Map is included to subdivide Parcel WB-41 into 63 medium density residential lots.

Thank you,
Kinnie

Kinarik Shallow
Associate Planner
Development Services Dept. – Planning Division
o: (916) 746-1309
f: (916) 774-5129
Working together to build a quality community.

Civic Center | 311 Vernon Street | Roseville, CA | 95678

From: Kat Fiorentino <kat@loansbykat.com>
Sent: Friday, November 19, 2021 7:17 PM
To: Shallow, Kinarik <KShallow@roseville.ca.us>
Cc: Alejandro & Susan Garcia <Scoopie@msn.com>; angela Oneill <Aoneill@hga.com>; Cheryl Hammond <J.c.hamandegg@comcast.net>; Dave & Muneca Sutherland <Daves@jps.net>; Derrick Leeks <Mr.leeks@icloud.com>; Don & Fran Van Skike <donald1578@sbcglobal.net>; Glenda Atwood <hayglenda@gmail.com>; Hannah Siviglia <hsiviglia@gmail.com>; Jeremiah Herrera <Jerherrera@gmail.com>; Jill & Robert Maccione <jmmaccione@gmail.com>; June & Robert Maccione <jmmaccione@hotmail.com>; Kathy Wilkey <Kwilkey1964@gmail.com>; Raquel Terrazas <Rterrazas9196@gmail.com>; Tommy & Julie Thomas <TnJ7@comcast.net>; Zach Siviglia <zhsiviblia@gmail.com>
Subject: Sierra View Country Club Residential Development

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

I received a postcard from the city of Roseville Planning division regarding The following project's notice of MND. The problem is that it seems to address multiple projects so it's a bit confusing. I am hoping you can clarify some questions for our neighborhood as I am sure I am not the only one who has questions about his notice.
We are concerned with identifying the project that borders our neighborhood, specifically Diamond Oaks Road and Shasta Street. It appears you have lumped 3 different development projects on this one postcard so again I am confused. Are we just the 75 units on infill Planning Parcel 3 and listed as APN 015-011-029-000 or are we some combination of the other identifies referenced below? Pleasant Grove does not connect to our Diamond Oaks Neighborhood, but I really can't identify exactly which Parcel and APN pertains to us on this Post Card.

Shallow, Kinarik

From: Derek Pell <derek.j.pell@gmail.com>
Sent: Tuesday, November 30, 2021 1:14 AM
To: Shallow, Kinarik
Subject: Sierra View Country Club & Sierra Vista Specific Plan Redesignation and Rezoning Project File #PL21-0162 and #PL21-0161

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hello Kinnie,

I wanted to reach out with some concerns regarding the proposed rezoning for infill parcels 100 and 3. There was obviously a lot of work that went into the combined CEQA document and I understand there are a couple different sets of rules at play here that have to be navigated (SB 330 and CEQA). While on the surface, down-zoning one area of the city by 93 units and redistributing them elsewhere in the area seems rational, I am concerned that the analysis is missing the higher-level interactions.

For example, take VMT. For the SV parcels, VMT analysis is not required since the general plan assessed the impact of VMT for the parcel designated at MDR, and the proposed change from baseline creates fewer units and thus fewer VMT. For the SVSP parcel WB-41, VMT analysis showed a decrease based on a strict change from commercial to residential. The conclusion of page 5 of the Cumulative Considerations that the proposed project will reduce VMT impacts, however, intuitively doesn't seem right.

The city is taking housing (or really potential housing) from a centralized location, and pushing it to the far reaches of town. The SV parcels are just over a mile from commercial areas such as Old Town and Downtown, the Church St. Station, and around a mile and a half from The Fountains, where there are restaurants and shops. Having previously lived just over on Alta Vista Ave, I speak from experience when I say it is a centralized, bikeable, walkable area where VMT could well be below average for the city. Conversely, the parcels in the SVSP will likely be far away from most destinations when they are first constructed, meaning more people in more cars. Looking at the SVSP itself, WB-31 and WB-41 are going to be around a mile from other commercial areas and significantly farther from the main commercial zones along Baseline when SVSP is fully built out. It seems to me that both in the short term (before full SVSP buildout) and in the long-term, the combined effect of the rezoning will be that there will be fewer people close to amenities where it is possible to not drive, and more people in cars travelling longer distances to get the goods and services they need. In fact, re-zoning WB-41 to residential removes the north-west commercial area of the SVSP and, again, will push more people to get in their car and drive, rather than walking or biking down the street.

In conclusion, downzoning infill parcels 3 and 100 is a bad deal for future Roseville residents. It takes one of the city's last opportunities to create denser infill on a greenfield site close to jobs, shops, restaurants and healthcare, and wastes it on a single-family gated subdivision. In addition, pushing more housing out to the edge of the city is a surefire way to force more people into cars.

Thank you for your time,

Derek Pell
530 863 0662

1004 Shasta St.
Roseville, CA 95678
December 5, 2021

Kinark Shallow
Associate Planner
City of Roseville
khallow@roseville.ca.us

Re: Objection to Proposed Mitigated Negative Declaration
Sierra View Country Club & Sierra Visit Specific Plan Redesignation and Rezoning Project,
File #PL21-0162 and # PL21-0161

Dear Mr/Ms. Shallow:

We are owners of a property bordering the proposed project, reference above. We object to the proposed Mitigated Negative Declaration for the above-referenced project. It is deficient as follows:

1) With respect to Parcels 3 and 100, the proposed MND does not disclose, discuss, nor provide for mitigation of the destruction of nesting and breeding habitat of birds protected by the Migratory Birds Act, including mallards, Canada geese, great horned owls, red shouldered hawks, yellow-billed magpies, northern mockingbirds, and Steller's jays, among others. The Migratory Birds Act prohibits the destruction of the breeding habitats of birds protected thereunder.

2) The proposed MND does not disclose that Parcels 3 and 100 serve as forage for river otters, which are protected by the federal Endangered Species Act. There is no provision for mitigation of this loss.

3) The proposed MND does not provide for mitigation of the loss of habitat for the native bat population. Currently, Parcels 3 and 100 provide shelter and food for native bats that take advantage of the large oaks and the insect population breeding in the seasonal lakes and vernal pools.

4) The proposed MND does not disclose that on or about August 27, 2021, after the development of the Sierra View property was announced and public meetings held, Sierra View Country Club and/or its developer, WestPark, illegally took a backhoe onto Parcel 100 and dug into the area of and/or surrounding the tree-sheltered wetlands, seasonal lakes, seasonal streambeds, and vernal pools, with the intent of destroying them by draining them of all or part of their water supply. They then caused to be erected a low containment fence to prevent the land and water from reverting to its natural state. It is believed that Sierra View/WestPark also altered the sites of the natural seasonal lakes/stream beds/wetlands/vernal pools located behind the bordering homes on

Sierra Oaks Court and Walton Way and altered the drainage of the proposed entryway across from Spanger School. It is believed that neither Sierra View nor WestPark had obtained the required Lake and Stream Alteration permits from the California Department of Fish and Wildlife before digging, or if they did, that they did so without disclosing that the purpose of the alteration was to destroy the protected permanent and seasonal wetlands, stream beds, and lake beds, and vernal pools, as well as Migratory Bird breeding habitat on the property. It is believed that in so doing, Sierra View and WestPark intentionally destroyed perennial breeding habitat of mallard ducks and Canada geese, as well as the river otter forage, in violation of the Migratory Birds Act, CEQA, and other state and federal environmental laws and regulations. Although the MND does disclose that the wetlands and vernal pools on Parcels 3 and 100 will be destroyed, it does not disclose that Sierra View and WestPark took it upon themselves in August 2021 to destroy the existing streambed, seasonal lakes, wetlands, and vernal pools to make the mitigated development they proposed appear to have no significant impact. (Photographs of the backhoe and subsequent damage are available upon request).

4) The MND does not adequately address impact on Water Quality. First, the document basically says that because Placer County has not adopted a master plan, there is no mitigation of water quality required. It also states, essentially, that because the law requires mitigation, there can be no significant impact. This is an insufficient evaluation of the actual impact that the proposed development will have on Water Quality. It is believed that the drainage of the water from Parcels 3 and 100 are into salmon habitat. Currently, Parcels 3 and 100 serve a vital wetlands filtration function in buffering and filtering run-off of chemicals used to operate and maintain the golf course. Although the MND proposes mitigation through bioswales and retention pond, the proposed measures appear to be inadequate to replace the function of the current wetlands and to handle the run-off from the golf course and the increased pollution from the establishment of a residential development in its place of the former wetlands. Nor does it adequately address impact on down-stream salmon habitat. A more detailed environmental study is needed.

5) The Greenhouse Gas Emissions report is flawed in that it addresses only the effects of "construction"and "operations." It does not address the permanent loss of greenhouse gas filtration and conversion through the loss of canopy provided by the 158 to 168 trees that are proposed to be removed from Parcels 3 and 100. It is unclear that "operations" includes the greenhouse gas effects of furnaces, air conditioners, motor vehicles, and other internal combustion engines that come with the establishment of a residential neighborhood. There appears to be no calculation of the increase of greenhouse gases from the establishment of the residential neighborhood, nor the loss of greenhouse gas reduction capacity of the with the removal of 158 to 168 trees and other currently existing flora. A more detailed environmental study is needed.

6) Density. The MND states that medium density is appropriate for Parcel 100 because it was originally zoned in the 1950s to have greater density. But, at the time the area was so zoned, there was no development of R1 housing and a school completely occupying the eastern and

northern borders of the parcel. The only housing extant at the time the Parcel was zoned was the medium density housing located along the railroad tracks to the south of the parcel. Over the ensuing 70 years, the neighborhood bordering Parcel 100 was developed to be entirely single-family housing, except for the Sierra View property to the south, which more closely matches the 1920's bungalow housing to the south of that property. But, the entire eastern border, which comprises the bulk of the neighboring property, is R1 housing. Moreover, Parcel 3, to the north, is designated and proposed to be developed as R1. The more appropriate zoning for Parcel 100 would be as R1 density to match the surrounding subsequently established neighborhoods.

7) The MND proposed to adopt for Parcels 3 and 100 the EIR performed for the subdivision of which Parcel WB-41 is a part. That existing subdivision is more than 3 miles away and with substantially different environmental and surrounding neighborhood characteristics. Although the concept of moving density from one parcel to another may appeal, the EIR for the subdivision containing WB-41, that appears to have no streambed or wetlands, is not an adequate study of the environmental impacts of the proposed development of Parcels 3 and 100.

We believe that, pursuant to CEQA, a more detailed and independent study of the environmental impacts of the proposed development of Parcels 3 and 100 is necessary and additional mitigation measures beyond those proposed in the MND are required. Consequently, the currently proposed MND should not be approved, pending a more detailed study of multiple aspects of the proposed development.

Sincerely,

Robert Maccione

Jane Maccione

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION
311 Vernon Street, Roseville, CA 95678 (916) 774-5276

MEMORANDUM

To: Planning Commission

From: Kinarik Shallow, Associate Planner

Date: December 8, 2021

Re: Response to Robert and Jane Maccione's Comments on the Initial Study/Mitigated Negative Declaration for the Sierra View Subdivision Project (File #PL21-0162)

During the 30-day public review period of the Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the Sierra View Subdivision project, City staff received a letter dated December 5, 2021 from Robert and Jane Maccione, owners of 1004 Shasta Street. The letter is included as Attachment 1 to this memorandum. The letter states that they object to the proposed Mitigated Negative Declaration and that it is deficient. The letter claims that a more detailed and independent study of the environmental impacts of the proposed development of Parcels 3 and 100 is necessary and additional mitigation measures beyond those proposed in the MND are required. However, the letter does not provide any substantial evidence to support these claims. As clearly stated in CEQA Guidelines Section 15384, "argument, speculation, [and] unsubstantiated opinion or narrative" is not substantial evidence. The topics of concern include impacts to biological resources, water quality, greenhouse gas emissions, and density. These concerns are summarized and addressed below.

Biological Resources

The letter claims that the MND does not disclose, discuss, nor provide mitigation for: 1.) the destruction of nesting and breeding habitat of birds protected by the Migratory Birds Act; 2.) the loss of habitat for the native bat population, and 3.) the loss of forage for river otters.

Section IV (Biological Resources) of the Initial Study checklist discusses that special-status and migratory bird species have the potential to occur onsite and because the project requires the removal of several native oak trees, this has the potential to disrupt the nesting of special-status birds and migratory birds. Therefore, as disclosed and required in the IS/MND, a pre-construction nest survey is required to ensure that no special-status nesting birds or migratory birds are harmed during tree removal or construction of any kind (see Mitigation Measure BIO-2 of the Mitigation Monitoring and Reporting Program, which is included with the December 16, 2021 Planning Commission Staff Report ("Staff Report") as Exhibit K, Attachment 15).

The General Plan (GP) EIR discussed the potential for pallid bats and Townsend's big-eared bats to occur in the Planning Area. It was determined that the Planning Area is within the species' range, but no occurrences of the species have been recorded within the Planning Area; however, suitable habitat for the species is present and recorded occurrences of the species are generally present in the vicinity (see Table 4.8-3 of the GP EIR). The pre-construction survey would also ensure that roosting bats are not harmed by implementing the project. Though there would be some loss of unoccupied roosting habitat, the lost acreage is not significant.

As disclosed in the IS/MND, the GP EIR shows that the northern portion of the project site contains a narrow band of riparian woodland surrounding the intermittent tributary (GP EIR, p. 4.8-3). This riparian woodland has the potential to contain habitat, although, there is a low likelihood that it contains habitat

for any sensitive-status species (see Attachment 4 and Attachment 7 of Staff Report Exhibit H and I). The drainage is too minor of a tributary to provide forage for river otters, as their diet consists primarily of fish and other aquatic species that are not supported by the drainage due to its intermittent nature. In addition, river otters are not listed as endangered or threatened under the Endangered Species Act, and thus are not protected by that statute, as the letter suggests. Any construction that would occur on the bed and bank of a stream or other water body, including drainage canals, must comply with Section 1602 of the California Fish and Game Code, which will require the developer obtain a Lake and Streambed Alteration Agreement. There are no known other sensitive natural communities onsite. Any potential impacts to riparian habitat would be less than significant with implementation of MM BIO-3. MM BIO-3 would ensure that all conditions of approval and/or mitigation measures within these permits are followed.

Finally, the letter suggests that the Migratory Bird Treaty Act of 1918 (MTBA) and its implementing regulations have a broader reach than is actually the case. The MTBA does not protect *all* potential breeding habitat of the birds mentioned in the letter. Rather, the Act protects the birds themselves, along with their nests, eggs, and parts. The MTBA makes it unlawful to pursue, hunt, take, capture, or kill protected birds, their parts, their nests, or their eggs; to attempt to take, capture, or kill the protected birds, their parts, their nests, or their eggs; to possess, offer for sale, offer to barter, offer to purchase, or purchase the protected birds, their parts, their nests, or their eggs; to deliver for shipment, ship, import, or export the protected birds, their parts, their nests, or their eggs; or to deliver for transportation, transport, or cause to be transported the protected birds, their parts, their nests, or their eggs. Thus, to the extent that land surrounding a nest might contribute to breeding, the MTBA does not protect all such land.

Water Quality

The letter alleges that in August 2021, the Sierra View Country Club and/or Westpark illegally took a backhoe onto the site and dug into the area of and/or surrounding the tree-sheltered wetlands, seasonal lakes, seasonal streambeds, and vernal pool, with the intent of destroying them. However, staff is not aware of any of these activities occurring on site. The applicant has indicated that Youngdahl Consulting Group dug test pits on site around the time stated in the letter as part of their geotechnical engineering study. This was done lawfully and with all required permits. Regardless, the CEQA process is not the appropriate venue for a party to allege that a property owner has engaged in illegal site work. (See *Riverwatch v. County of San Diego* (1999) 76 Cal.App.4th 1428, 1453.)

In addition, the letter claims that the project's mitigation through bioswales and retention pond is inadequate to replace the function of the current wetlands and to handle run-off from the golf course and the increased pollution from the proposed residential development. Lastly, the letter states the IS/MND does not adequately address impacts on down-stream salmon habitat and a more detailed environmental study is needed.

The natural drainage shed of the subject property is generally from the south and east towards the northwest; therefore, the project site does not provide for any treatment or accommodation of golf course run-off. The IS/MND discloses that the site contains several aquatic resources, including a central drainage ditch that flows south to north into an intermittent tributary that flows east to west. There are also a number of seasonal wetland and vernal pool features scattered around the site and a narrow band of riparian woodland surrounding the intermittent tributary. An Aquatic Resources Delineation Report was prepared by Madrone Ecological Consulting, a qualified biologist, and is included as Attachment 7 of Staff Report Exhibit I. Section IV (Biological Resources) of the Initial Study identifies that the seasonal wetland swale and intermittent drainage/riparian wetland on site are considered federally regulated waters of the U.S., pursuant to 33 CFR Part 328, and thusly regulated under Section 404 of the Clean Water Act (see Attachment 8 of Staff Report Exhibit J). The remaining wetlands and the ditch are State-regulated waters. A discharge permit from the U.S. Army Corps of Engineers, pursuant to Section 404 of the Clean Water Act, will be required for any impacts to the seasonal wetland swale and intermittent drainage/riparian wetland that will contain conditions of approval and/or mitigation measures to ensure a net zero loss of wetland resources and a less-than-significant impact to any special-status species that

may occur on or near the affected wetland resources. Similar permitting will be required for any State-regulated aquatic resources that may be impacted. State-issued Waste Discharge Requirements, pursuant to Division 7, Chapter 4, Article 4 of the Water Code established by the Porter-Cologne Water Quality Control Act, will be required for all impacted wetland resources that are not regulated by the Clean Water Act (see GP EIR, p. 4.8-74). MM BIO-4 would ensure there would be no net loss of wetlands and that all conditions of approval and/or mitigation measures within these permits are followed.

Section X (Hydrology and Water Quality) of the Initial Study checklist evaluates whether the project would violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. This section also evaluates whether the project would substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion or siltation on- or off-site, substantially increase the rate or amount of surface runoff in a manner which result in flooding on- or off-site, or create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.

The City's adopted CEQA Implementing Procedures indicate that compliance with the City's Design/Construction Standards (Resolution 07-107), Urban Stormwater Quality Management and Discharge Control Ordinance (RMC Ch. 14.20), and Stormwater Quality Design Manual (Resolution 16-152) will prevent significant impacts related to water quality or erosion. The standards require preparation of an erosion and sediment control plan for construction activities and include designs to control pollutants within post-construction urban water runoff. The developer is required to treat and detain all stormwater onsite using stormwater swales and other methods which slow flows and preserve infiltration.

The project will require approval of a grading permit and improvement plans from the City prior to the start of construction, which are required to incorporate mitigation measures for dust and erosion control. In addition, the City has a National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit issued by the Central Valley Regional Water Quality Control Board that requires the City to reduce pollutants in stormwater to the maximum extent practicable. The City does this, in part, by means of the City's 2016 Design/Construction Standards, which require preparation and implementation of a Stormwater Pollution Prevention Plan for the project. All permanent stormwater quality control measures must be designed to comply with the City's Manual for Stormwater Quality Control Standards for New Development, the City's 2016 Design/Construction Standards, Urban Stormwater Quality Management and Discharge Control Ordinance, and Stormwater Quality Design Manual. A preliminary storm drainage evaluation was prepared for the project by MacKay & Somps (see Attachment 11 of Staff Report Exhibit J). The evaluation includes specific detail on storm drain infrastructure and detention proposed as part of the project to ensure compliance with all applicable measures, permits, and programs by improving drainage and reducing impacts, including installing a network of drainage pipes, large box culverts, a detention basin, vegetated swales, disconnected impervious surfaces, and bioretention facilities.

All of these measures, permits, and programs, which are required for the project, are put in place to ensure that impacts to surface water quality are negligible or less than significant. Therefore, impacts to these resources would be less than significant and no mitigation is required.

Greenhouse Gas

The letter states there does not appear to be any calculation of the increase of greenhouse gases (GHGs) from the establishment of the residential neighborhood, nor the loss of GHG reduction capacity with the removal of the native oak trees and other currently existing flora.

Section VIII (Greenhouse Gases) of the Initial Study checklist discusses the project's potential impacts to GHG. The principal GHGs that enter the atmosphere because of human activities are carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), and fluorinated gases. A technical memo was prepared by Raney Planning and Management, Inc. that presents the anticipated GHG emissions associated with construction and operation of the project, and compares these estimates to the applicable thresholds of

significance established by the Placer County Air Pollution Control District (PCAPCD) (see Attachment 10 of Staff Report Exhibit J). The PCAPCD thresholds were designed to analyze a project's compliance with applicable State laws including Assembly Bill 32 (AB 32) and Senate Bill 32 (SB 32). As noted in Appendix A, Implementation Measures (operation Air Quality and Greenhouse Gas Emissions), of the City's General Plan, the City of Roseville relies on PCAPCD thresholds for determining significance conclusions. PCAPCD recommends that lead agencies use the California Emissions Estimator Model (CalEEMod) to quantify operational emissions for criterial air pollutants, which evaluates operational emissions from area and mobile sources, energy use, solid waste, and water. The estimated operational GHG emissions in the first year of full buildout were found to be below the PCAPCD's operational screening threshold of significance. Thus, operations of the proposed project would not be considered to result in a cumulatively considerable contribution to global climate change.

Density

The letter states that Single-Family Residential (R1) zoning is more appropriate for the property for purposes of density in order to match the surrounding neighborhoods. However, the density of a property is determined based on the land use designation. The project is proposing to reduce density on the site by amending the current land use designation from Medium Density Residential (MDR) to Low Density Residential (LDR), which is consistent with the adjacent subdivisions to the north and east. The proposed RS zone is an implementing zone for the LDR land use. Per the Zoning Ordinance, the RS zone district is intended to allow either attached or detached single-family dwellings. The proposed tentative subdivision map is designed with larger lots to that will better accommodate a variety of single-story and two-story home plans consistent with the adjacent LDR subdivision.

Conclusion

As previously stated, Robert and Jane Maccione do not provide substantial evidence to support the claims in their letter. Staff is confident that the Initial Study adequately discloses, evaluates, and mitigates the Project's environmental impacts and a Mitigated Negative Declaration is the appropriate environmental determination for this project; the Initial Study provides substantial evidence to support this finding.

1004 Shasta St.
Roseville, CA 95678
December 5, 2021

Kinark Shallow
Associate Planner
City of Roseville
khallow@roseville.ca.us

Re: Objection to Proposed Mitigated Negative Declaration
Sierra View Country Club & Sierra Visit Specific Plan Redesignation and Rezoning Project,
File #PL21-0162 and # PL21-0161

Dear Mr/Ms. Shallow:

We are owners of a property bordering the proposed project, reference above. We object to the proposed Mitigated Negative Declaration for the above-referenced project. It is deficient as follows:

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2) The proposed MND does not disclose that Parcels 3 and 100 serve as forage for river otters, which are protected by the federal Endangered Species Act. There is no provision for mitigation of this loss.

3) The proposed MND does not provide for mitigation of the loss of habitat for the native bat population. Currently, Parcels 3 and 100 provide shelter and food for native bats that take advantage of the large oaks and the insect population breeding in the seasonal lakes and vernal pools.

4) The proposed MND does not disclose that on or about August 27, 2021, after the development of the Sierra View property was announced and public meetings held, Sierra View Country Club and/or its developer, WestPark, illegally took a backhoe onto Parcel 100 and dug into the area of and/or surrounding the tree-sheltered wetlands, seasonal lakes, seasonal streambeds, and vernal pools, with the intent of destroying them by draining them of all or part of their water supply. They then caused to be erected a low containment fence to prevent the land and water from reverting to its natural state. It is believed that Sierra View/WestPark also altered the sites of the natural seasonal lakes/stream beds/wetlands/vernal pools located behind the bordering homes on

Sierra Oaks Court and Walton Way and altered the drainage of the proposed entryway across from Spanger School. It is believed that neither Sierra View nor WestPark had obtained the required Lake and Stream Alteration permits from the California Department of Fish and Wildlife before digging, or if they did, that they did so without disclosing that the purpose of the alteration was to destroy the protected permanent and seasonal wetlands, stream beds, and lake beds, and vernal pools, as well as Migratory Bird breeding habitat on the property. It is believed that in so doing, Sierra View and WestPark intentionally destroyed perennial breeding habitat of mallard ducks and Canada geese, as well as the river otter forage, in violation of the Migratory Birds Act, CEQA, and other state and federal environmental laws and regulations. Although the MND does disclose that the wetlands and vernal pools on Parcels 3 and 100 will be destroyed, it does not disclose that Sierra View and WestPark took it upon themselves in August 2021 to destroy the existing streambed, seasonal lakes, wetlands, and vernal pools to make the mitigated development they proposed appear to have no significant impact. (Photographs of the backhoe and subsequent damage are available upon request).

4) The MND does not adequately address impact on Water Quality. First, the document basically says that because Placer County has not adopted a master plan, there is no mitigation of water quality required. It also states, essentially, that because the law requires mitigation, there can be no significant impact. This is an insufficient evaluation of the actual impact that the proposed development will have on Water Quality. It is believed that the drainage of the water from Parcels 3 and 100 are into salmon habitat. Currently, Parcels 3 and 100 serve a vital wetlands filtration function in buffering and filtering run-off of chemicals used to operate and maintain the golf course. Although the MND proposes mitigation through bioswales and retention pond, the proposed measures appear to be inadequate to replace the function of the current wetlands and to handle the run-off from the golf course and the increased pollution from the establishment of a residential development in its place of the former wetlands. Nor does it adequately address impact on down-stream salmon habitat. A more detailed environmental study is needed.

5) The Greenhouse Gas Emissions report is flawed in that it addresses only the effects of "construction"and "operations." It does not address the permanent loss of greenhouse gas filtration and conversion through the loss of canopy provided by the 158 to 168 trees that are proposed to be removed from Parcels 3 and 100. It is unclear that "operations" includes the greenhouse gas effects of furnaces, air conditioners, motor vehicles, and other internal combustion engines that come with the establishment of a residential neighborhood. There appears to be no calculation of the increase of greenhouse gases from the establishment of the residential neighborhood, nor the loss of greenhouse gas reduction capacity of the with the removal of 158 to 168 trees and other currently existing flora. A more detailed environmental study is needed.

6) Density. The MND states that medium density is appropriate for Parcel 100 because it was originally zoned in the 1950s to have greater density. But, at the time the area was so zoned, there was no development of R1 housing and a school completely occupying the eastern and

northern borders of the parcel. The only housing extant at the time the Parcel was zoned was the medium density housing located along the railroad tracks to the south of the parcel. Over the ensuing 70 years, the neighborhood bordering Parcel 100 was developed to be entirely single-family housing, except for the Sierra View property to the south, which more closely matches the 1920's bungalow housing to the south of that property. But, the entire eastern border, which comprises the bulk of the neighboring property, is R1 housing. Moreover, Parcel 3, to the north, is designated and proposed to be developed as R1. The more appropriate zoning for Parcel 100 would be as R1 density to match the surrounding subsequently established neighborhoods.

7) The MND proposed to adopt for Parcels 3 and 100 the EIR performed for the subdivision of which Parcel WB-41 is a part. That existing subdivision is more than 3 miles away and with substantially different environmental and surrounding neighborhood characteristics. Although the concept of moving density from one parcel to another may appeal, the EIR for the subdivision containing WB-41, that appears to have no streambed or wetlands, is not an adequate study of the environmental impacts of the proposed development of Parcels 3 and 100.

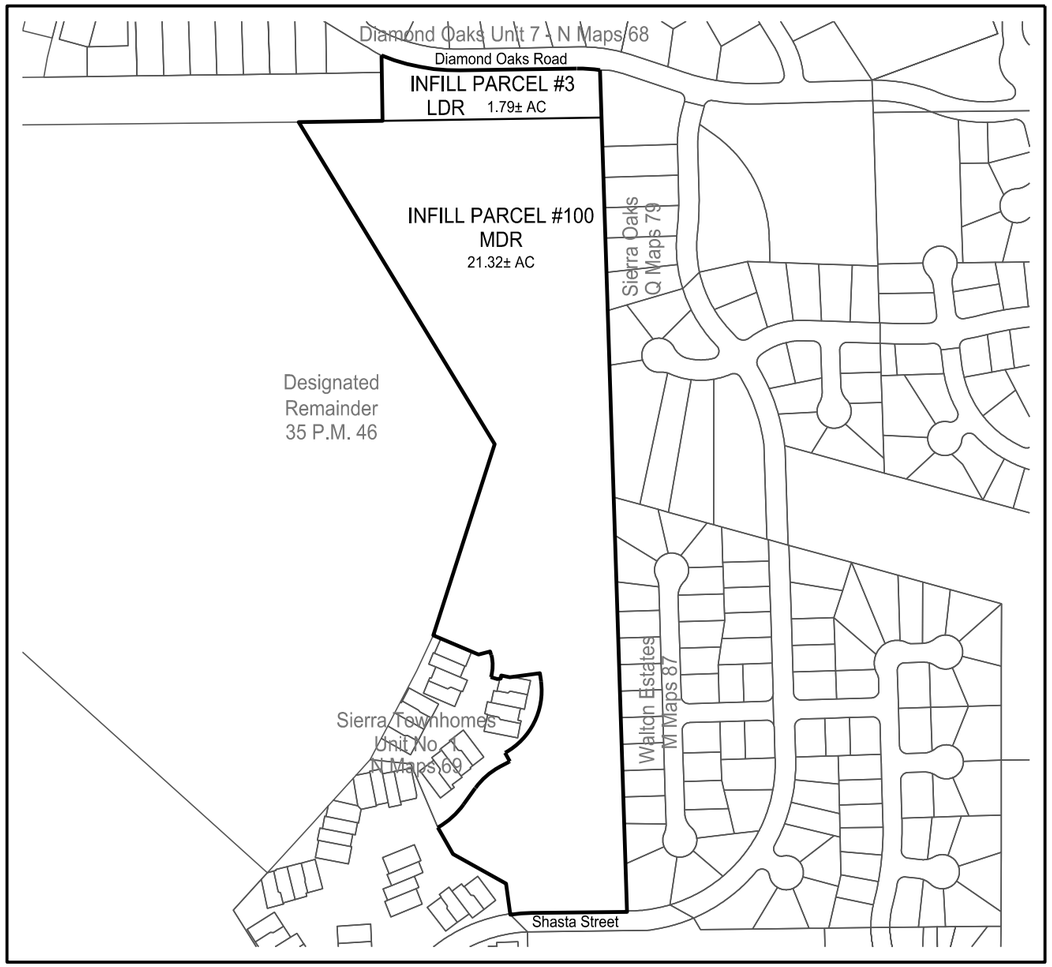
We believe that, pursuant to CEQA, a more detailed and independent study of the environmental impacts of the proposed development of Parcels 3 and 100 is necessary and additional mitigation measures beyond those proposed in the MND are required. Consequently, the currently proposed MND should not be approved, pending a more detailed study of multiple aspects of the proposed development.

Sincerely,

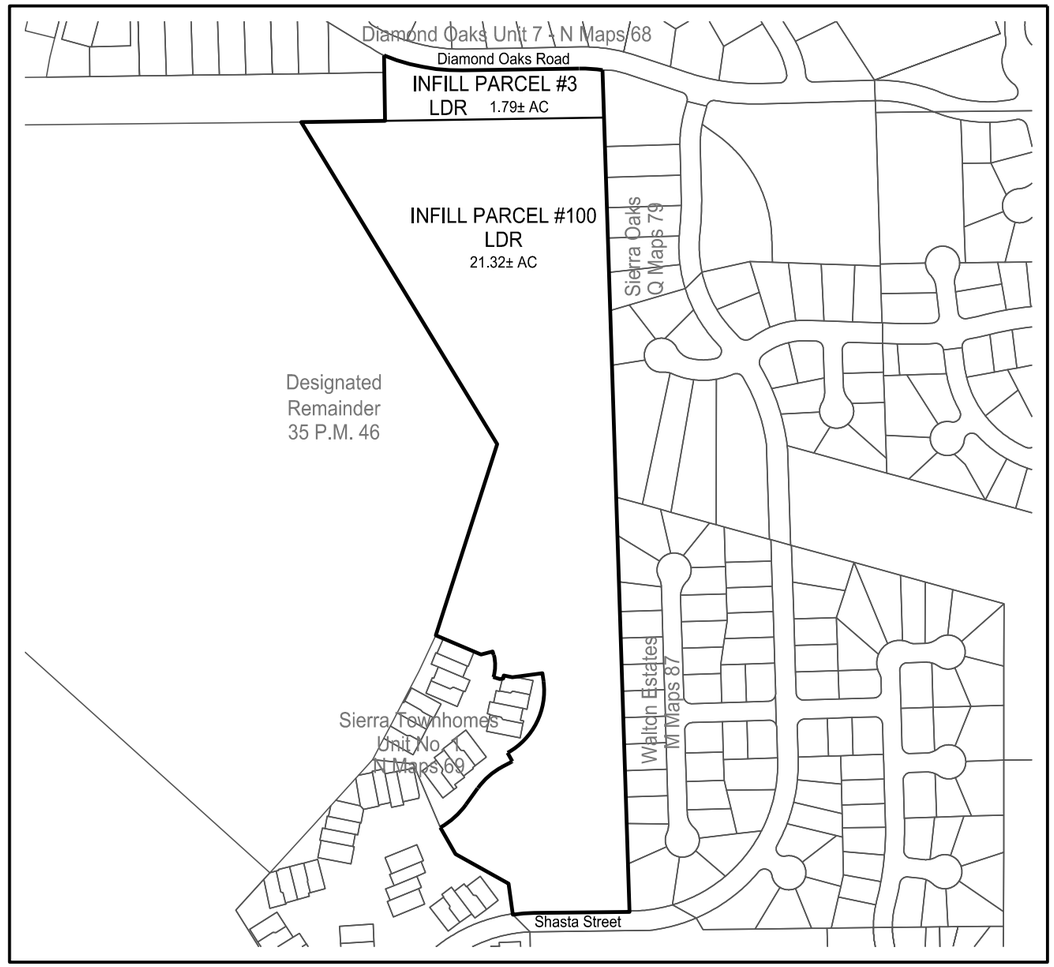
Robert Maccione

Jane Maccione

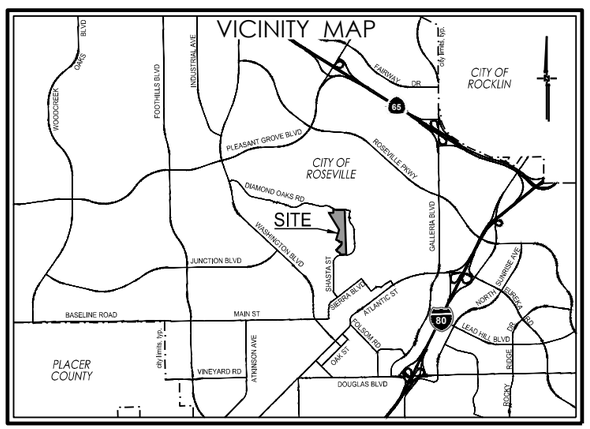
PC EXHIBIT A



EXISTING LAND USE



PROPOSED LAND USE



Existing Land Use		
Parcel	**Land Use**	**Acres**
Infill Parcel #3	LDR	1.79 ac.
Infill Parcel #100	MDR	21.31 ac.
TOTAL		**23.10 ac.**

Proposed Land Use		
Parcel	**Land Use**	**Acres**
Infill Parcel #3	LDR	1.79 ac.
Infill Parcel #100	LDR	21.31 ac.
TOTAL		**23.10 ac.**

WESTPARK communities

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

N

0 200 400 800

SCALE: 1"=400'

GENERAL PLAN AMENDMENT

SIERRA VIEW

Roseville, CA

November 18, 2021

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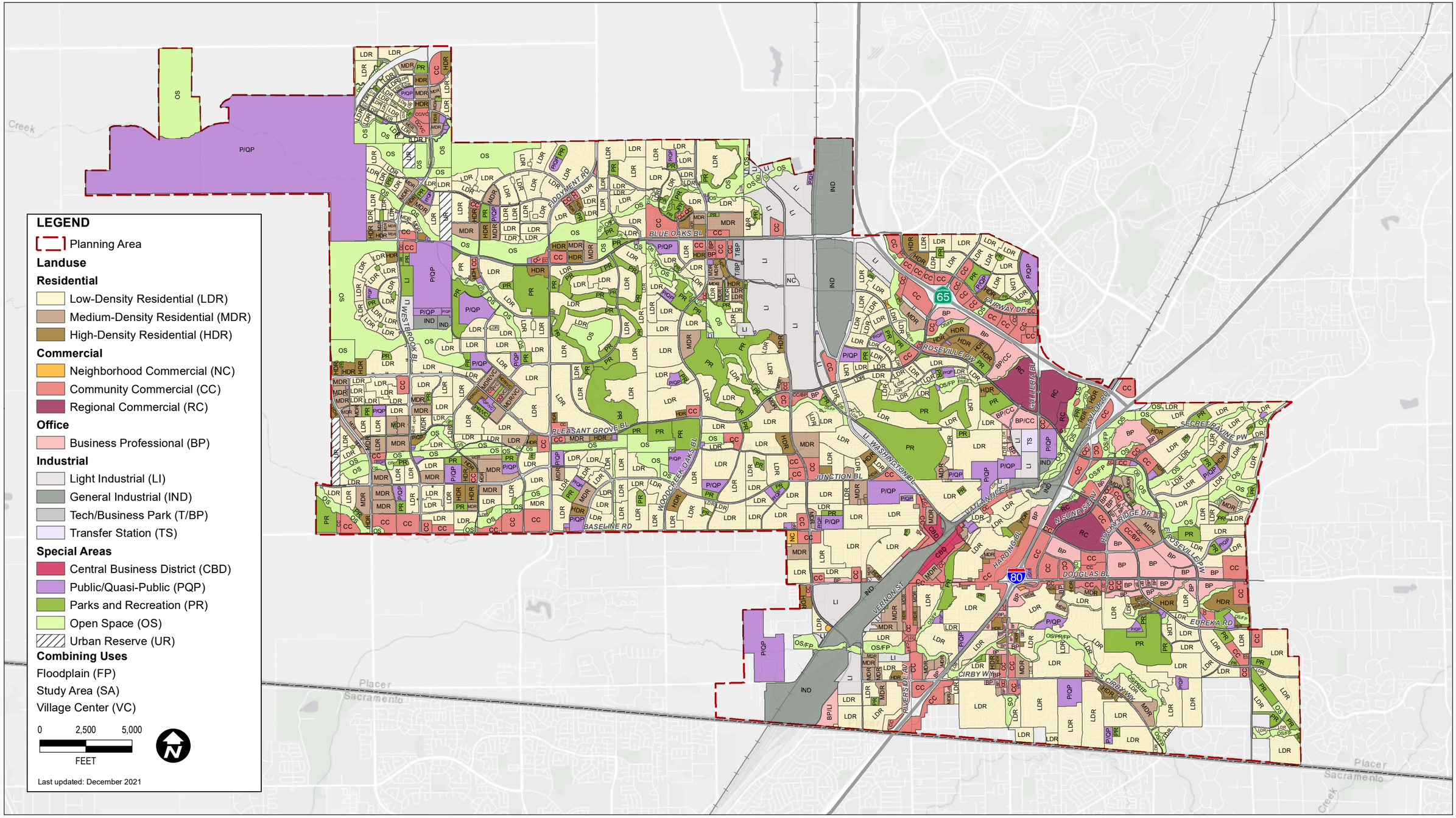
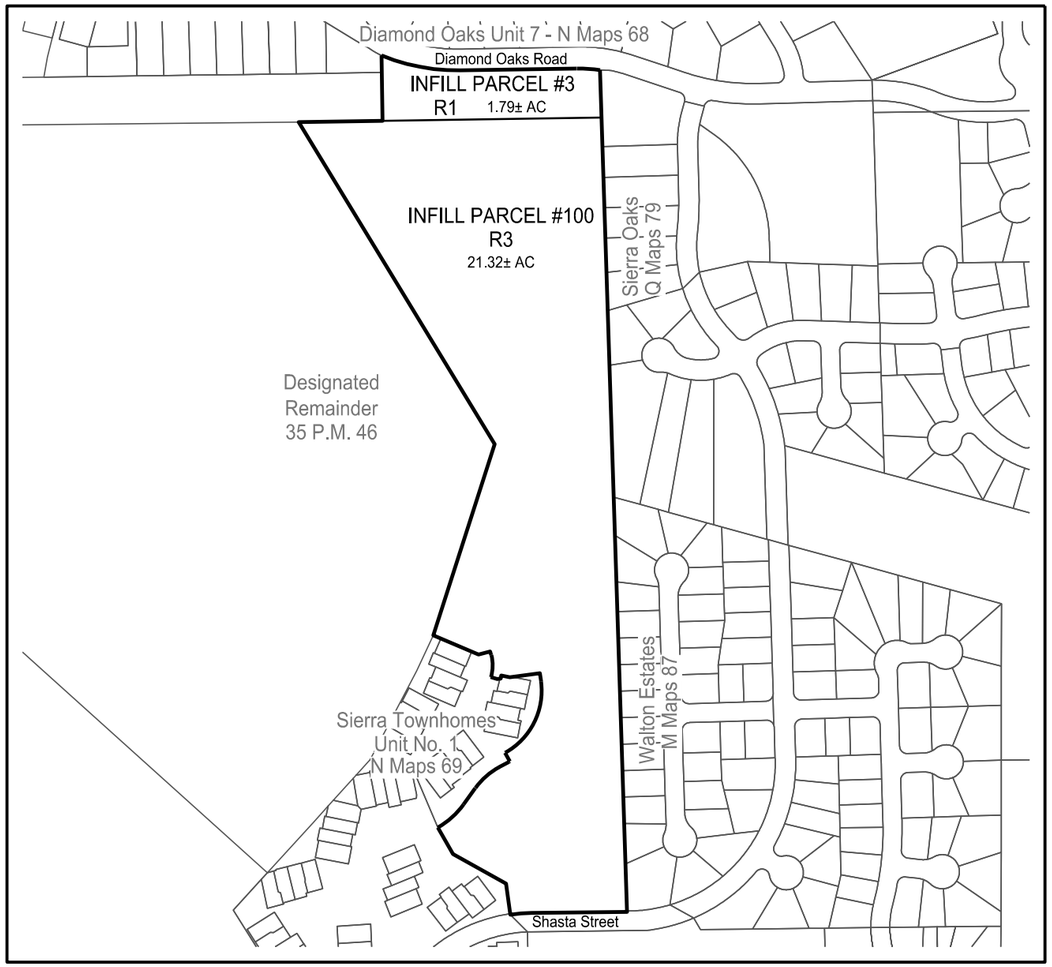
There are no xreferences in this drawing.

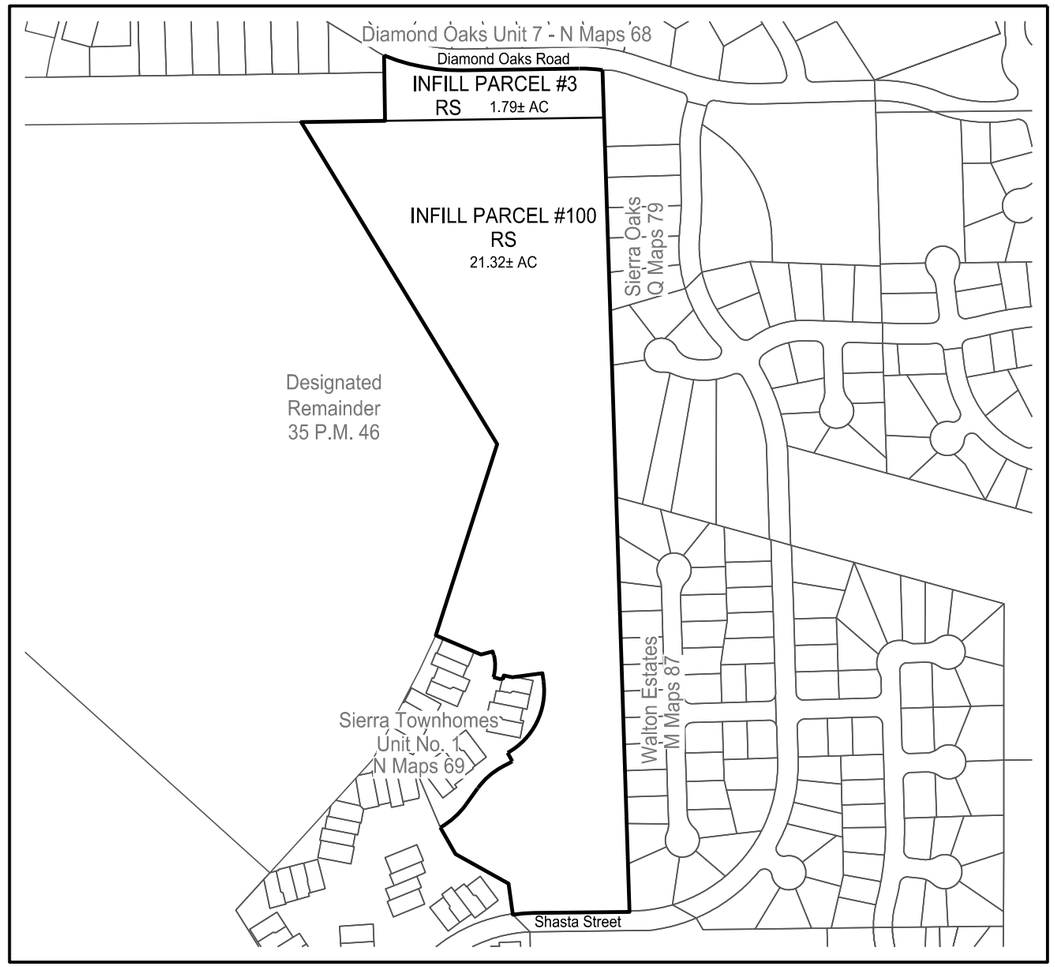
PC EXHIBIT B


LEGEND
Planning Area
Landuse
Residential
Low-Density Residential (LDR)
Medium-Density Residential (MDR)
High-Density Residential (HDR)
Commercial
Neighborhood Commercial (NC)
Community Commercial (CC)
Regional Commercial (RC)
Office
Business Professional (BP)
Industrial
Light Industrial (LI)
General Industrial (IND)
Tech/Business Park (T/BP)
Transfer Station (TS)
Special Areas
Central Business District (CBD)
Public/Quasi-Public (PQP)
Parks and Recreation (PR)
Open Space (OS)
Urban Reserve (UR)
Combining Uses
Floodplain (FP)
Study Area (SA)
Village Center (VC)
0
2,500
5,000
FEET
Last updated: December 2021
BLUE OAKS BL
FIDDYMENT RD
PLEASANT GROVE BL
WOODCREEK OAKS BL
JUNCTION BL
BASELINE RD
WESTBROOK BL
LI WASHINGTON BL
HARDING BL
VERNON ST
RIVERSIDE AV
CIRBY WAY
S CIRBY WAY
DOUGLAS BL
EUREKA RD
ROSEVILLE PW
SECRET RAVINE PW
TAYLOR RD
GALLERIA BL
PARKWAY DR
NORTH SUNRISE AV
SUNRIDGE DR
LATHAM CT
Placer
Sacramento
Creek

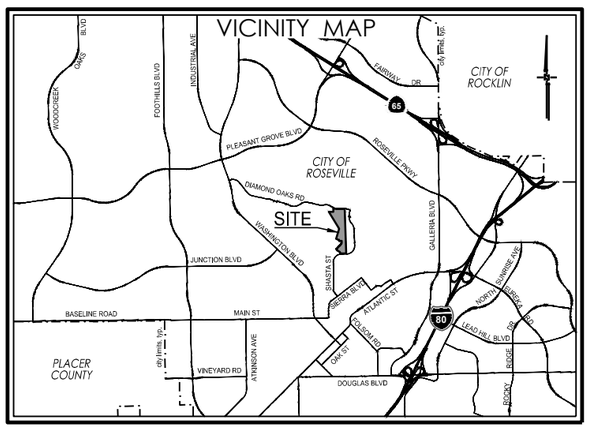
PC EXHIBIT C



EXISTING ZONING



PROPOSED ZONING



Existing Zoning		
Parcel	**Zoning**	**Acres**
Infill Parcel #3	R1	1.79 ac.
Infill Parcel #100	R3	21.31 ac.
TOTAL		**23.10 ac.**

Proposed Zoning		
Parcel	**Zoning**	**Acres**
Infill Parcel #3	RS	1.79 ac.
Infill Parcel #100	RS	21.31 ac.
TOTAL		**23.10 ac.**

WESTPARK communities

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

N

0 200 400 800

SCALE: 1"=400'

REZONE EXHIBIT

SIERRA VIEW

Roseville, CA

November 18, 2021

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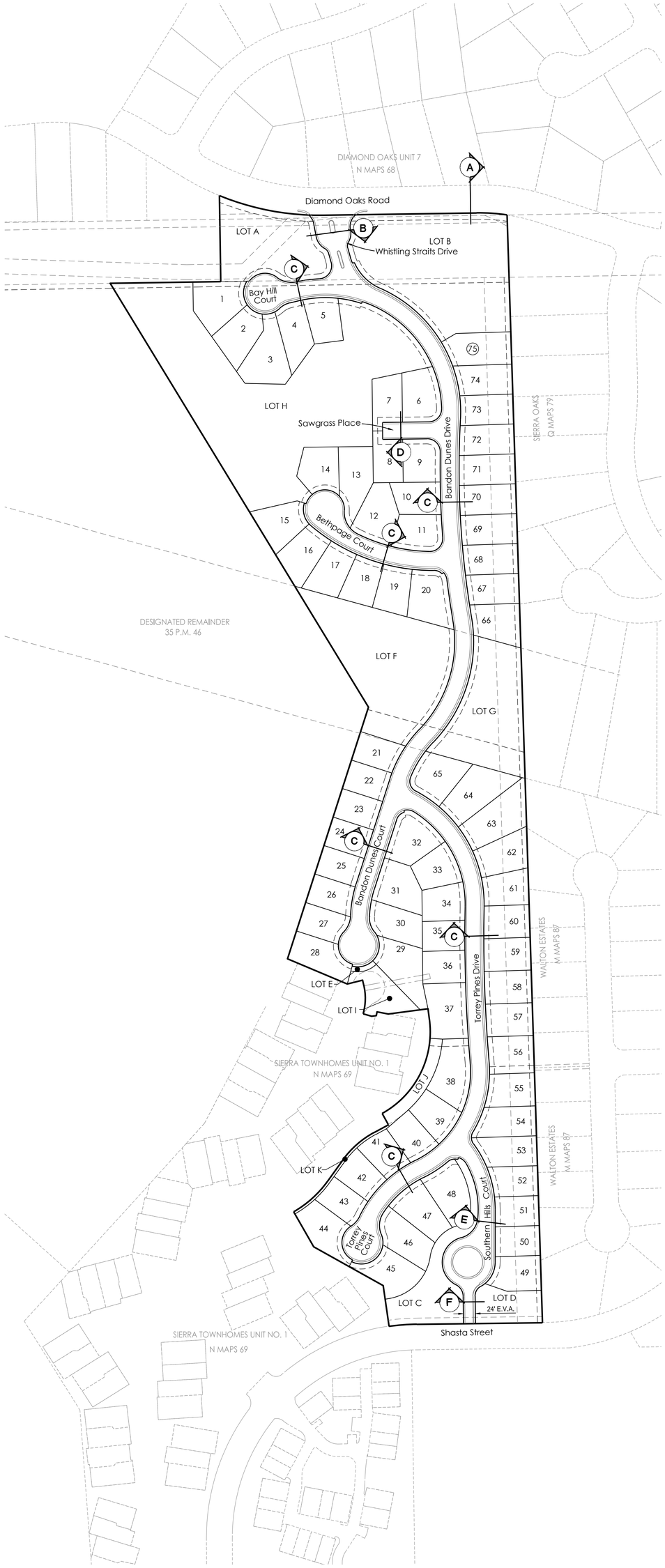
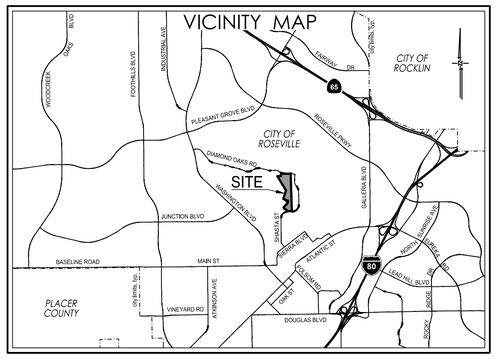
PC EXHIBIT D



TENTATIVE MAP INFORMATION

APPLICANT:	WP Sierra View, LLC 1420 Rocky Ridge Drive, Suite 265 Roseville, CA 95661
OWNER:	SVLC 23, LLC
ENGINEER:	MacKay & Somps Civil Engineers, Inc. 1025 Creekside Ridge Drive, Suite 150 Roseville, CA 95678 916-773-1189
SITE ADDRESS:	360 Diamond Oaks Road Roseville, CA 95678
ASSESSOR'S PARCEL NUMBER:	015-011-029
SITE AREA:	23.10 ± AC.
GENERAL PLAN LAND USE:	
Existing:	LDR & MDR
Proposed:	LDR
ZONING:	
Existing:	R1 & R3
Proposed:	RS
NUMBER OF LOTS/PARCELS:	86 TOTAL LOTS 75 LDR Lots 4 Landscape / Detention Lots 5 Landscape Lots 1 Open Space Lot 1 Private Park Lot
SERVICE PROVIDERS:	
Parks & Recreation:	City of Roseville
Police & Fire Protection:	City of Roseville
Sanitary Sewer:	City of Roseville
Domestic & Recycled Water:	City of Roseville
Electricity:	City of Roseville
Telephone:	AT&T & Consolidated Communications
Gas:	PG&E
Cable:	Comcast/Consolidated Communications



TENTATIVE MAP NOTES

1. PROPERTY DESCRIPTION: The land described herein is situated in the state of California, County of Placer, City of Roseville, described as follows: Parcel 1 of Sierra View Parcel Map #2, Subdivision No. 000142, filed for record May 3, 2013, in Book 35 of Parcel Maps, at Page 46. Together with that portion of 'Resultant Parcel 2' of Lot Line Adjustment filed for record March 5, 2013, in Document No. 2013-0021343, Official Records, Placer County; more particularly described as follows:

   Beginning at a point being the Southeast corner of said 'Resultant Parcel 2' of Lot Line Adjustment filed for record March 5, 2013, in Document No. 2013-0021343, Official Records, Placer County and also being the Northeast corner of Parcel 1 of Sierra View Parcel Map #2, Subdivision No. 000142, filed for record May 3, 2013, in Book 35 of Parcel Maps, at Page 46; thence North 00°09'20" East 125.00 feet to the Southerly right of way of Diamond Oaks Road; thence along said right of way, the following four (4) courses:

   1) North 89°50'40" West 2.13 feet to a point of cusp with a non-tangent curve, concave South, having a radius of 373.00 feet, the initial radial of which bears North 09°32'51" East;

   2) Along said curve an arc distance of 61.14 feet through a central angle of 09°23'31", said curve being subtended by a chord bearing North 85°08' 54" West 61.07 feet, a radial to said point which bears North 00°09'20" East;

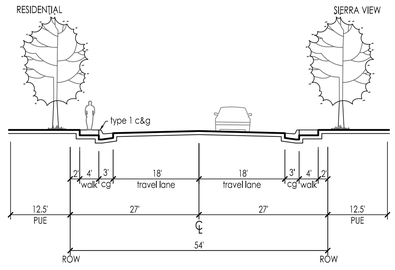
   3) North 89°50'40" West 307.36 feet to the beginning of a tangent curve, concave North, having a radius of 527.00 feet;

   4) Along said curve an arc distance of 213.35 feet, through a central angle of 23°11'42", said curve being subtended by a chord bearing North 78°14' 48" West 211.89 feet, a radial to said point which bears South 23°21'03" West,being the northeast corner of 'Resultant Parcel1' of Lot Line Adjustment filed for record March 5, 2013, in Document No. 2013-0021343, Official Records, Placer County;

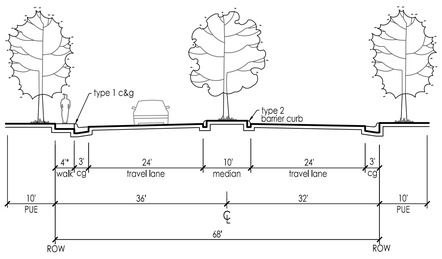
   thence along Easterly lot line of said 'Resultant Parcel 1' of Lot Line Adjustment filed for record March 5, 2013, in Document No. 2013-0021343, Official Records,Placer County South 00°09'20"West 47.60 feet to the Southeast corner of said 'Resultant Parcel 1'; thence South 00°09'20" West 125.07 feet to a point on the Northerly boundary line of Parcel 1 of Sierra View Parcel Map #2, Subdivision No. 000142, filed for record May 3, 2013, in Book 35 of Parcel Maps, at Page 46; thence along said Northerly boundary line South 89°51'05"East 577.92 feet back to the Point of Beginning.

   The above legal description is made pursuant to that certain 'Lot Line Adjustment and Certificate of Compliance' recorded March 6, 2014, Instrument No. 2014-0014272, Official Records, and being "Resultant Parcel 1" as described therein.

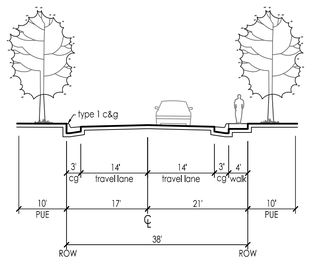
   Reserving therefrom, a 50' Private Access Easement for the benefit of the 'Remainder Parcel', as shown on said Parcel Map entitled 'Sierra View Parcel Map #2, Subdivision No. 000142', filed for record May 3, 2013, in Book 35 of Parcel Maps, at Page 46.
2. Lot dimensions and acreages are approximate and are subject to change.
3. Lot lines and lot areas may be adjusted at the time of Final Map(s) preparation provided no additional lots are created, subject to approval by the City of Roseville.
4. The Final Mapping and subsequent development of parcels and streets may be phased. Project improvements are deferred to individual Small Lot Final Maps or project development plans.
5. Pursuant to Government Code Section 66463.1, the subdivider may file multiple Final Maps based upon this Tentative Subdivision Map. The filing of a Final Map on a portion of this Tentative Subdivision Map shall not invalidate any part of this Tentative Subdivision Map.
6. The Final Mapping and subsequent development of parcels and streets may be phased. Phasing is to be consistent with the applicable infrastructure phasing matrix.
7. Additional easements to accommodate new public utility improvements, access required for parcel development, rights to construct, or other similar mapping requirements needed to accomplish the final design may be added prior to each Small Lot Final Map based on this Tentative Subdivision Map.
8. Pursuant to California Government Code Section 66499.20.2, the land shown hereon may be merged and resubdivided without reversion to acreage and may constitute abandonment of portions of the existing easements, subject to the approval of the City of Roseville, including the following:
   a. A 10' wide P.U.E. per 35 P.M. 46.
   b. A 50' private access easement per 35 P.M. 46.
   c. An access and utility easement per 937 O.R. 692.
   d. A 10' wide drainage easement per 2583 O.R. 163.
9. A minimum 10' Public Utility Public Easement (PUE) will be located adjacent to all rights-of-way unless otherwise noted.
10. The following lots are to be dedicated to the Sierra Townhomes HOA with the corresponding phase at the time of each Final Map: Lots I, J and K.
11. Landscape lots and open space lots are not to be counted as "lots" towards any future boundary line adjustment.
10. Sierra View will be a gated community, an HOA will be formed for the maintenance of the following lots Lots A, B, C, D, E, F, G and H and private roads within this project.
11. This project will contain private streets and drainage systems. Water and Sewer will be public service.



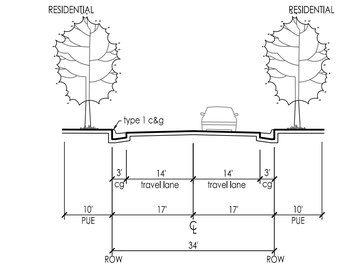
A DIAMOND OAKS ROAD
54' ROW
n.t.s.



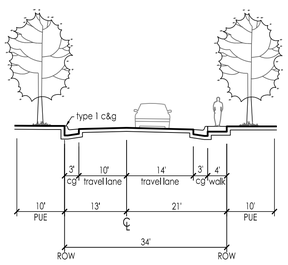
B RESIDENTIAL ENTRY
(MODIFIED CITY OF ROSEVILLE STD. DWG ST-25)
n.t.s.
* Sidewalk may be detached to accomodate gated entry.



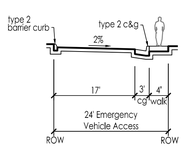
C MINOR RESIDENTIAL STREET
(MODIFIED CITY OF ROSEVILLE STD. DWG ST-2)
n.t.s.



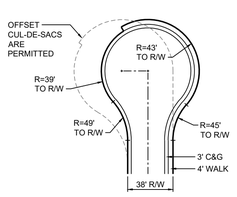
D SAWGRASS PLACE
34' ROW
n.t.s.



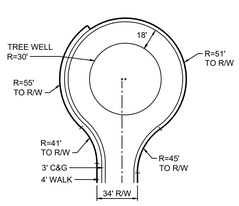
E MINOR RESIDENTIAL STREET
(NO PARKING WEST SIDE)
n.t.s.



F EMERGENCY VEHICLE ACCESS
n.t.s.



STANDARD CUL-DE-SAC
(CITY OF ROSEVILLE STD. DWG ST-14 & 15)
n.t.s.



MODIFIED CUL-DE-SAC
n.t.s.

PARCEL SUMMARY TABLE

Parcel	Acres	Units	Lot Size (typ)
Sierra View (LDR)	15.30 ac.	75 du	60' x 85'
Parks, Open Space & Landscape			
Lot A (Landscape)	0.66 ac.		
Lot B (Landscape/Detention)	1.46 ac.		
Lot C (Landscape/Detention)	0.41 ac.		
Lot D (Landscape/Detention)	0.21 ac.		
Lot E (Landscape)	0.01 ac.		
Lot F (Park)	1.19 ac.		
Lot G (Landscape/Detention)	0.77 ac.		
Lot H (Open Space)	2.77 ac.		
Lot I (Landscape)	0.17 ac.		
Lot J (Landscape)	0.12 ac.		
Lot K (Landsacpe)	0.03 ac.		
subtotal	7.80 ac.		
TOTAL	**23.10 ac.**	**75 du**	

N

0 50 100 200
SCALE: 1"=100'

COVER SHEET
TENTATIVE SUBDIVISION MAP

SIERRA VIEW

Roseville, CA

November 18, 2021

Sierra View | WESTPARK communities | MacKay & Somps ENGINEERS PLANNERS SURVEYORS

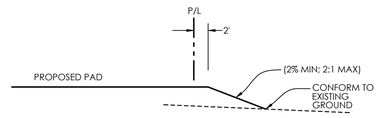
11-18-2021 10:47:45 bborgen P:\18512\PLN\Applications\TM\01-SV-SLTM-COVER.dwg
[1] P:\18512\PLN\Applications\TM\P-CS_SV.dwg [2] P:\18512\SMVCS\Working\D-ADJ.dwg [3] P:\18512\PLN\Applications\TM\SV Street Sections.dwg

LEGEND

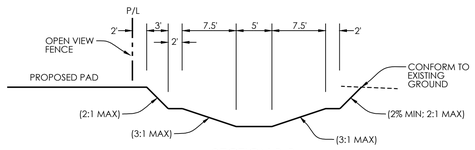
PROPOSED	DESCRIPTION	EXISTING
SS	SANITARY SEWER PIPE	EX. SS
	SANITARY SEWER MANHOLE	
12"W	WATER LINE	12"W
12"RW	RECYCLED WATER LINE	12"RW
	GATE VALVE	
	FIRE HYDRANT	
	BLOW-OFF VALVE	
SD	STORM DRAIN PIPE	EX. SD
	STORM DRAIN MANHOLE	
	DROP INLET	
	STORMWATER FACILITY	
P=XXX.X	PAD GRADE	P=XXX.X
	OVERLAND RELEASE FOR DRAINAGE	
	MASONRY RETAINING WALL	
	WOOD RETAINING WALL	
	ROCKERY RETANING WALL	
1	CLASS III (REAR DRAINING LOTS)	

UTILITY NOTES

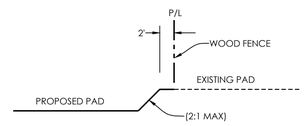
1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
2. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
3. THE SIZE AND LOCATION OF PROPOSED WATER, RECYCLED WATER, SEWER, AND STORM DRAINAGE INFRASTRUCTURE IS SUBJECT TO CHANGE DURING FINAL DESIGN, SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF ROSEVILLE WITH IMPROVEMENT PLANS.
4. ANY OFFSITE GRADING SHALL REQUIRE RIGHT OF ENTRY FROM ADJOINING PROPERTY OWNERS. IF A RIGHT OF ENTRY CANNOT BE OBTAINED, RETAINING WALLS ALONG PROPERTY LINES ARE TO BE CONSTRUCTED AS SHOWN HEREON.
5. UNLESS OTHERWISE NOTED, ALL LOTS ARE TO HAVE CLASS 1 LOT DRAINAGE AS SUCH, 2% SWALES, YARD DRAINS,AND UNDERGROUND PIPE SYSTEMS WITH BUBBLE UPS SHALL BE IMPLEMENTED IN LIEU OF 1% MINIMUM SWALES. AN OVERLAND RELEASE TO THE STREET RIGHT-OF-WAY SHALL BE INCLUDED AS PART OF THE FINISHED LOT GRADING DESIGN TO PRECLUDE ANY PONDING AGAINST FUTURE BUILDING FOUNDATION. POSITIVE DRAINAGE AWAY FROM THE BUILDING AT A SLOPE OF 5% MINIMUM SHALL BE PROVIDED, CONSISTENT WITH SECTION 2304.11 OF THE CALIFORNIA BLDG CODE.



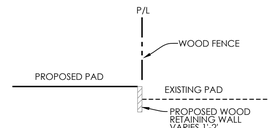
SECTION A-A
PROPERTY LINE
N.T.S.



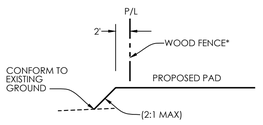
SECTION B-B
SWQ OUTFALL SWALE
N.T.S.



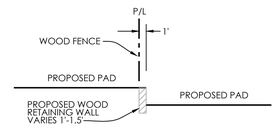
SECTION C-C
PROPERTY LINE
N.T.S.



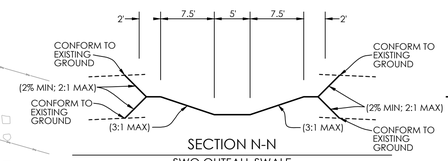
SECTION D-D
PROPERTY LINE
N.T.S.



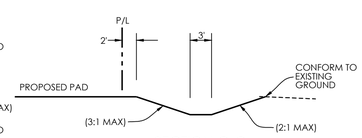
SECTION E-E
PROPERTY LINE
N.T.S.
*OPEN VIEW FENCE WHEN ADJACENT TO GOLF COURSE



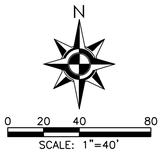
SECTION J-J
PROPERTY LINE
N.T.S.
NOTE: SIDEYARD SLOPES ARE PERMITTED IN LIEU OF RETAINING WALL



SECTION N-N
SWQ OUTFALL SWALE
N.T.S.



SECTION O-O
SWQ SWALE
N.T.S.



ESTIMATED EARTHWORK SUMMARY

CUT:	23,000 c.y.
FILL:	65,000 c.y.
NET:	42,000 c.y.

CONCEPTUAL GRADING, DRAINAGE AND UTILITIES TENTATIVE SUBDIVISION MAP

SIERRA VIEW

Roseville, CA

November 18, 2021

Sierra View · WESTPARK communities · MACKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

11-18-2021 10:49:51 bbergen P:\18512\PLN\Applications\TM\02-SV-SLTM.dwg
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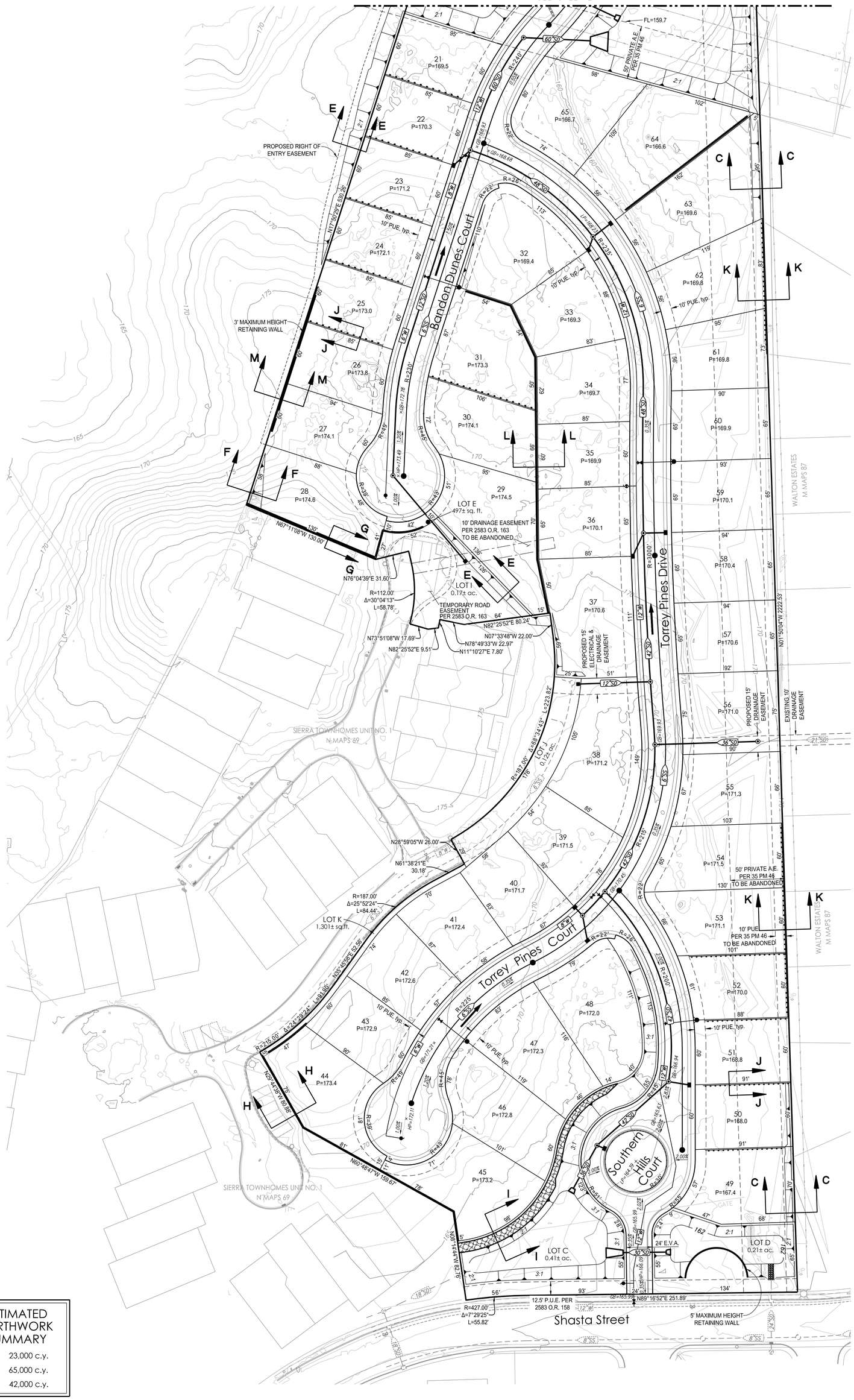
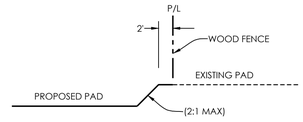


LEGEND

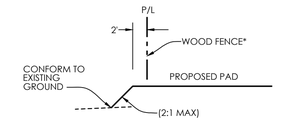
PROPOSED	DESCRIPTION	EXISTING
SS	SANITARY SEWER PIPE	EX. SS
	SANITARY SEWER MANHOLE	
12"W	WATER LINE	12"W
12"RW	RECYCLED WATER LINE	12"RW
	GATE VALVE	
	FIRE HYDRANT	
	BLOW-OFF VALVE	
SD	STORM DRAIN PIPE	EX. SD
	STORM DRAIN MANHOLE	
	DROP INLET	
	STORMWATER FACILITY	
P=XXX.X	PAD GRADE	P=XXX.X
	OVERLAND RELEASE FOR DRAINAGE	
	MASONRY RETAINING WALL	
	WOOD RETAINING WALL	
	ROCKERY RETANING WALL	
(1)	CLASS III (REAR DRAINING LOTS)	

UTILITY NOTES

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
2. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
3. THE SIZE AND LOCATION OF PROPOSED WATER, RECYCLED WATER, SEWER, AND STORM DRAINAGE INFRASTRUCTURE IS SUBJECT TO CHANGE DURING FINAL DESIGN, SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF ROSEVILLE WITH IMPROVEMENT PLANS.
4. ANY OFFSITE GRADING SHALL REQUIRE RIGHT OF ENTRY FROM ADJOINING PROPERTY OWNERS. IF A RIGHT OF ENTRY CANNOT BE OBTAINED, RETAINING WALLS ALONG PROPERTY LINES ARE TO BE CONSTRUCTED AS SHOWN HEREON.
5. UNLESS OTHERWISE NOTED, ALL LOTS ARE TO HAVE CLASS 1 LOT DRAINAGE AS SUCH, 2% SWALES, YARD DRAINS,AND UNDERGROUND PIPE SYSTEMS WITH BUBBLE UPS SHALL BE IMPLEMENTED IN LIEU OF 1% MINIMUM SWALES. AN OVERLAND RELEASE TO THE STREET RIGHT-OF-WAY SHALL BE INCLUDED AS PART OF THE FINISHED LOT GRADING DESIGN TO PRECLUDE ANY PONDING AGAINST FUTURE BUILDING FOUNDATION. POSITIVE DRAINAGE AWAY FROM THE BUILDING AT A SLOPE OF 5% MINIMUM SHALL BE PROVIDED, CONSISTENT WITH SECTION 2304.11 OF THE CALIFORNIA BLDG CODE.



SECTION C-C
PROPERTY LINE
N.T.S.



SECTION E-E
PROPERTY LINE
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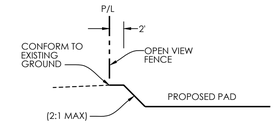
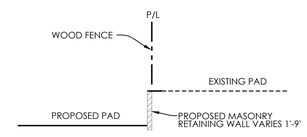
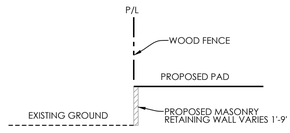
*OPEN VIEW FENCE WHEN ADJACENT TO GOLF COURSE



SECTION F-F
PROPERTY LINE
N.T.S.



SECTION G-G
PROPERTY LINE
N.T.S.



SECTION H-H
PROPERTY LINE
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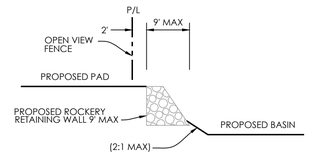
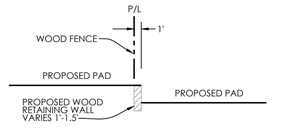
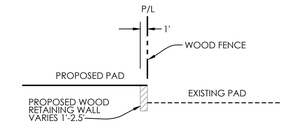


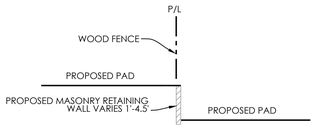
SECTION I-I
PROPERTY LINE
N.T.S.



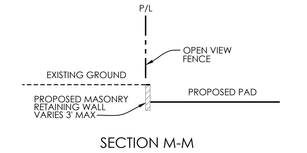
SECTION J-J
PROPERTY LINE
N.T.S.
NOTE: SIDEYARD SLOPES ARE PERMITTED IN LIEU OF RETAINING WALL



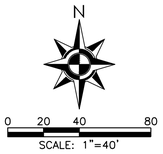
SECTION K-K
PROPERTY LINE
N.T.S.



SECTION L-L
PROPERTY LINE
N.T.S.



SECTION M-M
PROPERTY LINE
N.T.S.



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CONCEPTUAL GRADING, DRAINAGE AND UTILITIES TENTATIVE SUBDIVISION MAP

SIERRA VIEW

Roseville, CA

November 18, 2021

Sierra View | WESTPARK communities | MacKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

California Tree and Landscape Consulting, Inc.

June 18, 2020

Ryan O'Keefe
WP Sierra View, LLC
1420 Rocky Ridge Drive, Suite 265
Roseville, California 95661

Phone: (916) 774-3400
Via Email: ryan@wpcommunities.com

PROPERTY TRANSITION ARBORIST REPORT

RE: Arborist Report and Tree Inventory for Sierra View Country Club
360 Diamond Oaks Road, [APN 015-011-029], City of Roseville, California

Executive Summary:

WP Sierra View, LLC contacted California Tree and Landscape Consulting, Inc. to document the trees on the property for a better understanding of the existing resource and any potential improvement obstacles that may arise. WP Sierra View, LLC requested an arborist report and tree inventory suitable for submittal to the City of Roseville. This is a Preliminary Arborist Report and Tree Inventory for the initial filing of plans to develop the property.

Richard Cory Kinley, ISA Certified Arborist WE-9717A, collected field data at various times from June 8-12, 2020, to provide species identification, measurements of DBH and canopy, field condition notes, recommended actions, ratings, and approximate locations for the trees. A total of 324 trees were evaluated on this property, of which all are protected trees according to the City of Roseville's Municipal Code.

The City of Roseville's Municipal Code, Chapter 19.66, Tree Preservation, defines a "Protected Tree" as any native oak tree equal to or greater than 6 inches diameter at breast height (DBH) measured as a total of a single trunk or multiple trunks. The purpose of this field reconnaissance effort was to identify, inventory, and comment upon the current structure and vigor of the "protected trees" located within and/or overhanging the project site.

The vegetation on site includes those protected trees included in the inventory, an assortment of volunteer ornamental trees found in the drainage swale and wet areas of the site, blackberries, poison oak, and annual grasses.

TABLE 1

Tree Species	Trees on this Site	Protected Trees on the Site	Proposed for Removal	Total Proposed for Retention
Blue Oak	300	300	9	291
Coast Live Oak	10	10	1	9
Interior Live Oak	13	13	0	13

Tree Species	Trees on this Site	Protected Trees on the Site	Proposed for Removal	Total Proposed for Retention
Valley Oak	1	1	0	1
TOTAL	**324**	**324**	**10**	**314**

ASSIGNMENT

Perform an examination of the site to document the presence and condition of trees protected by the City of Roseville. The study area for this effort includes the property as outlined on the exhibit provided for the purpose of preparing this inventory (the Tree Information Collected--Appendix 2--was prepared using the exhibit provided). Essentially, the project area includes the undeveloped property between existing residential homes and the Sierra View Country Club. (All trees protected by the City are included in the inventory.) Prepare a report of findings.

METHODS

Appendix 2 and Tables 1 and 2 in this report are the detailed inventory and recommendations for the trees. The following terms and Table A – Ratings Descriptions will further explain our findings.

Species of trees is listed by our local common name and botanical name by genus and species.

DBH (diameter breast high) is normally measured at 4'6" (54" above the average ground, height but if that varies then the location where it is measured is noted here. A steel diameter tape was used to measure the trees.

Canopy radius is measured in feet. It is the farthest extent of the crown composed of leaves and small twigs measured by a Stanley digital distance meter. This measurement often defines the Critical Root Zone (CRZ) or Protection Zone (PZ), which is a circular area around a tree with a radius equal to this measurement.

Actions listed are recommendations to improve health or structure of the tree. Trees in public spaces require maintenance. If a tree is to remain and be preserved, then the tree may need some form of work to reduce the likelihood of failure and increase the longevity of the tree. Preservation requirements and actions based on a proposed development plan are not included here.

Arborist Rating is subjective to condition and is based on both the health and structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead). The rating was done in the field at the time of the measuring and inspection.

Table A – Ratings Descriptions

No problem(s)	5	excellent
No apparent problem(s)	4	good
Minor problem(s)	3	fair
Major problem(s)	2	poor
Extreme problem(s)	1	hazardous, non-correctable
Dead	0	dead

Rating #0: This indicates a tree that has no significant sign of life.

Rating #1: The problems are extreme. This rating is assigned to a tree that has structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a dangerous situation.

Rating #2: The tree has major problems. If the option is taken to preserve the tree, its condition could be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. If the recommended actions are completed correctly, hazard can be reduced and the rating can be elevated to a 3. If no action is taken the tree is considered a liability and should be removed.

Rating #3: The tree is in fair condition. There are some minor structural or health problems that pose no immediate danger. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated.

Rating #4: The tree is in good condition and there are no apparent problems that a Certified Arborist can see from a visual ground inspection. If potential structural or health problems are tended to at this stage future hazard can be reduced and more serious health problems can be averted.

Rating #5: No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect characteristics for the species. Highly rated trees are not common in natural or developed landscapes. No tree is ever perfect especially with the unpredictability of nature, but with this highest rating, the condition should be considered excellent.

Notes indicate the health, structure and environment of the tree and explain why the tree should be removed or preserved. Additional notes may indicate if problems are minor, extreme or correctible.

Remove is the recommendation that the tree be removed. The recommendation will normally be based either on poor structure or poor health and is indicated as follows:

Yes H – Tree is unhealthy
Yes S – Tree is structurally unsound

OBSERVATIONS AND CONCLUSIONS

The site is an undeveloped parcel surrounded by Sierra View Country Club and residential homes. The surrounding properties have been developed for many years.

RECOMMENDED REMOVALS

At this time, 10 trees have been recommended for removal from the proposed project area due to the nature and extent of defects, compromised health, and/or structural instability noted at the time of field inventory efforts. If these trees were retained within the proposed project area, it is our opinion that they may be hazardous depending upon their proximity to planned development activities. For reference, the trees which have been recommended for removal due to the severity of noted defects, compromised health, and/or structural instability are highlighted in green within the accompanying Tree Inventory Summary and are briefly summarized as follows:

TABLE 2

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating
6531	231	Yes		Blue Oak	*Quercus douglasii*		16	48	24	1 Extreme Structure or Health Problems
6537	237	Yes		Blue Oak	*Quercus douglasii*		36	54	30	1 Extreme Structure or Health Problems

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating
6545	245	Yes		Blue Oak	*Quercus douglasii*		34	54	29	0 Dead
6605	442	Yes		Blue Oak	*Quercus douglasii*		29	54	18	1 Extreme Structure or Health Problems
6608	440	Yes		Blue Oak	*Quercus douglasii*		21	54	40	1 Extreme Structure or Health Problems
6620	393	Yes		Blue Oak	*Quercus douglasii*		11	54	10	1 Extreme Structure or Health Problems
6665	284	Yes		Blue Oak	*Quercus douglasii*	8,10,12,12	42	54	24	1 Extreme Structure or Health Problems
6670	296	Yes		Coast Live Oak	*Quercus agrifolia*		13	54	10	1 Extreme Structure or Health Problems
6757	368	Yes		Blue Oak	*Quercus douglasii*		10	48	21	1 Extreme Structure or Health Problems
6811	495	Yes		Blue Oak	*Quercus douglasii*		44	54	30	1 Extreme Structure or Health Problems

DISCUSSION

Trees need to be protected from normal construction practices if they are to remain healthy and viable on the site. Our recommendations are based on experience, and County ordinance requirements, so as to enhance tree longevity. This requires their root zones remain intact and viable, despite heavy equipment being on site, and the need to install foundations, driveways, underground utilities, and landscape irrigation systems. Simply walking and driving on soil has serious consequences for tree health.

Following is a summary of Impacts to trees during construction and Tree Protection measures that should be incorporated into the site plans in order to protect the trees. Once the plans are approved, they become the document that all contractors will follow. ***The plans become the contract between the owner and the contractor, so that only items spelled out in the plans can be expected to be followed. Hence, all protection measures, such as fence locations, mulch requirements and root pruning specifications must be shown on the plans.***

RECOMMENDATIONS: SUMMARY OF TREE PROTECTION MEASURES

Hire a Project Arborist to help ensure protection measures are incorporated into the site plans and followed. The Project Arborist should, in cooperation with the Engineers and/or Architects:

- Identify the Root Protection Zones on the final construction drawings, prior to bidding the project.
- Show the placement of tree protection fences, as well as areas to be irrigated, fertilized and mulched on the final construction drawings.
- Clearly show trees for removal on the plans and mark them clearly on site. A Contractor who is a Certified Arborist should perform tree and stump removal. All stumps within the root zone of trees to be preserved shall

be ground out using a stump router or left in place. **No trunk within the root zone of other trees shall be removed using a backhoe or other piece of grading equipment**.

- Prior to any grading, or other work on the site that will come within 50' of any tree to be preserved:
    1. Irrigate (if needed) and place a 3" layer of chip mulch over the protected root zone of all trees that will be impacted.
    2. Erect Tree Protection Fences. Place boards against trees located within 3' of construction zones, even if fenced off.
    3. Remove lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site. The Project Arborist should approve the extent of foliage elevation, and oversee the pruning, performed by a contractor who is an ISA Certified Arborist.
- For grade cuts, expose roots by hand digging, potholing or using an air spade and then cut roots cleanly prior to further grading outside the tree protection zones.
- For fills, if a cut is required first, follow as for cuts.
- Where possible, specify geotextile fabric and/or thickened paving, re-enforced paving and structural soil in lieu of compacting, and avoid root cutting as much as possible, prior to placing fills on the soil surface. Any proposed retaining wall or fill soil shall be discussed with the engineer and arborist in order to reduce impacts to trees to be preserved.
- Clearly designate an area on the site outside the drip line of all trees where construction materials may be stored, and parking can take place. No materials or parking shall take place within the root zones of protected trees.
- Design utility and irrigation trenches to minimize disturbance to tree roots. Where possible, dig trenches with hydro-vac equipment or air spade, placing pipes underneath the roots, or bore the deeper trenches underneath the roots.
- Include on the plans an Arborist inspection schedule to monitor the site during (and after) construction to ensure protection measures are followed and make recommendations for care of the trees on site, as needed.

General Tree protection measures are included as Appendix 3. These measures need to be included on the Site, Grading, Utility and Landscape Plans. A final report of recommendations specific to the plan can be completed as part of, and in conjunction with, the actual plans. This will require the arborist working directly with the engineer and architect for the project. If the above recommendations are followed, the amount of time required by the arborist for the final report should be minimal.

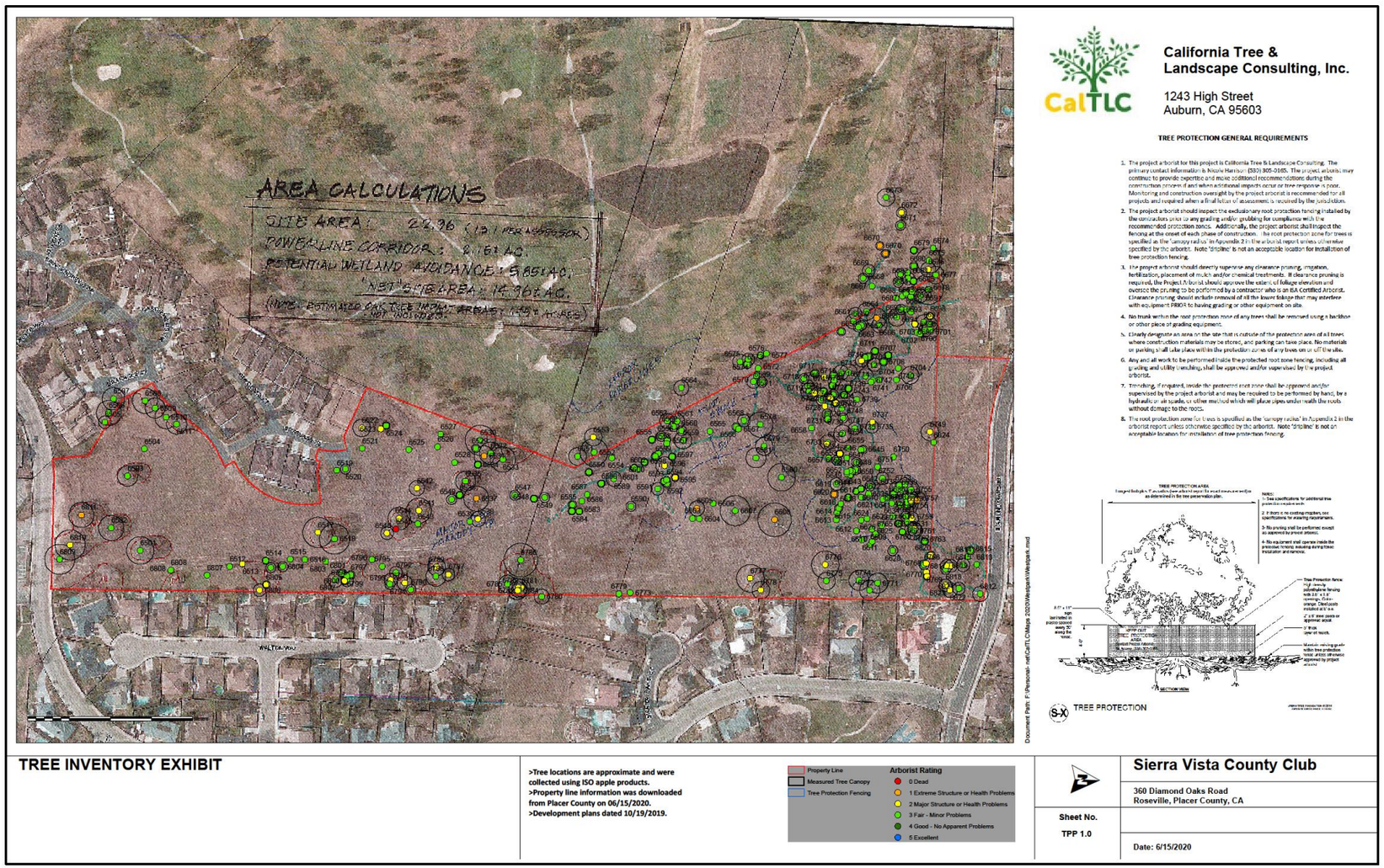
Report Prepared by:

Edwin E. Stirtz

Edwin E. Stirtz, Consulting Arborist
International Society of Arboriculture
Certified Arborist WE-0510A
ISA Tree Risk Assessment Qualified
Member, American Society of Consulting Arborists

Enc.: Appendix 1 – Map of The Property Showing Tree Locations
Appendix 2 – Tree Information Collected
Appendix 3 – General Practices for Tree Protection

APPENDIX 1 – MAP OF THE PROPERTY SHOWING TREE LOCATIONS



APPENDIX 2 – TREE INFORMATION COLLECTED

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
1		Yes		Coast Live Oak	*Quercus agrifolia*		17	54	12	3 Fair - Minor Problems	Growing in middle of drainage ditch. No tag. Blackberries surrounding trunk. Codominant at 8 feet. Vigor fair. Density fair.	None at this time.
424	424	Yes		Blue Oak	*Quercus douglasii*		11	54	10	3 Fair - Minor Problems	Could not tag/blackberries. Codominant at 10 feet. Growing into canopy south and north. Above average dead branches in lower canopy. Vigor fair. Density fair to poor.	None at this time.
6501	201	Yes		Blue Oak	*Quercus douglasii*		38	12	33	3 Fair - Minor Problems	Flare normal. Codominant at 36 inches. Canopy growing to ground 360°. Normal dead branches. Crown fair. Vigor fair.	None at this time.
6502	202	Yes		Blue Oak	*Quercus douglasii*		41	24	30	3 Fair - Minor Problems	Bark rot west side from base to 36 inches. Codominant at 5 feet with some inclusion. Canopy to ground east, south and west. Crown good. Vigor good.	None at this time.
6503	203	Yes		Blue Oak	*Quercus douglasii*		35	54	24	3 Fair - Minor Problems	Flare normal. Codominant at 7 feet. Canopy to ground 360° average dead branches. Vigor fair. Crown fair.	None at this time.
6504	204	Yes		Blue Oak	*Quercus douglasii*	3,4	7	54	4	3 Fair - Minor Problems	Buried flare. Codominant at base with some inclusion. Vigor fair. Crown fair.	None at this time.
6505	205	Yes		Blue Oak	*Quercus douglasii*		26	54	15	3 Fair - Minor Problems	Flare normal. 10-inch lateral at 4 feet. Canopy suppressed west. Vigor fair. Crown fair.	None at this time.
6506	206	Yes		Blue Oak	*Quercus douglasii*		36	54	30	3 Fair - Minor Problems	Flare normal. Codominant at base with some inclusion. 9-inch lateral at 5 feet south. Growing into canopies east and west. Vigor fair. Density fair.	None at this time.
6507	207	Yes		Blue Oak	*Quercus douglasii*		31	24	27	3 Fair - Minor Problems	Poor flare. Codominant at 36 inches with some inclusion. 4 stems with twisting growth and inclusion from 3-7 feet growing into canopy east. Vigor fair. Density fair.	None at this time.
6508	208	Yes		Blue Oak	*Quercus douglasii*		35	24	30	3 Fair - Minor Problems	Flare normal. Codominant at 6 feet. Canopy growing to the ground east. Growing into canopy north. Vigor fair. Density fair.	None at this time.

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
6509	209	Yes		Blue Oak	*Quercus douglasii*		35	12	24	3 Fair - Minor Problems	Flare normal. Codominant at base. Growing into canopy south. Suppressed by tree to the north. Average dead branches. Vigor fair. Density fair.	None at this time.
6510	210	Yes		Blue Oak	*Quercus douglasii*		28	54	27	3 Fair - Minor Problems	15-inch lateral east 7 feet. Canopy to ground east. Growing into canopy north. Vigor fair. Density fair.	None at this time.
6511	211	Yes		Blue Oak	*Quercus douglasii*		34	54	24	3 Fair - Minor Problems	Codominant at 8 feet. Canopy to ground east and north. Growing into canopy south. Vigor fair. Density fair.	None at this time.
6512	212	Yes		Coast Live Oak	*Quercus agrifolia*		8	48	6	3 Fair - Minor Problems	Growing on west Bank of drainage ditch. Riparian vegetation in dripline. Vigor fair. Density fair.	None at this time.
6513	213	Yes		Coast Live Oak	*Quercus agrifolia*		15	36	7	2 Major Structure or Health Problems	Growing on west bank of drainage ditch. Riparian vegetation in dripline. Low laterals and sprouts from base south and west. Decay and compartmentalization on center stem at 4 feet. Vigor fair. Density fair.	None at this time.
6514	214	Yes		Coast Live Oak	*Quercus agrifolia*		15	24	8	3 Fair - Minor Problems	Growing on west bank of drainage ditch. Blackberry and riparian vegetation in dripline. Codominant at 4 feet some inclusion. Vigor fair. Density fair.	None at this time.
6515	215	Yes		Blue Oak	*Quercus douglasii*		8	36	5	3 Fair - Minor Problems	Growing on west bank of drainage ditch. Codominant at 36 inches. Vigor fair. Density fair.	None at this time.
6516	216	Yes		Blue Oak	*Quercus douglasii*		6	54	4	3 Fair - Minor Problems	Growing on west bank of drainage ditch. Codominant at 5 feet. Vigor fair. Density fair.	None at this time.
6517	217	Yes		Blue Oak	*Quercus douglasii*		50	54	36	2 Major Structure or Health Problems	Decay wound down to cambium south side from 36 inches to 10 feet. 2 branch break wounds at 20 feet with decay. Codominant at 20 feet. Above average dead branches in canopy. Vigor fair to poor. Density fair.	None at this time.
6518	218	Yes		Blue Oak	*Quercus douglasii*		24	54	36	3 Fair - Minor Problems	2 feet of adjacent to trunk to south. Suppression from south. One-sided leaning canopy northeast. Above average dead branches. Vigor fair. Density fair.	None at this time.

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6519	319	Yes		Blue Oak	*Quercus douglasii*		9	12	5	3 Fair - Minor Problems	Codominant at 24 inches. Adjacent to asphalt 10 feet north. Vigor fair. Density fair.	None at this time.
6520	220	Yes		Blue Oak	*Quercus douglasii*		11	6	12	3 Fair - Minor Problems	Growing adjacent to asphalt 5 feet west. Codominant at base. Growing into canopies south and north. Vigor fair. Density fair.	None at this time.
6521	221	Yes		Blue Oak	*Quercus douglasii*	2,3,3,3	11	54	4	3 Fair - Minor Problems	Codominant at base. Vigor fair. Density fair.	None at this time.
6522	222	Yes		Blue Oak	*Quercus douglasii*		44	24	21	2 Major Structure or Health Problems	No tag/lost tag. Large decay wound south side from 36 inches to 8 feet. Bark fungus damage north side from 3-8 feet. Vigor fair. Density fair.	None at this time.
6523	223	Yes		Blue Oak	*Quercus douglasii*	3,4	7	54	4	2 Major Structure or Health Problems	Poor location. Growing under canopy of 2 trees. Codominant at base. Vigor poor. Density poor.	None at this time.
6524	224	Yes		Blue Oak	*Quercus douglasii*		13	54	9	3 Fair - Minor Problems	No tag/lost tag. Codominant at 7 feet. Growing into canopy south. Vigor fair. Density fair.	None at this time.
6525	225	Yes		Blue Oak	*Quercus douglasii*		8	54	6	3 Fair - Minor Problems	Low laterals at 12 inches. Codominant at 4 feet. Vigor fair. Density fair.	None at this time.
6526	226	Yes		Blue Oak	*Quercus douglasii*		8	54	6	3 Fair - Minor Problems	Codominant at 36 inches. Vigor fair. Density fair.	None at this time.
6527	227	Yes		Blue Oak	*Quercus douglasii*		10	36	7	3 Fair - Minor Problems	Codominant at 4 feet. Vigor fair. Density fair.	None at this time.
6528	228	Yes		Blue Oak	*Quercus douglasii*		10	54	7	3 Fair - Minor Problems	Codominant at 6 feet. Vigor fair. Density fair.	None at this time.
6529	229	Yes		Blue Oak	*Quercus douglasii*		6	54	10	3 Fair - Minor Problems	No tag/lost tag. Suppressed north. One-sided leaning canopy south. Codominant at 4 feet. Vigor fair. Density fair to poor.	None at this time.
6530	230	Yes		Blue Oak	*Quercus douglasii*		49	54	36	3 Fair - Minor Problems	Covered in ivy up to 15 feet. Canopy suppressed north. Average dead branches. Decay branch wounds at 7 feet south and 10 feet south. Vigor fair.	None at this time.
6531	231	Yes		Blue Oak	*Quercus douglasii*		16	48	24	1 Extreme Structure or Health Problems	Suppressed. South leaning trunk broke off at 5 feet. Canopy resting on ground southeast.	***Recommend removal due to nature and extent of noted defects.***
6532	232	Yes		Blue Oak	*Quercus douglasii*		31	54	27	3 Fair - Minor Problems	Growing 5 feet adjacent to tree to northwest. One-sided leaning canopy southeast. Codominant at 18 feet. Vigor fair. Density fair.	None at this time.

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6533	243	Yes		Blue Oak	*Quercus douglasii*		39	54	30	3 Fair - Minor Problems	Growing 5 feet adjacent to tree southeast. Codominant at 22 feet. Average deadwood in canopy. Vigor fair. Density fair.	None at this time.
6534	234	Yes		Blue Oak	*Quercus douglasii*		12	54	9	3 Fair - Minor Problems	Buried flare. Codominant at 6 feet. Vigor fair. Density fair.	None at this time.
6535	235	Yes		Blue Oak	*Quercus douglasii*		34	54	24	3 Fair - Minor Problems	Canopy growing to ground 360°. Codominant at 16 feet. Average dead branches. Vigor fair. Density fair.	None at this time.
6536	236	Yes		Blue Oak	*Quercus douglasii*		10	24	9	3 Fair - Minor Problems	Codominant at 36 inches some inclusion. Vigor fair. Density fair.	None at this time.
6537	237	Yes		Blue Oak	*Quercus douglasii*		36	54	30	1 Extreme Structure or Health Problems	Trunk is 85-90% hollow. 1-inch decay seam east side running from base to 8 feet. Inside seam practically no wood. Trunk and canopy lean west. Average deadwood.	***Recommend removal due to nature and extent of noted defects.***
6538		Yes		Blue Oak	*Quercus douglasii*		30	54	18	2 Major Structure or Health Problems	Decay wound south side from base to 24 inches. Decay effects 70% of cambium and hardwood. Codominant at 15 feet. Several branch failures. Decay wounds at trunk. Vigor fair.	None at this time.
6539	239	Yes		Blue Oak	*Quercus douglasii*	5,5	10	54	6	3 Fair - Minor Problems	2 stems at base. Growing into canopy west. Vigor fair. Density fair.	None at this time.
6540	240	Yes		Blue Oak	*Quercus douglasii*		10	54	12	3 Fair - Minor Problems	Codominant at 6 feet. Birdhouse strapped to lateral at 6 feet east side. Vigor fair. Density fair.	None at this time.
6541	241	Yes		Blue Oak	*Quercus douglasii*		30	54	30	2 Major Structure or Health Problems	10° trunk lean west. One-sided leaning canopy west. Sunscald to cambium east side of trunk. 20-inch central leader breakoff at 18 feet. Vigor poor. Density poor.	None at this time.
6542		Yes		Blue Oak	*Quercus douglasii*		36	48	18	2 Major Structure or Health Problems	Trunk decay wound south side from base to 20 feet. 90% decay. Vigor poor. Density fair.	None at this time.
6543	243	Yes		Blue Oak	*Quercus douglasii*		7	54	6	3 Fair - Minor Problems	Codominant at 6 feet. Vigor fair. Density fair.	None at this time.
6544	244	Yes		Blue Oak	*Quercus douglasii*		29	54	27	2 Major Structure or Health Problems	One-sided canopy south by southwest. 18-inch stem broke in north side at 12 feet. Decay and wound. Codominant at 12 feet. Vigor fair. Density fair.	None at this time.

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6545	245	Yes		Blue Oak	*Quercus douglasii*		34	54	29	0 Dead	Dead tree top breakout. Laying east 5 feet adjacent to trunk.	***Recommend removal due to nature and extent of noted defects.***
6546	246	Yes		Blue Oak	*Quercus douglasii*		8	54	15	2 Major Structure or Health Problems	One-sided leaning canopy south. Shrunk bows severely at 6 feet. Suppressed by formerly standing tree west. Vigor fair to poor. Density fair to poor.	None at this time.
6547	247	Yes		Blue Oak	*Quercus douglasii*	7,8	15	24	12	3 Fair - Minor Problems	Codominant at 12 inches some inclusion. Vigor fair. Density fair.	None at this time.
6548	248	Yes		Blue Oak	*Quercus douglasii*		12	24	9	3 Fair - Minor Problems	Codominant at 4 feet. Growing into canopy north. Vigor fair. Density fair.	None at this time.
6549	249	Yes		Blue Oak	*Quercus douglasii*	10,11,11	32	48	12	3 Fair - Minor Problems	Codominant at base with significant inclusion Vigor fair. Density fair.	None at this time.
6550	250	Yes		Blue Oak	*Quercus douglasii*		7	54	9	3 Fair - Minor Problems	Codominant at 8 feet. Vigor fair. Density fair.	None at this time.
6551	251	Yes		Blue Oak	*Quercus douglasii*		34	54	21	3 Fair - Minor Problems	Codominant at 12 feet with significant inclusion. 3 limb failure with decay west at 16 feet. Located under transmission power line. Vigor fair. Density fair.	None at this time.
6552	252	Yes		Blue Oak	*Quercus douglasii*		27	54	33	3 Fair - Minor Problems	Codominant at 12 feet. Growing into canopy west. Vigor fair. Density fair.	None at this time.
6553	253	Yes		Blue Oak	*Quercus douglasii*		40	60	21	2 Major Structure or Health Problems	Canker east side from 1-6 feet. Large limb breakout scar with decay north side from 8-20 feet. Multiple limb breakout. Decay wound lower trunk. Growing into canopy east. Vigor fair to poor. Density fair to poor.	None at this time.
6554	264	Yes		Blue Oak	*Quercus douglasii*		7	54	5	3 Fair - Minor Problems	Codominant at 8 feet. Vigor fair. Density fair.	None at this time.
6555	255	Yes		Blue Oak	*Quercus douglasii*		10	36	9	3 Fair - Minor Problems	Codominant at 36 inches some inclusion. Vigor fair. Density fair.	None at this time.
6556		Yes		Blue Oak	*Quercus douglasii*		13	12	12	3 Fair - Minor Problems	Codominant at 24 inches. Growing into canopy south and north. Above average dead branches in lower canopy. Vigor poor. Density poor.	None at this time.
6557	257	Yes		Blue Oak	*Quercus douglasii*		6	54	8	3 Fair - Minor Problems	Growing into canopy east. Vigor fair. Density fair.	None at this time.

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6558	258	Yes		Blue Oak	*Quercus douglasii*		6	54	7	3 Fair - Minor Problems	Growing into canopy west. Codominant at 10 feet. Vigor fair. Density fair.	None at this time.
6559	259	Yes		Interior Live Oak	*Quercus wislizeni*		17	12	21	3 Fair - Minor Problems	Codominant at 24 inches. Above average branches in lower canopy. Volunteers growing into canopy west. Vigor fair to poor. Density fair.	None at this time.
6560	260	Yes		Blue Oak	*Quercus douglasii*		15	24	12	3 Fair - Minor Problems	Codominant at 24 inches. 2 of the main stems south side are sharing included bark at 4 connections from 4-8 feet. Vigor fair. Density fair.	None at this time.
6561	261	Yes		Blue Oak	*Quercus douglasii*		14	36	18	3 Fair - Minor Problems	Codominant at 4 feet. Growing into canopy. Above average deadwood in lower canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6562	262	Yes		Blue Oak	*Quercus douglasii*	5,6	11	54	12	3 Fair - Minor Problems	Codominant at 12 inches. Suppressed south. One-sided leaning canopy northwest. Vigor fair. Density fair.	None at this time.
6563	263	Yes		Blue Oak	*Quercus douglasii*	4,7,8,11	30	54	18	3 Fair - Minor Problems	Codominant at 12 inches with some inclusion. Growing into canopies south and north. Vigor fair. Density fair.	None at this time.
6564	264	Yes		Valley Oak	*Quercus lobata*		18	54	18	3 Fair - Minor Problems	Good structure. Codominant at 25 feet. Above average dead branches lower 1/3 canopy. Vigor fair. Density fair.	None at this time.
6565	265	Yes		Blue Oak	*Quercus douglasii*		8	54	6	3 Fair - Minor Problems	Codominant at 7 feet. Vigor fair. Density fair.	None at this time.
6566	266	Yes		Blue Oak	*Quercus douglasii*		10	54	10	3 Fair - Minor Problems	Growing into canopy north. Codominant at 5 feet. Vigor fair. Density fair.	None at this time.
6567	267	Yes		Blue Oak	*Quercus douglasii*		7	54	5	3 Fair - Minor Problems	Growing into canopies north and south. Codominant at 7 feet. Vigor fair. Density fair.	None at this time.
6568	268	Yes		Interior Live Oak	*Quercus wislizeni*		20	36	15	3 Fair - Minor Problems	Suppressed east. 5° trunk lean west. Codominant at 36 inches with some inclusion. Growing into canopy east. Vigor fair. Density fair.	None at this time.
6569	269	Yes		Blue Oak	*Quercus douglasii*	7,12	19	54	12	3 Fair - Minor Problems	Codominant at base and growing into canopy west. Vigor fair. Density fair.	None at this time.

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6570	270	Yes		Blue Oak	*Quercus douglasii*		12	54	16	3 Fair - Minor Problems	Growing into canopy east and north. Above average dead branches lower 1/3 canopy. Vigor fair. Density fair.	None at this time.
6571	271	Yes		Blue Oak	*Quercus douglasii*		9	54	6	3 Fair - Minor Problems	Lower 2/3 canopy suppressed all sides. Codominant at 4 feet. Above average dead branches lower 1/3 canopy. Vigor fair. Density fair to poor.	None at this time.
6572	272	Yes		Blue Oak	*Quercus douglasii*		9	54	6	3 Fair - Minor Problems	Suppressed west. Vines growing lower 2/3 canopy. Above average dead branches lower 1/3 canopy. Vigor fair. Density fair to poor.	None at this time.
6573	273	Yes		Blue Oak	*Quercus douglasii*		13	54	10	3 Fair - Minor Problems	Growing into canopies east, west and north. Codominant at 6 feet. Vigor fair. Density fair.	None at this time.
6574	274	Yes		Blue Oak	*Quercus douglasii*		8	54	15	3 Fair - Minor Problems	Suppressed east. One-sided leaning canopy west. Growing into canopy south. Codominant at 15 feet. Vigor fair. Density fair.	None at this time.
6575	275	Yes		Coast Live Oak	*Quercus agrifolia*		11	36	18	3 Fair - Minor Problems	Good structure. 82-inch sprouts from base west side. Vigor fair. Density fair.	None at this time.
6576	276	Yes		Blue Oak	*Quercus douglasii*		10	54	8	3 Fair - Minor Problems	Covered in vines 2/3 trunk. Codominant at 4 feet. Growing into canopy north. Vigor fair. Density fair to poor.	None at this time.
6577	277	Yes		Blue Oak	*Quercus douglasii*		7	54	5	3 Fair - Minor Problems	2/3 trunk covered in vines. Growing into canopy south. Vigor fair to poor. Density fair to poor.	None at this time.
6578		Yes		Blue Oak	*Quercus douglasii*		30	54	30	3 Fair - Minor Problems	Codominant at 6 feet. Branch breakout southeast. Decay in wound at 6 feet. Growing into canopy east. Vigor fair. Density fair.	None at this time.
6579		Yes		Blue Oak	*Quercus douglasii*		21	54	21	3 Fair - Minor Problems	Codominant at 7 feet. Growing into canopy southeast and northwest. Vigor fair. Density fair.	None at this time.
6580	377	Yes		Blue Oak	*Quercus douglasii*		41	54	33	3 Fair - Minor Problems	Canker at base east side. Average dead branches in lower canopy. Vigor fair. Density fair.	None at this time.
6581	376	Yes		Blue Oak	*Quercus douglasii*		36	54	24	3 Fair - Minor Problems	Codominant at 36 inches. Minor dead branches in lower canopy. Growing into canopy northwest. Vigor fair. Density fair.	None at this time.
6582	**Tag # Not Used**											

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6583	460	Yes		Blue Oak	*Quercus douglasii*	5,7	12	54	8	3 Fair - Minor Problems	Codominant at 24 inches. Growing into canopy southwest. Vigor fair. Density fair.	None at this time.
6584	462	Yes		Coast Live Oak	*Quercus agrifolia*	7,7,8	22	54	9	3 Fair - Minor Problems	Codominant at base with inclusion. Growing into canopy west. Vigor fair. Density fair.	None at this time.
6585	461	Yes		Blue Oak	*Quercus douglasii*		7	54	10	3 Fair - Minor Problems	Growing into canopy east. Good structure. One-sided leaning canopy west.	None at this time.
6586	459	Yes		Blue Oak	*Quercus douglasii*		8	54	6	3 Fair - Minor Problems	Codominant at 7 feet. Vigor fair. Density fair.	None at this time.
6587		Yes		Blue Oak	*Quercus douglasii*		6	54	6	3 Fair - Minor Problems	Codominant at 6 feet. Vigor fair. Density fair.	None at this time.
6588	458	Yes		Coast Live Oak	*Quercus agrifolia*		10	54	9	3 Fair - Minor Problems	Codominant at 6 feet. Low laterals sprout at base west side. Vigor fair. Density fair.	None at this time.
6589	457	Yes		Blue Oak	*Quercus douglasii*		21	54	18	3 Fair - Minor Problems	Codominant at 4 feet. Vigor fair. Density fair.	None at this time.
6590	453	Yes		Blue Oak	*Quercus douglasii*		22	12	12	3 Fair - Minor Problems	Codominant at 24 inches. Vigor fair. Density fair.	None at this time.
6591	452	Yes		Blue Oak	*Quercus douglasii*		14	54	15	3 Fair - Minor Problems	Codominant at 7 feet. Growing into canopy north. Vigor fair. Density fair.	None at this time.
6592	451	Yes		Blue Oak	*Quercus douglasii*		7	54	10	3 Fair - Minor Problems	Trunk wound seam west side from 12-54 inches. Suppressed north. One-sided canopy south. Vigor fair. Density fair.	None at this time.
6593	450	Yes		Blue Oak	*Quercus douglasii*		6	54	9	3 Fair - Minor Problems	Suppressed east. One-sided canopy west. Good structure, vigor, and density.	None at this time.
6594		Yes		Blue Oak	*Quercus douglasii*		7	54	8	3 Fair - Minor Problems	Suppression west. One-sided canopy east. Codominant at 4 feet. Vigor fair. Density fair.	None at this time.
6595	449	Yes		Blue Oak	*Quercus douglasii*		10	24	9	2 Major Structure or Health Problems	Bark wound east side from base to 36 inches. Exposed cambium.	None at this time.
6596	448	Yes		Blue Oak	*Quercus douglasii*		41	54	21	2 Major Structure or Health Problems	2 large branch breakout scars on trunk south side at 10 feet. Decay in wound. Vigor fair to poor. Density fair to poor.	None at this time.
6597	447	Yes		Blue Oak	*Quercus douglasii*		11	54	9	3 Fair - Minor Problems	Codominant at 4 feet. Vigor fair. Density fair.	None at this time.
6598	455	Yes		Blue Oak	*Quercus douglasii*	4,4,6	14	54	8	3 Fair - Minor Problems	Growing into canopy.	None at this time.
6599	454	Yes		Blue Oak	*Quercus douglasii*	7,8	15	54	10	3 Fair - Minor Problems	Codominant at base. Growing into canopy north.	None at this time.

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6600		Yes		Blue Oak	*Quercus douglasii*	4,4,5	13	54	9	3 Fair - Minor Problems	3 stems growing into canopy south and north. Vigor fair. Density fair.	None at this time.
6601	453	Yes		Blue Oak	*Quercus douglasii*		9	54	6	3 Fair - Minor Problems	Codominant at 4 feet. Growing into canopy west. Vigor fair. Density fair.	None at this time.
6602		Yes		Blue Oak	*Quercus douglasii*	5,5	10	54	9	3 Fair - Minor Problems	Codominant at base with minor inclusion. Growing into canopy east. Vigor fair. Density fair.	None at this time.
6603	444	Yes		Blue Oak	*Quercus douglasii*	10,11	21	54	7	3 Fair - Minor Problems		None at this time.
6604	443	Yes		Blue Oak	*Quercus douglasii*		6	54	5	3 Fair - Minor Problems	Good structure. Suppressed west. One-sided canopy east. Above average dead branches in lower canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6605	442	Yes		Blue Oak	*Quercus douglasii*		29	54	18	1 Extreme Structure or Health Problems	Codominant at 9 feet. One of two main leaders dead and broken off north side. One-sided canopy southeast. Vigor fair. Density fair to poor. Top of broken leader resting on trunk and ground.	***Recommend removal due to nature and extent of noted defects.***
6606	445	Yes		Blue Oak	*Quercus douglasii*		11	24	5	3 Fair - Minor Problems	Codominant at 24 inches. Vigor fair. Density fair.	None at this time.
6607	441	Yes		Blue Oak	*Quercus douglasii*		45	54	36	3 Fair - Minor Problems	Over-mature. Above average dead branches in canopy. Vigor fair. Density fair to poor.	None at this time.
6608	440	Yes		Blue Oak	*Quercus douglasii*		21	54	40	1 Extreme Structure or Health Problems	Tree failed at base and laying on ground west. Canopy to ground 360°. Vigor fair. Density fair to poor.	***Recommend removal due to nature and extent of noted defects.***
6609		Yes		Blue Oak	*Quercus douglasii*	4,4	8	54	3	3 Fair - Minor Problems	Codominant at base. Suppressed east, west and south. Vigor fair. Density fair.	None at this time.
6610		Yes		Blue Oak	*Quercus douglasii*		8	54	7	3 Fair - Minor Problems	Lower canopy suppressed. Minor dead branches lower 1/2 canopy. Vigor fair. Density fair.	None at this time.
6611	429	Yes		Blue Oak	*Quercus douglasii*		6	54	5	3 Fair - Minor Problems	Good structure. Vigor fair. Density fair.	None at this time.
6612	429	Yes		Blue Oak	*Quercus douglasii*		7	54	7	3 Fair - Minor Problems	Codominant at 8 feet. Vigor fair. Density fair.	None at this time.

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6613	431	Yes		Blue Oak	*Quercus douglasii*		7	54	5	3 Fair - Minor Problems	Codominant at 5 feet. Vigor fair. Density fair.	None at this time.
6614		Yes		Blue Oak	*Quercus douglasii*		12	12	5	3 Fair - Minor Problems	Bark decay at base west side. Codominant at 12 inches east. Leader trunk wound at 36 inches. Vigor fair. Density fair.	None at this time.
6615	432	Yes		Blue Oak	*Quercus douglasii*		7	54	10	3 Fair - Minor Problems	Minor trunk lean southwest. Codominant at 6 feet. Vigor fair. Density fair.	None at this time.
6616		Yes		Blue Oak	*Quercus douglasii*	4,5	9	54	4	3 Fair - Minor Problems	Codominant at base growing into canopies north and east. One-sided canopy west. Vigor fair. Density fair.	None at this time.
6617		Yes		Blue Oak	*Quercus douglasii*	3,4,4,4	15	54	9	3 Fair - Minor Problems	Codominant at 12 inches. Growing into canopies north and south. Vigor fair. Density fair.	None at this time.
6618	391	Yes		Blue Oak	*Quercus douglasii*		13	12	8	3 Fair - Minor Problems	Codominant at 24 inches. Vigor fair. Density fair.	None at this time.
6619	392	Yes		Blue Oak	*Quercus douglasii*		21	24	15	3 Fair - Minor Problems	Codominant at 36 inches. Above average dead branches lower canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6620	393	Yes		Blue Oak	*Quercus douglasii*		11	54	10	1 Extreme Structure or Health Problems	Bark decay southside from base to 7 feet exposed with cambium in Heartwood. Poor branching structure. Vigor poor. Density poor.	***Recommend removal due to nature and extent of noted defects.***
6621	390	Yes		Blue Oak	*Quercus douglasii*		7	54	5	3 Fair - Minor Problems	Codominant at 7 feet. Vigor fair. Density fair.	None at this time.
6622	389	Yes		Blue Oak	*Quercus douglasii*	6,8	14	54	6	3 Fair - Minor Problems	Codominant at 12 inches. Above average deadwood in the lower canopy. Vigor fair. Density fair to poor.	None at this time.
6623	395	Yes		Blue Oak	*Quercus douglasii*		7	54	6	3 Fair - Minor Problems	Codominant at 7 feet. Growing into canopy west Vigor fair. Density fair.	None at this time.
6624		Yes		Blue Oak	*Quercus douglasii*		6	54	5	3 Fair - Minor Problems	Codominant at 8 feet. Vigor fair. Density fair.	None at this time.
6625	396	Yes		Blue Oak	*Quercus douglasii*		9	54	6	3 Fair - Minor Problems	Trunk lean 10° south. Above average dead branches lower canopy. Vigor fair. Density fair to poor.	None at this time.
6626	397	Yes		Blue Oak	*Quercus douglasii*		9	54	7	3 Fair - Minor Problems	Good structure. Vigor fair. Density fair.	None at this time.

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
6627		Yes		Blue Oak	*Quercus douglasii*		6	54	5	3 Fair - Minor Problems	Trunk wound west side from base to 12 inches. Growing into canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6628	419	Yes		Blue Oak	*Quercus douglasii*		17	12	12	3 Fair - Minor Problems	Codominant at 24 inches. Average dead branches lower canopy. Vigor fair. Density fair.	None at this time.
6629		Yes		Blue Oak	*Quercus douglasii*		8	36	8	3 Fair - Minor Problems	Codominant at 15 feet. Suppressed/one-sided canopy east. Vigor fair. Density fair.	None at this time.
6630	420	Yes		Blue Oak	*Quercus douglasii*		8	48	9	3 Fair - Minor Problems	Codominant at 4 feet. Growing into canopy north and west. Above average dead branches in lower canopy. Nest top of crown. Vigor fair. Density fair to poor.	None at this time.
6631	400	Yes		Blue Oak	*Quercus douglasii*		8	54	6	3 Fair - Minor Problems	Codominant at 8 feet. Growing into canopies east and north. Above average dead branches lower canopy. Vigor fair. Density fair to poor.	None at this time.
6632		Yes		Blue Oak	*Quercus douglasii*		10	54	12	3 Fair - Minor Problems	Bark decay seam south side from 36 inches to 6 feet. Codominant at 6 feet. Growing in the canopies south and north. Average dead branches lower canopy. Vigor fair. Density fair.	None at this time.
6633		Yes		Blue Oak	*Quercus douglasii*		7	54	4	3 Fair - Minor Problems	Dead vertical stem at 24 inches north. Good structure. Vigor fair. Density fair to poor.	None at this time.
6634	399	Yes		Blue Oak	*Quercus douglasii*		7	54	6	3 Fair - Minor Problems	Suppressed west. One-sided canopy east. Good structure. Vigor fair. Density fair.	None at this time.
6635	398	Yes		Blue Oak	*Quercus douglasii*		16	48	10	3 Fair - Minor Problems	Bark canker at base west side. Codominant at 48 inches. Vigor fair. Density fair.	None at this time.
6636	422	Yes		Blue Oak	*Quercus douglasii*		9	54	7	3 Fair - Minor Problems		None at this time.
6637		Yes		Interior Live Oak	*Quercus wislizeni*		6	54	5	3 Fair - Minor Problems	Suppressed north, south and east. Above average dead branches in lower canopy. Codominant at 7 feet. Vigor fair to poor. Density fair to poor.	None at this time.
6638	425	Yes		Blue Oak	*Quercus douglasii*		10	54	18	3 Fair - Minor Problems	Suppressed north. One-sided leaning canopy south. Codominant at 7 feet. Above average dead branches. Vigor fair. Density fair to poor.	None at this time.
6639	426	Yes		Blue Oak	*Quercus douglasii*		10	54	15	3 Fair - Minor Problems	Codominant at 6 feet. Vines to 22 feet. Vigor fair. Density fair to poor.	None at this time.

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6640		Yes		Blue Oak	*Quercus douglasii*		6	24	4	3 Fair - Minor Problems	10° trunk lean north to 24 inches with correction. Average dead branches lower canopy. Vigor fair. Density fair.	None at this time.
6641	427	Yes		Blue Oak	*Quercus douglasii*	5,7	12	54	8	3 Fair - Minor Problems	Above Average deadwood in lower canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6642	388	Yes		Blue Oak	*Quercus douglasii*		21	24	12	3 Fair - Minor Problems	Codominant at 24 inches. Above average dead branches in canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6643	391	Yes		Blue Oak	*Quercus douglasii*		15	24	9	3 Fair - Minor Problems	Codominant at 36 inches. Vigor fair. Density fair.	None at this time.
6644		Yes		Blue Oak	*Quercus douglasii*		9	24	8	3 Fair - Minor Problems	Codominant at 36 inches. Growing into canopy west. Vigor fair. Density fair.	None at this time.
6645	380	Yes		Blue Oak	*Quercus douglasii*		8	54	10	3 Fair - Minor Problems	Codominant at 8 feet. Vigor fair. Density fair.	None at this time.
6646	381	Yes		Blue Oak	*Quercus douglasii*		9	54	6	3 Fair - Minor Problems	Bark wound west at base to 12 inches with exposed cambium. Vigor fair. Density fair.	None at this time.
6647	382	Yes		Blue Oak	*Quercus douglasii*	8,10	18	54	12	3 Fair - Minor Problems	Vigor fair. Density fair.	None at this time.
6648	383	Yes		Blue Oak	*Quercus douglasii*		10	54	12	3 Fair - Minor Problems		None at this time.
6649	385	Yes		Blue Oak	*Quercus douglasii*		7	54	5	3 Fair - Minor Problems	Suppression east and west. Above average dead branches in canopy. Epicormic growth on trunk up to 20 feet. Vigor poor. Density poor.	None at this time.
6650	384	Yes		Blue Oak	*Quercus douglasii*		10	54	9	3 Fair - Minor Problems	Growing into canopies east and west. Above average dead branches and canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6651	387	Yes		Blue Oak	*Quercus douglasii*		10	54	7	3 Fair - Minor Problems	Codominant at 7 feet. Suppression northeast. One-sided canopy west. Above average dead branches. Vigor fair. Density fair.	None at this time.
6652		Yes		Blue Oak	*Quercus douglasii*		6	54	4	3 Fair - Minor Problems	Codominant at 7 feet. Vigor fair. Density fair.	None at this time.
6653	379	Yes		Blue Oak	*Quercus douglasii*		15	36	12	3 Fair - Minor Problems	Codominant at 36 inches. Vigor fair. Density fair.	None at this time.
6654	378	Yes		Blue Oak	*Quercus douglasii*		10	54	9	2 Major Structure or Health Problems	Bark fungus west side from base to 6 feet. Codominant at 8 feet. Vigor poor. Density poor.	None at this time.

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6655		Yes		Blue Oak	*Quercus douglasii*		6	54	4	3 Fair - Minor Problems	Codominant at 6 feet. Vigor fair. Density fair.	None at this time.
6656		Yes		Blue Oak	*Quercus douglasii*		8	24	5	3 Fair - Minor Problems	Codominant at 24 inches. Vigor fair. Density fair.	None at this time.
6657		Yes		Blue Oak	*Quercus douglasii*	4,5	9	54	4	3 Fair - Minor Problems	Codominant at base. Vigor fair. Density fair.	None at this time.
6658		Yes		Blue Oak	*Quercus douglasii*	4,4	8	54	4	3 Fair - Minor Problems	Codominant at base. Vigor fair. Density fair.	None at this time.
6659		Yes		Coast Live Oak	*Quercus agrifolia*	3,6,7	16	54	10	3 Fair - Minor Problems	Codominant at base with inclusion canopy to the ground 360°. Growing into canopy south.	None at this time.
6660	278	Yes		Blue Oak	*Quercus douglasii*		14	54	18	3 Fair - Minor Problems	Growing in the canopies north, south and west. Codominant at 12 feet. Above average dead branches in lower canopy. Vigor fair. Density fair.	None at this time.
6661	279	Yes		Blue Oak	*Quercus douglasii*		13	54	15	3 Fair - Minor Problems	Codominant at 5 feet. Suppressed east. One-sided canopy west. Growing into canopy north. Above average dead branches in canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6662	280	Yes		Blue Oak	*Quercus douglasii*		11	54	12	3 Fair - Minor Problems	Blackberries to 36 inches. Suppression east. Above average dead branches in lower canopy. Codominant at 4 feet. Vigor fair. Density fair to poor.	None at this time.
6663	281	Yes		Blue Oak	*Quercus douglasii*		13	24	12	3 Fair - Minor Problems	Codominant at 24 inches. Growing into canopies east and west. Suppressed south. Above average deadwood in lower canopy. Coast Live Oak growing up through 2 stems. Vigor fair. Density fair to poor.	None at this time.
6664	282	Yes		Blue Oak	*Quercus douglasii*		25	12	21	3 Fair - Minor Problems	Codominant at 12 inches. Above average dead branches. Vigor fair. Density fair to poor.	None at this time.
6665	284	Yes		Blue Oak	*Quercus douglasii*	8,10,12,12	42	54	24	1 Extreme Structure or Health Problems	Codominant at 12 inches. Peeling bark and epicormic growth. Severe dead branches in canopy. Vigor very poor. Density very poor.	***Recommend removal due to nature and extent of noted defects.***
6666	283	Yes		Blue Oak	*Quercus douglasii*	8,11	19	54	18	3 Fair - Minor Problems	Codominant at base. Suppressed east. One-sided canopy west. Above average dead branches in canopy. Vigor fair. Density fair to poor.	None at this time.

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6667	293	Yes		Blue Oak	*Quercus douglasii*		9	36	7	3 Fair - Minor Problems	Codominant at 36 inches. Vigor fair. Density fair.	None at this time.
6668	294	Yes		Blue Oak	*Quercus douglasii*		12	24	12	3 Fair - Minor Problems	Growing on west bank of drainage ditch. Codominant at 36 inches. Above average dead branches. Vigor fair. Density fair to poor.	None at this time.
6669	295	Yes		Blue Oak	*Quercus douglasii*		17	12	15	3 Fair - Minor Problems	Growing at the top of the west bank of drainage ditch. Codominant at 12 inches with 9 inches of inclusion. Vigor fair. Density fair.	None at this time.
6670	296	Yes		Coast Live Oak	*Quercus agrifolia*		13	54	10	1 Extreme Structure or Health Problems	Bark dead west from base to 5 feet. Codominant at 6 feet. Tip dieback central leader. Vigor poor. Density poor.	***Recommend removal due to nature and extent of noted defects.***
6671	297	Yes		Blue Oak	*Quercus douglasii*		13	36	12	3 Fair - Minor Problems	Codominant at 4 feet. Vigor fair. Density fair.	None at this time.
6672		Yes		Blue Oak	*Quercus douglasii*		15	12	12	2 Major Structure or Health Problems	Bark fungus from base to 36 inches. Peeling bark in canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6673	215	Yes		Blue Oak	*Quercus douglasii*		33	54	21	3 Fair - Minor Problems	Codominant at 12 feet. Broken out central leader. Vigor fair to poor. Density fair to poor.	None at this time.
6674	314	Yes		Blue Oak	*Quercus douglasii*	4,5	9	54	7	3 Fair - Minor Problems	Codominant at base. Suppression east. One-sided leaning canopy west. Vigor fair. Density fair to poor.	None at this time.
6675	311	Yes		Blue Oak	*Quercus douglasii*	20,30	50	54	30	3 Fair - Minor Problems	Codominant at 18 feet. There is a suppressed stem at the base of the main trunk that is arching to the south to the ground. Vigor fair. Density fair.	None at this time.
6676	310	Yes		Blue Oak	*Quercus douglasii*		14	54	18	2 Major Structure or Health Problems	Suppressed east. Twisting canopy to the north. One-sided. Vigor poor. Density poor.	None at this time.
6677	309	Yes		Blue Oak	*Quercus douglasii*		20	36	21	3 Fair - Minor Problems	Codominant at 4 feet. One-sided canopy south. Vigor fair. Density fair.	None at this time.
6678	308	Yes		Blue Oak	*Quercus douglasii*		28	54	36	3 Fair - Minor Problems	Growing on bank of drainage ditch full of riparian vegetation and blackberries. Codominant at 8 feet. Average deadwood in canopy. Vigor fair. Density fair.	None at this time.

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6679	313	Yes		Blue Oak	*Quercus douglasii*	9,11	20	54	9	3 Fair - Minor Problems	Codominant at base. Above average dead branches in lower canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6680	307	Yes		Blue Oak	*Quercus douglasii*	9,10	19	54	10	3 Fair - Minor Problems	Codominant at 12 inches. Above average dead branches in lower canopy. Epicormic growth at top of canopy. Vigor fair. Density fair to poor.	None at this time.
6681	306	Yes		Blue Oak	*Quercus douglasii*	4,4,4,5	17	54	7	3 Fair - Minor Problems	Codominant at base. Suppressed south. Above average dead branches in lower canopy. Vigor fair. Density fair to poor.	None at this time.
6682	305	Yes		Blue Oak	*Quercus douglasii*		11	54	15	3 Fair - Minor Problems	Codominant at 6 feet. Above average dead branches in lower canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6683	304	Yes		Blue Oak	*Quercus douglasii*		11	54	12	3 Fair - Minor Problems	Good structure. Lower canopy suppressed north. Epicormic growth on branches and trunks. Vigor fair. Density fair to poor.	None at this time.
6684	303	Yes		Blue Oak	*Quercus douglasii*		15	54	12	3 Fair - Minor Problems	Codominant at 5 feet. 16 inches of inclusion. Vigor fair. Density fair.	None at this time.
6685	197	Yes		Blue Oak	*Quercus douglasii*		11	12	9	3 Fair - Minor Problems	Suppression north. One-sided canopy south. Codominant at 24 inches. Vigor fair to poor. Density fair to poor.	None at this time.
6686		Yes		Blue Oak	*Quercus douglasii*		7	54	12	3 Fair - Minor Problems	Suppressed east. One-sided canopy west. Above average dead branches. Vigor fair. Density fair to poor.	None at this time.
6687	291	Yes		Blue Oak	*Quercus douglasii*	7,9	16	54	7	3 Fair - Minor Problems	Codominant at 12 inches. Growing into canopy west. Vigor fair. Density fair.	None at this time.
6688	292	Yes		Blue Oak	*Quercus douglasii*		9	54	7	3 Fair - Minor Problems		None at this time.
6689	290	Yes		Blue Oak	*Quercus douglasii*		14	24	10	3 Fair - Minor Problems	Growing in the canopies east and west. Above average dead branches at the corner of growth on trunk and branches. Codominant at 24 inches. Vigor fair. Density fair to poor.	None at this time.
6690	289	Yes		Blue Oak	*Quercus douglasii*		8	54	6	3 Fair - Minor Problems		None at this time.
6691	288	Yes		Blue Oak	*Quercus douglasii*		12	54	16	3 Fair - Minor Problems	Suppressed north. Leaning west. One-sided canopy. Vigor fair. Density fair.	None at this time.

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6692	287	Yes		Blue Oak	*Quercus douglasii*		12	54	7	3 Fair - Minor Problems		None at this time.
6693	286	Yes		Blue Oak	*Quercus douglasii*		14	54	12	3 Fair - Minor Problems	Codominant at 4 feet. Above average dead branches in lower canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6694	286	Yes		Blue Oak	*Quercus douglasii*		19	12	21	3 Fair - Minor Problems	Codominant at 12 inches for stems. Vigor fair. Density fair.	None at this time.
6695		Yes		Blue Oak	*Quercus douglasii*		6	54	5	3 Fair - Minor Problems	Suppressed north. One-sided canopy south. Above average dead branches. Epicormic growth. Density fair. Vigor fair.	None at this time.
6696	321	Yes		Blue Oak	*Quercus douglasii*		10	54	8	2 Major Structure or Health Problems	Codominant at 4 feet. Dead 4-inch leader west. Above average dead branches upcoming growth. Vigor poor. Density poor.	None at this time.
6697	318	Yes		Blue Oak	*Quercus douglasii*		17	12	18	3 Fair - Minor Problems	Codominant at 12 inches. Two stems. Growing into canopy north. Above average dead branches in lower canopy. Vigor fair. Density fair to poor.	None at this time.
6698	316	Yes		Blue Oak	*Quercus douglasii*		8	54	9	2 Major Structure or Health Problems	Tree was topped. Epicormic sprouts make up top canopy. Vigor fair. Density fair to poor.	None at this time.
6699	317	Yes		Blue Oak	*Quercus douglasii*		14	54	18	3 Fair - Minor Problems	Tree canopy was directionally pruned south for powerlines. Vigor fair. Density fair.	None at this time.
6700	419	Yes		Blue Oak	*Quercus douglasii*		12	54	15	3 Fair - Minor Problems	Suppressed north. Growing into canopy south. Codominant at 10 feet. Vigor fair. Density fair.	None at this time.
6701	320	Yes		Blue Oak	*Quercus douglasii*		15	48	21	3 Fair - Minor Problems	Growing in the canopy west. One-sided canopy east. Codominant at 4 feet. Vigor fair. Density fair.	None at this time.
6702	322	Yes		Blue Oak	*Quercus douglasii*		7	54	6	3 Fair - Minor Problems	Growing into canopy north and south. Good structure. Vigor fair. Density fair.	None at this time.
6703		Yes		Blue Oak	*Quercus douglasii*	3,4	7	54	7	3 Fair - Minor Problems	Codominant at base to stems. Suppressed south. One-sided canopy north.	None at this time.
6704	323	Yes		Blue Oak	*Quercus douglasii*	16,17	33	54	21	3 Fair - Minor Problems	Codominant at 12 inches with 6 inches of inclusion. Live Oak volunteers in the dripline. Above average dead branches in lower canopy. Vigor fair. Density fair.	None at this time.
6705		Yes		Blue Oak	*Quercus douglasii*	3,4	7	54	5	3 Fair - Minor Problems	Codominant at 12 inches. Vigor fair. Density fair.	None at this time.

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6706	427	Yes		Blue Oak	*Quercus douglasii*	4,4	8	54	6	3 Fair - Minor Problems	Codominant at 12 inches. Vigor fair. Density fair.	None at this time.
6707	325	Yes		Blue Oak	*Quercus douglasii*		12	12	9	3 Fair - Minor Problems	Codominant at 12 inches for stems. Vigor fair. Density fair.	None at this time.
6708	326	Yes		Blue Oak	*Quercus douglasii*		13	12	10	3 Fair - Minor Problems	Codominant at 12 inches. Three stems.	None at this time.
6709	328	Yes		Blue Oak	*Quercus douglasii*		14	54	16	3 Fair - Minor Problems	Codominant at 7 feet. Vigor fair. Density fair.	None at this time.
6710	330	Yes		Blue Oak	*Quercus douglasii*		10	54	10	3 Fair - Minor Problems	Good structure. Lower canopy suppressed north and south. Above average dead branches. Vigor fair. Density fair to poor.	None at this time.
6711	329	Yes		Blue Oak	*Quercus douglasii*	6,9	15	54	9	3 Fair - Minor Problems	Suppressed southeast. One-sided leaning canopy northwest.	None at this time.
6712	331	Yes		Blue Oak	*Quercus douglasii*		13	54	10	3 Fair - Minor Problems	Growing into canopies east and west. Average dead branches in canopy. Codominant at 4 feet. Vigor fair. Density fair.	None at this time.
6713	342	Yes		Blue Oak	*Quercus douglasii*		15	54	15	2 Major Structure or Health Problems	Codominant at 12 feet. Above average dead branches. Tip dieback out of crown with epicormic growth in upper crown. Vigor fair. Density fair.	None at this time.
6714	338	Yes		Blue Oak	*Quercus douglasii*		17	12	21	3 Fair - Minor Problems	Codominant at 24 inches. Two stems. Tip dieback out of crown. Epicormic growth on leaders. Vigor poor. Density poor.	None at this time.
6715	339	Yes		Blue Oak	*Quercus douglasii*		17	54	18	3 Fair - Minor Problems	Codominant at 14 feet. Above average deadwood. Growing into canopy west. Epicormic growth.	None at this time.
6716		Yes		Blue Oak	*Quercus douglasii*		11	12	10	3 Fair - Minor Problems	Codominant at 24 inches. Three stems. Above average dead branches. Epicormic growth all stems. Vigor fair. Density fair.	None at this time.
6717	349	Yes		Blue Oak	*Quercus douglasii*		11	54	10	3 Fair - Minor Problems	Good structure. Vigor fair. Density fair.	None at this time.
6718		Yes		Blue Oak	*Quercus douglasii*		6	54	12	3 Fair - Minor Problems	Suppressed east. One-sided leaning canopy west. Vigor fair. Density fair.	None at this time.

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6719	347	Yes		Blue Oak	*Quercus douglasii*		10	54	15	3 Fair - Minor Problems	Codominant at 10 feet. Suppression south. One-sided leaning canopy northeast. Above average dead branches lower canopy/ Vigor fair. Density fair to poor.	None at this time.
6720	346	Yes		Blue Oak	*Quercus douglasii*		10	54	20	3 Fair - Minor Problems	One-sided leaning canopy south. Vigor fair. Density fair to poor.	None at this time.
6721	346	Yes		Blue Oak	*Quercus douglasii*		11	54	18	2 Major Structure or Health Problems	One-sided leaning canopy southeast. Above average dead branches. Epicormic growth on branches. Vigor poor. Density poor.	None at this time.
6722	150	Yes		Blue Oak	*Quercus douglasii*		7	54	12	2 Major Structure or Health Problems	One-sided leaning canopy west. Above average dead branches. Epicormic growth on stems. Vigor poor. Density poor.	None at this time.
6723	344	Yes		Blue Oak	*Quercus douglasii*		10	54	9	3 Fair - Minor Problems	Codominant at 12 feet. Lower canopy suppressed all sides. Vigor fair. Density fair to poor.	None at this time.
6724	343	Yes		Interior Live Oak	*Quercus wislizeni*	12,14	26	54	12	3 Fair - Minor Problems	Codominant at base with inclusion to stems with weak attachment. Lower canopy suppressed all sides. Above average dead branches lower canopy. Vigor fair. Density fair.	None at this time.
6725	342	Yes		Blue Oak	*Quercus douglasii*		7	54	10	2 Major Structure or Health Problems	Suppressed south. One-sided leaning canopy northwest. Above average dead branches. Vigor poor. Density poor.	None at this time.
6726	341	Yes		Blue Oak	*Quercus douglasii*		11	12	9	2 Major Structure or Health Problems	Codominant at 12 inches to stems. Lower canopy suppressed south and west. One-sided leaning canopy north. Above average dead branches.	None at this time.
6727	340	Yes		Blue Oak	*Quercus douglasii*	5,5	10	54	9	3 Fair - Minor Problems	Codominant at base to stems. Density fair. Vigor fair.	None at this time.
6728	156	Yes		Blue Oak	*Quercus douglasii*		9	54	12	3 Fair - Minor Problems	Codominant at 5 feet. One-sided canopy south. Vigor fair to poor. Density fair to poor.	None at this time.
6729	353	Yes		Blue Oak	*Quercus douglasii*		7	54	6	2 Major Structure or Health Problems		None at this time.
6730	352	Yes		Blue Oak	*Quercus douglasii*	5,10	15	54	12	3 Fair - Minor Problems	Codominant at base 6 inches of inclusion. Vigor fair. Density fair.	None at this time.
6731	354	Yes		Blue Oak	*Quercus douglasii*		11	54	9	3 Fair - Minor Problems	Codominant at 36 inches. Vigor fair. Density fair.	None at this time.

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6732	373	Yes		Blue Oak	*Quercus douglasii*		10	54	18	3 Fair - Minor Problems	Codominant at 6 feet. Vigor fair. Density fair.	None at this time.
6733		Yes		Interior Live Oak	*Quercus wislizeni*	2,3,5	10	54	7	2 Major Structure or Health Problems	Codominant at base with weak attachments. Suppressed north. Leaning canopy south. Vigor fair. Density fair.	None at this time.
6734	356	Yes		Blue Oak	*Quercus douglasii*		14	54	21	3 Fair - Minor Problems		None at this time.
6735	357	Yes		Blue Oak	*Quercus douglasii*		12	54	15	3 Fair - Minor Problems	Codominant at 12 feet. Vigor fair. Density fair.	None at this time.
6736	358	Yes		Blue Oak	*Quercus douglasii*		15	12	15	3 Fair - Minor Problems	Codominant at 12 inches to stems. Vigor fair. Density fair.	None at this time.
6737	359	Yes		Blue Oak	*Quercus douglasii*		6	54	6	2 Major Structure or Health Problems	Suppressed south. One side leaning canopy north. Codominant at 10 feet.	None at this time.
6738	335	Yes		Blue Oak	*Quercus douglasii*		18	12	18	3 Fair - Minor Problems	Codominant at 24 inches. Two stems. Vigor fair. Density fair.	None at this time.
6739	350	Yes		Blue Oak	*Quercus douglasii*		20	12	18	3 Fair - Minor Problems	Codominant at 36 inches. Three stems. Vigor fair. Density fair.	None at this time.
6740	324	Yes		Interior Live Oak	*Quercus wislizeni*		12	24	7	3 Fair - Minor Problems	Codominant at 36 inches. Three stems. Canopy to ground all sides. Vigor fair. Density fair.	None at this time.
6741	333	Yes		Blue Oak	*Quercus douglasii*		7	54	5	3 Fair - Minor Problems	Growing into canopy south. Codominant at 6 feet. Vigor fair. Density fair.	None at this time.
6742	334	Yes		Blue Oak	*Quercus douglasii*		7	54	7	3 Fair - Minor Problems	Growing into canopy north. Codominant at 4 feet. Vigor fair. Density fair.	None at this time.
6743	135	Yes		Blue Oak	*Quercus douglasii*		12	12	9	3 Fair - Minor Problems	Codominant at 24 inches. Two stems. Above average dead branches in lower canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6744		Yes		Blue Oak	*Quercus douglasii*		8	54	9	3 Fair - Minor Problems	Codominant at 5 feet. Growing into canopies east and west. Above average dead branches in lower canopy. Vigor fair. Density fair to poor.	None at this time.
6745	337	Yes		Blue Oak	*Quercus douglasii*		11	54	15	3 Fair - Minor Problems	Codominant at 10 feet. Above average dead branches in lower canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6746		Yes		Blue Oak	*Quercus douglasii*		6	54	4	2 Major Structure or Health Problems	Suppressed east, north and west. Good structure. Epicormic growth on trunk. Above average dead branches. Vigor poor. Density poor.	None at this time.

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
6747	355	Yes		Blue Oak	*Quercus douglasii*	7,10	17	54	12	3 Fair - Minor Problems	Codominant at base to stems growing into canopy west. Above average dead branches in lower canopy. Vigor fair. Density fair to poor.	None at this time.
6748	351	Yes		Blue Oak	*Quercus douglasii*		17	12	18	3 Fair - Minor Problems	Codominant at 24 inches. Two stems. Above average dead branches in canopy. Vigor fair. Density fair to poor.	None at this time.
6749	360	Yes		Blue Oak	*Quercus douglasii*		36	36	21	2 Major Structure or Health Problems	Codominant at 12 feet. Topped north side for powerlines. 18-inch limb failure at 12 feet east side with decay and wound. Vigor fair to poor. Density fair to poor.	None at this time.
6750	361	Yes		Blue Oak	*Quercus douglasii*		13	12	5	3 Fair - Minor Problems	Codominant at 12 inches. Five stems.	None at this time.
6751		Yes		Blue Oak	*Quercus douglasii*		6	54	3	3 Fair - Minor Problems	Good structure. Vigor fair. Density fair.	None at this time.
6752	362	Yes		Blue Oak	*Quercus douglasii*		16	54	15	3 Fair - Minor Problems	Vines throughout canopy up to 30 feet. Low vertical lateral at 12 inches west. Vigor fair. Density fair.	None at this time.
6753	364	Yes		Blue Oak	*Quercus douglasii*		12	54	10	3 Fair - Minor Problems	Codominant at 7 feet. Growing into canopy south and east. Above average dead branches lower canopy. Vigor fair. Density fair to poor.	None at this time.
6754		Yes		Blue Oak	*Quercus douglasii*		13	12	16	3 Fair - Minor Problems	Codominant at 24 inches to stems. Growing in the canopy south and east average dead branches. Vigor fair. Density fair.	None at this time.
6755	365	Yes		Blue Oak	*Quercus douglasii*		18	12	20	3 Fair - Minor Problems	Codominant at 24 inches. Growing into canopy east and west. Average dead branches in lower canopy. Vigor fair. Density fair.	None at this time.
6756	366	Yes		Blue Oak	*Quercus douglasii*		18	24	15	3 Fair - Minor Problems	Codominant at 6 feet. Vigor fair. Density fair.	None at this time.
6757	368	Yes		Blue Oak	*Quercus douglasii*		10	48	21	1 Extreme Structure or Health Problems	Suppressed above. Trunk growing 6 inches adjacent to trunk south. Bow in trunk at 4 feet 90° to the north. One-sided severe reaching canopy north. Vigor fair. Density fair to poor.	***Recommend removal due to nature and extent of noted defects.***
6758		Yes		Interior Live Oak	*Quercus wislizeni*		7	54	18	2 Major Structure or Health Problems	Suppressed above. Trunk growing 18 inches adjacent to trunk north. Severe leaning one-sided canopy south. Vigor fair to poor. Density fair to poor.	None at this time.

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
6759	367	Yes		Blue Oak	*Quercus douglasii*		12	12	16	2 Major Structure or Health Problems	Suppressed northwest. One-sided reaching canopy southeast. Riparian vegetation under canopy. Codominant at 24 inches. Two stems. Vigor fair. Density fair.	None at this time.
6760	369	Yes		Blue Oak	*Quercus douglasii*		13	54	15	3 Fair - Minor Problems	Blackberries up to 4 feet. Codominant at 9 feet. Vigor fair. Density fair.	None at this time.
6761	370	Yes		Blue Oak	*Quercus douglasii*		12	24	17	2 Major Structure or Health Problems	Suppressed above. Growing 12 inches adjacent to trunk. One-sided reaching canopy north. Vigor fair. Density fair.	None at this time.
6762	371	Yes		Blue Oak	*Quercus douglasii*		17	54	21	3 Fair - Minor Problems	Tag tied to low branch west side due to blackberries. Codominant at 12 feet.	None at this time.
6763	372	Yes		Blue Oak	*Quercus douglasii*		13	12	9	3 Fair - Minor Problems	Codominant at base with some inclusion. Two stems. Riparian vegetation and blackberries under canopy. Vigor fair. Density fair.	None at this time.
6764	423	Yes		Blue Oak	*Quercus douglasii*		7	54	6	3 Fair - Minor Problems	Codominant at 4 feet. Suppression northeast. Leaning canopy southwest. Vigor fair. Density fair.	None at this time.
6765		Yes		Blue Oak	*Quercus douglasii*		8	48	5	3 Fair - Minor Problems	Codominant at 4 feet. Above average dead branches lower canopy. Vigor fair. Density fair to poor.	None at this time.
6766		Yes		Blue Oak	*Quercus douglasii*		10	54	12	3 Fair - Minor Problems	Codominant at 12 feet. Vigor fair. Density fair.	None at this time.
6767	**Tag # Not Used**											
6768	416	Yes		Blue Oak	*Quercus douglasii*		7	54	7	2 Major Structure or Health Problems	Tag tied to fence south. Codominant at 7 feet. Topped for powerlines. Vigor fair. Density fair to poor.	None at this time.
6769	414	Yes		Blue Oak	*Quercus douglasii*		7	54	6	2 Major Structure or Health Problems	Codominant at 6 feet. Topped for powerlines. Vigor fair. Density fair.	None at this time.
6770	413	Yes		Blue Oak	*Quercus douglasii*		7	54	9	2 Major Structure or Health Problems	Codominant at 10 feet. Topped for powerlines. Vigor fair. Density fair.	None at this time.
6771	433	Yes		Blue Oak	*Quercus douglasii*		27	54	24	3 Fair - Minor Problems	Codominant at 7 feet. Growing into canopy east and south. Canopy to ground west. Vigor fair. Density fair.	None at this time.
6772	434	Yes		Blue Oak	*Quercus douglasii*		26	54	24	3 Fair - Minor Problems	Codominant at 15 feet. Growing into canopies south and northwest. East side can be pruned for powerlines. Vigor fair. Density fair.	None at this time.

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
6773		Yes		Blue Oak	*Quercus douglasii*		6	54	5	3 Fair - Minor Problems	Codominant at 5 feet. Vigor fair. Density fair.	None at this time.
6774	435	Yes		Blue Oak	*Quercus douglasii*		27	54	24	3 Fair - Minor Problems	Codominant at 15 feet. Growing into canopy northeast. One-sided leaning canopy southwest. Canopy to ground west. Vigor fair. Density fair.	None at this time.
6775	436	Yes		Blue Oak	*Quercus douglasii*		27	54	21	3 Fair - Minor Problems	Codominant at 10 feet. Growing into canopy west. Canopy to ground south and northwest. Vigor fair. Density fair.	None at this time.
6776	337	Yes		Blue Oak	*Quercus douglasii*		36	54	33	2 Major Structure or Health Problems	Codominant at 12 feet. 18-inch limb failure south at 8 feet with decay and wound. Average deadwood in canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6777	439	Yes		Blue Oak	*Quercus douglasii*		36	54	33	2 Major Structure or Health Problems	Codominant at 15 feet. Broken branch at 7 feet southwest with decay and wound. 15-inch lateral at 5 feet south broken and growing on ground.	None at this time.
6778	438	Yes		Blue Oak	*Quercus douglasii*		28	54	21	2 Major Structure or Health Problems	Codominant at 5 feet. 16-inch central leader broken off with decay and wound. Powerlines east side. Vigor poor. Density poor.	None at this time.
6779		Yes		Blue Oak	*Quercus douglasii*		7	54	6	3 Fair - Minor Problems	Growing adjacent to chain-link fence on east side. In contact with barbed-wire at 6 feet. Codominant at 6 feet. Vigor fair. Density fair.	None at this time.
6780		Yes	Yes	Blue Oak	*Quercus douglasii*		25	54	18	3 Fair - Minor Problems	Off-site tree. Tag on post of chain-link fence 36 inches above the ground. Topped for powerlines. Codominant at 9 feet. Canopy 12 feet into site. Vigor fair to poor. Density fair to poor.	None at this time.
6781	464	Yes		Blue Oak	*Quercus douglasii*		24	54	21	2 Major Structure or Health Problems	Tree pruned for powerlines. One-sided leaning canopy east. Epicormic growth east side.	None at this time.
6782	465	Yes		Blue Oak	*Quercus douglasii*		15	54	22	2 Major Structure or Health Problems	Suppressed above east. Severe leaning one-sided canopy west. Average dead branches. Vigor fair. Density fair to poor.	None at this time.
6783	466	Yes		Blue Oak	*Quercus douglasii*		15	54	18	3 Fair - Minor Problems	Tree pruned east for powerlines. Epicormic growth along trunk east side to 25 feet. One-sided leaning canopy west.	None at this time.

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
6784	467	Yes		Blue Oak	*Quercus douglasii*		23	54	22	2 Major Structure or Health Problems	Suppressed north. One-sided leaning canopy south. Codominant at 8 feet.	None at this time.
6785	469	Yes		Blue Oak	*Quercus douglasii*		34	54	21	3 Fair - Minor Problems	Codominant at 6 feet. Growing into canopy north and west. Vigor fair. Density fair. Canopy growing to ground south and west.	None at this time.
6786	470	Yes		Blue Oak	*Quercus douglasii*		32	48	40	3 Fair - Minor Problems	Codominant at 6 feet. Low 10-inch lateral at 6 feet growing to ground south. Average dead branches. Vigor fair. Density fair.	None at this time.
6787	471	Yes		Blue Oak	*Quercus douglasii*		7	54	15	2 Major Structure or Health Problems	Codominant at 14 feet. Suppressed east. One-sided leaning canopy northwest.	None at this time.
6788	472	Yes		Blue Oak	*Quercus douglasii*		32	54	24	3 Fair - Minor Problems	Codominant at 18 feet. Canopy to ground southwest and northeast. Vigor fair. Density fair.	None at this time.
6789	473	Yes		Blue Oak	*Quercus douglasii*		23	54	21	2 Major Structure or Health Problems	Suppressed east. One-sided leaning canopy west. Codominant at 12 feet. Vigor fair. Density fair.	None at this time.
6790	474	Yes		Blue Oak	*Quercus douglasii*		8	54	12	3 Fair - Minor Problems	Suppressed south. One-sided leaning canopy north.	None at this time.
6791		Yes		Blue Oak	*Quercus douglasii*		7	54	18	2 Major Structure or Health Problems	Suppressed east. One-sided leaning canopy west.	None at this time.
6792	476	Yes		Blue Oak	*Quercus douglasii*		11	54	15	3 Fair - Minor Problems	Codominant at 7 feet. Vigor fair. Density fair.	None at this time.
6793	477	Yes		Blue Oak	*Quercus douglasii*		13	54	16	2 Major Structure or Health Problems	Suppressed east. One-sided leaning canopy west. Above average dead branches. Large Mulberry growing in understory. Vigor fair to poor. Density fair to poor.	None at this time.
6794	478	Yes		Blue Oak	*Quercus douglasii*		11	54	12	3 Fair - Minor Problems	Codominant at 10 feet. Large sprawling Mulberry growing in understory. Vigor fair. Density fair.	None at this time.
6795	479	Yes		Blue Oak	*Quercus douglasii*	4,6	10	54	5	3 Fair - Minor Problems	Codominant at base to stems. Vigor fair. Density fair.	None at this time.
6796	480	Yes		Blue Oak	*Quercus douglasii*	6,7	13	54	7	3 Fair - Minor Problems	Good structure Vigor fair. Density fair.	None at this time.
6797	481	Yes		Blue Oak	*Quercus douglasii*		8	54	10	3 Fair - Minor Problems	Good structure. Suppressed south. One-sided leaning canopy north.	None at this time.

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
6798	482	Yes		Blue Oak	*Quercus douglasii*		12	36	15	3 Fair - Minor Problems	Codominant at 36 inches. Vigor fair. Density fair.	None at this time.
6799	483	Yes		Blue Oak	*Quercus douglasii*		7	54	9	3 Fair - Minor Problems	Codominant at 15 feet. Above average dead branches in lower canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6800	494	Yes		Blue Oak	*Quercus douglasii*		11	12	9	2 Major Structure or Health Problems	Codominant at 12 inches. Suppression north. One-sided leaning canopy south. Vigor fair. Density fair to poor.	None at this time.
6801	486	Yes		Blue Oak	*Quercus douglasii*		13	54	10	3 Fair - Minor Problems	Codominant at 6 feet. Growing into canopy east. Vigor fair. Density fair.	None at this time.
6802	485	Yes		Blue Oak	*Quercus douglasii*		14	12	18	3 Fair - Minor Problems	Codominant at 36 inches. Canopy to ground all sides. Vigor fair. Density fair.	None at this time.
6803		Yes		Blue Oak	*Quercus douglasii*		7	24	5	3 Fair - Minor Problems	Codominant at 24 inches. Vigor fair. Density fair.	None at this time.
6804	487	Yes		Coast Live Oak	*Quercus agrifolia*		13	54	12	3 Fair - Minor Problems	Growing in drainage ditch and surrounded by blackberries. Tag on branch at east bank of ditch. Codominant at 8 feet. Vigor fair. Density fair.	None at this time.
6805		Yes		Blue Oak	*Quercus douglasii*		7	54	9	2 Major Structure or Health Problems	Suppressed east. Growing on east bank of drainage ditch. Codominant at 4 feet. One-sided leaning canopy west.	None at this time.
6806		Yes		Interior Live Oak	*Quercus wislizeni*		7	54	15	2 Major Structure or Health Problems	Suppressed east. Growing at base of chain-link fence. One-sided leaning canopy west. Codominant at 7 feet.	None at this time.
6807		Yes		Blue Oak	*Quercus douglasii*	2,4	6	54	4	3 Fair - Minor Problems	Codominant at base. Growing on east bank of drainage ditch and surrounded by blackberries. Vigor fair. Density fair.	None at this time.
6808		Yes		Blue Oak	*Quercus douglasii*	2,2,3	7	54	4	3 Fair - Minor Problems	Codominant at base. Vigor fair. Density fair.	None at this time.
6809	493	Yes		Blue Oak	*Quercus douglasii*		34	54	36	3 Fair - Minor Problems	Codominant at 8 feet. Average dead branches in lower canopy. Canopy overhangs Shasta Street 20 feet south. Vigor fair. Density fair.	None at this time.
6810	494	Yes		Blue Oak	*Quercus douglasii*		37	54	36	2 Major Structure or Health Problems	Large wound cavity north side from base to 4 feet. Decay and wound. 40% of hardwood decayed. Driving path in dripline all sides. Vigor fair to poor. Density fair to poor.	None at this time.

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
6811	495	Yes		Blue Oak	*Quercus douglasii*		44	54	30	1 Extreme Structure or Health Problems	Codominant at 36 inches. Old main leader failure breakoff south side decay in wound. Remaining two stems with included bark and severe separation. Vigor fair. Density fair to poor. Driving path under canopy south side. Tree should be removed.	***Recommend removal due to nature and extent of noted defects.***
6812	407	Yes		Blue Oak	*Quercus douglasii*	14,15	29	54	18	3 Fair - Minor Problems	Codominant at 6 feet. Topped for powerlines. Canopy on Diamond Oaks Road 5 feet. Growing into canopy west.	None at this time.
6813	401	Yes		Blue Oak	*Quercus douglasii*		7	54	6	3 Fair - Minor Problems	Suppressed east. One-sided leaning canopy west.	None at this time.
6814	403	Yes		Blue Oak	*Quercus douglasii*		8	54	5	3 Fair - Minor Problems	Growing into canopy west. Codominant at 5 feet. Vigor fair. Density fair.	None at this time.
6815	402	Yes		Blue Oak	*Quercus douglasii*	9,11	20	24	10	3 Fair - Minor Problems	Suppressed south. One-sided leaning canopy north. Codominant at base to stems. Vigor fair. Density fair.	None at this time.
6816	404	Yes		Blue Oak	*Quercus douglasii*		10	54	16	3 Fair - Minor Problems	Suppressed south. Growing into canopy south and east. Good structure. One-sided leaning canopy north. Vigor fair. Density fair.	None at this time.
6817	405	Yes		Interior Live Oak	*Quercus wislizeni*	5,10	15	54	15	2 Major Structure or Health Problems	Codominant at base. Suppressed above. One-sided leaning canopy northwest. Vigor fair. Density fair.	None at this time.
6818	411	Yes		Interior Live Oak	*Quercus wislizeni*		17	54	12	3 Fair - Minor Problems	Codominant at 8 feet. Canopy to ground all sides. Vigor fair. Density fair.	None at this time.
6819	412	Yes		Interior Live Oak	*Quercus wislizeni*		10	54	15	2 Major Structure or Health Problems	Suppressed east. Codominant at 7 feet. One-sided leaning canopy west. Above average dead branches lower canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6820	418	Yes		Blue Oak	*Quercus douglasii*		10	54	10	2 Major Structure or Health Problems	Topped for powerlines. Codominant at 8 feet. Vigor fair. Density fair to poor.	None at this time.
6821		Yes		Blue Oak	*Quercus douglasii*		7	54	15	3 Fair - Minor Problems	Suppressed west. One-sided leaning canopy east. Codominant at 20 feet. Vigor fair. Density fair.	None at this time.
6822	408	Yes		Interior Live Oak	*Quercus wislizeni*		11	54	18	2 Major Structure or Health Problems	Codominant at 6 feet. Severe one-sided leaning canopy east. Vigor fair. Density fair.	None at this time.

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
6823	409	Yes		Interior Live Oak	*Quercus wislizeni*		10	54	15	2 Major Structure or Health Problems	Severe leaning canopy east. Vigor fair. Density fair.	None at this time.
6824		Yes		Blue Oak	*Quercus douglasii*		8	48	4	3 Fair - Minor Problems	Adjacent to fence growing on north side in contact with barbed-wire. Codominant at 6 feet. Vigor fair. Density fair.	None at this time.

TOTAL INVENTORIED TREES = 324 trees (4,955 aggregate diameter inches)
TOTAL RECOMMENDED REMOVALS = 10 trees (256 aggregate diameter inches)
TOTAL PROTECTED TREES = 324 Trees (4,955 aggregate diameter inches)

APPENDIX 3 – GENERAL PRACTICES FOR TREE PROTECTION

Definitions:

Root zone: The roots of trees grow fairly close to the surface of the soil, and spread out in a radial direction from the trunk of tree. A general rule of thumb is that they spread 2 to 3 times the radius of the canopy, or 1 to 1 ½ times the height of the tree. It is generally accepted that disturbance to root zones should be kept as far as possible from the trunk of a tree.

Inner Bark: The bark on large valley oaks and coast live oaks is quite thick, usually 1" to 2". If the bark is knocked off a tree, the inner bark, or cambial region, is exposed or removed. The cambial zone is the area of tissue responsible for adding new layers to the tree each year, so by removing it, the tree can only grow new tissue from the edges of the wound. In addition, the wood of the tree is exposed to decay fungi, so the trunk present at the time of the injury becomes susceptible to decay. Tree protection measures require that no activities occur which can knock the bark off the trees.

Methods Used in Tree Protection:

No matter how detailed Tree Protection Measures are in the initial Arborist Report, they will not accomplish their stated purpose unless they are applied to individual trees and a Project Arborist is hired to oversee the construction. The Project Arborist should have the ability to enforce the Protection Measures. The Project Arborist should be hired as soon as possible to assist in design and to become familiar with the project. He must be able to read and understand the project drawings and interpret the specifications. He should also have the ability to cooperate with the contractor, incorporating the contractor's ideas on how to accomplish the protection measures, wherever possible. It is advisable for the Project Arborist to be present at the Pre-Bid tour of the site, to answer questions the contractors may have about Tree Protection Measures. This also lets the contractors know how important tree preservation is to the developer.

Root Protection Zone (RPZ): Since in most construction projects it is not possible to protect the entire root zone of a tree, a Root Protection Zone is established for each tree to be preserved. The minimum Root Protection Zone is the area underneath the tree's canopy (out to the dripline, or edge of the canopy), plus 10'. The Project Arborist must approve work within the RPZ.

Irrigate, Fertilize, Mulch: Prior to grading on the site near any tree, the area within the Tree Protection fence should be fertilized with 4 pounds of nitrogen per 1000 square feet, and the fertilizer irrigated in. The irrigation should percolate at least 24 inches into the soil. This should be done no less than 2 weeks prior to grading or other root disturbing activities. After irrigating, cover the RPZ with at least 12" of leaf and twig mulch. Such mulch can be obtained from chipping or grinding the limbs of any trees removed on the site. Acceptable mulches can be obtained from nurseries or other commercial sources. Fibrous or shredded redwood or cedar bark mulch shall not be used anywhere on site.

Fence: Fence around the Root Protection Zone and restrict activity therein to prevent soil compaction by vehicles, foot traffic or material storage. The fenced area shall be off limits to all construction equipment, unless there is express written notification provided by the Project Arborist, and impacts are discussed and mitigated prior to work commencing.

> No storage or cleaning of equipment or materials, or parking of any equipment can take place within the fenced off area, known as the RPZ.

The fence should be highly visible, and stout enough to keep vehicles and other equipment out. I recommend the fence be made of orange plastic protective fencing, kept in place by t-posts set no farther apart than 6'.

In areas of intense impact, a 6' chain link fence is preferred.

In areas with many trees, the RPZ can be fenced as one unit, rather than separately for each tree.

Where tree trunks are within 3' of the construction area, place 2" by 4" boards vertically against the tree trunks, even if fenced off. Hold the boards in place with wire. Do not nail them directly to the tree. The purpose of the boards is to protect the trunk, should any equipment stray into the RPZ.

Elevate Foliage: Where indicated, remove lower foliage from a tree to prevent limb breakage by equipment. Low foliage can usually be removed without harming the tree, unless more than 25% of the foliage is removed. Branches need to be removed at the anatomically correct location in order to prevent decay organisms from entering the trunk. For this reason, a contractor who is an ISA Certified Arborist should perform all pruning on protected trees.[1]

Expose and Cut Roots: Breaking roots with a backhoe, or crushing them with a grader, causes significant injury, which may subject the roots to decay. Ripping roots may cause them to splinter toward the base of the tree, creating much more injury than a clean cut would make. At any location where the root zone of a tree will be impacted by a trench or a cut (including a cut required for a fill and compaction), the roots shall be exposed with either a backhoe digging radially to the trunk, by hand digging, or by a hydraulic air spade, and then cut cleanly with a sharp instrument, such as chainsaw with a carbide chain. Once the roots are severed, the area behind the cut should be moistened and mulched. A root protection fence should also be erected to protect the remaining roots, if it is not already in place. Further grading or backhoe work required outside the established RPZ can then continue without further protection measures.

Protect Roots in Deeper Trenches: The location of utilities on the site can be very detrimental to trees. Design the project to use as few trenches as possible, and to keep them away from the major trees to be protected. Wherever possible, in areas where trenches will be very deep, consider boring under the roots of the trees, rather than digging the trench through the roots. This technique can be quite useful for utility trenches and pipelines.

Protect Roots in Small Trenches: After all construction is complete on a site, it is not unusual for the landscape contractor to come in and sever a large number of "preserved" roots during the installation of irrigation systems. The Project Arborist must therefore approve the landscape and irrigation plans. The irrigation system needs to be designed so the main lines are located outside the root zone of major trees, and the secondary lines are either laid on the surface (drip systems), or carefully dug with a hydraulic or air spade, and the flexible pipe fed underneath the major roots.

Design the irrigation system so it can slowly apply water (no more than ¼" to ½" of water per hour) over a longer period of time. This allows deep soaking of root zones. The system also needs to accommodate infrequent irrigation settings of once or twice a month, rather than several times a week.

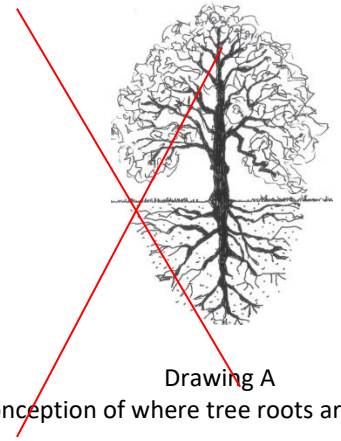
Monitoring Tree Health During and After Construction: The Project Arborist should visit the site at least twice a month during construction to be certain the tree protection measures are being followed, to monitor the health of impacted trees, and make recommendations as to irrigation or other needs. After construction is

[1] International Society of Arboriculture (ISA), maintains a program of Certifying individuals. Each Certified Arborist has a number and must maintain continuing education credits to remain Certified.

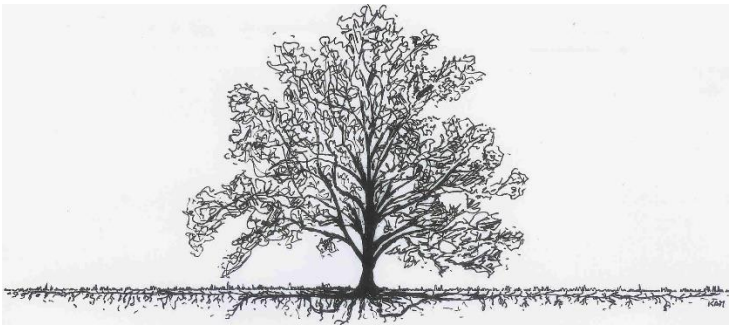
complete, the arborist should monitor the site monthly for one year and make recommendations for care where needed. If longer term monitoring is required, the arborist should report this to the developer and the planning agency overseeing the project.

Root Structure

The majority of a tree's roots are contained in a radius from the main trunk outward approximately two to three times the canopy of the tree. These roots are located in the top 6" to 3' of soil. It is a common misconception that a tree underground resembles the canopy (see Drawing A below). The correct root structure of a tree is in Drawing B. All plants' roots need both water and air for survival. Surface roots are a common phenomenon with trees grown in compacted soil. Poor canopy development or canopy decline in mature trees is often the result of inadequate root space and/or soil compaction.



Drawing A
Common misconception of where tree roots are assumed to be located



Drawing B
The reality of where roots are generally located

Structural Issues

Limited space for canopy development produces poor structure in trees. The largest tree in a given area, which is 'shading' the other trees is considered Dominant. The 'shaded' trees are considered Suppressed. The following picture illustrates this point. Suppressed trees are more likely to become a potential hazard due to their poor structure.

Dominant Tree

Growth is upright

Canopy is balanced by limbs and foliage equally

Suppressed Tree

Canopy weight all to one side

Limbs and foliage grow away from dominant tree

Co-dominant leaders are another common structural problem in trees.

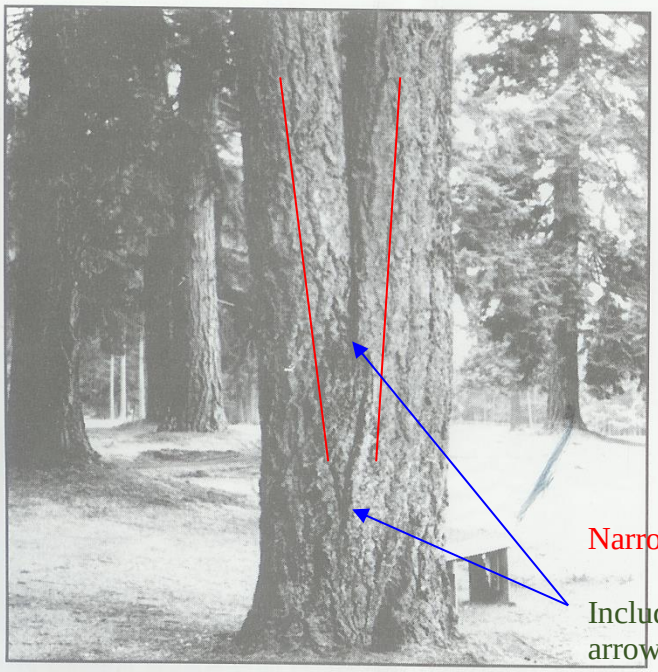


Figure 6. Codominant stems are inherently weak because the stems are of similar diameter.

The tree in this picture has a co-dominant leader at about 3' and included bark up to 7 or 8'. Included bark occurs when two or more limbs have a narrow angle of attachment resulting in bark between the stems – instead of cell to cell structure. This is considered a critical defect in trees and is the cause of many failures.

Narrow Angle

Included Bark between the arrows

Photo from Evaluation of Hazard Trees in Urban Areas by Nelda P. Matheny and James R. Clark, 1994 International Society of Arboriculture

Pruning Mature Trees for Risk Reduction

There are few good reasons to prune mature trees. Removal of deadwood, directional pruning, removal of decayed or damaged wood, and end-weight reduction as a method of mitigation for structural faults are the only reasons a mature tree should be pruned. Live wood over 3" should not be pruned unless absolutely necessary. Pruning cuts should be clean and correctly placed. Pruning should be done in accordance with the American National Standards Institute (ANSI) A300 standards. It is far better to use more small cuts than a few large cuts as small pruning wounds reduce risk while large wounds increase risk.

Pruning causes an open wound in the tree. Trees do not "heal" they compartmentalize. Any wound made today will always remain, but a healthy tree, in the absence of decay in the wound, will 'cover it' with callus tissue. Large, old pruning wounds with advanced decay are a likely failure point. Mature trees with large wounds are a high failure risk.

Overweight limbs are a common structural fault in suppressed trees. There are two remedial actions for overweight limbs (1) prune the limb to reduce the extension of the canopy, or (2) cable the limb to reduce movement. Cables do not hold weight they only stabilize the limb and require annual inspection.

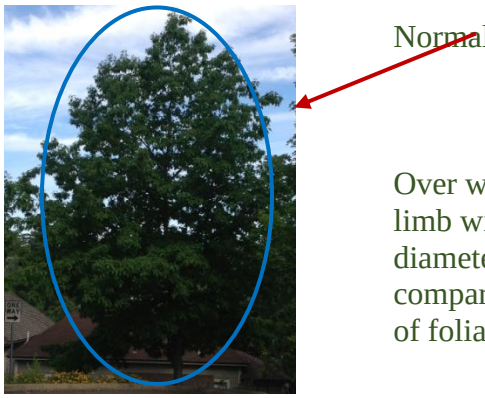


Photo of another tree – not at this site.

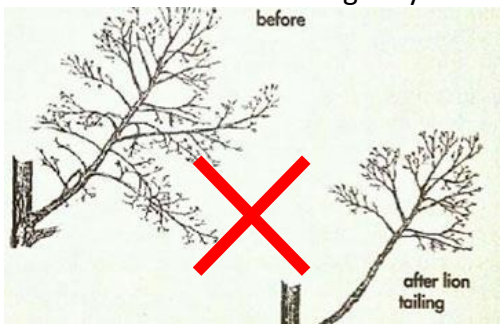
Normal limb structure

Over weight, reaching limb with main stem diameter small compared with amount of foliage present

Photo of another tree – not at this site

Lion's – Tailing is the pruning practice of removal of "an excessive number of inner and/or lower lateral branches from parent branches. Lion's tailing is not an acceptable pruning practice" ANSI A300 (part 1) 4.23. It increases the risk of failure.

Pruning – Cutting back trees changes their natural structure, while leaving trees in their natural form enhances longevity.



Arborist Classifications

There are different types of Arborists:

Tree Removal and/or Pruning Companies. These companies may be licensed by the State of California to do business, but they do not necessarily know anything about trees;

Arborists. Arborist is a broad term. It is intended to mean someone with specialized knowledge of trees but is often used to imply knowledge that is not there.

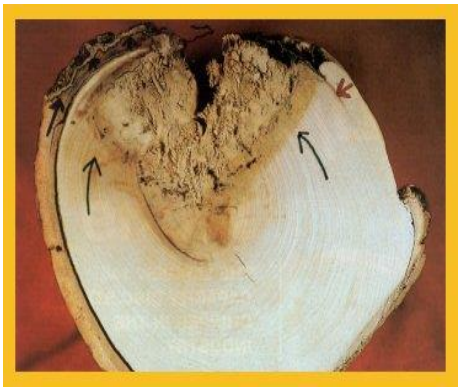
ISA Certified Arborist: An International Society of Arboriculture Certified Arborist is someone who has been trained and tested to have specialized knowledge of trees. You can look up certified arborists at the International Society of Arboriculture website: isa-arbor.org.

Consulting Arborist: An American Society of Consulting Arborists Registered Consulting Arborist is someone who has been trained and tested to have specialized knowledge of trees and trained and tested to provide high quality reports and documentation. You can look up registered consulting arborists at the American Society of Consulting Arborists website: https://www.asca-consultants.org/

Decay in Trees

Decay (in General): Fungi cause all decay of living trees. Decay is considered a disease because cell walls are altered, wood strength is affected, and living sapwood cells may be killed. Fungi decay wood by secreting enzymes. Different types of fungi cause different types of decay through the secretion of different chemical enzymes. Some decays, such as white rot, cause less wood strength loss than others because they first attack the lignin (causes cell walls to thicken and reduces susceptibility to decay and pest damage) secondarily the cellulose (another structural component in a cell walls). Others, such as soft rot, attack the cellulose chain and cause substantial losses in wood strength even in the initial stages of decay. Brown rot causes wood to become brittle and fractures easily with tension. Identification of internal decay in a tree is difficult because visible evidence may not be present.

According to Evaluation of Hazard Trees in Urban Areas (Matheny, 1994) decay is a critical factor in the stability of the tree. As decay progresses in the trunk, the stem becomes a hollow tube or cylinder rather than a solid rod. This change is not readily apparent to the casual observer. Trees require only a small amount of bark and wood to transport water, minerals and sugars. Interior heartwood can be eliminated (or degraded) to a great degree without compromising the transport process. Therefore, trees can contain significant amounts of decay without showing decline symptoms in the crown.



Compartmentalization of decay in trees is a biological process in which the cellular tissue around wounds is changed to inhibit fungal growth and provide a barrier against the spread of decay agents into the barrier zones is the formation of while a tree may be able to limit pruning cuts, in the event that there located vertically along the main additional cells. The weakest of the vertical wall. Accordingly, decay progression inward at large are more than one pruning cut trunk of the tree, the likelihood of decay progression and the associated structural loss of integrity of the internal wood is high.

Oak Tree Impacts

Our native oak trees are easily damaged or killed by having the soil within the Critical Root Zone (CRZ) disturbed or compacted. All of the work initially performed around protected trees that will be saved should be done by people rather than by wheeled or track type tractors. Oaks are fragile giants that can take little change in soil grade, compaction, or warm season watering. Don't be fooled into believing that warm season watering has no adverse effects on native oaks. Decline and eventual death can take as long as 5-20 years with poor care and inappropriate watering. Oaks can live hundreds of years if treated properly during construction, as well as later with proper pruning, and the appropriate landscape/irrigation design.

California Tree and Landscape Consulting, Inc.

April 27, 2021

Ryan O'Keefe
WP Sierra View, LLC
1420 Rocky Ridge Drive, Suite 265
Roseville, CA 95661

Via Email: ryan@wpcommunities.com

RE: Sierra View Golf Club Verification of Tree Failure #6517

Ryan,

I am writing to provide confirmation of a recent tree failure at the Sierra View Golf Club surplus property. The tree is located within the proposed development area of the property located at 360 Diamond Oaks Road, Roseville, California.

Unfortunately, the tree suffered a catastrophic failure of the lower trunk approximately 10' above grade and is a total loss. The remaining debris should be cleaned up and the lower trunk and stump removed.

The attached pictures depict the failure. The tree should be removed from any mitigation calculations associated with the development of the property.

Please feel free to contact me with any questions.

Edwin E. Stirtz, Consulting Arborist
International Society of Arboriculture
Certified Arborist WE-0510A
ISA Tree Risk Assessment Qualified
Member, American Society of Consulting Arborists

Enc: Photographs

Photographs

PC EXHIBIT F

TREE REMOVAL INFORMATION

• TREE # EXISTING OAK TREE - TO REMAIN

X TREE # PROPOSED FOR REMOVAL

X TREE # ARBORIST RECOMMENDED REMOVAL

• TREE # EXISTING OAK TREE TO REMAIN (IMPACTED)

Tag #	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured Canopy Radius	Disposition
1	Coast Live Oak	*Quercus agrifolia*		17	12	To remain.
424	Blue Oak	*Quercus douglasii*		11	10	Proposed Removal.
6501	Blue Oak	*Quercus douglasii*		38	33	Proposed Removal.
6502	Blue Oak	*Quercus douglasii*		41	30	To remain.
6503	Blue Oak	*Quercus douglasii*		35	24	Proposed Removal.
6504	Blue Oak	*Quercus douglasii*	3,4	7	4	Proposed Removal.
6505	Blue Oak	*Quercus douglasii*		26	15	To remain.
6506	Blue Oak	*Quercus douglasii*		36	30	To remain. (impacted)
6507	Blue Oak	*Quercus douglasii*		31	27	To remain. (impacted)
6508	Blue Oak	*Quercus douglasii*		35	30	Proposed Removal.
6509	Blue Oak	*Quercus douglasii*		35	24	Proposed Removal.
6510	Blue Oak	*Quercus douglasii*		28	27	Proposed Removal.
6511	Blue Oak	*Quercus douglasii*		34	24	Proposed Removal.
6512	Coast Live Oak	*Quercus agrifolia*		8	6	Proposed Removal.
6513	Coast Live Oak	*Quercus agrifolia*		15	7	Proposed Removal.
6514	Coast Live Oak	*Quercus agrifolia*		15	8	Proposed Removal.
6515	Blue Oak	*Quercus douglasii*		8	5	Proposed Removal.
6516	Blue Oak	*Quercus douglasii*		6	4	Proposed Removal.
6517	Blue Oak	*Quercus douglasii*		0	0	***Dead***
6518	Blue Oak	*Quercus douglasii*		24	36	Proposed Removal.
6519	Blue Oak	*Quercus douglasii*		9	5	Proposed Removal.
6520	Blue Oak	*Quercus douglasii*		11	12	Proposed Removal.
6521	Blue Oak	*Quercus douglasii*	2,3,3,3	11	4	Proposed Removal.
6522	Blue Oak	*Quercus douglasii*		44	21	Proposed Removal.
6523	Blue Oak	*Quercus douglasii*	3,4	7	4	Proposed Removal.
6524	Blue Oak	*Quercus douglasii*		13	9	Proposed Removal.
6525	Blue Oak	*Quercus douglasii*		8	6	Proposed Removal.
6526	Blue Oak	*Quercus douglasii*		8	6	Proposed Removal.
6527	Blue Oak	*Quercus douglasii*		10	7	Proposed Removal.
6528	Blue Oak	*Quercus douglasii*		10	7	Proposed Removal.
6529	Blue Oak	*Quercus douglasii*		6	10	Proposed Removal.
6530	Blue Oak	*Quercus douglasii*		49	36	Proposed Removal.
6531	Blue Oak	*Quercus douglasii*		16	24	***Recommend removal.***
6532	Blue Oak	*Quercus douglasii*		31	27	Proposed Removal.
6533	Blue Oak	*Quercus douglasii*		39	30	Proposed Removal.
6534	Blue Oak	*Quercus douglasii*		12	9	Proposed Removal.
6535	Blue Oak	*Quercus douglasii*		34	24	Proposed Removal.
6536	Blue Oak	*Quercus douglasii*		10	9	Proposed Removal.
6537	Blue Oak	*Quercus douglasii*		36	30	***Recommend removal.***
6538	Blue Oak	*Quercus douglasii*		30	18	Proposed Removal.
6539	Blue Oak	*Quercus douglasii*	5,5	10	6	Proposed Removal.
6540	Blue Oak	*Quercus douglasii*		10	12	Proposed Removal.
6541	Blue Oak	*Quercus douglasii*		30	30	Proposed Removal.
6542	Blue Oak	*Quercus douglasii*		36	18	Proposed Removal.
6543	Blue Oak	*Quercus douglasii*		7	6	Proposed Removal.
6544	Blue Oak	*Quercus douglasii*		29	27	Proposed Removal.
6545	Blue Oak	*Quercus douglasii*		34	29	***Recommend removal.***
6546	Blue Oak	*Quercus douglasii*		8	15	Proposed Removal.
6547	Blue Oak	*Quercus douglasii*	7,8	15	12	Proposed Removal.
6548	Blue Oak	*Quercus douglasii*		12	9	Proposed Removal.
6549	Blue Oak	*Quercus douglasii*	10,11,11	32	12	Proposed Removal.
6550	Blue Oak	*Quercus douglasii*		7	9	To remain. (impacted)
6551	Blue Oak	*Quercus douglasii*		34	21	To remain.
6552	Blue Oak	*Quercus douglasii*		27	33	To remain.
6553	Blue Oak	*Quercus douglasii*		40	21	To remain.
6554	Blue Oak	*Quercus douglasii*		7	5	To remain. (impacted)
6555	Blue Oak	*Quercus douglasii*		10	9	Proposed Removal.
6556	Blue Oak	*Quercus douglasii*		13	12	Proposed Removal.
6557	Blue Oak	*Quercus douglasii*		6	8	Proposed Removal.
6558	Blue Oak	*Quercus douglasii*		6	7	Proposed Removal.
6559	Interior Live Oak	*Quercus wislizeni*		17	21	Proposed Removal.
6560	Blue Oak	*Quercus douglasii*		15	12	Proposed Removal.
6561	Blue Oak	*Quercus douglasii*		14	18	Proposed Removal.
6562	Blue Oak	*Quercus douglasii*	5,6	11	12	Proposed Removal.
6563	Blue Oak	*Quercus douglasii*	4,7,8,11	30	18	Proposed Removal.
6564	Valley Oak	*Quercus lobata*		18	18	Proposed Removal.
6565	Blue Oak	*Quercus douglasii*		8	6	Proposed Removal.
6566	Blue Oak	*Quercus douglasii*		10	10	Proposed Removal.
6567	Blue Oak	*Quercus douglasii*		7	5	Proposed Removal.
6568	Interior Live Oak	*Quercus wislizeni*		20	15	Proposed Removal.
6569	Blue Oak	*Quercus douglasii*	7,12	19	12	To remain.
6570	Blue Oak	*Quercus douglasii*		12	16	To remain.
6571	Blue Oak	*Quercus douglasii*		9	6	To remain.
6572	Blue Oak	*Quercus douglasii*		9	6	To remain. (impacted)
6573	Blue Oak	*Quercus douglasii*		13	10	Proposed Removal.
6574	Blue Oak	*Quercus douglasii*		8	15	Proposed Removal.
6575	Coast Live Oak	*Quercus agrifolia*		11	18	Proposed Removal.
6576	Blue Oak	*Quercus douglasii*		10	8	To remain.
6577	Blue Oak	*Quercus douglasii*		7	5	To remain.
6578	Blue Oak	*Quercus douglasii*		30	30	Proposed Removal.
6579	Blue Oak	*Quercus douglasii*		21	21	Proposed Removal.
6580	Blue Oak	*Quercus douglasii*		41	33	Proposed Removal.
6581	Blue Oak	*Quercus douglasii*		36	24	Proposed Removal.
6583	Blue Oak	*Quercus douglasii*	5,7	12	8	To remain. (impacted)
6584	Coast Live Oak	*Quercus agrifolia*	7,7,8	22	9	Proposed Removal.
6585	Blue Oak	*Quercus douglasii*		7	10	To remain. (impacted)
6586	Blue Oak	*Quercus douglasii*		8	6	To remain.
6587	Blue Oak	*Quercus douglasii*		6	6	To remain.
6588	Coast Live Oak	*Quercus agrifolia*		10	9	To remain. (impacted)
6589	Blue Oak	*Quercus douglasii*		21	18	To remain. (impacted)
6590	Blue Oak	*Quercus douglasii*		22	12	To remain.
6591	Blue Oak	*Quercus douglasii*		14	15	Proposed Removal.
6592	Blue Oak	*Quercus douglasii*		7	10	Proposed Removal.
6593	Blue Oak	*Quercus douglasii*		6	9	Proposed Removal.
6594	Blue Oak	*Quercus douglasii*		7	8	Proposed Removal.
6595	Blue Oak	*Quercus douglasii*		10	9	Proposed Removal.
6596	Blue Oak	*Quercus douglasii*		41	21	Proposed Removal.
6597	Blue Oak	*Quercus douglasii*		11	9	Proposed Removal.
6598	Blue Oak	*Quercus douglasii*	4,4,6	14	8	Proposed Removal.
6599	Blue Oak	*Quercus douglasii*	7,8	15	10	To remain. (impacted)
6600	Blue Oak	*Quercus douglasii*	4,4,5	13	9	To remain. (impacted)
6601	Blue Oak	*Quercus douglasii*		9	6	To remain.
6602	Blue Oak	*Quercus douglasii*	5,5	10	9	To remain. (impacted)
6603	Blue Oak	*Quercus douglasii*	10,11	21	7	Proposed Removal.
6604	Blue Oak	*Quercus douglasii*		6	5	Proposed Removal.
6605	Blue Oak	*Quercus douglasii*		29	18	***Recommend removal.***
6606	Blue Oak	*Quercus douglasii*		11	5	Proposed Removal.
6607	Blue Oak	*Quercus douglasii*		45	36	Proposed Removal.
6608	Blue Oak	*Quercus douglasii*		21	40	***Recommend removal.***
6609	Blue Oak	*Quercus douglasii*	4,4	8	3	Proposed Removal.
6610	Blue Oak	*Quercus douglasii*		8	7	Proposed Removal.
6611	Blue Oak	*Quercus douglasii*		6	5	Proposed Removal.
6612	Blue Oak	*Quercus douglasii*		7	7	Proposed Removal.
6613	Blue Oak	*Quercus douglasii*		7	5	Proposed Removal.
6614	Blue Oak	*Quercus douglasii*		12	5	Proposed Removal.
6615	Blue Oak	*Quercus douglasii*		7	10	Proposed Removal.
6616	Blue Oak	*Quercus douglasii*	4,5	9	4	Proposed Removal.
6617	Blue Oak	*Quercus douglasii*	3,4,4,4	15	9	Proposed Removal.
6618	Blue Oak	*Quercus douglasii*		13	8	To remain. (impacted)
6619	Blue Oak	*Quercus douglasii*		21	15	Proposed Removal.
6620	Blue Oak	*Quercus douglasii*		11	10	***Recommend removal.***
6621	Blue Oak	*Quercus douglasii*		7	5	To remain. (impacted)
6622	Blue Oak	*Quercus douglasii*	6,8	14	6	To remain.
6623	Blue Oak	*Quercus douglasii*		7	6	To remain. (impacted)
6624	Blue Oak	*Quercus douglasii*		6	5	Proposed Removal.
6625	Blue Oak	*Quercus douglasii*		9	6	Proposed Removal.
6626	Blue Oak	*Quercus douglasii*		9	7	Proposed Removal.
6627	Blue Oak	*Quercus douglasii*		6	5	Proposed Removal.
6628	Blue Oak	*Quercus douglasii*		17	12	Proposed Removal.
6629	Blue Oak	*Quercus douglasii*		8	8	Proposed Removal.
6630	Blue Oak	*Quercus douglasii*		8	9	Proposed Removal.
6631	Blue Oak	*Quercus douglasii*		8	6	Proposed Removal.
6632	Blue Oak	*Quercus douglasii*		10	12	Proposed Removal.
6633	Blue Oak	*Quercus douglasii*		7	4	Proposed Removal.
6634	Blue Oak	*Quercus douglasii*		7	6	Proposed Removal.
6635	Blue Oak	*Quercus douglasii*		16	10	Proposed Removal.
6636	Blue Oak	*Quercus douglasii*		9	7	Proposed Removal.
6637	Interior Live Oak	*Quercus wislizeni*		6	5	Proposed Removal.
6638	Blue Oak	*Quercus douglasii*		10	18	Proposed Removal.
6639	Blue Oak	*Quercus douglasii*		10	15	Proposed Removal.
6640	Blue Oak	*Quercus douglasii*		6	4	To remain.
6641	Blue Oak	*Quercus douglasii*	5,7	12	8	To remain.
6642	Blue Oak	*Quercus douglasii*		21	12	To remain.
6643	Blue Oak	*Quercus douglasii*		15	9	To remain.
6644	Blue Oak	*Quercus douglasii*		9	8	To remain.
6645	Blue Oak	*Quercus douglasii*		8	10	To remain.
6646	Blue Oak	*Quercus douglasii*		9	6	To remain.
6647	Blue Oak	*Quercus douglasii*	8,10	18	12	To remain.
6648	Blue Oak	*Quercus douglasii*		10	12	To remain.
6649	Blue Oak	*Quercus douglasii*		7	5	To remain.
6650	Blue Oak	*Quercus douglasii*		10	9	To remain.
6651	Blue Oak	*Quercus douglasii*		10	7	To remain.
6652	Blue Oak	*Quercus douglasii*		6	4	To remain. (impacted)
6653	Blue Oak	*Quercus douglasii*		15	12	To remain.
6654	Blue Oak	*Quercus douglasii*		10	9	To remain.
6655	Blue Oak	*Quercus douglasii*		6	4	To remain.
6656	Blue Oak	*Quercus douglasii*		8	5	To remain.
6657	Blue Oak	*Quercus douglasii*	4,5	9	4	To remain.
6658	Blue Oak	*Quercus douglasii*	4,4	8	4	To remain.
6659	Coast Live Oak	*Quercus agrifolia*	3,6,7	16	10	Proposed Removal.
6660	Blue Oak	*Quercus douglasii*		14	18	To remain.
6661	Blue Oak	*Quercus douglasii*		13	15	To remain.
6662	Blue Oak	*Quercus douglasii*		11	12	To remain.
6663	Blue Oak	*Quercus douglasii*		13	12	To remain.
6664	Blue Oak	*Quercus douglasii*		25	21	To remain.
6665	Blue Oak	*Quercus douglasii*	8,10,12,12	42	24	***Recommend removal.***
6666	Blue Oak	*Quercus douglasii*	8,11	19	18	To remain.
6667	Blue Oak	*Quercus douglasii*		9	7	To remain.
6668	Blue Oak	*Quercus douglasii*		12	12	To remain.
6669	Blue Oak	*Quercus douglasii*		17	15	To remain.
6670	Coast Live Oak	*Quercus agrifolia*		13	10	***Recommend removal.***
6671	Blue Oak	*Quercus douglasii*		13	12	To remain.
6672	Blue Oak	*Quercus douglasii*		15	12	To remain.
6673	Blue Oak	*Quercus douglasii*		33	21	To remain.
6674	Blue Oak	*Quercus douglasii*	4,5	9	7	To remain.
6675	Blue Oak	*Quercus douglasii*	20,30	50	30	To remain.
6676	Blue Oak	*Quercus douglasii*		14	18	To remain.
6677	Blue Oak	*Quercus douglasii*		20	21	To remain.
6678	Blue Oak	*Quercus douglasii*		28	36	To remain.
6679	Blue Oak	*Quercus douglasii*	9,11	20	9	To remain.
6680	Blue Oak	*Quercus douglasii*	9,10	19	10	To remain.
6681	Blue Oak	*Quercus douglasii*	4,4,4,5	17	7	To remain.
6682	Blue Oak	*Quercus douglasii*		11	15	To remain.
6683	Blue Oak	*Quercus douglasii*		11	12	To remain.
6684	Blue Oak	*Quercus douglasii*		15	12	To remain.
6685	Blue Oak	*Quercus douglasii*		11	9	To remain.
6686	Blue Oak	*Quercus douglasii*		7	12	To remain.
6687	Blue Oak	*Quercus douglasii*	7,9	16	7	To remain.
6688	Blue Oak	*Quercus douglasii*		9	7	To remain.
6689	Blue Oak	*Quercus douglasii*		14	10	To remain.
6690	Blue Oak	*Quercus douglasii*		8	6	To remain.
6691	Blue Oak	*Quercus douglasii*		12	16	To remain.
6692	Blue Oak	*Quercus douglasii*		12	7	To remain.
6693	Blue Oak	*Quercus douglasii*		14	12	To remain.
6694	Blue Oak	*Quercus douglasii*		19	21	To remain.
6695	Blue Oak	*Quercus douglasii*		6	5	To remain.
6696	Blue Oak	*Quercus douglasii*		10	8	To remain.
6697	Blue Oak	*Quercus douglasii*		17	18	To remain.
6698	Blue Oak	*Quercus douglasii*		8	9	To remain.
6699	Blue Oak	*Quercus douglasii*		14	18	To remain.
6700	Blue Oak	*Quercus douglasii*		12	15	To remain.
6701	Blue Oak	*Quercus douglasii*		15	21	To remain. (impacted)
6702	Blue Oak	*Quercus douglasii*		7	6	Proposed Removal.
6703	Blue Oak	*Quercus douglasii*	3,4	7	7	Proposed Removal.
6704	Blue Oak	*Quercus douglasii*	16,17	33	21	Proposed Removal.
6705	Blue Oak	*Quercus douglasii*	3,4	7	5	Proposed Removal.
6706	Blue Oak	*Quercus douglasii*	4,4	8	6	Proposed Removal.
6707	Blue Oak	*Quercus douglasii*		12	9	Proposed Removal.
6708	Blue Oak	*Quercus douglasii*		13	10	Proposed Removal.
6709	Blue Oak	*Quercus douglasii*		14	16	Proposed Removal.
6710	Blue Oak	*Quercus douglasii*		10	10	Proposed Removal.
6711	Blue Oak	*Quercus douglasii*	6,9	15	9	To remain. (impacted)
6712	Blue Oak	*Quercus douglasii*		13	10	To remain. (impacted)
6713	Blue Oak	*Quercus douglasii*		15	15	To remain. (impacted)
6714	Blue Oak	*Quercus douglasii*		17	21	To remain. (impacted)
6715	Blue Oak	*Quercus douglasii*		17	18	To remain. (impacted)
6716	Blue Oak	*Quercus douglasii*		11	10	To remain.
6717	Blue Oak	*Quercus douglasii*		11	10	To remain.
6718	Blue Oak	*Quercus douglasii*		6	12	To remain.
6719	Blue Oak	*Quercus douglasii*		10	15	To remain.
6720	Blue Oak	*Quercus douglasii*		10	20	To remain.
6721	Blue Oak	*Quercus douglasii*		11	18	To remain.
6722	Blue Oak	*Quercus douglasii*		7	12	To remain.
6723	Blue Oak	*Quercus douglasii*		10	9	To remain.
6724	Interior Live Oak	*Quercus wislizeni*	12,14	26	12	To remain.
6725	Blue Oak	*Quercus douglasii*		7	10	To remain.
6726	Blue Oak	*Quercus douglasii*		11	9	To remain.
6727	Blue Oak	*Quercus douglasii*	5,5	10	9	To remain.
6728	Blue Oak	*Quercus douglasii*		9	12	To remain.
6729	Blue Oak	*Quercus douglasii*		7	6	To remain.
6730	Blue Oak	*Quercus douglasii*	5,10	15	12	To remain.
6731	Blue Oak	*Quercus douglasii*		11	9	To remain.
6732	Blue Oak	*Quercus douglasii*		10	18	To remain.
6733	Interior Live Oak	*Quercus wislizeni*	2,3,5	10	7	To remain.
6734	Blue Oak	*Quercus douglasii*		14	21	To remain.
6735	Blue Oak	*Quercus douglasii*		12	15	To remain.
6736	Blue Oak	*Quercus douglasii*		15	15	Proposed Removal.
6737	Blue Oak	*Quercus douglasii*		6	6	Proposed Removal.
6738	Blue Oak	*Quercus douglasii*		18	18	Proposed Removal.
6739	Blue Oak	*Quercus douglasii*		20	18	Proposed Removal.
6740	Interior Live Oak	*Quercus wislizeni*		12	7	Proposed Removal.
6741	Blue Oak	*Quercus douglasii*		7	5	Proposed Removal.
6742	Blue Oak	*Quercus douglasii*		7	7	Proposed Removal.
6743	Blue Oak	*Quercus douglasii*		12	9	To remain. (impacted)
6744	Blue Oak	*Quercus douglasii*		8	9	To remain.
6745	Blue Oak	*Quercus douglasii*		11	15	To remain.
6746	Blue Oak	*Quercus douglasii*		6	4	To remain.
6747	Blue Oak	*Quercus douglasii*	7,10	17	12	To remain.
6748	Blue Oak	*Quercus douglasii*		17	18	To remain. (impacted)
6749	Blue Oak	*Quercus douglasii*		36	21	Proposed Removal.
6750	Blue Oak	*Quercus douglasii*		13	5	Proposed Removal.
6751	Blue Oak	*Quercus douglasii*		6	3	To remain.
6752	Blue Oak	*Quercus douglasii*		16	15	To remain.
6753	Blue Oak	*Quercus douglasii*		12	10	Proposed Removal.
6754	Blue Oak	*Quercus douglasii*		13	16	Proposed Removal.
6755	Blue Oak	*Quercus douglasii*		18	20	Proposed Removal.
6756	Blue Oak	*Quercus douglasii*		18	15	Proposed Removal.
6757	Blue Oak	*Quercus douglasii*		10	21	***Recommend removal.***
6758	Interior Live Oak	*Quercus wislizeni*		7	18	To remain.
6759	Blue Oak	*Quercus douglasii*		12	16	To remain.
6760	Blue Oak	*Quercus douglasii*		13	15	Proposed Removal.
6761	Blue Oak	*Quercus douglasii*		12	17	Proposed Removal.
6762	Blue Oak	*Quercus douglasii*		17	21	Proposed Removal.
6763	Blue Oak	*Quercus douglasii*		13	9	To remain.
6764	Blue Oak	*Quercus douglasii*		7	6	Proposed Removal.
6765	Blue Oak	*Quercus douglasii*		8	5	Proposed Removal.
6766	Blue Oak	*Quercus douglasii*		10	12	To remain.
6768	Blue Oak	*Quercus douglasii*		7	7	To remain.
6769	Blue Oak	*Quercus douglasii*		7	6	To remain.
6770	Blue Oak	*Quercus douglasii*		7	9	To remain.
6771	Blue Oak	*Quercus douglasii*		27	24	Proposed Removal.
6772	Blue Oak	*Quercus douglasii*		26	24	To remain. (impacted)
6773	Blue Oak	*Quercus douglasii*		6	5	Proposed Removal.
6774	Blue Oak	*Quercus douglasii*		27	24	To remain. (impacted)
6775	Blue Oak	*Quercus douglasii*		27	21	Proposed Removal.
6776	Blue Oak	*Quercus douglasii*		36	33	Proposed Removal.
6777	Blue Oak	*Quercus douglasii*		36	33	Proposed Removal.
6778	Blue Oak	*Quercus douglasii*		28	21	To remain. (impacted)
6779	Blue Oak	*Quercus douglasii*		7	6	Proposed Removal.
6780	Blue Oak	*Quercus douglasii*		25	18	To remain.
6781	Blue Oak	*Quercus douglasii*		24	21	To remain. (impacted)
6782	Blue Oak	*Quercus douglasii*		15	22	To remain. (impacted)
6783	Blue Oak	*Quercus douglasii*		15	18	To remain. (impacted)
6784	Blue Oak	*Quercus douglasii*		23	22	To remain. (impacted)
6785	Blue Oak	*Quercus douglasii*		34	21	To remain.
6786	Blue Oak	*Quercus douglasii*		32	40	To remain. (impacted)
6787	Blue Oak	*Quercus douglasii*		7	15	Proposed Removal.
6788	Blue Oak	*Quercus douglasii*		32	24	Proposed Removal.
6789	Blue Oak	*Quercus douglasii*		23	21	Proposed Removal.
6790	Blue Oak	*Quercus douglasii*		8	12	Proposed Removal.
6791	Blue Oak	*Quercus douglasii*		7	18	Proposed Removal.
6792	Blue Oak	*Quercus douglasii*		11	15	Proposed Removal.
6793	Blue Oak	*Quercus douglasii*		13	16	Proposed Removal.
6794	Blue Oak	*Quercus douglasii*		11	12	Proposed Removal.
6795	Blue Oak	*Quercus douglasii*	4,6	10	5	Proposed Removal.
6796	Blue Oak	*Quercus douglasii*	6,7	13	7	Proposed Removal.
6797	Blue Oak	*Quercus douglasii*		8	10	Proposed Removal.
6798	Blue Oak	*Quercus douglasii*		12	15	Proposed Removal.
6799	Blue Oak	*Quercus douglasii*		7	9	Proposed Removal.
6800	Blue Oak	*Quercus douglasii*		11	9	Proposed Removal.
6801	Blue Oak	*Quercus douglasii*		13	10	Proposed Removal.
6802	Blue Oak	*Quercus douglasii*		14	18	Proposed Removal.
6803	Blue Oak	*Quercus douglasii*		7	5	Proposed Removal.
6804	Coast Live Oak	*Quercus agrifolia*		13	12	Proposed Removal.
6805	Blue Oak	*Quercus douglasii*		7	9	Proposed Removal.
6806	Interior Live Oak	*Quercus wislizeni*		7	15	To remain. (impacted)
6807	Blue Oak	*Quercus douglasii*	2,4	6	4	Proposed Removal.
6808	Blue Oak	*Quercus douglasii*	2,2,3	7	4	Proposed Removal.
6809	Blue Oak	*Quercus douglasii*		34	36	To remain. (impacted)
6810	Blue Oak	*Quercus douglasii*		37	36	Proposed Removal.
6811	Blue Oak	*Quercus douglasii*		44	30	***Recommend removal.***
6812	Blue Oak	*Quercus douglasii*	14,15	29	18	To remain.
6813	Blue Oak	*Quercus douglasii*		7	6	To remain.
6814	Blue Oak	*Quercus douglasii*		8	5	To remain.
6815	Blue Oak	*Quercus douglasii*	9,11	20	10	To remain.
6816	Blue Oak	*Quercus douglasii*		10	16	To remain.
6817	Interior Live Oak	*Quercus wislizeni*	5,10	15	15	To remain.
6818	Interior Live Oak	*Quercus wislizeni*		17	12	To remain.
6819	Interior Live Oak	*Quercus wislizeni*		10	15	To remain.
6820	Blue Oak	*Quercus douglasii*		10	10	To remain.
6821	Blue Oak	*Quercus douglasii*		7	15	To remain.
6822	Interior Live Oak	*Quercus wislizeni*		11	18	To remain.
6823	Interior Live Oak	*Quercus wislizeni*		10	15	To remain.
6824	Blue Oak	*Quercus douglasii*		8	4	Proposed Removal.

Tree Disposition Summary	Number of Trees	Aggregate(inches)
Total Inventoried Trees	323	4905
Trees to remain	125	1723
Arborist recommended tree removals	10	256
Proposed Impacted Trees (To Remain)	30	503
Proposed Tree Removals	158	2423
Total Tree Impacts (Partial and Total Impact)	**188**	**2926**

N

0 40 80 160

SCALE: 1"=80'

ATTACHMENT A
TREE PERMIT

SIERRA VIEW

Roseville, CA

October 29, 2021

Sierra View · WESTPARK communities · MacKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT–PLANNING DIVISION

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

SIERRA VIEW COUNTRY CLUB & SIERRA VISTA SPECIFIC PLAN REDESIGNATION AND REZONING PROJECT

COMBINED CEQA DOCUMENT

MITIGATED NEGATIVE DECLARATION / INITIAL STUDY
&
6TH ADDENDUM TO THE SIERRA VISTA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH# 2008032115, ADOPTED ON MAY 5, 2010)

Project Titles/File Numbers:	Sierra View (SV) & Sierra Vista Specific Plan (SVSP) Redesignation and Rezoning Project / File No. PL21-0162 & File No. PL21-0161
Project Locations:	360 Diamond Oaks Road, Roseville, CA 95678 (APN 015-011-029-000) & 3301 Pleasant Grove Boulevard, Roseville, CA 95661 (APN 496-100-030-000) (Parcel WB-41) / 3250 Pleasant Grove Boulevard, Roseville, CA 95661 (APN 496-100-029-000) (Parcel WB-31)
Project Applicants:	WP Sierra View, LLC & Westpark SV 400, LLC Contact: John Tallman
Property Owners:	SVLC 23, LLC & Westpark SV 400, LLC
Lead Agency Contact:	Kinarik Shallow, Associate Planner, (916) 746-1309
Date:	November 5, 2021

INTRODUCTION

The City of Roseville (City) has prepared this environmental analysis document in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.), as well as in accordance with recent housing legislation known as Senate Bill 330 (the Housing Crisis Act of 2019 or S.B. 330). The proposed project is called Sierra View (SV) and Sierra Vista Specific Plan (SVSP) Redesignation and Rezoning Project (SV and SVSP Redesignation and Rezoning Project).

CEQA generally requires that all state and local government agencies consider the environmental consequences of proposed projects over which they have discretionary authority before taking action to approve such proposed projects. As explained below, however, S.B. 330 complicates CEQA for any proposed project that would result

in a reduction in the anticipated housing density in a particular area within a city. No such project can go forward unless the approving city correspondingly increases anticipated housing density somewhere else within its jurisdiction. Under S.B. 330, proposed development projects that would traditionally have been treated separately, with separate CEQA documents, can become joined together for purposes of ensuring the avoidance of any net loss of anticipated housing density within a city. This need to connect otherwise distinct projects exists even if the related projects occur in different areas within a city and involve different planning backgrounds and different operative planning document. Thus, a project that might require a site-specific mitigated negative declaration (MND) might be joined with a project that might be eligible for an addendum to a prior environmental impact report (EIR), or vice versa.

As described below, this "combined environmental document" SV and SVSP Redesignation and Rezoning Project has been prepared with all of these complicated considerations in mind. This document treats what in the past would have been two separate but related projects as a single combined project in order to comply with both CEQA and S.B. 330. Therefore, this CEQA document includes (i) an initial study (IS) supporting a proposed MND for a proposal to reduce permitting density in one area of the City, (ii) a modified IS checklist supporting an addendum to a previously certified final environmental impact report (EIR) to increase housing density in another area of the City, and (iii) a joint cumulative impact analysis that addresses the combined effects of developing both sites as proposed. This combined document thus addresses the impacts associated with development at two different sites located in different planning areas with different background environmental documents. Development approvals for each site also require different actions by City decisionmakers.

The development approvals for the two sites are related, and therefore have been combined, due to relatively recent changes in state law that preclude the City from reducing anticipated housing density in one portion of its jurisdiction without making up for the resulting reduction by increasing anticipated housing density in another area. The goal is to avoid any net reduction in anticipated housing units. As enacted in the 2019 legislative session, Senate Bill 330 (the Housing Crisis Act of 2019 or S.B. 330) created Government Code section 65300. Subdivision (b)(1)(A) of that statute generally prevents a city from changing the residential general plan, specific plan, and zoning designation to "a less intensive use" or to reduce the intensity of the designation below what was allowed on January 1, 2018. An exception to this prohibition exists, however, where the city "concurrently changes the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is *no net loss in residential capacity*" (Government Code § 65300 (h)(2)(i)(1), italics added). Here, as discussed below, the Applicants are proposing a reduction in residential capacity on one site (SV) but proposing modification in the designations on two other sites (SVSP) in order to make up for the lost residential capacity at the first site. Because the Legislature, through S.B. 330, has required these consecutive actions, the City has chosen to address the two closely related proposals in a single combined CEQA document, as described above.

Brief Proposed Project Description

The proposed SV and SVSP Redesignation and Rezoning Project consists of two primary actions: (i) amending the City of Roseville General Plan (GP) designation and modifying the zoning for portions of two infill planning parcels (a single assessor's parcel) adjacent to and east of the SV Country Club to reduce the existing planned residential density by 93 units (aka, the SV project); and (ii) reallocating those 93 residential units to the SVSP area by amending the GP designation and modifying the zoning for one parcel within the SVSP area (Parcel WB-41) and increasing the density on a second parcel (Parcel WB-31) to allow for more units per acre, with corresponding amendments to the specific plan (aka, the SVSP project). The purpose and goal of the SV project is to respond to community requests that future development on the SV project site more closely align with the existing community immediately to the east to promote community cohesion and continuity. The purpose and goal of the SVSP project is to ensure adherence to the statutory requirements of S.B. 330. The two actions proposed together as the SV and SVSP Redesignation and Rezoning Project are described briefly below.

Proposed Sierra View Project

The Applicant proposes to amend the GP designation and to modify the zoning for portions of two parcels located adjacent to and east of the SV Country Club in order to reduce the existing planned residential density. The affected parcels are located within the City's Infill Area and are known as Infill Parcel 100 and Infill Parcel 3. These parcels are contiguous, with Infill Parcel 3 located north of Infill Parcel 100. The majority portion of Infill Parcel 100 would be redesignated from Medium Density Residential to Low Density Residential and rezoned from R3 (Multi-Family Housing) to RS/DS (Small Lot Residential with Development Standards). A small, southern portion of Infill Parcel 3 would be rezoned from R1 (Single-Family Residential) to RS/DS. A Tentative Map is proposed that would include the redesignated and rezoned portions of the parcels. The Map would reduce the total number of residential units allocated for the original Infill Parcel 100 from 223 to 130, which will consist of the existing 55 medium density units plus the proposed 75 low density units.

Approvals and entitlements for the SV project from the City include:

- Adoption of the MND
- Approval of Mitigation Monitoring and Reporting Program
- GP Amendment for majority portion of Infill Parcel 100 from Medium Density Residential to Low Density Residential
- Rezoning a portion of Infill Planning Parcel 100 from R3 to RS/DS and a portion of Infill Planning Parcel 3 from R1 to RS/DS
- Tentative Subdivision Map including 75 single-family residential lots
- Tree Permit

Proposed Sierra Vista Specific Plan Project

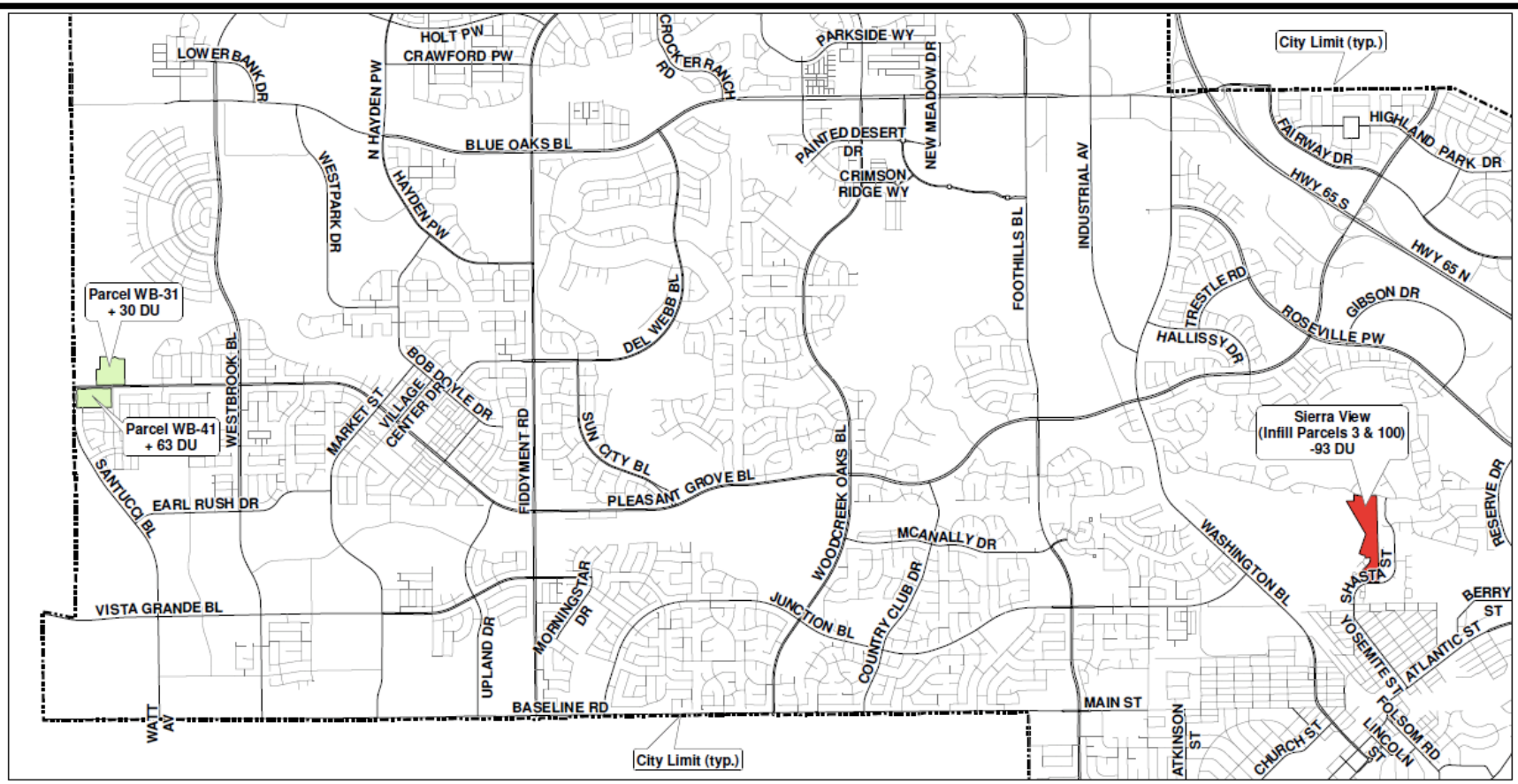
The above proposed changes would result in the reduction of 93 units of previously approved residential capacity on the SV project site. In order to comply with S.B. 330, these 93 units must be reallocated elsewhere in the City. The Applicant proposes to reallocate these units within the SVSP area on Parcels WB-31 and WB-41. SVSP Parcel WB-31 is already designated and zoned for residential with a density of 23.7 units per acre. Under the proposed project, Parcel WB-31 would have its density increased to 26.4 units per acre, as allowable under the GP, to accommodate 30 of the 93 reallocation units. SVSP Parcel WB-41 would be redesignated through a GP amendment from Community Commercial to Medium Density Residential and rezoned from CC (Community Commercial) to RS/DS (Small Lot with Development Standards) to accommodate the remaining 63 of the 93 reallocation units. Both actions would require an amendment to the specific plan.

Approvals and entitlements for the SVSP project from the City include:

- Consideration of the Addendum together with the Final EIR for the Sierra Vista Specific Plan
- GP Amendment for SVSP Parcel WB-41 from Community Commercial to Medium Density Residential
- Rezoning for SVSP Parcel WB-41 from CC to RS/DS
- Amendments to SVSP:
    - Revise text regarding Parcel WB-31 to include the 30 reallocated units
    - Change Parcel WB-41 from Community Commercial to Medium Density Residential and revise the SVSP Land Use Map
    - Revise text regarding Parcel WB-41 to include the zoning change and the 63 reallocated units
    - Delete Section B.12 of the SVSP
    - Revise Sections 6.4 and 6.5 and associated figures
- Amendment to the Westbrook Development Agreement
- Small Lot Tentative Subdivision Map for SVSP Parcel WB-41 including 63 medium-density residential lots.

The figure below depicts the locations of the actions described above and the residential unit distribution. Additional project description information is included in the subsequent CEQA analyses.

Proposed Project Locations and Residential Unit Distribution



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Miles

Parcel	Exisitng DU	Proposed DU	Difference
Sierra View (Infill Parcels 3 & 100)	168	75	-93
WB-31	263	293	30
WB-41	0	63	63
TOTAL	**431**	**431**	0

DWELLING UNIT TRANSFER EXHIBIT

City of Roseville, California

MacKay & Somps
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville CA. 95678
Date: 10/26/2021

Document Description and Contents

As explained earlier, these two proposed actions are presented in a combined CEQA document because they are related. However, each action requires a different type of CEQA analysis based on its site location and the previous planning conducted for that site, and each requires different City approvals and entitlements. The redesignation/rezoning of the SV project site is analyzed pursuant to CEQA Guidelines Sections 15060 et seq. and 15070 et. seq., as an IS with accompanying environmental checklist and MND because the site is not subject to a specific plan with an accompanying specific plan EIR that could be relied upon for project-level CEQA analysis. As a result, the SV project will require site-specific mitigation measures not previously contemplated in any other planning or environmental documents.

A different approach is appropriate for the proposed modifications to the SVSP, for which a detailed programmatic EIR and a subsequent project-level MND were prepared. The redesignation/rezoning of the SVSP project site is analyzed pursuant to CEQA Guidelines Sections 15162 and 15164 as an addendum to the SVSP EIR, inclusive of the subsequent 2012 MND, with accompanying environmental checklist, because none of the conditions calling for the preparation of a subsequent EIR or other subsequent CEQA document are present. Both actions are then considered cumulatively to provide an analysis of their combined and collective impacts. Because the proposed SV and SVSP Redesignation and Rezoning Project involves different sites in two separate planning areas several miles apart with differing programmatic planning, the City contemplated analyzing these actions in wholly separate CEQA documents. However, that approach seemed confusing given their related nature in light of the requirements of S.B. 330. Equally if not more confusing would be to analyze them in a fully integrated CEQA document because, as previously explained, they require different actions with different approvals in separated planning areas controlled by different underlying planning and CEQA efforts. This type of integrated analysis would require separate but parallel checklists and individual analysis for each site, which, from a practical perspective, would make the document unnecessarily challenging to understand and overly cumbersome and potentially unclear (see Public Resources Code § 21003(b); CEQA Guidelines §§ 15003(g), 15006 (o)–(q)). Also, this style of analysis does not properly account for prior planning efforts and commensurate CEQA tools that agencies are encouraged to use (see, e.g., CEQA Guidelines § 15164(a)).

This situation is a novel one for the City. The City is not aware of any jurisdiction that has yet attempted to balance the requirements of CEQA and the mandates of S.B. 330, though there may be such jurisdictions. Without guidance from the State on how to best jointly navigate these statutes, the City opted to prepare this combined CEQA document that contains an MND/IS for the first action, an Addendum to an EIR for the second action, and a joint cumulative analysis addressing the combined effects of the overall SV and SVSP Redesignation and Rezoning Project. With this approach, the City can accurately present the actions together and also present reader-friendly environmental analysis for two very different sites and areas using the appropriate tools under CEQA. This approach also allows the City to maintain its regular approval and entitlement processes.

This combined CEQA document contains, in the following order:

1. This introduction;
2. The MND for SV project with its accompanying IS and environmental checklist;
3. The Addendum for the SVSP project with its accompanying environmental checklist;
4. Cumulative considerations associated with implementation of both actions; and
5. Attachments for both the MND and Addendum.

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT–PLANNING DIVISION

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

MITIGATED NEGATIVE DECLARATION

Project Title/File Number:	Sierra View (SV) Redesignation and Rezoning Project / File No. PL21-0162
Project Location:	360 Diamond Oaks Road, Roseville, CA 95678 (APN 015-011-029-000)
Project Description:	The SV project consists of amending the General Plan designation and modifying the zoning for a portion of Infill Planning Parcel 100 (northern part) from Medium Density Residential to Low Density Residential and from R3 to RS/DS and modifying the zoning for a portion of Infill Planning Parcel 3 (southern part) from R1 to RS/DS. Other approvals and entitlements from the City include a Tentative Subdivision Map for the site that includes 75 residential units, reducing the number of units approved for the site from 223 to 130, and a tree permit.
Project Applicant:	WP Sierra View, LLC Contact: John Tallman
Property Owner:	SVLC 23, LLC
Lead Agency Contact:	Kinarik Shallow, Associate Planner, (916) 746-1309

DECLARATION

The Planning Manager has determined that the above proposed Sierra View Redesignation and Rezoning project (SV project) will not have significant effects on the environment and therefore does not require preparation of an Environmental Impact Report. The determination is based on the attached Initial Study and the following findings:

A. The SV project will not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species, reduce the number or restrict the range of rare or endangered plants or animals or eliminate important examples of the major periods of California history or prehistory.
B. The SV project will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.
C. The SV project will not have impacts, which are individually limited, but cumulatively considerable.
D. The SV project will not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly.
E. No substantial evidence exists that the project may have a significant effect on the environment.
F. The SV project incorporates all applicable mitigation measures identified in the attached initial study.
G. This Mitigated Negative Declaration reflects the independent judgment of the lead agency.

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT–PLANNING DIVISION

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

INITIAL STUDY

Project Title/File Number:	Sierra View Redesignation and Rezoning Project / File No. PL21-0162
Project Location:	360 Diamond Oaks Road, Roseville, CA 95678 (APN 015-011-029)
Project Description:	The SV project consists of amending the General Plan designation and modifying the zoning for a portion of Infill Planning Parcel 100 (northern part) from Medium Density Residential to Low Density Residential and from R3 to RS/DS and modifying the zoning for a portion of Infill Planning Parcel 3 (southern part) from R1 to RS/DS. Other approvals and entitlements from the City include a Tentative Subdivision Map for 75 residential units that reduces the number of residential units approved for the project site from 223 to 130 and a tree permit.
Project Applicant:	WP Sierra View, LLC Contact: John Tallman
Property Owner:	SVLC 23, LLC
Lead Agency Contact:	Kinarik Shallow, Associate Planner, (916) 746-1309__

This Initial Study (IS) has been prepared to identify and assess the anticipated environmental impacts of the above-described project application. The document relies on site-specific studies prepared to address in detail the effects or impacts associated with the proposed Sierra View Redesignation and Rezoning project (SV project), which is considered in conjunction with the Sierra Vista Specific Plan Redesignation and Rezoning project (SVSP project) as explained in the introduction to this combined CEQA document. Where documents were submitted by consultants working for the Applicant, City staff reviewed such documents in order to determine whether, based on their own professional judgment and expertise, staff found such documents to be credible and persuasive. Staff has only relied on documents that reflect their independent judgment, and has not accepted at face value representations made by consultants for the Applicant.

The IS is a public document used by the City's decision-making bodies to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the SV project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the SV project is adverse or beneficial, the lead agency is required to prepare an environmental impact report (EIR). If the agency finds no substantial evidence that the SV project or any of its aspects may cause a significant effect on the environment, a negative declaration shall be prepared. If, in the course of analysis, the lead agency recognizes that the SV project may have a significant impact on the environment, but that by incorporating specific mitigation measures to which the Applicant agrees, the impact will be reduced to a less than significant effect, a mitigated negative declaration shall be prepared (see Public Resources Code Section 21080 (c), (d).) As demonstrated in this IS, the SV project may have a significant impact on the environment and therefore will require mitigation measures to reduce those impacts to less-than-significant levels. As a result, a mitigated negative declaration has been prepared.

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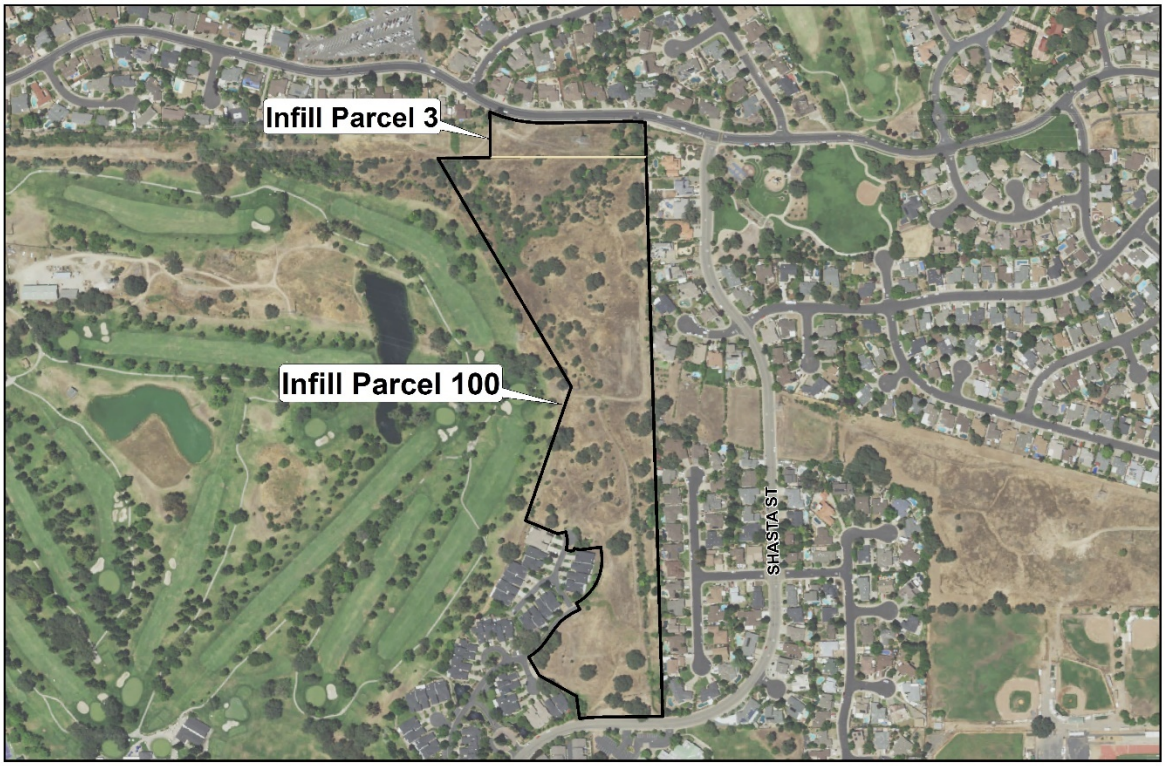
PROJECT DESCRIPTION

As described in the introduction to this combined CEQA document, the SV project is one of two related actions that occur simultaneously in order to comply with the 2019 California Housing Crisis Act (Senate Bill [S.B.] 330), and specifically with Government Code Section 65300. These actions would occur in different areas of the City with different applicable planning documents and require different types of CEQA analysis. To avoid confusion and ensure the most appropriate analysis is conducted, these actions are considered individually using different CEQA tools but in a combined larger document that also considers their combined impacts cumulatively.

SV Project Location

This SV project is located in the City of Roseville (City) Planning Area known as the Infill Area, situated toward the south of the City.[1] The affected property consists of approximately 23.10 acres that includes the majority of Infill Planning Parcel 100 and a small, southern portion of Infill Planning Parcel 3. Both parcels are located adjacent to and east of the Sierra View (SV) Country Club and just north of Shasta Street and south of Diamond Oaks Road. The site address is 360 Diamond Oaks Road, Roseville, CA 95678 and the Assessor's Parcel Number is 015-011-029-000. See **Figure 1** below and **Attachment 1** for additional locational maps. See also the figure in the introductory portion of this combined CEQA document.

Figure 1: SV Project Site Location



[1] See Infill Land Use Plan: https://p1cdn4static.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/Specific%20Plans%20&%20Planning%20Areas/Infill%20Plan%20Area/Land%20Use%20Tables%20and%20Map.pdf. See also City Land Use Element, pp. II-4 to II-5, II-9: https://p1cdn4static.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/General%20Plan/Final%20General%20Plan%202020/02%20Land%20Use_Final%20ver.%202021-04.pdf.

Background and Environmental Setting

Infill Planning Parcel 100 is designated in the City of Roseville General Plan (GP) for Medium Density Residential (MDR) and zoned for Multi-Family Housing (R3). Infill Planning Parcel 3 is designated in the GP for Low Density Residential (LDR) and zoned for Single-Family Residential (R1). The southwest portion of Infill Planning Parcel 100 is developed with multi-family townhomes and the remainder is undeveloped. The majority of Infill Planning Parcel 3 is developed with single-family homes save for the small portion included as part of the SV project. The area surrounding the parcels is fully developed and the Infill area in which the parcels exist is almost fully developed.

Table 1: Surrounding Land Uses

Location	Zoning	General Plan Land Use	Actual Use of Property
Site: *Infill Planning Parcel 100*	Multi-Family Housing (R3)	Medium Density Residential (MDR)	Southwest portion developed with multi-family townhomes; remainder undeveloped
Site: *Infill Planning Parcel 3*	Single-Family Residential (R1)	Low Density Residential (LDR)	Majority developed with single-family homes
North	R1	Low Density Residential (LDR)	Developed with single-family homes
South	R1	Low Density Residential (LDR)	Developed with single-family homes
Southeast	Public/Quasi-Public (P/QP)	Public/Quasi-Public (P/QP)	Developed with public school; separated by Shasta Street
East	R1	Low Density Residential (LDR)	Developed with single-family homes
West	R1	Parks/Recreation (P/R)	Developed with golf course (SV Country Club)

The SV project site as described above is undeveloped and ungraded, with some dirt roadways used for fire control and maintenance access. The site ranges from approximately 160 to 175 feet above mean sea level (AMSL) with rolling terrain that slopes toward the north and south. Powerlines cross the northern portion of the site and the central portion of the site in an east/west direction. For resource-specific existing conditions, refer to the environmental checklist below.

Proposed SV Project

The SV project consists of amending the GP designation and modifying the zoning for a majority portion of Infill Planning Parcel 100 (northern part) and modifying the zoning for a minor portion of Infill Planning Parcel 3 (southern part), both located immediately east of the SV Country Club, in order to reduce the property's existing planned housing density. The majority of Infill Planning Parcel 100 would be redesignated from Medium Density Residential to Low Density Residential and rezoned from R3 (Multi-Family Housing) to RS/DS (Small Lot Residential with Development Standards). A minor portion of Infill Planning Parcel 3 would be rezoned from R1 (Single-Family Residential) to RS/DS. A Tentative Subdivision Map is proposed that would include the redesignated and rezoned portion of Infill Planning Parcel 100 and the rezoned portion of Infill Planning Parcel 3. The Tentative Map would reduce the total number of residential units previously anticipated for the SV project site from 223 to 130. These 130 units consist of the existing 55 medium density units plus the currently proposed 75 low density units. These changes are proposed in response to community requests that future development on the SV project site more closely align with the existing community immediately to the east.

The future development on this site will include internal roadways and other infrastructure and utilities, such as sanitary sewer pipes, water lines, storm drains and pipes, stormwater facilities, and retaining walls. The

development will be gated with an entrance onto Diamond Oaks Road and pedestrian and emergency vehicle only access onto Shasta Street. The corridors under the existing two powerlines crossing the property will remain open, totaling 4 acres of open space. The resulting net housing density will be 4 units per acre. Modified RS/DS development standards would apply. All of the proposed residential units at the SV project site will pay City neighborhood and City-wide park fees. It is anticipated that grading for development will require approximately 23,000 cubic yards of cut and 65,000 cubic yards of fill. As part of the SV project, approximately 158 to 168 trees would be removed from the site. For more technical detail, see **Attachment 1** for the proposed Tentative Subdivision Map and exhibits showing the proposed roadways and utilities, as well as the GP amendment and rezone.

This action will require the following approvals and entitlements from the City:

- Adoption of the MND;
- Approval of a Mitigation Monitoring and Reporting Program;
- GP Amendment for majority portion of Infill Planning Parcel 100 from Medium Density Residential to Low Density Residential;
- Rezoning a portion of Infill Planning Parcel 100 from R3 to RS/DS and a portion of Infill Planning Parcel 3 from R1 to RS/DS;
- Tentative Subdivision Map including 75 single-family residential lots; and
- Tree Permit.

CITY OF ROSEVILLE MITIGATION ORDINANCES, GUIDELINES, AND STANDARDS

Because the SV project is not consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified, the City is not be able to rely on the specific process set forth in CEQA Guidelines Section 15183(f) for relying on previously adopted development policies or standards as mitigation for the environmental effects as a means of excluding particular categories of environmental impacts from CEQA analysis. Even so, however, many such policies and standards apply to the SV project, and compliance with them will have the consequence of reducing the severity of, or avoiding, environmental impacts. On January 20, 2021, the City adopted the most recent version of its CEQA Implementing Procedures (Implementing Procedures), along with Findings of Fact describing the effectiveness of particular policies and standards in reducing or avoiding environmental effects (Findings of the Implementing Procedures). The regulations and ordinances identified below apply to the SV project and have the tendency to reduce or avoid some of its environmental effects.

- Noise Regulation (Roseville Municipal Code [RMC] Ch.9.24)
- Flood Damage Prevention Ordinance (RMC Ch.9.80)
- Traffic Mitigation Fee (RMC Ch.4.44)
- Drainage Fees (Dry Creek [RMC Ch.4.49] and Pleasant Grove Creek [RMC Ch.4.48])
- City of Roseville Improvement Standards (Resolution 02-37 and as further amended)
- City of Roseville Design and Construction Standards (Resolution 01-208 and as further amended)
- Tree Preservation Ordinance (RMC Ch.19.66)
- Internal Guidance for Management of Tribal Cultural Resources and Consultation (Tribal Consultation Policy) (Resolution 20-294)
- Subdivision Ordinance (RMC Title 18)
- Community Design Guidelines
- Specific Plan Design Guidelines: None applicable
- City of Roseville 2035 General Plan

- City of Roseville CEQA Implementing Procedures for Preparation, Processing, and Review of Environmental Documents (updated on January 20, 2021) (Implementing Procedures)

ENVIRONMENTAL DOCUMENTS RELIED UPON

- 2035 General Plan Update EIR, certified August 5, 2020 (SCH# 2019080418)

The *2035 General Plan Update EIR* (GP EIR) updated all Citywide analyses, including for vehicle miles traveled, greenhouse gas emissions, water supply, water treatment, wastewater treatment, and waste disposal. When applicable, the topical sections within the Initial Study summarize the findings within the GP EIR. The GP EIR is available for review at the Civic Center, 311 Vernon Street, Roseville, CA or online at https://www.roseville.ca.us/government/departments/development_services/planning/general_plan_development_guidelines.

EXPLANATION OF INITIAL STUDY CHECKLIST

The CEQA Guidelines recommend that lead agencies use an Initial Study (IS) Checklist to determine the potential impacts of a proposed project on the physical environment. The IS Checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the SV project. This section of the IS incorporates a portion of Appendix G Environmental Checklist Form, contained in the CEQA Guidelines. Within each topical section (e.g. Air Quality) a description of the setting is provided, followed by the checklist responses, thresholds used, and finally a discussion of each checklist answer.

There are four (4) possible answers to the Environmental Impacts Checklist on the following pages. Each possible answer is explained below:

1) A "Potentially Significant Impact" is appropriate if there is enough relevant information and reasonable inferences from the information that a fair argument based on substantial evidence can be made to support a conclusion that a substantial, or potentially substantial, adverse change may occur to any of the physical conditions within the area affected by the SV project. When one or more "Potentially significant Impact" entries are made, an EIR is required.

2) A "Less Than Significant with Mitigation" answer is appropriate when the lead agency incorporates mitigation measures to reduce an impact from "Potentially Significant" to "Less than Significant." For example, floodwater impacts could be reduced from a potentially-significant level to a less-than-significant level by relocating a building to an area outside of the floodway. The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level. Mitigation measures are identified as MM followed by a number.

3) A "Less Than significant Impact" answer is appropriate if there is evidence that one or more environmental impacts may occur, but the impacts are determined to be less than significant, or the application of development policies and standards to the SV project will reduce the impact(s) to a less-than-significant level. For instance, the application of the City's Improvement Standards reduces potential erosion impacts to a less-than-significant level.

4) A "No Impact" answer is appropriate where it can be demonstrated that the impact does not have the potential to adversely affect the environment. For instance, a project in the center of an urbanized area with no agricultural lands on or adjacent to the SV project area clearly would not have an adverse effect on agricultural resources or operations. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources cited in the Initial Study. Where a "No Impact" answer is adequately supported by the information sources cited in the Initial Study, further narrative explanation is not required. A "No Impact" answer is explained when it is based on project-specific factors as well as generous standards.

All answers must take account of the whole action involved, including off- and on-site, indirect, direct, construction, and operation impacts, except as provided for under State CEQA Guidelines.

INITIAL STUDY CHECKLIST

I. Aesthetics

The SV project is located in a residential area in the southern portion of the City. The site is undeveloped and contains several native oak trees with grasses and small annual plants. The site is surrounded by residential and recreational uses. All of the area surrounding the site has been developed with primarily low density residential to the northwest, north, northeast, and east. Just south of the site is developed with medium-density residential with more low density residential below the medium density. The southeast is developed with more low density residential and an elementary school. The west is developed with a golf course. There are limited direct public views of the site from Diamond Oaks Road and also from the eastern parts the adjacent golf course. The site is currently zoned for medium density residential.

Except as provided in Public Resources Code Section 21099, would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				**X**
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway?				**X**
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?		**X**		
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			**X**	

Thresholds of Significance and Regulatory Setting:

The significance of an environmental impact cannot always be determined through the use of a specific, quantifiable threshold. CEQA Guidelines Section 15064(b) affirms this by the statement “an ironclad definition of significant effect is not always possible because the significance of an activity may vary with the setting.” This is particularly true of aesthetic impacts. As an example, a proposed residential development in a heavily developed

area would have markedly different visual effects than the same development near an abundance of undeveloped open space. For the purpose of this study, the significance thresholds are based on the questions set forth in CEQA Guidelines Appendix G, as shown in a–d of the checklist below. The Findings of the Implementing Procedures indicate that compliance with the Zoning Ordinance (e.g., building height, setbacks, etc.), Subdivision Ordinance (RMC Ch. 18), and the adopted Community Design Guidelines (CDG) (Resolution 95-347) for common design elements and expectations for development within the City will prevent significant impacts in urban settings as it relates to items a, b, and c, below.

Discussion of Checklist Answers:

a, b) There are no designated or eligible scenic vistas or scenic highways within or adjacent to the City (see GP EIR, p. 4.14-5, 4.14-18). Therefore, there would be no impact to these resources. No mitigation is required.

c) The SV project site is located in an urbanized area that is almost fully developed within the City's Infill Area. The CDG includes provisions related to architectural design, site design and landscape design, to enhance the visual character of the urban environment. The CDG recommends preserving, to the extent feasible, visual resources such as native oak trees and creek or wetland resources. The site contains more than 300 native oak trees and the SV project will require the removal of at least 158 trees but perhaps up to 168 (see Section IV. Biological Resources for more detail). Thus, the SV project requires a Tree Permit. Consistent with the City's Tree Preservation ordinance (RMC Ch. 19.66), the Tree Permit will contain conditions of approval that include protective measures for the trees that will remain onsite, and other measures such as payment of in-lieu fees to compensate for native oak tree encroachment and removal (see also MM BIO-4). The site also contains wetland resources. Some of these wetland resources would be removed or affected by the SV project. However, impacts would be mitigated to a less-than-significant level (see Section IV. Biological Resources, MM BIO-3). The SV project has been reviewed by City staff and was found to be consistent with the goals and policies of the CDG and applicable zoning regulations related to the proposed zone change. As such, impacts related to this criterion would be less than significant with mitigation presented in Section IV. Biological Resources.

d) The SV project would eventually involve new nighttime lighting, such as street lights, for the security and safety of future residents. However, the SV project site is located within an urbanized, fully developed, infill setting with many existing light sources. In addition, lighting must comply with City standards contained in the CDG that limit the height of lighting sources, require cut-off lenses and glare shields to minimize light and glare impacts, etc. Further, no proposed elements of the future site development would include highly reflective surfaces. Therefore, there would be a less-than-significant impact associated with light and glare. No mitigation is required.

II. Agricultural & Forestry Resources

The State Department of Conservation oversees the Farmland Mapping and Monitoring Program, which was established to document the location, quality, and quantity of agricultural lands, and the conversion of those lands over time. The primary land use classifications on the maps generated through this program are: Urban and Built Up Land, Grazing Land, Farmland of Local Importance, Unique Farmland, Farmland of Statewide Importance, and Prime Farmland. According to the current California Department of Conservation Placer County Important Farmland Map (2012), the majority of the City is designated as Urban and Built Up Land and most of the open space areas of the City are designated as Grazing Land. There are a few areas designated as Farmland of Local Importance and two small areas designated as Unique Farmland located on the western side of the City along Baseline Road. The current Williamson Act Contract map (2013/2014) produced by the Department of Conservation shows that there are no Williamson Act contracts within the City, and only one (on PFE Road) that is adjacent to the City (GP EIR, p. 4.1-5). None of the land within the City is considered forest land by the Board of Forestry and Fire Protection.

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (V.1b-DEIR volume)				**X**
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				**X**
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				**X**
d) Result in the loss of forest land or conversion of forest land to non-forest use?				**X**
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?				**X**

Thresholds of Significance and Regulatory Setting:

Unique Farmland, Farmland of Statewide Importance, and Prime Farmland are called out as protected farmland categories within CEQA Guidelines Appendix G. Neither the City nor the State has adopted quantified significance thresholds related to impacts to protected farmland categories or to agricultural and forestry resources. For the purpose of this study, the significance thresholds are based on the questions set forth in CEQA Guidelines Appendix G, as shown in a–e of the checklist above. Agricultural and forestry resources are regulated pursuant to the above-referenced programs and agencies.

Discussion of Checklist Answers:

a–e) The SV project site is not used for agricultural purposes, does not include agricultural zoning, is not within or adjacent to one of the areas of the City designated as a protected farmland category on the Placer County Important Farmland map, is not within or adjacent to land within a Williamson Act Contract, and is not considered forest land. Therefore, the SV project would have no impact on agricultural and forestry resources. No mitigation is required.

III. Air Quality

The City, along with the south Placer County area, is located in the Sacramento Valley Air Basin (SVAB). The SVAB is within the Sacramento Valley Air Basin Federal Ozone Non-Attainment Area. Under the Clean Air Act, Placer County has been designated a "serious non-attainment" area for the federal 8-hour ozone standard, "non-attainment" for the state ozone standard, and a "non-attainment" area for the federal and state PM_{10} standard (particulate matter less than 10 microns in diameter) (GP EIR, p. 4.4-8). Within Placer County, the Placer County Air Pollution Control District (PCAPCD) is responsible for ensuring that emission standards are not violated.

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			**X**	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			**X**	
c) Expose sensitive receptors to substantial pollutant concentrations?			**X**	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			**X**	

Thresholds of Significance and Regulatory Setting:

To determine if a project would conflict with an applicable air quality plan, result in cumulatively considerable net increases of criteria pollutants, or expose sensitive receptors to substantial pollutant concentrations (see checklist items a–c), the City looks to PCAPCD adopted thresholds of significance, which were developed by considering both the health-based ambient air quality standards and the attainment strategies outlined in the State Implementation Plan. If a threshold is violated, then a significant impact may occur. The PCAPCD-recommended significance threshold for reactive organic gases (ROG) and nitrogen oxides (NO_x) is 82 pounds daily during construction and 55 pounds (lbs) daily during operation, and for particulate matter (PM) is 82 pounds per day during both construction and operation. For all other constituents, significance is determined based on the concentration-based limits in the Federal and State Ambient Air Quality Standards. Toxic Air Contaminants (TAC) are also of public health concern, but no thresholds or standards are provided by PCAPCD or adopted by the City because they are considered to have no safe level of exposure. Analysis of TAC is based on the *Air Quality and Land Use Handbook – A Community Health Perspective (*April 2005, California Air Resources Board), which lists TAC sources and recommended buffer distances from sensitive uses. PCAPCD's *CEQA Air Quality Handbook* recommends that the same thresholds used for project analysis be used for the cumulative impact analysis. Neither PCAPCD nor the City has adopted quantified significance thresholds for exposure to objectionable odors or other emissions. Significance is determined by multiple factors, including screening distances from odor sources (as found in the PCAPCD CEQA Handbook), the direction and frequency of prevailing winds, the time of day when emissions are detectable/present, and the nature and intensity of the emission source.

Discussion of Checklist Answers:

a–c) Analyses are not included for sulfur dioxide, lead, and other constituents because there are no mass emission thresholds; these are concentration-based limits in the Federal and State Ambient Air Quality Standards that require substantial, point-source emissions (e.g., refineries, concrete plants, etc.) before exceedance will occur, and the SVAB is in attainment for these constituents. Likewise, carbon monoxide is not analyzed because the SVAB is in attainment for this constituent, and the pollutant requires high localized concentrations (called carbon monoxide "hot spots") before the ambient air quality standard would be exceeded. "Hot spots" are typically associated with heavy traffic congestion occurring at high-volume roadway intersections. The GP EIR analysis of Citywide traffic indicated that more than 70 percent of signalized intersections would operate at level of service C or better—that is, they will not experience heavy traffic congestion. It further indicated that analyses of existing CO concentrations at the most congested intersections in Roseville show that CO levels are well below federal and state ambient air quality standards. Therefore, no carbon monoxide "hot spots" would result from the SV project (see GP EIR, p. 4.4-49). The discussion below focuses on emissions of ROG, NO_x, or PM.

For SV project operation, PCAPCD recommends that lead agencies use the California Emissions Estimator Model (CalEEMod) to quantify operational emissions for criterial air pollutants (NOX, ROG, and PM) for certain projects. The results are then compared to the significance thresholds detailed above. However, PCAPCD published screening criteria establishing that residential projects with less than 617 single family units will not result in operational NOX emissions that exceed 55 lbs/day, and thus modeling is not required. Because NOX emissions are substantially higher than ROG and PM_{10}, it can be assumed that projects not exceeding the operational NOX threshold will not exceed the operational ROG and PM_{10} thresholds. Because operation of the proposed development at the SV project site would not exceed applicable thresholds, it would likewise not conflict with an applicable air quality plan, result in cumulatively considerable net increases of criteria pollutants, and expose sensitive receptors to substantial pollutant concentrations. The SV project includes the eventual development of 75 residential units, which is well below the PCAPCD threshold for impacts or modeling of potential impacts. It can accordingly be assumed that SV project operation would not result in the exceedance of any applicable thresholds of significance. As a result, there would be no conflict with an applicable air quality plan, no cumulatively considerable net increases of criteria pollutants, and no sensitive receptors exposed to substantial pollutant concentrations. Therefore, any potential impacts resulting from SV project operation would be less than significant. No mitigation is required.

For project construction, activities such as grading, excavation, building, operating construction equipment, etc., can result in temporary, short-term emissions. Pollutant emissions would vary daily depending on the level of activity, specific operations, and prevailing weather. Earth-moving, such as excavation and grading would likely result in the highest daily fugitive dust generation. Operation of diesel and gasoline powered construction equipment, such as trucks, tractors, excavators, backhoes, etc., that runs on would generate criteria pollutant emissions. Because the area is in non-attainment for ozone and PM, emissions during construction are a potential concern. However, these emissions are temporary and short-term. Also, the site developer would be required to comply with all PCAPCD rules and regulations for construction, including but not limited to Rule 202 for visible emissions, Rule 217 for volatile organic compounds, and Rule 228 for fugitive dust (GP EIR, pp. 4.4-17 to 4.4-18). In addition, the project developer would be required to comply with City-adopted construction standards that apply to all projects within City limits. The City's Department of Public Works Construction Standards (Section 111) are intended to minimize fugitive dust and PM_{10} emission during construction activities.[2] Compliance with all of these rules and standards would be noted on City-approved construction plans and ensure that no thresholds of significance were exceeded. As a result, there would be no conflict with an applicable air quality plan, no cumulatively considerable net increases of criteria pollutants, and no sensitive receptors exposed

[2] See City Department of Public Works Construction Standards (Section 111): https://p1cdn4static.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Engineering/Design%20and%20Construction%20Standards/2020%20CS%20Sections/CS-SECTION%20111%20-%20Jan.2020.pdf.

to substantial pollutant concentrations. Therefore, any potential impacts resulting from project construction would be less than significant. No mitigation is required.

d) Residential development is not typically associated with the creation of objectionable odors (GP EIR, pp. 4.4-50 to 4.4-51). The proposed change in designation and zoning does not affect the type of land use on the SV project site—it remains residential—and in fact reduces the environmental severity of the previously anticipated use by reducing the number of planned units. Eventual project construction would result in some odors related to the operation of diesel-powered construction equipment, but those odors would be short-term, intermittent, temporary, localized, emitted during the daytime only, and are not considered objectionable (GP EIR, p. 4.4-52). The City is not aware of any other project-related emissions that could adversely affect a significant number of people. Therefore, any potential impacts resulting from odors or other emissions would be less than significant. No mitigation is required.

IV. Biological Resources

The SV project site is currently undeveloped and consists primarily of nonnative annual grasses with oak woodlands and 324 native oaks trees (see **Attachment 2**, Arborist Report (June 18, 2020) by California Tree and Landscape Consulting, Inc.; see also **Attachment 3**, Tree Removal Information for Tree Permit for Sierra View (August 3, 2020) by MacKay & Somps). Vegetation is sparse in the southern portion of the site and denser in the northern portion with more grass species represented; however, no special-status plant species are known to exist onsite (see **Attachment 4**, Special-Status Plant Survey Report for Sierra View (August 2020) by Madrone Ecological Consulting).

Also not detected onsite were the special-status species Valley Elderberry Longhorn Beetle (*Desmocerus californicus dimorphus*) and vernal pool branchiopods (fairy shrimp [*Branchinecta lynchi*] or tadpole shrimp [*Lepidurus packardi*]) (see **Attachment 5**, Valley Elderberry Longhorn Beetle Habitat Survey for Sierra View (August 18, 2020) by Madrone Ecological Consulting; **Attachment 6**, Dry-Season & Wet-Season Branchiopod Survey (August 19, 2020) by Madrone Ecological Consulting). Likewise, no special-status fish species occur onsite because no waterways exist onsite that could support their existence. However, some special-status species have potential to occur on the SV project site with varying degrees of likelihood.

As assessed by a qualified biologist at Madrone Ecological Consulting, several special-status insect, amphibian, and reptile species have the potential to occur in the region; but these species are not likely to occur on the SV project site given their historical lack of presence within City boundaries or because suitable habitat does not occur on site. Species that may occur in the region, but for which the site lacks suitable habitat, include:, California tiger salamander (*Ambystoma californiense*), foothill yellow-legged frog (*Rana boylii*), and giant gartersnake (*Thamnophis gigas*) (GP EIR, pp. 4.8-24 to 4.8-27). The western pond turtle (*Actinemys marmorata*) has a moderate likelihood of occurring onsite (GP EIR, p. 4.8-26). While the western spadefoot (*Spea hammondii*) could occur within the large vernal pool onsite, it is highly unlikely to be present given that, if they were, qualified biologists at Madrone Ecological Consulting would have detected tadpoles in their surveys during the wet season (see Attachment 6).

Several special-status bird species are known to regularly occur within City boundaries and the immediate area and potential for their nesting and foraging habitat exists onsite, including: Cooper's hawk (*Accipiter cooperii*), Western burrowing owl (*Athene cunicularia*), Ferruginous hawk (*Buteo regalis*), Swainson's hawk (*Buteo swainsoni*), northern harrier (*Circus hudsonius*), white-tailed kite (*Elanus leucurus*), , loggerhead shrike (*Lanius ludovicianus*), Long-billed curlew (foraging only, *Numenius americanus*), and bank swallow (foraging only *Riparia riparia*) and purple martin (foraging only, *Progne subis*) (GP EIR, pp. 4.8-27, 4.8-29 to 4.8-32). Other special-status bird species are known to occur within City boundaries or in the adjacent areas, but not with any regularity. These species include: tricolored blackbird (*Agelaius tricolor*), grasshopper sparrow (*Ammodramus savannarum*), short-eared owl (*Asio flammeus*), , and song sparrow (*Melospiza melodia*) (GP EIR, pp. 4.8-27 to 4.8-28, 4.8-31). A few special-status bird species are highly unlikely to occur on the SV project site given the lack of suitable habitat and historical lack of occurrence in the City and region. These species include: golden

eagle (*Aquila chrysaetos*), bald eagle (*Haliaeetus leucocephalus*), California black rail (*Laterallus jamaicensis coturniculus*), western yellow-billed cuckoo (*Coccyzus americanus occidentalis*), and American peregrine falcon Falco (*Peregrinus anatum*) (GP EIR, pp. 4.8-28, 4.8-30 to 4.8-32).

A few special-status mammal species could occur onsite because the potential for suitable habitat exists. But historical records show these species occurring only outside City boundaries and not within adjacent areas. These species include: pallid bat (*Antrozous pallidus*), , Yuma myotis (*Myotis yumanensis*), and American badger (*Taxidea taxus*). (GP EIR, pp. 4.8-31 to 4.8-32).

The SV project site contains several aquatic resources, including a central drainage ditch that flows south the north into an intermittent tributary that flows east to west. There are also a number of seasonal wetland and vernal pool features scattered around the site (see **Attachment 7**, Aquatic Resources Delineation Report for Sierra View (July 31, 2020) by Madrone Ecological Consulting) and a narrow band of riparian woodland surrounding the intermittent tributary (GP EIR, p. 4.8-3).

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		**X**		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			**X**	
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		**X**		
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			**X**	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		**X**		

f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				**X**

Thresholds of Significance and Regulatory Setting:

There is no ironclad definition of significance as it relates to biological resources. Thus, the significance of impacts to biological resources is defined by the use of expert judgment supported by facts, and relies on the policies, codes, and regulations adopted by the City and by regulatory agencies which relate to biological resources (as cited and described in the Discussion of Checklist Answers section). Thresholds for assessing the significance of environmental impacts are based on the questions set forth the CEQA Guidelines checklist (see items a–f, above). Under CEQA, a "substantial adverse effect" is synonymous with "significant effect" and is defined by CEQA Guidelines Section 15382 as "a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the SV project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance" (see also *Preserve Poway v. City of Poway* (2016) 245 Cal.App.4th 560, 574; *County of Amador v. El Dorado County Water Agency* (1999) 76 Cal.App.4th 931, 945; and Public Resources Code, Sections 21060.5, 21080 (c)(2), 21083(b)). A modest, isolated environmental impact would be considered incremental and not significant.

Consistent with CEQA Guidelines Section 15065(a)(1), a project may have a significant effect on the environment if:

> The project has the potential to … 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; [or] substantially reduce the number or restrict the range of an endangered, rare or threatened species*.*

Various agencies regulate impacts to the habitats and animals addressed by the CEQA Guidelines checklist. These include the U.S. Fish and Wildlife Service (USFWS), National Oceanic and Atmospheric Administration–Fisheries (also known as the National Marine Fisheries Service), U.S. Army Corps of Engineers, Central Valley Regional Water Quality Control Board, and California Department of Fish and Wildlife (CDFW). The primary regulations affecting biological resources are described in the sections below.

Checklist item a addresses impacts to special status species. A "special status" species is one which has been identified as having relative scarcity and/or declining populations. Special status species include those formally listed as threatened or endangered, those proposed for formal listing, candidates for federal listing, and those classified as species of special concern. Also included are those species that are "fully protected" under various provisions of the California Fish and Game Code (i.e., Sections 3511, 3513, 4700, and 5050), those granted "special animal" status for tracking and monitoring purposes, and those plant species considered to be rare, threatened, or endangered in California by the California Native Plant Society (CNPS). The primary regulatory protections for special status species are within the Federal Endangered Species Act, California Endangered Species Act, California Fish and Game Code, and the Federal Migratory Bird Treaty Act.

Checklist item b addresses all "sensitive natural communities" and riparian (creekside) habitat that may be affected by local, state, or federal regulations/policies, while checklist item c focuses specifically on one type of such a community: protected wetlands. Focusing first on wetlands, the 1987 Army Corps Wetlands Delineation Manual is used to determine whether an area meets the technical criteria for a wetland. A delineation verification by the Army Corps verifies the size and condition of the wetlands and other waters in question, and determines the extent of government jurisdiction as it relates to Section 404 of the Federal Clean Water Act and Section 401

of the State Clean Water Act. In addition to the Clean Water Act, several other regulations protect wetlands, including the State's Porter-Cologne Water Quality Control Act and the City's GP, pursuant to the GP Open Space and Conservation Element. Federal, State and City regulations/policies all seek to achieve no net loss of wetland acreage, values, or function.

Aside from wetlands, checklist item b also addresses other "sensitive natural communities" and riparian habitat, which includes any habitats protected by local or regional plans, policies, or regulations, or by CDFW or USFWS. The City GP Open Space and Conservation Element includes policies for the protection of riparian areas and floodplain areas; these are Vegetation and Wildlife Section Policies 2 and 3. Policy 4 also directs preservation of additional area around stream corridors and floodplains if there are sensitive woodland, grassland, or other habitats that could be made part of a contiguous open space area. Other than wetlands, which were already discussed, USFWS and CDFW habitat protections generally result from species protections, and are thus addressed via checklist item a.

For checklist item d, there are no regulations specific to the protection of migratory corridors. This item is addressed by an analysis of the habitats present in the vicinity and analyzing the probable effects on access to those habitats that will result from a project. The City's Tree Preservation ordinance (RMC Ch.19.66) requires protection of native oak trees, and compensation for oak tree removal. The Implementing Procedures indicate that compliance with the City's Tree Preservation ordinance (RMC Ch.19.66) will prevent significant impacts related to loss of native oak trees, referenced by item e, above. Regarding checklist item f, there are no adopted Habitat Conservation Plans within the City.

Discussion of Checklist Answers:

a) As discussed above, a moderate potential exists for Western Pond Turtles to occur on-site, with little to no potential for other non-avian special-status species to occur. Mitigation Measure (MM) BIO-1 would ensure that Western Pond Turtles, if present, are protected during construction.

> **MM BIO 1**: Conduct Pond Turtle Pre-Construction Survey: A western pond turtle survey shall be conducted in all areas within 150 feet of the intermittent drainage in within 48 hours prior to construction in that area. If no western pond turtles or nests are found, no further mitigation is necessary. If a western pond turtle is observed within the proposed impact area, a qualified biologist shall relocate the individual to suitable habitat outside of the proposed impact area prior to construction. If a western pond turtle nest is observed within the proposed impact area, the nest shall be fenced off and avoided until the eggs hatch. The exclusion fencing shall be placed no less than 25 feet from the nest. A qualified biologist shall monitor the nest daily during construction to ensure that hatchlings do not disperse into the construction area. Relocation of hatchlings will occur as stipulated above, if necessary.

Special-status and migratory bird species have the potential to occur onsite as outlined above. The SV project will require the removal of several native oak trees (discussed below), and this has the potential to disrupt the nesting of special-status birds and migratory birds. A pre-construction nest survey required under MM BIO-2 would ensure that no special-status nesting birds or migratory birds are harmed during tree removal or construction of any kind.

> **MM BIO-2**: Protect Special Status Birds, Including Migratory Birds. For all construction-related activities that take place within the nesting season, between February 15 through August 31st, a preconstruction nesting-bird survey for special-status specie birds and migratory birds shall be conducted by a qualified biologist no more than two weeks prior to project initiation within the area of construction and a 300-foot buffer. If active nests are found, a no-disturbance buffer zone shall be established, the size of which will be determined in consultation with the City. Within this buffer zone, no construction shall take place until August 31st or the biologist determines that the nest is no longer active.

With implementation of mitigation prescribed in the GP EIR, and MMs BIO-1 and BIO-2, potential impacts to candidate, sensitive, or special-status species would be less than significant.

b) The GP EIR shows that the northern portion of the project site contains a narrow band of riparian woodland surrounding the intermittent tributary (GP EIR, p. 4.8-3). This riparian woodland has the potential to contain habitat, although, as discussed just above, there is a low likelihood that it contains habitat for any sensitive-status species (see Attachment 1 and Attachment 7). Any construction that would occur on the bed and bank of a stream or other water body, including drainage canals, must comply with Section 1602 of the California Fish and Game Code, which will require the developer obtain a Lake and Streambed Alteration Agreement. There are no known other sensitive natural communities onsite. Any potential impacts to riparian habitat would be less than significant with implementation of MM BIO-3. MM BIO-3 would ensure that all conditions of approval and/or mitigation measures within these permits are followed.

> **MM BIO-3**: Obtain a Lake and Streambed Alteration Agreement. For any construction that will occur on the bed and bank of a stream or other water body, including drainage canals, a Lake and Streambed Alteration Agreement shall be obtained that complies with Section 1602 of the California Fish and Game Code. The Lake and Streambed Alteration Agreement will contain conditions of approval and/or mitigation measures to avoid, minimize, or compensate for adverse effects to riparian habitat within the bed and bank of a stream or other water body that must be implemented as a condition of the agreement that ensures no net loss of riparian acreage. Obtaining this Agreement and adhering to its requirements ensures that performance standards sufficient to meet CEQA mitigation standards are satisfied.

With implementation of MM BIO-3, impacts to riparian habitat or other sensitive natural communities would be less than significant.

c) The project site contains 0.199 acre of seasonal wetlands, 0.024 acre of seasonal wetland swale, and 0.648 acre of vernal pools, 0.223 acre of drainage ditch, and 0.959 acre of intermittent drainage/riparian wetland (see **Attachment 7**). Of these, the 0.024 acre of seasonal wetland swale and 0.959 acre of intermittent drainage/riparian wetland are considered federally regulated waters of the U.S., pursuant to 33 CFR Part 328, and thusly regulated under Section 404 of the Clean Water Act (see **Attachment 8**, Jurisdictional Determination for Sierra View (June 4, 2021) by U.S. Army Corps of Engineers).[3] The remaining wetlands and the ditch are State-regulated waters. At least some, but perhaps all, of these aquatic features would be removed and/or disturbed by construction activities. However, a discharge permit from the U.S. Army Corps of Engineers, pursuant to Section 404 of the Clean Water Act, will be required for any impacts to the 0.024 acre of seasonal wetland swale and 0.959 acre of intermittent drainage/riparian wetland that will contain conditions of approval and/or mitigation measures to ensure a net zero loss of wetland resources and a less-than-significant impact to any special-status species that may occur on or near the affected wetland resources. Similar permitting will be required any State-regulated aquatic resources that may be impacted. State-issued Waste Discharge Requirements, pursuant to Division 7, Chapter 4, Article 4 of the Water Code established by the Porter-Cologne Water Quality Control Act, will be required for all impacted wetland resources that are not regulated by the Clean Water Act (see GP EIR, p. 4.8-74). MM BIO-4 would ensure that all conditions of approval and/or mitigation measures within these permits are followed.

> **MM BIO-4**: No Net Loss of Wetlands by Obtaining Requisite Federal and State Permits. For all wetlands and other Waters of the U.S. or State that are removed or disturbed by project construction, all requisite federal and State permits shall be obtained, including, at least, a discharge permit from the U.S. Army Corps of Engineers pursuant to Section 404 of the Clean Water Act, and possibly State-issued Waste Discharge Requirements pursuant to Division 7, Chapter 4, Article 4 of the Water Code established by the Porter-Cologne Water Quality Control Act. These federal and State permits will contain conditions of approval and/or mitigation measures that will ensure a net zero loss of wetlands and other waters. Obtaining these permits

[3] Please note there is an error in the U.S. Army Corps of Engineers verification letter and the Applicant is currently working with Corps of Engineers staff to correct the acreage figures.

and adhering to their requirements ensures that performance standards sufficient to meet CEQA mitigation standards are satisfied.

With implementation of MM BIO-4, impacts to wetlands would be less than significant.

d) The City includes an interconnected network of open space corridors and preserves located throughout the City, to ensure that the movement of wildlife is not substantially impeded as the City develops (see GP EIR, pp. 4.8-76 to 4.8-77). Development of the SV project site will not negatively impact these existing and planned open space corridors. Nor is the SV project site located in an area that has been designated by the City, USFWS, or CDFW as vital or important for the movement of wildlife or the use of native wildlife nursery sites (see GP EIR, p. 4.8-77). Therefore, any potential impact to migratory species or migratory corridors would be less than significant. No mitigation is required.

e) As previously stated, the SV project will involve the removal of numerous native oak trees. Of the 324 native oaks onsite, at least 158 will be removed for project construction (see Attachment 3). Up to ten more also may be removed based on arborist recommendations to remove trees with extensive defects, compromised health, and/or structural instability (see Attachment 2). As defined by the City's Zoning Ordinance (Chapter 19.66, Tree Preservation), native oak trees greater than six (6) inch diameter at breast height are defined as protected (see GP EIR, pp. 4.8-79 to 4.8-80). A Tree Permit is required for the removal of any protected tree, and for any regulated activity within the protected zone of a protected tree where the encroachment exceeds 20 percent. All of the up to 168 trees planned for removal are considered protected by the City Code. The arborist report included as Attachment 2 contains recommendations for tree protection measures for the trees that will remain onsite. The Tree Permit would contain conditions of approval to follow the recommendations of the Arborist Report and mitigation measures that include payment of in-lieu mitigation fees to compensate for oak tree encroachment and removal and/or onsite replacement plantings consisting of both native and nonnative tree species. Any deviation from the approved permit would require a Tree Permit Modification, which must be approved by the City. MM BIO-5 would ensure that all mitigatory and compensatory conditions within the Tree Permit are followed.

MM BIO-5: Obtain Tree Permit and Adhere to Permit Conditions. For all native oaks trees protected by the City Code that shall be removed or encroached upon as a result of the project, a Tree Permit shall be obtained that includes payment of in-lieu mitigation fees to compensate for oak tree encroachment and removal and/or onsite replacement plantings consisting of both native and nonnative tree species as well as protection measures for the trees that will remain onsite. Obtaining a Tree Permit and adhering to its requirements ensures that CEQA performance standards are satisfied.

With implementation of MM BIO-5, conflicts with the local tree preservation policy would be eliminated and this impact would be less than significant.

f) There are no adopted Habitat Conservation Plans or Natural Community Conservation Plans within the City and no other applicable and approved local, regional, or state habitat conservation plans (see GP EIR, p. 4.8-80). Therefore, there would be no conflict with such plans and no impact. No mitigation is required.

V. Cultural Resources

As described within the Open Space and Conservation Element of the GP, the Roseville region was within the territory of the Native American group called the Nisenan (also Southern Maidu or Valley Maidu). Two large permanent Nisenan habitation sites have been identified and protected within the City's open space (in Maidu Park). Numerous smaller cultural resources, such as midden deposits and bedrock mortars, have also been recorded in the City. The gold rush, which began in 1848, marked another settlement period, and evidence of Roseville's ranching and mining past are still found today. Historic features include rock walls, ditches, low terraces, and other remnants of settlement and activity. A majority of documented sites within the City are located in areas designated for open space uses. See also GP EIR (pp. 4.9-1 to 4.9-6). Based on a recent cultural resources inventory and evaluation, the SV project site does not contain any known historical or

archaeological resources that are eligible for formal identification or protection by applicable federal or State statutes (see **Attachment 9**, Cultural Resources Inventory and Evaluation Report for Sierra View (June 2021) by ECORP Consulting, Inc.).

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in Section 15064.5?		**X**		
b) Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?		**X**		
c) Disturb any human remains, including those interred outside of formal cemeteries?		**X**		

Thresholds of Significance and Regulatory Setting:

The significance of impacts to cultural resources is based directly on questions found in the CEQA Guidelines checklist (see items a–e listed above), as well as legal principles governing impacts to unique archaeological resources, as set forth in Public Resources Code Section 21083.2, and impacts to historical resources, as set forth in CEQA Guidelines Section 15064.5. The Archaeological, Historic, and Cultural Resources section of the GP also directs the proper evaluation of and, when feasible, protection of significant resources (Policies 1 and 2). There are also various federal and State regulations regarding the treatment and protection of cultural resources, including the National Historic Preservation Act (NHPA) and the Antiquities Act (which regulate items of significance in history), Section 7050.5 of the California Health and Safety Code, Section 5097.9 of the Public Resources Code (which regulates the treatment of human remains) and Section 21073 et seq. of the Public Resources Code (regarding Tribal Cultural Resources). The CEQA Guidelines also contains specific sections, other than the checklist items, related to the treatment of effects on historical resources and unique archaeological resources.

Pursuant to the CEQA Guidelines, if it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts to be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (Public Resources Code Section 21083.2 (a), (b), and (c)). A *historical resource* is a resource listed, or determined to be eligible for listing, in the California Register of Historical Resources (CRHR) (Public Resources Code Section 21084.1); a resource included in a local register of historical resources (Public Resources Code Section 15064.5(a)(2)); or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (CEQA Guidelines Section 15064.5 (a)(3)). Public Resources Code Section 5024.1 requires evaluation of historical resources to determine their eligibility for listing on the CRHR.

Discussion of Checklist Answers:

a–c) No historical or unique archeological resources are known to exist on site; however, the possibility exists of uncovering subsurface resources during project construction (Attachment 9). The possibility also exists for uncovering subsurface cultural resources, including human remains and paleontological or tribal cultural resources (see Section VII. Geology and Soils and Section XVIII. Tribal Cultural Resources). MM CUL-1 would

ensure that all subsurface cultural resource discoveries would be properly handled and managed in accordance with applicable State and federal law. For more detailed procedures related to the discovery and treatment of tribal cultural resources, and other tribal related measures, refer to MMs TCR-1 to TCR-3.

MM CUL-1: Inadvertent Discovery. If subsurface deposits believed to be cultural (historical, archeological, paleontological, or tribal) or human in origin are discovered during construction, all work must halt within a 50-foot radius of the discovery. A qualified professional archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for pre-contact and historic archaeologist shall be retained to evaluate the significance of the find (i.e., whether the subsurface deposits could qualify as an historical resource, a unique archaeological resource, or a tribal cultural resource) and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications and mitigation requirements shall apply, depending on the nature of the find:

1. If the professional archaeologist determines that the find does not represent an historical resource, a unique archaeological resources, or a tribal cultural resource, work may resume immediately, and no agency notifications are required.

2. If the professional archaeologist determines that the find represents a potential historical resource, unique archaeological resource, or tribal cultural resource, the archaeologist shall immediately notify the City and the applicable landowner and/or Applicant. The City shall work with the archaeologist and, if necessary, with other experts or expert agencies (e.g., the State Historic Preservation Officeror, in the case of a potential tribal cultural resource, the relevant Native American organization) to determine whether, based on statutory criteria, the find qualifies as an historical resource, a unique archaeological resource, or a tribal cultural resource. If a determination is made in the affirmative, appropriate mitigation or treatment measures shall be taken, consistent with those set forth in Public Resources Code Section 21083.2, subdivisions (b) through (e), and CEQA Guidelines Sections 15126.4, subdivision (b)(3). Preservation in place is the preferred manner of mitigating impacts to archaeological sites, but data recovery may be permitted where preservation would be inconsistent with project design, logistics, and cost considerations. Work may not resume within the no-work radius until the City determines that the site either: 1) is not an historical resources, a unique archaeological resources, or a tribal cultural; or 2) that the mitigation or treatment measures have been completed to the City's satisfaction.

3. If the find includes human remains, or remains that are potentially human, the City and/or the landowner or Applicant shall ensure that reasonable protection measures are taken to protect the discovery from disturbance (A.B. 2641 [Stats. 2006, ch. 863]). The archaeologist shall notify the Placer County Coroner (per Section 7050.5 of the Health and Safety Code). The provisions of Section 7050.5 of the California Health and Safety Code, Section 5097.98 of the Public Resources Code, and A.B. 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner is required by statute to notify the California Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the Project (Public Resources Code Section 5097.98). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (Public Resources Code Section 5097.94). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (Public Resources Code Section 5097.98). This reburial will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (A.B. 2641). Work may not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.

With implementation of MM CUL-1, potential impacts to unknown subsurface unique archaeological resources, historical resources, tribal cultural resources, and human remains would be less than significant.

VI. Energy

Roseville Electric provides electrical power in the City, and Pacific Gas and Electric (PG&E) provides natural gas. The City purchases wholesale electrical power from both the Western Area Power Administration (WAPA), which is generated by the federal government's Central Valley Project, which produces 100 percent hydroelectric energy sources from a system of dams, reservoirs, and power plants within central and northern California (see GP EIR, pp. 2-36 tp 2-37). In addition, up to 50 percent of the City's power is generated at the City-owned Roseville Energy Park (REP) (see GP EIR, p. 2-36). The REP is a 160-megawatt natural-gas-fired power plant that uses a combined cycle gas turbine technology. The City also owns the 48 megawatt combustion-turbine Roseville Power Plant 2 (REP 2), which is used during peak energy use. The City's electric power mix varies from year-to-year, but is approximately 40 percent eligible renewable resources, 13 percent large hydroelectric, 22 percent natural gas, and 24 percent unspecified (see GP EIR, p. 4.15-1 to 4.15-2).

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			**X**	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			**X**	

Thresholds of Significance and Regulatory Setting:

Established in 2002, California's Renewable Portfolio Standard (RPS) currently requires that 33 percent of electricity retail sales be served by renewable energy resources by 2020, and 60 percent by 2030. Pursuant to Senate Bill 100 (2018), the State of California is required to generate 100 percent of electricity from carbon free sources by 2045. The City published a Renewables Portfolio Standard Procurement Plan in June 2018, and continues to comply with the RPS reporting and requirements and standards. There are no numeric significance thresholds to define "wasteful, inefficient, or unnecessary" energy consumption, and therefore significance is based on the questions found in the CEQA Guidelines checklist (see items a and b, above), and by the use of expert judgment supported by facts, relying on the policies, codes, and regulations adopted by the City and by regulatory agencies with regulatory authority related to energy. The analysis considers compliance with regulations and standards, project design as it relates to energy use (including transportation energy), whether the SV project will result in a substantial unplanned demand on the City's energy resources, and whether the SV project will impede the ability of the City to meet the RPS standards.

Discussion of Checklist Answers:

a, b) The SV project would consume energy both during construction and operation. During construction, fossil fuels, electricity, and natural gas would be used by construction vehicles and equipment. However, the energy consumed during construction would be temporary, and would not represent a significant demand on available resources (see GP EIR, p. 4.15-10). Further, there are no unusual project characteristics that would necessitate the use of construction equipment or methods that would be less energy-efficient or that would be wasteful.

The completed SV project would consume energy related to building operation, exterior lighting, landscape irrigation and maintenance, and vehicle trips to and from the SV project site. In accordance with California Energy Code Title 24, the SV project would be required to meet the Building Energy Efficiency Standards. These include, to name a few, standards for water and space heating and cooling equipment; insulation for doors, pipes, walls, and ceilings; and appliances. The SV project would also be eligible for rebates and other financial incentives from both the electric and gas providers for the purchase of energy-efficient appliances and systems, which would further reduce the operational energy demand of the SV project.

The GP EIR included an assessment of energy impacts for the entire City planning area. The analysis included consideration of transportation energy, and evaluated walkability, alternative transportation modes, and the degree to which the mix and location of uses would reduce vehicle miles traveled in the plan area. The EIR also included a citywide assessment of energy demand based on the existing and proposed land uses within the City, including the Infill Area where the SV project would be located (see GP EIR, pp. 4.15-12 to 4.15-16). Impacts related to operational energy consumption were found to be less than significant (see GP EIR, p. 4.15-18). Because the SV project, in conjunction with the SVSP project, would not increase the number of residential units that were originally approved for the SV project site in the GP, the SV project would use similar energy as that assumed in the GP. As a result, the SV project is consistent with the current citywide assessment of energy demand, and will not result in substantial unplanned, inefficient, wasteful, or unnecessary consumption of energy. Further, full buildout of the GP, inclusive of the SV project site, would not conflict with any State or local plans for renewable energy and energy efficiency (see GP EIR, p. 4.15-19). Therefore, impacts to energy are less than significant. No mitigation is required.

VII. Geology and Soils

As described in the Safety Element of the GP, there are three inactive faults (Volcano Hill, Linda Creek, and an unnamed fault) in the vicinity, but there are no known active seismic faults within Placer County. The last seismic event recorded in the South Placer area occurred in 1908, and is estimated to have a magnitude of approximately 4.0 on the Richter Scale. Due to the geographic location and soil characteristics within the City, the GP indicates that soil liquefaction, landslides, and subsidence are not a significant risk in the area. See also the GP EIR (pp. 4.7-1 to 4.7-14). According to the Natural Resources Conservation Service (NRCS) Soil Survey Database (2020), two types of soil occur on the SV project site: Cometa-Fiddyment complex, present on 1 to 5 percent slopes; and Cometa-Ramona sandy loams, present on 1 to 5 percent slopes (see Attachment 7). According to a 2019 review of geologic maps, literature review, and records search performed at the University of California, Berkeley Museum of Paleontology (UCMP), the SV project site is located in an area known to include rock formations that are of high paleontological sensitivity (GP EIR, pp. 4.7-4 to 4.7-5).

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. 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**	
ii. Strong seismic ground			**X**	

	shaking? iii. Seismic-related ground failure, including liquefaction? iv. Landslides?				
b)	Result in substantial soil erosion or the loss of topsoil?			**X**	
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, liquefaction or collapse?			**X**	
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			**X**	
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				**X**
f)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		**X**		

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to geology and soils is based directly on questions found in the CEQA Guidelines checklist (see items a–f listed above). Regulations applicable to this topic include the Alquist-Priolo Act, which addresses earthquake safety in building permits, and the Seismic Hazards Mapping Act, which requires the state to gather and publish data on the location and risk of seismic faults. The Archaeological, Historic, and Cultural Resources section of the GP also directs the proper evaluation of and, when feasible, protection of significant archaeological resources, which for this evaluation will include paleontological resources (Policies 1 and 2). Section 50987.5 of the California Public Code is only applicable to public land; that statute prohibits the excavation, removal, destruction, or defacement/injury to any vertebrate paleontological site, including fossilized footprints or other paleontological feature.

The Findings of the Implementing Procedures indicate that compliance with the Flood Damage Prevention Ordinance (RMC Ch.9.80) and Design/Construction Standards (Resolution 07-107) will prevent significant impacts related to checklist item b. The Ordinance and standards include permit requirements for construction and development in erosion-prone areas and ensure that grading activities will not result in significant soil erosion or loss of topsoil. The use of septic tanks or alternative waste systems is not permitted in the City; therefore, no analysis of criterion e is necessary.

Discussion of Checklist Answers:

a) The SV project will not expose people or structures to potential substantial adverse effects involving seismic shaking, ground failure or landslides.

i–iii) According to United States Geological Service mapping and literature, active faults are largely considered to be those that have had movement within the last 10,000 years (within the Holocene or Historic time periods);[4] and there are no major active faults in Placer County. The California Geological Survey has prepared a map of the state that shows the earthquake shaking potential of areas throughout California based primarily on an area's distance from known active faults. The map shows that the City lies in a relatively low-intensity ground-shaking zone. Commercial, institutional, and residential buildings, as well as all related infrastructure, are required, in conformance with Chapter 16, *Structural Design Requirements*, Division IV, *Earthquake Design* of the California Building Code, to lessen the exposure to potentially damaging vibrations through seismic-resistant design. In compliance with the Code, all structures in the SV project area would be well-built to withstand ground shaking from possible earthquakes in the region. Therefore, impacts associated with seismic activity would be less than significant. No mitigation is required.

iv) Landslides typically occur where soils on steep slopes (15 percent or more) become saturated or where natural or manmade conditions have taken away supporting structures and vegetation (see GP EIR, p. 4.7-10). The existing and proposed slopes of the SV project site are not steep enough to present a hazard during development or upon completion of the SV project. In addition, measures would be incorporated during construction to shore up minor slopes and prevent potential earth movement. Therefore, impacts associated with landslides would be less than significant. No mitigation is required.

b) Grading activities will result in the disruption, displacement, compaction and over-covering of soils associated with site preparation (grading and trenching for utilities). Grading activities for the SV project will be limited to the SV project site. Grading activities require a grading permit from the Engineering Division. The grading permit is reviewed for compliance with the City's Construction Standards, including the provision of proper drainage (Section 101), appropriate dust control (Section 111), and erosion control measures (Section 111). Grading and erosion control measures will be incorporated into the required grading plans and improvement plans. Therefore, the impacts associated with disruption, displacement, and compaction of soils associated with the SV project would be less than significant. No mitigation is required.

c, d) The soils on the site include Cometa-Fiddyment complex and Cometa-Ramona sandy loams (see Attachment 7). These soil types are not listed as geologically unstable or sensitive in the Natural Resources Conservation Service Soil Survey for Placer County Web Soil Survey.[5] Nor are the soil types listed as expansive in Table 18-1-B of the Uniform Building Code. Therefore, impacts associated with soils would be less than significant. No mitigation is required.

e) Future development on the SV project site would not include septic tanks or any onsite wastewater treatment. The SV project will eventually be hooked up to City sewer facilities. Therefore, there would be no impact. No mitigation is required.

f) No paleontological resources are known to exist on the SV project site per the cultural resources inventory and evaluation conducted for the SV project (see Attachment 9). However, the possibility exists for uncovering subsurface paleontological resources during construction. MM GEO-1, included below, would ensure that all subsurface paleontological discoveries would be properly handled and managed.

> **MM GEO-1**: If paleontological resources are discovered during the course of construction, work shall be halted immediately within 50 meters (165 feet) of the discovery, the City of Roseville shall be notified, and a qualified paleontologist shall be retained to determine the significance of the discovery. If the paleontological resource is considered significant, it should be excavated by a qualified paleontologist and given to a local agency, State University, or other institution with expertise in paleontology, where the resource could be curated and displayed for public education purposes.

[4] See U.S. Geological Survey: http://earthquake.usgs.gov/learn/glossary/?term=active%20fault.
[5] See Natural Resources Conservation Service Web Soil Survey: http://websoilsurvey.nrcs.usda.gov/app/.

With implementation of MM GEO-1, potential impacts to unknown subsurface paleontological resources and human remains would be eliminated and this impact would be less than significant.

VIII. Greenhouse Gases

Greenhouse gases (GHGs) trap heat in the earth's atmosphere. The principal GHGs that enter the atmosphere because of human activities are carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), and fluorinated gases. As explained by the U.S. Environmental Protection Agency,[6] global average temperature has increased by more than 1.5 degrees Fahrenheit since the late 1800s, and most of the warming of the past half century has been caused by human emissions. The City has taken proactive steps to reduce greenhouse gas emissions, which include the introduction of GP policies to reduce emissions, changes to City operations, and climate action initiatives. For an inventory of State and Placer County GHGs, refer to the GP EIR (pp. 4.5-3 to 4.5-5).

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			**X**	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			**X**	

Thresholds of Significance and Regulatory Setting:

A.B. 32 (the California Global Warming Solutions Act), signed by Governor Schwarzenegger of California in September 2006, found that climate change resulting from global warming was a threat to California, and directed that "the State Air Resources Board design emissions reduction measures to meet the statewide emissions limits for greenhouse gases . . .". The target established in A.B. 32 was to reduce emissions to 1990 levels by the year 2020. CARB subsequently prepared the *Climate Change Scoping Plan* (Scoping Plan) for California, which was approved in 2008. The Scoping Plan provides the outline for actions to reduce California's GHG emissions, and has been updated twice.

Senate Bill 32 (S.B. 32) was signed by the Governor on September 8, 2016, to establish a reduction target of 40 percent below 1990 levels by 2030 (see GP EIR, pp. 4.5-7 to 4.5-8). CARB's updated its Scoping Plan in 2017 in order to change the target year from 2020 to 2030, based on the targets established in S.B. 32 (see GP EIR, p. 4.5-7). Critically, the 2017 Scoping Plan also sets the path toward compliance with the 2050 target embodied within Executive Order S-3-05 as well (see GP EIR, p. 4.5-8). According to the 2017 Scoping Plan the statewide 2030 reduction target is 260 million metric tons. The Scoping Plan recommends an efficiency target approach for local governments for 2030 and 2050 target years.

PCAPCD recommends that thresholds of significance for GHG be related to statewide reduction goals and has adopted thresholds that take into account the 2030 reduction target. The thresholds include a de minimis and a bright-line maximum threshold, as well as residential and non-residential efficiency thresholds. In adopting its General Plan 2035, the City included an appendix that contained "implementation measures" consistent with recommended mitigation measures from the EIR for the General Plan. On the question of how to assess the

[6] See EPA Climate Change Overview: https://www.epa.gov/climate-change.

significance of proposed projects' operational GHG-related impacts, the appendix provides that the City should assess whether such projects' GHG emissions exceed "PCAPCD-recommended thresholds of significance" (see GP, Appendix A, p. A-21[7]). The analysis here takes that approach.

Discussion of Checklist Answers:

a, b) Operational GHGs are primarily emitted as a result of vehicle operation associated with trips to and from a project, and energy consumption from operation of the buildings. GHGs from vehicles are assessed based on the vehicle miles traveled (VMT) resulting from a project, on a Citywide basis. At full build out, it is anticipated that the SV project would emit approximately 906.65 metric tons of carbon dioxide equivalent per year (MTCO2e/yr), consisting primarily of mobile emissions (see **Attachment 10**, Greenhouse Gas Emissions Calculations for Sierra View (October 13, 2021) by Raney Planning & Management, Inc.). These projected emissions fall below the PCAPCD-recommended threshold of significance for project-level operational GHG emissions of 1,100 MTCO2e/yr. Therefore, the SV project would not generate operational GHG emissions that would have a significant impact on the environment, and this impact is less than significant. No mitigation is required. Construction-related GHG emissions occur at one point in time and are therefore not typically expected to significantly contribute to climate change. Climate change is a cumulative effect that occurs over time, as emissions increase on a year-to-year basis due to increases in developed area and other factors; construction emissions are a one-time emission source, which end once the SV project is built. Furthermore, the site developer would be required to comply with all PCAPCD rules and regulations for construction, which would reduce exhaust emissions thereby reducing construction-related GHG emissions (see Section III. Air Quality; see also GP EIR, p. 4.5-29). Although the SV project is subject to these rules and regulations, this is not because the SV project would otherwise cause significant construction-related impacts from GHG emissions. The SV project would not exceed the applicable PCAPCD threshold of significance. The PCAPCD's bright-line threshold for project construction emissions is 10,000 MTCO2e/yr; the SV project is estimated to produce 719.07 MTCO2e/yr over the approximately two-year construction period—well below the threshold (see Attachment 10). Therefore, the SV project would not generate construction-related GHG emissions considered to have a significant impact on the environment, and this impact is less than significant. No mitigation is required.

IX. Hazards and Hazardous Materials

The SV project site is undeveloped and does not contain any existing buildings that might contain lead-based paint or other older hazardous building materials. The site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (aka, the Cortese List).[8]

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			**X**	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials			**X**	

[7] See https://p1cdn4static.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/General%20Plan/Final%20General%20Plan%202020/A_Implementation%20Measures_Final.pdf.
[8] See California Department of Toxic Substance Control Cortese List: https://dtsc.ca.gov/dtscs-cortese-list/.

into the environment?				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ miles of an existing or proposed school?			**X**	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				**X**
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				**X**
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				**X**
g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				**X**

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to hazardous materials is based directly on questions found in the CEQA Guidelines checklist (see items a–g listed above). A material is defined as hazardous if it appears on a list of hazardous materials prepared by a federal, state or local regulatory agency, or if it has characteristics defined as hazardous by such an agency. The determination of significance based on the above criteria depends on the probable frequency and severity of consequences to people who might be exposed to the health hazard, and the degree to which project design or existing regulations would reduce the frequency of or severity of exposure. As an example, products commonly used for household cleaning are classified as hazardous when transported in large quantities, but one would not conclude that the presence of small quantities of household cleaners at a home would pose a risk to a school located within ¼-mile.

Many federal and State agencies regulate hazards and hazardous substances, including the U.S. Environmental Protection Agency (EPA), California Department of Toxic Substances Control, Central Valley Regional Water Quality Control Board, and the California Occupational Safety and Health Administration. The state has been granted primacy (primary responsibility for oversight) by the EPA to administer and enforce hazardous waste management programs. State regulations also have detailed planning and management requirements to ensure that hazardous materials are handled, stored, and disposed of properly to reduce human health risks. California regulations pertaining to hazardous waste management are published in the California Code of Regulations (see

8 CCR, 22 CCR, and 23 CCR). The SV project site is not within an airport land use plan or within two miles of a public or private use airport.

Discussion of Checklist Answers:

a, b) Standard construction activities would require the use of hazardous materials such as fuels, oils, lubricants, glues, paints and paint thinners, soaps, bleach, and solvents. These are common household and commercial materials routinely used by both businesses and average members of the public. The materials only pose a hazard if they are improperly used, stored, or transported either through upset conditions (e.g., a vehicle accident) or mishandling. In addition to use of hazardous materials during construction, operation of the SV project would result in the use of common hazardous materials as well, including bleach, solvents, and herbicides. Regulations pertaining to the transport of materials are codified in 49 Code of Federal Regulations 171–180, and transport regulations are enforced and monitored by the California Department of Transportation and by the California Highway Patrol. Specifications for storage on a construction site are contained in various regulations and codes, including the California Code of Regulations, the Uniform Fire Code, and the California Health and Safety Code. These same codes require that all hazardous materials be used and stored in the manner specified on the material packaging. See the GP EIR for more detail (pp. 4.10-2 to 4.10-2). Existing regulations and programs are sufficient to ensure that potential impacts as a result of the use or storage of hazardous materials are reduced to less-than-significant levels (see GP EIR, p. 4.10-20). No mitigation is required.

c) See response to Items (a) and (b) above. While development of the site will result in the use, handling, and transport of materials deemed to be hazardous, the materials in question are commonly used in both residential and commercial applications, and include materials such as bleach and herbicides. The SV project will not result in the use of any acutely hazardous materials, substances, or waste, therefore there would be no release of these materials with ¼ mile of an existing or proposed school. This impact would be less than significant. No mitigation is required.

d) The SV project is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (see GP EIR, pp. 4.10-2 to 4.10-5), Therefore, no impact will occur. No mitigation is required.

e) The SV project site is not within an airport land use plan or within two miles of a public or private use airport see GP EIR, p. 4.10-7). Therefore, there would be no impact. No mitigation is required.

f) This SV project site is located within an area currently receiving City emergency services and development of the site has been anticipated and incorporated into emergency response plans. As such, the SV project will cause a less-than-significant impact to the City's Emergency Response or Management Plans (see GP EIR, p. 4.10-26). Furthermore, the SV project will be required to comply with all local, State, and federal requirements for the handling of hazardous materials, which will ensure less-than-significant impacts. These will include the following programs:

- A Risk Management and Prevention Program (RMPP) is required of uses that handle toxic and/or hazardous materials in quantities regulated by the California Health and Safety Code and/or the City.

- Businesses that handle toxic or hazardous materials are required to complete a Hazardous Materials Management Program (HMMP) pursuant to local, State, or federal requirements.

No mitigation is required.

g) The California Department of Forestry and Fire Protection (CAL FIRE) is the state agency responsible for wildland fire protection and management. As part of that task, CAL FIRE maintains maps designating Wildland Fire Hazard Severity zones. The City is not located within a Very High Fire Hazard Severity Zone, and is not in

a CAL FIRE responsibility area.[9] Fire suppression is entirely within local responsibility (see GP EIR, p. 4.10-7). Wildland is defined by CAL FIRE as "unincorporated areas covered wholly or in part by trees, brush, grass, or other flammable vegetation."[10] The SV project site is no located in a wildland area; it is located in an urban infill area and is not adjacent to any wildlands. Therefore, the SV project would not expose people to any risk from wildland fire and there would be no impact. No mitigation is required.

X. Hydrology and Water Quality

With respect to groundwater, the City is located in the North American subbasin, which underlies northern Sacramento, southern Sutter, and western Placer counties. The subbasin is bounded by the Bear River on the north, the Feather River and Sacramento Rivers on the west, the American River on the south, and a north/south line extending from the Bear River south to Folsom Lake that passes about 2 miles east of the City of Lincoln. The subbasin encompasses approximately 351,000 acres (see GP EIR, p. 4.13-8). For surface water, the City is located within the Pleasant Grove Creek Basin and the Dry Creek Basin (see GP EIR, p. 4.13-3). Pleasant Grove Creek and its tributaries drain most of the western and central areas of the City and Dry Creek and its tributaries drain the remainder of the City. Most major stream areas in the City are located within designated open space. See also the GP EIR (pp. 4.13-1 to 4.13-11). The SV project site contains a central manmade drainage ditch that flows south to north into an intermittent tributary that flows east to west, as well as a number of seasonal wetland and vernal pool features scattered around the site (see Attachment 7; see also **Attachment 10**, Preliminary Storm Drainage Evaluation for Sierra View (August 3, 2021) by MacKay & Somps[11]).

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			**X**	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			**X**	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i) Result in substantial erosion or siltation on- or off-site;			**X**	

[9] See CAL FIRE Fire Hazard Safety Zone Map: https://egis.fire.ca.gov/FHSZ/.
[10] See CAL FIRE 2018 Strategic Fire Plan for California: https://osfm.fire.ca.gov/media/5590/2018-strategic-fire-plan-approved-08_22_18.pdf, p. 34.
[11] The Preliminary Storm Drainage Report states that 76 residential units will be developed on the project site; however, only 75 are currently planned. MacKay and Somps based this number on an earlier version of the Tentative Map, and have since verified that their analysis and conclusions remain accurate.

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; or			**X**	
iii) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff,			**X**	
d) In flood hazard, tsunami or seiche zones, risk release of pollutants due to project inundation?			**X**	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				**X**

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to hydrology and water quality is based directly on questions found in the CEQA Guidelines checklist (see items a–e listed above). For checklist item a, c (i), d, and e, the Findings of the Implementing Procedures indicate that compliance with the City's Design/Construction Standards (Resolution 07-107), Urban Stormwater Quality Management and Discharge Control Ordinance (RMC Ch. 14.20), and Stormwater Quality Design Manual (Resolution 16-152) will prevent significant impacts related to water quality or erosion. The standards require preparation of an erosion and sediment control plan for construction activities and include designs to control pollutants within post-construction urban water runoff. Likewise, it is indicated that the Drainage Fees for the Dry Creek and Pleasant Grove Watersheds (RMC Ch.4.48) and City Design/Construction Standards (Resolution 07-107) will prevent significant impacts related to checklist items c (ii) and c (iii). The ordinance and standards require the collection of drainage fees to fund improvements that mitigate potential flooding impacts, and require the design of a water drainage system that will adequately convey anticipated stormwater flows without increasing the rate or amount of surface runoff. These same ordinances and standards prevent impacts related to groundwater (items a and d), because developers are required to treat and detain all stormwater onsite using stormwater swales and other methods which slow flows and preserve infiltration. Finally, it is indicated that compliance with the Flood Damage Prevention Ordinance (RMC Ch. 9.80) will prevent significant impacts related to items c (iv) and e. The Ordinance includes standard requirements for all new construction, including regulation of development with the potential to impede or redirect flood flows, and prohibits development within flood hazard areas. Impacts from tsunamis and seiches were screened out of the analysis (item e) because the SV project is not located near a water body or other feature that would pose a risk of such an event.

Discussion of Checklist Answers:

a, c(i), e) The SV project will involve the disturbance of onsite soils and the construction of impervious surfaces, such as asphalt paving and buildings. Disturbing the soil can allow sediment to be mobilized by rain or wind, and cause displacement into waterways. To address this issue and others, the developer is required to apply for and receive approval from the City for a grading permit and/or improvement plans prior to the start of construction. The permit or plans are required to incorporate mitigation measures for dust and erosion control. In addition, the City has a National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit issued by the Central Valley Regional Water Quality Control Board that requires the City to reduce pollutants in stormwater to the maximum extent practicable. The City does this, in part, by means of the City's 2016 Design/Construction Standards, which require preparation and implementation of a Stormwater Pollution Prevention Plan

development such as the SV project. All permanent stormwater quality control measures must be designed to comply with the City's Manual for Stormwater Quality Control Standards for New Development, the City's 2016 Design/Construction Standards, Urban Stormwater Quality Management and Discharge Control Ordinance, and Stormwater Quality Design Manual. See also the GP EIR (pp. 4.13-28 to 4.13-30, 4.13-33 to 35). See Attachment 10 for specific detail on storm drain infrastructure and detention proposed as part of the SV project to ensure compliance with all applicable measures, permits, and programs by improving drainage and reducing impacts, including installing a network of drainage pipes, large box culverts, a detention basin, vegetated swales, disconnected impervious surfaces, and bioretention facilities.

All of these measures, permits, and programs, which are required for the SV project, are put in place to ensure that impacts to surface water quality are negligible or less than significant, as would be the case here (see also Attachment 10, p. 13). As a result of these requirements, the SV project would not: violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality; substantially alter the existing drainage pattern of the site in a manner that results in substantial erosion or siltation; or conflict with a surface water quality control plan. Also to note is that the West Placer Groundwater Sustainability Agency, which is the governing groundwater sustainability agency for the region, has not yet finalized and adopted a sustainable groundwater management plan; thus, there can be no conflict with such a sustainable groundwater management plan. Therefore, impacts to these resources would be less than significant. No mitigation is required.

b) The SV project does not involve the installation of groundwater wells. The City maintains wells to supplement surface water supplies during multiple dry years, but the effect of groundwater extraction on the aquifer was addressed in the City's Urban Water Master Plan and evaluated in the GP EIR. The SV project is consistent with the GP land use designation, in that it does not exceed the planned and approved full buildout of the City's Infill Area, and is thus consistent with the citywide evaluation of water supply (see GP EIR, p. 4.13-31). As a result, the SV project would not substantially decrease groundwater supplies. Furthermore, all permanent stormwater quality control measures must be designed to comply with the Stormwater Quality Design Manual, which requires the use of bioswales and other onsite detention and infiltration methods. These standards ensure that stormwater will continue to infiltrate into the groundwater aquifer and that potential water quality impacts from such groundwater recharge would be less than significant. Given the lack of significant impacts to groundwater, there would not be a conflict with a sustainable groundwater management plan. Therefore, impacts to these resources would be less than significant. No mitigation is required.

c(ii,iii), d) A portion of the SV project site is located in a 200-year flood hazard zone, which means that, statistically, a flood event would occur once every 200 years on these portions of the site (see GP EIR, p. 4.13-37). However, the SV project has been reviewed by City Engineering staff for conformance with City ordinances and standards. The SV project includes adequate and appropriate facilities to ensure no net increase in the amount or rate of stormwater runoff from the site, and which will adequately convey stormwater flows. See the discussion above on design and construction standards. See also the GP EIR (pp. 4.13-35 to 4.13-41). In fact, improvements made to the site as a result of eventual development would treat and mitigate flood waters in a manner that does not currently occur and better distribute flood water, along with water quality measures, throughout the entirety of the site (see Attachment 10, p. 13). Moreover, the entire City has 200-year flood protection currently in place. Therefore, impacts resulting from runoff would be less than significant. No mitigation is required.

d) The SV project has been reviewed by City Engineering staff for conformance with City ordinances and standards. Although a portion of the site is located in a 200-year flood hazard zone (see discussion above on checklist items c(ii,iii), d), the SV project is not located within either the Federal Emergency Management Agency floodplain or the City's Regulatory Floodplain (defined as the floodplain which will result from full buildout of the City) (see Attachment 10). Moreover, the entire City has 200-year flood protection currently in place. Therefore, the SV project will not impede or redirect flood flows. Nor will it be inundated. The SV project is located within an area of relative flat topography and is not near a waterbody or other feature that could cause a seiche or tsunami

(see GP EIR, p. 4.13-41). Therefore, there would be less-than-significant impacts with regard to these criteria. No mitigation is required.

XI. Land Use and Planning

The SV project site is currently undeveloped and designated/zoned for both Medium Density Residential/R3 (Multi-Family Housing) (Infill Planning Parcel 100) and Low Density Residential/R1 (Single-Family Residential (Infill Planning Parcel 100). The area surrounding the parcels is fully developed and designated/zoned according to Table 1 above.

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?				**X**
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?		**X**		

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to land use is based directly on questions found in the CEQA Guidelines checklist (see items a and b listed above). Consistency with applicable City GP policies, Improvement Standards, and design standards is already required and part of the City's processing of permits and plans, so these requirements do not appear as mitigation measures.

Discussion of Checklist Answers:

a) The area around the SV project site is fully developed as planned, for residential (mostly low density and some medium density), recreation (a golf course), and some public use (a public school). The SV project site, currently planned for medium density residential, is now proposed as low density residential. This change would not alter the underlying land use for the property, which would remain residential. Indeed, it would better align the SV project site with existing low density residential development to the north, northeast, and east of the site. The SV project would be required to adhere to all City Design Standards to ensure its design features comported with and complemented those of the surrounding developments (see GP EIR, p. 4.1-17). Therefore, the SV project will not physically divide an established community and there would be no impact. No mitigation is required.

b) The SV project would, if approved, formally change the land use designation and zoning for the SV project site; therefore, at that time, it would not conflict with any specific adopted land use plans or zoning designations. Furthermore, the underlying use of the SV project site as residential development will continue to comport with the underlying anticipated use that exists in current planning documents, albeit at a reduced degree of development (see GP, p. 4.1-24). The reduction in housing on the site would in turn reduce potential environmental impacts and therefore reduce the risk of policy violations. As well, the SV project will be required to adhere to all City Design/Construction Standards, which would ensure local regulations were honored. The SV project will, however, require the removal of several protected trees in conflict with the City's Tree Ordinance. However, this potentially significant impact is mitigated by application for and approval of a Tree Permit that will

contain conditions of approval and/or measures, as prescribed in MM BIO-4, to ensure tree removal results in a less-than-significant impact. After implementation of MM BIO-4, this impact would be less than significant.

XII. Mineral Resources

The Surface Mining and Reclamation Act (SMARA) of 1975 requires the State Geologist to classify land into Mineral Resource Zones (MRZs) based on the known or inferred mineral resource potential of that land. The California Division of Mines and Geology (CDMG) was historically responsible for the classification and designation of areas containing—or potentially containing—significant mineral resources, though that responsibility now lies with the California Geological Survey (CGS). There are four broad MRZ categories (MRZ-1 through MRZ-4), and only MRZ-2 represents an area of known significant mineral resources. CDMG published Open File Report 95-10, which provides the mineral classification map for Placer County. There is only one small MRZ-2 designation area, located at the far eastern edge of the City. But largely, the City does not overlie any known deposits of economically valuable mineral resources (see GP EIR, p. 4.7-1)

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				**X**
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				**X**

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to mineral resources is based directly on questions found in the CEQA Guidelines checklist (see items a and b listed above). Mineral resources are regulated pursuant to the above-referenced programs and agencies.

Discussion of Checklist Answers:

a, b) The SV project site is not in the one small portion of the City known to include any mineral resources that would be of local, regional, or statewide importance. Therefore, the SV project would have impacts on mineral resources. No mitigation is required.

XIII. Noise

The area immediately surrounding the SV project site consists primarily of residences and a golf course, with a public school located southeast of the site and two local roadways leading to, or adjacent to, the site. The nearest arterial roadways are Washington Avenue and Atlantic Street, but both are separated from the SV project site by development. Thus, there are no potential sources of significant noise in the area. Ambient noise levels surrounding the SV project site are made up of typical residential noises, with fixed noise sources such as landscape activities (leaf blowers, mowers, etc.) (see GP EIR, p. 4.6-55) and transportation noises such as local traffic (see GP EIR, p. 4.6-50), as well as fixed noise sources associated with landscaping and maintaining golf course greens.

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?		**X**		
b) Generation of a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			**X**	
c) Result in exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?		**X**		
d) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				**X**

Thresholds of Significance and Regulatory Setting:

Standards for transportation noise and non-transportation noise affecting existing or proposed land uses are established within the GP Noise Element. The significance of other noise impacts is based directly on questions found in the CEQA Guidelines checklist (see items b and c listed above), as well as the GP Noise Element, the City's Noise Ordinance, and the professional judgment of City staff and consultants. The Findings of the Implementing Procedures indicate that compliance with the City Noise Regulation (RMC Ch. 9.24) will prevent significant non-transportation noise. The Ordinance establishes noise exposure standards that protect noise-sensitive receptors from a variety of noise sources, including non-transportation/fixed noise, amplified sound, industrial noise, and events on public property.

Section 9.24.030(G) of the Noise Ordinance exempts noise from private construction (e.g., construction, alteration, or repair activities) between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and between the hours of 8:00 a.m. and 8:00 p.m. Saturday and Sunday; however, all construction equipment must be fitted with factory installed muffling devices and all construction equipment shall be maintained in good working order. These exemptions are typical of City and County noise ordinances and reflect the recognition that construction-related noise is temporary in character, is generally acceptable when limited to daylight hours, and is part of what residents of urban areas expect as part of a typical urban noise environment (along with sirens, etc.).

The SV project site is not within an airport land use plan, within two miles of a public or public use airport and there are also no private airstrips in the vicinity of the SV project area.

Discussion of Checklist Answers:

a, b) The area immediately surrounding the SV project site includes noise-sensitive land uses, specifically residential and school facilities (see GP EIR, p. 4.6-5). Temporary, short-term construction noise would occur during project construction. However, Section 9.24.030(G) of the City's Noise Ordinance exempts noise from private construction that occurs between 7 a.m. and 7 p.m. on weekdays and 8 a.m. and 8 p.m. on weekends from City noise standards, provided that all construction equipment is fitted with factory installed muffling devices and maintained in good working order (see GP EIR, p. 4.6-48). Project construction would occur within these hours and construction equipment would be outfitted and maintained as prescribed in the Ordinance, pursuant to MM NOISE-1.

> **MM NOISE-1**: Limits Hours of Construction and Muffle/Maintain Construction Equipment. Project construction shall occur only between the hours of 7 a.m. and 7 p.m. on weekdays and 8 a.m. and 8 p.m. on weekends to limit construction noise. All construction equipment shall be fitted with factory installed muffling devices and maintained in good working order, pursuant to City Noise Ordinance Section 9.24.150(G).

With implementation of MM NOISE-1, potential impacts associated with construction noise would be less than significant.

Section 9.24.100 of the City's Noise Ordinance establishes operational sound level standards by which exposure of sensitive receptors to noise is regulated for area-wide sources, including fixed sources, such as those associated with residential development, and transportation sources, such as local traffic. Hourly sound levels are limited to 50 dB Leq in the daytime (7:00 a.m. to 10:00 p.m.) and 45 dB Leq at nighttime (10:00 p.m. to 7:00 a.m.) (see GP EIR, p. 4.6-38). Hourly sound levels are limited to 70 dB Lmax in the daytime (7:00 a.m. to 10:00 p.m.) and 65 dB Lmax at nighttime (10:00 p.m. to 7:00 a.m.). The permanent ambient noise levels associated with the proposed residential development would be similar to, if not the same as, surrounding residential development. Quiet urban daytime noise levels are expected to be approximately 50 dBA with nighttime levels around 40 dBA, with landscaping activities such as lawnmowing at a maximum of approximately 68 dBA (see GP EIR, p. 4.6-4). These levels do not exceed the City's standards. Further, the project developer, and future residents, would be required to comply with City Noise standards, and the City considers this to be adequate for preventing significant noise impacts, including those related to local traffic. Therefore, there would be a less-than-significant impact to a permanent increase in ambient noise as a result of project operation. No mitigation is required.

c) Surrounding uses may experience short-term increases in groundborne vibration and groundborne noise levels during construction. However, these increases would only occur for a short period of time and would only occur during daytime hours, per MM NOISE-1. While the noise generated may be a minor nuisance, the City Noise standards are designed to ensure that impacts are not unduly intrusive. There would be no excessive groundborne vibration or groundborne noise during project operation as these events are not associated with low density residential development (see GP EIR, p. 4.6-67). Therefore, with implementation of MM NOISE-1, potential impacts associated with groundborne vibration and groundborne noise would be less than significant.

d) The SV project site is not within an airport land use plan, within two miles of a public or public use airport and there are also no private airstrips in the vicinity of the SV project area. Therefore, there is no impact. No mitigation is required.

XIV. Population and Housing

The SV project site is located within the Infill Area and has a land use designation of Medium Density Residential. The GP Table II-4 identifies the total number of residential units and population anticipated as a result of buildout of the City. The GP had allocated a total 223 medium density residential units for the property (inclusive the adjacent development to the south with 55 existing medium density residential units).

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			**X**	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			**X**	

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to population and housing is based directly on questions found in the CEQA Guidelines checklist (see items a and b listed above). The GP governs planned growth within the City.

Discussion of Checklist Answers:

a) The CEQA Guidelines identify several ways in which a project could have growth-inducing impacts (Public Resources Code Section 15126.2), either directly or indirectly. Growth-inducement may be the result of fostering economic growth, fostering population growth, providing new housing, or removing barriers to growth. Growth inducement may be detrimental, beneficial, or of no impact or significance under CEQA. An impact is only deemed to occur when it directly or indirectly affects the ability of agencies to provide needed public services, or if it can be shown that the growth will significantly affect the environment in some other way. The SV project will induce growth, but planned growth. The SV project is consistent in its underlying land use with the GP and proposes less growth (fewer residential units) on the SV project site than is approved under the GP. Thus, any growth induced by the SV project was already identified and its effects disclosed and mitigated through the GP process. Therefore, the impact would be less than significant. No mitigation is required.

b) The SV project site is undeveloped and vacant. No housing exists on the SV project site, and thus no people or housing would be directly displaced by the SV project. The SV project would, however, reduce the number of residential units that were planned for the site, which would create a violation of the 2019 Housing Crisis Act (S.B. 330) absent an offsetting increase in residential capacity elsewhere within the City. However, these units are being reallocated to two other parcels within the City, as described and analyzed in the subsequent Addendum, for a net zero loss of planned housing units within the City. Therefore, the impact would be less than significant. No mitigation is required.

XV. Public Services

The Roseville Fire Department provides fire protection, fire suppression, emergency medical services, and hazardous materials management within the City. The SV project site is approximately 1.4 miles from its nearest fire station, Fire Station No. 1 at 401 Oak Street (see GP EIR, p. 4.11-2). The City Police Department, headquartered at 1051 Junction Boulevard, provides primary law and traffic enforcement services within the City limits (see GP EIR, p. 4.11-1). The SV project site is within the Roseville City School District and adjacent to Ferris Spanger Elementary School. Lastly, the SV project site is located nearby two community parks: Diamond Oaks Park and Woodbridge Park.

Would the SV project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Fire protection?			**X**	
b) Police protection?			**X**	
c) Schools?			**X**	
d) Parks?			**X**	
e) Other public facilities?			**X**	

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to public services is based directly on questions found in the CEQA Guidelines checklist (see items a–e listed above). The GP EIR addressed the level of public services which would need to be provided in order to serve planned growth in the community (see GP EIR, Section 4.11). In all proposed growth areas of the City, the City has adopted policies, Development Agreements, or other requirements or conditions that identify the physical facilities needed to serve growth, and the funding needed to provide for the construction and operation of those facilities and services. In addition, the SV project has been routed to the various public service agencies, both internal and external, to ensure that the SV project meets the agencies' design standards (where applicable) and to provide an opportunity to recommend appropriate conditions of approval.

Discussion of Checklist Answers:

a) Existing City codes and regulations require adequate water pressure in the water lines, and construction must comply with the Uniform Fire and Building Codes used by the City. Additionally, the Applicant would be required to pay a fire service construction fee, which is used for purchasing capital facilities for the Fire Department; thus, any expansion of physical facilities required for firefighting would be a result of this program and not any one individual development. Therefore, existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure a less-than-significant impact to fire services and firefighting facilities (see GP EIR, pp. 4.11-23 to 4.11-25). No mitigation is required.

b) Funding for police services is provided through the collection of property taxes and sales taxes. Further, the SV project is required to pay the City's public facilities fee, which is used to construct or expand facilities, such as the police station, as needed to accommodate the GP policy regarding levels of service. Any expansion of physical facilities required for providing police services would be a result of City-wide decisions and not as a result of any one individual development. Therefore, existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure a less-than-significant impact to police services and law enforcement facilities (see GP EIR, pp. 4.11-22 to 4.11-23). No mitigation is required.

b) The SV project would be required to pay school impact fees at a rate determined by the local school district and state law. School fees are collected prior to the issuance of building permits, consistent with City requirements. The Infill Area is almost fully developed and school sites have already been established based on full buildout of the GP for that area. Thus, school facilities would not be impacted by the SV project in a manner that would result in substantial adverse physical impacts causing significant environmental impacts. Therefore, existing codes, regulations, and facilities plans are sufficient to ensure a less-than-significant impact to schools and school facilities (see GP EIR, pp. 4.11-25 to 4.11-27). No mitigation is required.

c) Pursuant to Conditions of Approval for the proposed development, future residents will be required to pay special taxes collected with the annual property tax bill for each residential parcel, associated with the Infill Community Facilities District No. 4, which provides funding for park services. The Infill Area is almost fully developed and parks have already been established and would not be impacted by the SV project in a manner that would result in substantial adverse physical impacts causing significant environmental impacts (see XVI. Recreation). Therefore, existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure a less-than-significant impact to parks and park facilities. No mitigation is required.

d) The City operates its own library system of three (3) libraries: the Maidu Library, the Downtown Library, and the Martha Riley Community Library. The SV project will pay, at the time of the issuance of a building permit, the City's public facilities fee, which provides funding for capital improvements related to City facilities. Any expansion of physical facilities required for providing library services would be a result of City-wide decisions and not as a result of any one individual development. In addition, the City charges fees to end-users for other services, such as garbage and greenwaste collection, in order to fund those services. Any expansion of facilities required for those services would likewise be a product of City-wide decisions and not as a result of any one individual development. Therefore, existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure a less-than-significant impact to other public facilities. No mitigation is required.

XVI. Recreation

The SV project site is undeveloped with no approved recreational facilities, but it is located adjacent and to the east of a private golf course (Sierra View) and south of another golf course (Diamond Oaks), albeit separated by low density housing. Also located nearby the site are two community parks (Diamond Oaks Park and Woodbridge Park) as well as recreational facilities located within nearby public schools (Ferris Spanger Elementary School and Roseville High School). Overall, the City possess an abundance of private and public recreational facilities, by design (see GP EIR, pp. 4.11-10 to 4.11-14).

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			**X**	
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?		**X**		

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to recreation services is based directly on questions found in the CEQA Guidelines checklist (see items a–b listed above). The GP and other City planning mechanisms govern planned recreation within the City.

Discussion of Checklist Answers:

a) The SV project does not exceed the planned buildout of the GP and in fact reduces the number of residential units planned for the Infill Area. Notwithstanding, the GP EIR took into account the use of neighborhood and regional recreational facilities at full buildout in its analysis, and found the potential impact to be less than significant (GP EIR, p. 4.11-27). Also, proposed development will include a private home owners' association (HOA) owned and maintained park and open space for the enjoyment of its future residents, which would reduce any potential usage of other existing nearby recreational facilities (see Attachment 1). The SV project must comply all existing codes, regulations, funding agreements, and facilities plans that govern recreation, which would further ensure that no existing recreation facilities would incur significant physical deterioration as a result of the SV project. Therefore, there would be a less-than-significant impact to City recreation facilities. No mitigation is required.

b) The proposed development includes a private HOA owned and maintained park (see Attachment 1). The construction of this park would occur as one part of the overall development being proposed as part of the SV project; thus, it is analyzed throughout this document. Each impact conclusion reached, and mitigation measure proposed, applies to the construction of this park. There would be no unforeseen or new impacts related to the construction of this park, which will be part of the overall project analyzed in this IS. As demonstrated throughout this initial study, the SV project would have a less than significant effect on the environmental with some mitigation. Therefore, the construction of this community park also would have less-than-significant impacts with mitigation.

XVII. Transportation/Traffic

The SV project site is surrounded by two local roadway thoroughfares: Diamond Oaks Road to the north and Shasta Street to the east and south. The site is undeveloped and does not contain any internal roadways or formal pedestrian or bike paths.

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			**X**	
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?			**X**	
c) Substantially increase hazards due to a design feature (for example, sharp curves or dangerous intersections) or incompatible uses (for example, farm equipment)?			**X**	
d) Result in inadequate emergency access?			**X**	

Thresholds of Significance and Regulatory Setting:

The City has adopted the following plans, ordinances, or policies applicable to checklist item a: Pedestrian Master Plan, Bicycle Master Plan, Short-Range Transit Plan, and GP Circulation Element. The SV project is evaluated for consistency with these plans and the policies contained within them. For checklist item b, the CEQA Guidelines Section 15064.3 establishes a detailed process for evaluating the significance of transportation impacts. In accordance with this section, the analysis must focus on the generation of VMTs; effects on automobile delay cannot be considered a significant impact. The City developed analysis guidance and thresholds as part of the 2035 GP Update project approved in July 2020. The detailed evaluation and justification is contained within the GP EIR (see GP EIR, pp. 4.3-21 to 4.3-30).

Future projects consistent with the GP will not require further VMT analysis, pursuant to the tiering provisions of CEQA. For projects which are inconsistent, CEQA Guidelines Section 15064.3(b) allows lead agencies discretion to determine, in the context of a particular project, whether to rely on a qualitative analysis or performance-based standards. CEQA Guidelines Section 15064.7(b) allows lead agencies the discretion to select their own thresholds and allow for differences in thresholds based on context.

Quantitative analysis would not be required if it can be demonstrated that a project would generate VMT which is equivalent to or less than what was assumed in the GP EIR. When quantitative analysis is required, the threshold of 12.8 VMT/capita may be used for projects not within the scope of the GP EIR, provided the cumulative context of the 2035 GP has not changed substantially. Since approval of the 2035 GP, the City has not annexed new land, substantially changed roadway network assumptions, or made any other changes to the 2035 assumptions, which would require an update to the City's VMT thresholds contained within the GP EIR. Therefore, the threshold of 12.8 VMT/capita remains appropriate.

For checklist item b, the analysis here is primarily qualitative because the nature of a project is such that it would not generate VMT that exceeds what was assumed in the GP EIR (see GP EIR, p. 4.3-29; see also **Attachment 12**, Transportation Impact Study for Sierra View (September 7, 2021) by Fehr & Peers, p. 7). Impacts associated with checklist items c and d are assessed based on the expert judgment of the City Engineer and City Fire Department, as based upon facts and consistency with the City's Design and Construction Standards.

Discussion of Checklist Answers:

a) The City has adopted a Pedestrian Master Plan, Bicycle Master Plan, and Short-Range Transit Plan. The SV project was reviewed for consistency with these documents. The SV project includes all minor residential streets with pedestrian sidewalks and connectivity to both Diamond Oaks Road and Shasta Street (see Attachment 1). This style of roadway development is consistent with the policies of the adopted, applicable documents listed above. Therefore, there would be no conflict and a less-than-significant impact (see GP EIR, pp. 4.3-40 to 4.3-43). No mitigation is required.

b) Pursuant to the GP EIR and the *January 2021 Amendments to the City of Roseville Design and Constructions Standards*, VMT analysis is not required for projects that fall within the scope of land uses analyzed in the GP EIR because it can be assumed that such projects would generate equivalent or less VMT than what was assumed in the GP EIR (see Attachment 12, p. 7). If a project falls within these parameters, then it is considered to not exceed the City's VMT threshold, resulting in a less-than-significant impact (see GP EIR, p. 4.3-29). The proposed development is a reduced version of the originally approved housing density that was analyzed in the GP EIR. As a result, it would not exceed VMT projections that were analyzed in the GP EIR. Therefore, no additional VMT analysis is required and there would be a less-than-significant impact. No mitigation is required.

c, d) The SV project's interior roadways would be constructed to comply with applicable City's Design Standards, Fire Codes and other emergency-related design standards, pursuant to standard conditions of approval. Indeed, the SV project has been reviewed by the City Engineering and City Fire Department staff and has been found to be consistent with these regulations. For more information on emergency project site access and roadway safety

features, refer to Attachment 12, pp. 6 to 7 and the Tentative Map in Attachment 1. Compliance with existing regulations ensures that impacts associated with transportation-related hazards and emergency access would be less than significant. No mitigation is required.

XVIII. Tribal Cultural Resources

As described within the Open Space and Conservation Element of the GP, the Roseville region was within the territory of the Nisenan (also Southern Maidu or Valley Maidu). See the GP EIR for additional tribal regional history (pp. 4.9-2 to 4.9-4). Two large permanent Nisenan habitation sites have been identified and protected within the City's open space (in Maidu Park). Numerous smaller tribal cultural resources, such as midden deposits and bedrock mortars, have also been recorded in the City. A majority of documented sites containing tribal cultural resources within the City are located in areas designated for open space uses.

Would the SV project cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or		**X**		
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe		**X**		

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) A cultural resources inventory and evaluation survey was conducted for the SV project site (see Attachment 9). That evaluation did not find any site, feature, place, cultural landscape that is listed or eligible for listing in the in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k). However, the possibility exists of uncovering subsurface tribal resources during project construction (see Attachment 9) that might qualify for listing. MM CUL-1 would ensure that all subsurface tribal cultural discoveries would be properly handled and managed in accordance with applicable State law. With implementation of MM CUL-1, potential impacts to unknown subsurface tribal cultural resources that might qualify for listing would be eliminated and this impact would be less than significant.

b) Notice of the SV project was mailed to tribes that had requested such notice pursuant to A.B. 52. Notice was also provided pursuant to S.B. 18 for early consultation for the amendment of general plans (see **Attachment 13**, Tribal Consultation Letters). A request for consultation was received by one culturally affiliated tribe—the United Auburn Indian Community (UAIC)—on August 18, 2021, The City proceeded to consult with this Tribe. The Tribe indicated the possibility that tribal cultural resources may exist onsite that would be of significance to them and that may be unearthed during construction. After consultation discussions between the Tribe, the City, and the Applicant, the following mitigation measures were developed to address this potential impact taking into account tribal preferences and best practices.

Mitigation Measure TCR-1: Unpaid Tribal Observation
A minimum of seven days prior to beginning earthwork or other soil disturbance activities, the Construction Manager shall notify the City of the proposed earthwork start-date, in order to provide the City representative sufficient time to contact the consulting tribe(s). A single tribal representative shall be invited to, at its discretion, voluntarily observe any or all ground-disturbing activities during construction. The tribe shall be provided 72 hours to accept or decline observation. The single tribal observer shall be required to comply with all job site safety requirements and shall sign a waiver of liability prior to entering the job site. Should the tribe choose not to observe any or all of the activity, the City shall deem the mitigation measure completed in good faith without tribal observation as long as the notification was made and documented.

Mitigation Measure TCR-2: Contractor Awareness Training
The Construction Manager shall ensure that a Contractor Awareness Training Program is delivered to train equipment operators about cultural resources and tribal cultural resources. The program shall be designed to inform construction personnel about: federal and state regulations pertaining to cultural resources and tribal cultural resources; the subsurface indicators of resources that shall require a work stoppage; procedures for notifying the City of any occurrences; and project-specific requirements; and enforcement of penalties and repercussions for non-compliance with the program.

The training shall be prepared by a qualified professional archaeologist and reviewed by City for approval, and may be provided in an audio-visual format, such as a DVD. The Construction Manager shall provide culturally affiliated tribes that consulted on the project the option of attending the initial training in person and/or providing additional materials germane to the unanticipated discovery of tribal cultural resources for incorporation into the training.

The training program shall be required for all construction supervisors, forepersons, and operators of ground-disturbing equipment and all personnel shall be required to sign a training roster and display a hardhat sticker that is visible to City inspectors. The construction manager is responsible for ensuring that all required personnel receive the training. The Construction Manager shall provide a copy of the signed training roster to the City as proof of compliance.

Mitigation Measure TCR-3: Post-Review Discovery Procedures
If subsurface deposits believed to be cultural or human in origin, or tribal cultural resources, are discovered during construction, all work shall halt within a 100-foot radius of the discovery, and the Construction Manager shall immediately notify the City of Roseville Development Services Director by phone. The Construction

Manager shall also immediately coordinate with the monitoring archeologist or project archaeologist and (if present) tribal monitor, or, in the absence of either, contact the consulting tribe(s) and a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for archaeology and subject to approval by the City, to evaluate the significance of the find and develop appropriate management recommendations in coordination with the consulting tribe(s) if the find is a tribal cultural resource.

All management recommendations shall be provided to the City in writing for the City's review and approval. If recommended by the qualified professional and consulting tribes and approved by the City, this may include modification of the no-work radius.

The professional archaeologist must make a determination, based on professional judgement and supported by substantial evidence, within one business day of being notified, as to whether or not the find represents a cultural or tribal resource or has the potential to be a cultural or tribal cultural resource. The consulting tribe shall also be given the opportunity to provide, within one business day of being notified, a determination as to whether or not the find represents a tribal cultural resource or has the potential to be a tribal cultural resource.

The type of discovery, as described below will determine the subsequent actions. These include: 1) a work pause that, upon further investigation, is not actually a discovery and the work pause was simply needed in order to allow for closer examination of soil (a "false alarm"); 2) a work pause and subsequent action for discoveries that are clearly not related to tribal resources, such as can and bottle dumps, artifacts of European origin, and remnants of built environment features; and 3) a work pause and subsequent action for discoveries that are likely related to tribal resources, such as midden soil, bedrock mortars, groundstone, or other similar expressions.

Whenever there is question as to whether or not the discovery represents a tribal resource, culturally affiliated tribes shall be consulted in making the determination. Whenever a tribal monitor is present, the monitor shall be consulted.

The following processes shall apply, depending on the nature of the find, subject to the review and approval of the City:

- Response to False Alarms: If the professional archaeologist determines that the find is negative for any cultural indicators, and tribal representatives have not indicated the find is a tribal cultural resource, then work may resume immediately upon notice to proceed from the City's representative. No further notifications or archaeological consultation is necessary if it is determined that the discovery is not a cultural or tribal cultural resource of any kind. The professional archaeologist shall provide written documentation of this finding to the City, which shall include as an attachment any written documentation provided by tribal representatives or monitors.

- Response to Non-Tribal Discoveries: If a tribal monitor is not present at the time of discovery and a professional archaeologist determines that the find represents a non-tribal cultural resource from any time period or cultural affiliation, the City shall be notified immediately, to consult on a finding of eligibility and implementation of appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines. The professional archaeologist shall provide a photograph of the find and a written description to the City of Roseville. The City of Roseville will notify any [tribe(s)] who, in writing, requested notice of unanticipated discovery of non-tribal resources. Notice shall include the photograph and description of the find, and a tribal representative shall have the opportunity to determine whether the find represents a tribal cultural resource. If a response is not received within 24 hours of notification (none of which time period may fall on weekends or City holidays), the City will deem this portion of the measure completed in good faith as long as the notification was made and documented. If requested by a [tribe(s)], the City may extend this timeframe, which shall be documented in writing (electronic communication may be used to satisfy this measure). If a notified tribe responds within 24 hours to

indicate that the find represents a tribal cultural resource, then the Response to Tribal Discoveries portion of this measure applies. If the tribe does not respond or concurs that the discovery is non-tribal, work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) that the treatment measures have been completed to its satisfaction.

- Response to Tribal Discoveries: If the find represents a tribal or potentially tribal cultural resource that does not include human remains, the consulting tribe(s) and City shall be notified. The City will consult with the tribe(s) on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be either a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines, or a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code. Preservation in place is the preferred treatment, if feasible. Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) not a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code; or 3) that the treatment measures have been completed to its satisfaction.

- Response to Human Remains: If the find includes human remains, or remains that are potentially human, the construction supervisor or on-site archaeologist and (if present) tribal monitor shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641) and shall notify the City and Placer County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California Public Resources Code, and Assembly Bill 2641 shall be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (§ 5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. Public Resources Code § 5097.94 provides structure for mediation through the NAHC if necessary. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the Public Resources Code).

  If no agreement is reached, the landowner must rebury the remains in a respectful manner where they will not be further disturbed (§ 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.

With implementation of MM TCR-1, MM TCR-2, and MM TCR-3, in conjunction with implementation of MM CUL-1, potential impacts to unknown subsurface tribal cultural resources that might be of significance to applicable tribes would be less than significant.

XIX. Utilities and Service Systems

Water and wastewater services for the SV project site are provided by the City, storm water would be transferred via pipe into the City's offsite storm drain system, and solid waste would be collected by the City's Refuse

Department (see GP EIR, pp. 4.12-1, 4.12-6, 4.12-10). The City also would provide electric service to the site, while natural gas would be provided by PG&E (see GP EIR, p. 4.12-11).

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or which could cause significant environmental effects?			**X**	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			**X**	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			**X**	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			**X**	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			**X**	

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to utilities and service systems is based directly on questions found in the CEQA Guidelines checklist (see items a–e listed above) and regulated by a variety of State and local rules.

Discussion of Checklist Answers:

a) The SV project includes construction of a variety of utilities infrastructure, including sewer pipes and manholes, water lines, fire hydrants, electricity and cable lines, storm drain pipes/culverts and a stormwater basin, etc. (see Attachment 1, p. 2), which would tie into the City's facilities or other providers' facilities. Construction of this onsite infrastructure would allow the SV project to be properly serviced but would not result in the relocation, construction, or expansion of any larger infrastructure facilities, such as a wastewater treatment plant, because the Infill Area where the SV project would be located is accounted for as existing development that is serviceable by existing facilities, versus new development in areas where specific plans have been or are

being prepared, which likely will trigger an expansion of facilities (see GP EIR, pp. 4.12-20 to 4.12-24). Onsite project utility infrastructure is designed to be consistent with the GP and to comply with all applicable regulations. As well, the Applicant or developer will be required to pay fees that fund the operation of the facilities and the construction of major infrastructure. Furthermore, construction of onsite infrastructure has been considered throughout this checklist as part of overall project development; thus, any associated potential environmental impacts are fully disclosed and mitigated, if necessary. Therefore, the SV project would be no significant environmental impacts associated with the relocation, construction, or expansion of infrastructure and infrastructure facilities, and this impact would be less than significant. No mitigation is required.

b) The *City of Roseville 2015 Urban Water Management Plan* (UWMP), adopted May 2016, estimates water demand and supply for the City through the year 2040, based on existing land use designations and population projections.[12] In addition, the GP EIR estimates water demand and supply for ultimate buildout (see GP EIR, pp. 4.12-25 to 4.12-26). The SV project is consistent with existing underlying land use designations in that is does not exceed buildout assumptions, and is therefore consistent with the assumptions of the UWMP and GP EIR, which found a less-than-significant impact regarding water supply (see GP EIR, p. 4.12-28). In fact, the SV project, in conjunction with SVSP project, will decrease overall City water use by approximately 2.0 acre feet per year less than the usage calculated for the previously approved land uses (see the Addendum for more detail). The UWMP indicates that existing water supply sources are sufficient to meet all near-term needs, estimating an annual water demand of 48,762 acre-feet per year (AFY) by the year 2035 and existing surface and recycled water supplies in the amount of 60,400 AFY in normal years (see GP EIR, p. 4.12-24). The UWMP establishes some water supply deficit during dry year scenarios, but establishes that mandatory water conservation measures and the use of groundwater to offset reductions in surface water supplies are sufficient to offset the deficit. Thus, the SV project would not require new or expanded water supply entitlements. Therefore, there would be a less-than-significant impact to water supply. No mitigation is required.

c) The SV project would be served by the Pleasant Grove Wastewater Treatment Plant (PGWWTP). The Central Valley Regional Water Quality Control Board (RWQCB) regulates water quality and quantity of effluent discharged from the City's wastewater treatment facilities. The PGWWTP has the capacity to treat 9.5 million gallons per day (mgd) and is currently treating 7.1 mgd (see GP EIR, p. 4.12-29). The SV project is projected to result in approximately 14,630 gpd (or 0.015 mgd) of wastewater, so there are no concerns that the PGWWTP could serve the SV project (see **Attachment 14**, Sewer Capacity Evaluation for Sierra View (April 21, 2021) by Woodard & Curran, p. 1). Further, the SV project is consistent with existing underlying land use designations in that is does not exceed buildout assumptions, which is how infrastructure capacity is planned. Moreover, the SV project, in conjunction with SVSP project, will decrease overall City wastewater generation by approximately 0.07 million gallons per day than the generation calculated for the previously approved land uses (see the Addendum for more detail).Therefore, the volume of wastewater generated by the SV project could be accommodated by PGWWTP, and the SV project would not contribute to an exceedance of applicable wastewater treatment requirements (see GP EIR, p. 4.12-30). The impact would be less than significant. No mitigation is required.

d, e) The Western Placer Waste Management Authority is the regional agency handling recycling and waste disposal for the City and surrounding areas. The regional waste facilities include a Material Recovery Facility (MRF) and the Western Regional Sanitary Landfill (WRSL). Currently, the WRSL is permitted to accept up to 1,900 tons of municipal solid waste per day with a permitted capacity of 36.4 million cubic yards and a remaining capacity of 29.1 million cubic yards (see GP EIR, p. 4.12-31). Under current projected development conditions, the WRSL has a projected lifespan extending through 2058. Thus, there is sufficient capacity to serve the SV project. Though the SV project will contribute incrementally to an eventual need to find other means of waste disposal, this impact of City buildout has already been disclosed and analyzed in the GP EIR and found to be less than significant on solid waste infrastructure (see GP EIR, p. 4.12-32). Moreover, all residences and

[12] See City Urban Water Management Plan: https://www.roseville.ca.us/government/departments/environmental_utilities/at_your_service/water_supply/urban_water_management_plan.

business in the City pay fees for solid waste collection, a portion of which is collected to fund eventual solid waste disposal expansion. Thus, the SV project will not result in any new impacts associated with major solid waste infrastructure. Environmental Utilities staff has reviewed the SV project for consistency with policies, codes, and regulations related to waste disposal and waste reduction regulations and policies and has found that project design is in compliance. Therefore, impacts associated with solid waste would be less than significant. No mitigation is required.

XX. Wildfire

The City is not located within or near a state responsibility area and also is not located within a Very High Fire Hazard Severity Zone.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response land or emergency evacuation?				**X**
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				**X**
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				**X**
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				**X**

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to wildfire is based directly on questions found in the CEQA Guidelines checklist (see items a–d listed above). CAL FIRE is the state agency responsible for wildland fire protection and management. As part of that task, CAL FIRE maintains maps designating Wildland Fire Hazard Severity zones and designates state responsibility areas.

Discussion of Checklist Answers:

a–d) Checklist questions a–d above do not apply, because the SV project site is not in or near a state

responsibility area. fire suppression is entirely within local responsibility. Therefore, there is no impact.

XXI. Mandatory Findings of Significance

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		**X**		
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects.)			**X**	
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		**X**		

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to mandatory findings of significance is based directly on questions found in the CEQA Guidelines checklist (see items a–c listed above).

Discussion of Checklist Answers:

a–c) The SV project's general "potential to substantially degrade the quality of the environment" has been addressed throughout this IS. Impacts to biological resources are addressed above in the section devoted to that topic. Impacts associated with examples of the major periods of California history or prehistory are addressed in earlier sections addressing cultural resources and tribal cultural resources. The potential for environmental effects to cause substantial adverse effects on human beings is addressed in prior sections on air quality, hazards and hazardous materials, and water quality. The cumulative impacts to which the SV project will contribute in small part do not deviate beyond what was contemplated in the GP EIR (see GP EIR, Section 5.2) and do not exceed an thresholds of significant when considered in conjunction with the SVSP project (refer to the Cumulative Considerations section at the end of this combined CEQA document for more detail). With implementation of the City's Mitigating Ordinances, Guidelines, and Standards and best management practices, mitigation measures described in this checklist, and assorted permitting conditions, the SV project would not

have a significant impact on the habitat of any plant or animal species, cultural resources, or human health. Based on the foregoing, the SV project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of any wildlife species, or create adverse effects on human beings.

ENVIRONMENTAL DETERMINATION

In reviewing the site specific information provided for this project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by the Sierra View Redesignation and Rezoning Project and determined that with mitigation the impacts are less than significant. As demonstrated in the initial study checklist prepared for this Mitigated Negative Declaration, there are no significant effects that cannot be reduced to less than significant effects through mitigation and therefore an EIR is not required. Therefore, on the basis of the foregoing initial study:

> [**X**] I find that the proposed SV project COULD, but with mitigation agreed to by the Applicant, clearly WILL NOT have a significant effect on the environment and a MITIGATED NEGATIVE DECLARATION has been prepared.

Initial Study Prepared by:

Kinarik Shallow

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

MND ATTACHMENTS

MND Attachment 1 – Sierra View Tentative Subdivision Map and Redesignation/Rezoning Exhibits

MND Attachment 2 – Arborist Report (June 18, 2020) by California Tree and Landscape Consulting, Inc.

MND Attachment 3 – Tree Removal Information for Tree Permit for Sierra View (August 3, 2020) by MacKay & Somps

MND Attachment 4 – Special-Status Plant Survey Report for Sierra View (August 2020) by Madrone Ecological Consulting

MND Attachment 5 – Valley Elderberry Longhorn Beetle Habitat Survey for Sierra View (August 18, 2020) by Madrone Ecological Consulting

MND Attachment 6 – Dry-Season & Wet-Season Branchiopod Survey (August 19, 2020) by Madrone Ecological Consulting

MND Attachment 7 – Aquatic Resources Delineation Report for Sierra View (July 31, 2020) by Madrone Ecological Consulting

MND Attachment 8 – Jurisdictional Determination for Sierra View (June 4, 2021) by U.S. Army Corps of Engineers

MND Attachment 9 – Cultural Resources Inventory and Evaluation Report for Sierra View (June 2021) by ECORP Consulting, Inc.

MND Attachment 10 – Greenhouse Gas Emissions Calculations for Sierra View (October 13, 2021) by Raney Planning & Management, Inc.

MND Attachment 11 – Preliminary Storm Drainage Evaluation for Sierra View (August 3, 2021) by MacKay & Somps

MND Attachment 12 – Transportation Impact Study for Sierra View (September 7, 2021) by Fehr & Peers

MND Attachment 13 – Tribal Consultation Letters

MND Attachment 14 – Sewer Capacity Evaluation for Sierra View (April 21, 2021) by Woodard & Curran

MND Attachment 15 – Mitigation Monitoring and Reporting Plan

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT–PLANNING DIVISION

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

6th ADDENDUM TO THE SIERRA VISTA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH# 2008032115, ADOPTED ON MAY 5, 2010)

Project Title/File Number:	Sierra Vista Specific Plan (SVSP) Redesignation and Rezoning Project / File No. PL21-0161
Project Location:	3301 Pleasant Grove Boulevard, Roseville, CA 95661 (APN 496-100-030-000) (Parcel WB-41) / 3250 Pleasant Grove Boulevard, Roseville, CA 95661 (APN 496-100-029-000) (Parcel WB-31)
Project Description:	The SVSP project consists of amending the General Plan designation and modifying the zoning for SVSP Parcel WB-41 from Community Commercial to Medium Density Residential and from CC to RS/DS and increasing the density of SVSP Parcel WB-31 from 23.7 units per acre to 26.4 units per acre to increase its total planned high-density residential units from 263 to 293. Other approvals and entitlements from the City include a Small Lot Tentative Subdivision Map for Parcel WB-41 with 63 medium-density residential lots and all related amendments to the SVSP.
Project Applicant:	Westpark SV 400, LLC Contact: John Tallman
Property Owner:	Westpark SV 400, LLC
Lead Agency Contact:	Kinarik Shallow, Associate Planner, (916) 746-1309

CEQA Guidelines sections 15162 through 15164 deal with what is often called “subsequent review” under the California Environmental Quality Act (CEQA). These sections are based on statutory language found in Public Resources Code section 21166. CEQA Guidelines section 15162 sets forth the conditions and facts that require a public agency, in considering a proposed project connected to a previously certified Final Environmental Impact Report (EIR), to prepare a so-called “subsequent EIR.” Section 15163, in turn, identifies conditions and facts in which a “supplement to an EIR” may suffice in lieu of a full subsequent EIR. Section 15164, in turn, sets forth the conditions and facts in which neither one of these two documents is necessary, so that an addendum to the previously certified Final EIR may suffice. In general, an addendum to a previously certified Final EIR may be prepared for a project where only minor technical changes or additions are necessary or where none of the conditions calling for the preparation of a subsequent EIR have occurred. Section 15164 also states that an addendum need not be circulated for public review, but can be included in or attached to the certified Final EIR for consideration by the hearing body.

Here, the relevant Final EIR was prepared and certified for the Sierra Vista Specific Plan (SVSP) in 2010. That document combined project-level review for most areas but only program-level review for areas within the so-called Urban Reserve (UR), inclusive of the two parcels on which the proposed SVSP Redesignation and Rezoning project (SVSP project) addressed in this document would be located. Subsequently, however, with

the adoption of a Mitigated Negative Declaration (MND) in 2012 (2012 MND), this entire UR area was given General Plan, Specific Plan, and zoning designations anticipating a mix of residential, retail, commercial, public space, and open space uses. Taken together, the programmatic analysis of the UR area in the 2010 Final SVSP EIR and the project-level analysis for the former UR area in the 2012 MND create the practical equivalent of a project-level EIR for the former UR area, matching the project-level analysis for the rest of the SVSP area found in the 2010 Final SVSP EIR.

In *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 949, the California Supreme Court explained that "[o]nce a project has been subject to environmental review and received approval, [Public Resources Code] section 21166 and CEQA Guidelines section 15162 limit the circumstances under which a subsequent or supplemental EIR must be prepared. These limitations are designed to balance CEQA's central purpose of promoting consideration of the environmental consequences of public decisions with interests in finality and efficiency." The subsequent review provisions, accordingly, are "designed to ensure that an agency that proposes changes to a previously approved project "explore[s] environmental impacts *not* considered in the original environmental document" (*id*. at p. 951 [italics added]). "This assumes that at least some of the environmental impacts of the modified project were considered in the original environmental document, such that the original document retains some relevance to the ongoing decision-making process. A decision to proceed under CEQA's subsequent review provisions must thus necessarily rest on a determination—whether implicit or explicit—that the original environmental document retains some informational value" (*ibid*).

Consistent with these legal principles and CEQA Guidelines provisions governing subsequent review, the City of Roseville (City) prepared the analysis below in order to determine whether any of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred. For purposes of this analysis the prior EIR under consideration is the 2010 SVSP Final EIR as augmented by the project-level analysis for the former UR areas as set forth in the 2012 MND. For purposes of the subsequent review provisions of the CEQA Guidelines, these two documents are treated as the practical equivalent a single, complete, integrated project-level EIR for the former UR areas, in which the two subject parcels are located. After conducting its analysis in light of the Final EIR and 2012 MND, the City determined that an addendum to that previously certified Final EIR/MND is the appropriate environmental document for the SVSP project, as discussed and demonstrated below. This Addendum appropriately focuses only on those aspects of the SVSP project or its impacts that require additional discussion in light of the environmental analysis already found in the SVSP Final EIR.

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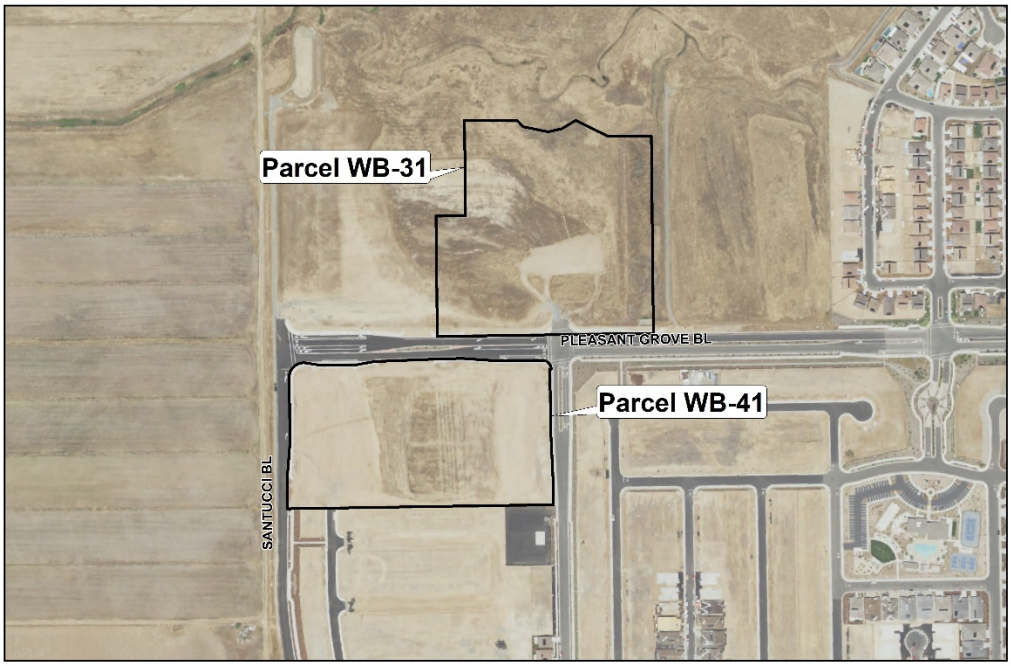
PROJECT DESCRIPTION

As described in the introduction to this combined CEQA document, the SVSP project is one of two related actions that will be considered, and possibly approved, simultaneously in order for the City to comply with the 2019 California Housing Crisis Act (Senate Bill [S.B.] 330), and specifically with Government Code Section 65300. The development associated with these actions would occur in different areas of the City with different applicable planning documents and require different types of CEQA analysis. To avoid confusion and ensure the most appropriate analysis is conducted, these actions are considered individually using different CEQA tools but in a combined larger document that also considers them cumulatively.

Project Location

The SVSP project is located in the northern part of the City of Roseville (City) Sierra Vista Specific Plan (SVSP) area, both north and south of Pleasant Grove Boulevard and east of Santucci Boulevard. The affected area consists of Parcels WB-31 and WB-41, which are approximately 11.20 acres and 10.11 acres in size, respectively.[1] The site address is 3301 Pleasant Grove Boulevard, Roseville, CA 95661 and the Assessor's Parcel Number for WB-41 is 496-100-030-000. See **Figure 1** below and **Attachment 1** for additional locational maps. See also the figure in the introductory portion of this combined CEQA document.

Figure 1: SVSP Project Location



Background and Environmental Setting

The SVSP was approved on May 5, 2010 (file #2007PL-044). An EIR was certified (SVSP EIR) and a Mitigation Monitoring Program (MMRP) was adopted along with the SVSP. At the time, Parcels WB-31 and WB-41 were not yet created and instead were included as part of a larger piece of land within the northwest portion of the plan area known and designated as the Urban Reserve (UR) area. While the majority of the Specific Plan area was analyzed on a project level within the SVSP EIR, the UR area was analyzed mostly at a programmatic level.

[1] See Sierra Vista Specific Plan, Chapter 4 Land Use: https://www.roseville.ca.us/government/departments/development_services/planning/specific_plans_planning_areas/sierra_vista_specific_plan.

Subsequently, on June 15, 2012, the UR area was redesignated and rezoned into a mix of residential, retail, commercial, public space, and open space land uses. This action, which included approval of GP and SVSP amendments, a rezone, and a tentative map (file #2011PL-043), created the two parcels that are the subjects of this document. Prior to taking these planning actions, the City adopted a Mitigated Negative Declaration (MND) that augmented the SVSP EIR and provided any missing project-level CEQA analysis for the UR area (2012 MND). Taken together, the SVSP EIR and the 2012 MND constitute the totality of the EIR upon which this Addendum is based.[2]

Parcel WB-31 is currently designated in the City of Roseville General Plan (GP) and the SVSP as High Density Residential (HDR) and zoned for (Multi-Family Housing) (R3) and allocated 263 units under the GP. Parcel WB-41 is designated in the GP and SVSP as Community Commercial (CC) and zoned for Community Commercial (CC). Both parcels are undeveloped. The immediate area surrounding the parcels is also relatively undeveloped; however, approximately 30% percent of the SVSP area has already been developed.

Table 1: Surrounding Land Uses

Location	Zoning	General Plan Land Use	Actual Use of Property
Site: *Parcel WB-31*	(Multi-Family Housing) R3	High Density Residential (HDR)	Undeveloped
North	Open Space (OS)	Open Space (OS)	Undeveloped (Parcel WB-80)
South	Community Commercial (CC) Small Lot Residential/Development Standards (RS/DS)	Community Commercial (CC) Low Density Residential (LDR) (Age Restricted)	Undeveloped (Parcel WB-41) Developed with single-family homes(Parcel WB-3A)
East	R3	High Density Residential (HDR)	Undeveloped (West Roseville Specific Plan Parcel W-16)
West	Parks and Recreation (PR) R3	Park (PR) High Density Residential (HDR)	Undeveloped (Parcel WB-52) Undeveloped (Parcel WB-30)
Site: *Parcel WB-41*	CC	Community Commercial (CC)	Undeveloped
North	R3	High Density Residential (HDR)	Undeveloped (Parcel WB-31)
South	RS/DS Public/Quasi-Public (P/QP)	Medium Density Residential (MDR) Public/Quasi-Public (Lift Station)	Developed with single-family homes(Parcel WB-20) Developed with a lift station (Parcel WB-62)
East	RS/DS	Low Density Residential (LDR) (Age Restricted)	Developed with single-family homes (Parcel WB-3A)
West	F-B-X 80 Ac. Min.	Agriculture/Timberland	Unincorporated Placer County Agricultural Uses

The SVSP project site as described above is undeveloped but has been previously graded during construction

[2] The SVSP Final EIR serves as the primary source of information from which this Addendum derives its analysis and conclusions, with reliance on the 2012 MND as necessary. The environmental impacts assessed in this document were considered in detail in the SVSP Final EIR and were addressed in numerous mitigation measures that apply to the proposed project. The SVSP FEIR, therefore, retains substantial relevancy and informational value to this action. (See *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 951).[3] Although the older checklist could be used for this Addendum because of the date of publication of the original EIR, the updated checklist is used instead as part of a good-faith effort to provide the most up-to-date information to decisionmakers and the public (Public Resources Code Section 21002.1(e); CEQA Guidelines Sections 15002(a)(1), 15003(c)).

operations related to adjacent and nearby development. It is dominated by relatively flat topography supporting annual grasslands. There are no structures on the properties. No native oak trees or other trees are present on the subject parcels as the area has been rough graded in the past and maintained.

Proposed SVSP Project

The SVSP project would increase the density of Parcel WB-31 from 23.7 units per acre to 26.4 units per acre, as allowable under the GP, and increase its total planned high-density residential units by 30—from 263 to 293. The SVSP project also would redesignate Parcel WB-41 from Community Commercial to Medium Density Residential through a GP amendment and rezone it from CC (Community Commercial) to RS/DS (Small Lot with Development Standards) and create a Small Lot Tentative Subdivision Map with 63 medium-density residential lots (see Attachment 1). The SVSP project includes an amendment to the SVSP to reflect these changes (see **Attachment 2**, Amended Sierra Vista Specific Plan). As stated in the introduction to this combined CEQA document, these new 93 residential units capture the 93-unit reduction that would result from the redesignation and rezone of the SV project site, described and analyzed in the MND portion of this combined document.

This action will require the following approvals and entitlements:

- Consideration of the Addendum together with the Final EIR for the SVSP (inclusive of the 2012 MND)
- GP Amendment for SVSP Parcel WB-41 from Community Commercial to Medium Density Residential
- Rezoning for SVSP Parcel WB-41 from CC to RS/DS
- Amendments to SVSP:
    - Revise text regarding Parcel WB-31 to include the 30 reallocated units
    - Change Parcel WB-41 from Community Commercial to Medium Density Residential and revise the SVSP Land Use Map
    - Revise text regarding Parcel WB-41 to include the zoning change and the 63 reallocated units
    - Delete Section B.12 of the SVSP
    - Revise Sections 6.4 and 6.5 and associated figures
- Amendment to the Westbrook Development Agreement
- Small Lot Tentative Subdivision Map for SVSP Parcel WB-41 including 63 medium-density residential lots.

PURPOSE AND SCOPE OF ADDENDUM

Basis for Addendum

This Addendum has been prepared pursuant to CEQA Guidelines Section 15164. As explained earlier, an addendum is an appropriate subsequent review document EIR when some changes to a project are necessary, but those changes do not create new or increased significant environmental impacts that warrant major revisions to the previously certified Final EIR (CEQA Guidelines Sections 15162(a), 15164(a); see *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 946; *Save Our Heritage Organization v. City of San Diego* (2018) 28 Cal.App.5th 656, 668). Also, an addendum is appropriate when circumstances surrounding a project have not substantially changed and when no new information of substantial importance has been uncovered that indicates the project would create new significant impacts or increase the severity of the previously identified significant impacts; see discussion immediately below (CEQA Guidelines Sections 15162(a), 15164(a)).

Notably, in assessing whether a proposed project change is eligible for an addendum, public agencies may account for mitigation measures to which an applicant has agreed (see, e.g., *River Valley Preservation Project v. Metropolitan Transit Development Bd.* (1995) 37 Cal.App.4th 154, 168 [“even a substantial increase in the severity of an environmental impact does not require … the preparation of an SEIR if mitigation measures are adopted which reduce the impact to a level of insignificance”]; *Citizens Against Airport Pollution v. City of San*

Jose (2014) 227 Cal.App.4th 788, 809-811 ["[t]o offset the loss of four acres of burrowing owl habitat, the eight[h] addendum includes a number of mitigation measures"]; and *Snarled Traffic Obstructs Progress v. City and County of San Francisco* (1999) 74 Cal.App.4th 793, 802 [discusses mitigation required in connection with addendum]). The addition of new mitigation measures triggers the need for a subsequent EIR or a supplement to an EIR only in two circumstances. Under the first, measures "previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure" (CEQA Guidelines Section 15162(a)(1)(3)(C)). Under the second circumstance, measures "considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure" (*id*. at Section 15162(a)(1)(3)(D)). Under both circumstances, an applicant's agreement to the mitigation measures in question preserves the project's eligibility for an addendum. Where there are new or revised regulatory standards, new technology and modern data, and/or updated best practices, mitigation measures may be updated in an addendum from those approved in the certified Final EIR and approved mitigation monitoring and reporting program (MMRP) without triggering the need for a subsequent EIR (see, e.g., *Mani Brothers Real Estate Group v. City of Los Angeles* (2007) 153 Cal.App.4th 1385, 1403 ["[m]itigation measures adopted when a project is approved may be changed or deleted if the agency states a legitimate reason for making the changes and the reason is supported by substantial evidence"]; *Napa Citizens for Honest Government v. Napa County Bd. of Supervisors* (2001) 91 Cal.App.4th 342, 359).

Substantial evidence presented in this Addendum demonstrates that the SVSP project, described above and analyzed below, does not create any new significant impacts or increase the severity of previously identified significant impacts in the SVSP EIR (inclusive of the 2012 MND). Nor are there any new circumstances or new information that would create such impacts or require more robust analysis (CEQA Guidelines Section 15162(a)). All of the impacts of the SVSP project were examined in the applicable prior CEQA documents. Therefore, an addendum is the appropriate CEQA document, and a subsequent or supplemental EIR is not warranted (CEQA Guidelines Section 15164(e)).

Significant and Unavoidable Impact Conclusions in the Previous EIR

The SVSP EIR identified the following impacts as significant and unavoidable at full buildout:

- Conversion of agricultural land to developed uses
- Inducement of substantial population growth
- Increased traffic on City of Roseville roadways
- Increased traffic on State Highways, including Interstate 80
- Increased traffic on Placer County roadways
- Increased emissions of fugitive dust and PM10 from grading and trenching activities (short term)
- Increased emissions of ozone precursors during construction (short-term)
- Increased emissions of air pollutants during operation
- Loss of oak trees of greater than 6 inches diameter breast height (dbh) (short-term)
- Removal of historically significant properties and/or loss of historic integrity of such resources
- Increased demand for solid waste services at the Western Regional Sanitary Landfill
- Increased demand for solid waste services at the Materials Recovery Facility (MRF)
- Construction debris demand for solid waste services
- Alteration of the visual character of the site and vicinity
- New sources of light and glare

The SVSP EIR also identified the following cumulative impacts as significant and unavoidable at full buildout:

- Agricultural land conversion
- Air pollutant emissions from construction

- Air pollutant emissions from operation
- Contribution to greenhouse gas emissions/global warming
- Onsite noise levels that exceed City standards
- Offsite noise levels that exceed City standards
- Traffic impacts to Roseville, Placer County, Sacramento County, Sutter County and State facilities
- Increased demand for water
- Increased demand for recycled water distribution system
- Increased generation of solid waste
- Change in visual character

City Council adopted a Statement of Overriding Considerations for these impacts when it certified the SVSP EIR.

ENVIRONMENTAL DOCUMENTS RELIED UPON

- Sierra Vista Specific Plan EIR, certified May 5, 2010 (SCH# 2008032115)

The SVSP EIR was certified by City Council on May 5, 2010. The analysis within this Addendum relies mostly on the SVSP EIR (inclusive of the Westbrook Specific Plan Amendment to Sierra Vista Specific Plan MND, listed below), with minor supplements or technical updates where appropriate, and attached hereto. As demonstrated in the environmental checklist below, the project's impacts remain the same as or lesser than the impacts described in the SVSP EIR because the project presents the same uses and use types envisioned and analyzed for the entirety of the SVSP area. In the case of the change from a community commercial designation to a residential designation, the footprint-related impacts would be no different. The 2010 SVSP EIR is available for review at the Civic Center, 311 Vernon Street, Roseville, CA or online at https://www.roseville.ca.us/government/departments/development_services/planning/specific_plans_planning_areas/sierra_vista_specific_plan.

- Westbrook Specific Plan Amendment to Sierra Vista Specific Plan MND, adopted June 15, 2012 (SCH# 2008032115)

The SVSP was amended in 2012 to redesignate and rezone the Urban Reserve (UR) area. As a result, this 2012 MND was prepared and adopted by City Council on June 15, 2012. The analysis within this Addendum relies mostly on the SVSP EIR but references this MND are included, where applicable. The MND is available for review at the Civic Center, 311 Vernon Street, Roseville, CA or online at https://www.roseville.ca.us/government/departments/development_services/planning/specific_plans_planning_areas/sierra_vista_specific_plan.

- 2035 General Plan Update EIR, certified August 5, 2020 (SCH# 2019080418)

The *2035 General Plan Update EIR* (GP EIR) updated all Citywide analyses, including for vehicle miles traveled, greenhouse gas emissions, water supply, water treatment, wastewater treatment, and waste disposal. When applicable, the topical sections within the checklist summarize the findings within the GP EIR. The GP EIR is available for review at the Civic Center, 311 Vernon Street, Roseville, CA or online at https://www.roseville.ca.us/government/departments/development_services/planning/general_plan_development_guidelines.

EXPLANATION OF ENVIRONMENTAL CHECKLIST

The purpose of this environmental checklist is to conduct subsequent environmental review for the proposed changes to the SVSP pursuant to CEQA Guidelines sections 15162, 15163, and 15164. This checklist evaluates the environmental resources in terms of any "changed condition" (i.e., changed circumstances, project changes,

or new information of substantial importance) that may result in a changed environmental result. A "no" answer in one of the checklist boxes does not necessarily mean there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed in prior environmental documents.

Checklist Evaluation Categories

Where Was Impact Analyzed in Prior EIR?
This column provides a cross-reference to the pages of the prior environmental documents where information and analysis may be found relative to the environmental issue listed under each topic.

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

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

Since certification of the previous EIR, there have been five amendments to the SVSP with five accompanying addenda to its EIR. Each amendment was found to be within the scope of the environmental impact conclusions presented in the SVSP EIR, and no mitigation measures required updating or revisions. Thus, although some circumstances have changed within the vicinity of the SVSP project site, those changes did not result in new significant environmental impacts that were not considered in the SVSP EIR. Nor did they substantially increase the severity of a previously identified impact. Further, no new projects or other development beyond those contemplated in the SVSP EIR or GP EIR have been approved or proposed within the vicinity of the SVSP project site that could impact or increase the project's environmental effects. As a result, all boxes in this column in the checklist below are marked "No."

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

Since certification of the prior EIR, the Appendix G Checklist in the CEQA Guidelines has been updated, effective early 2019.[3] This updated checklist material is not considered "new information" as defined in CEQA Guidelines Section 15162(a)(3), as it does not constitute any change in governing law or any new facts showing the existence of new significant effects or substantially more severe significant effects. Moreover, as demonstrated below, none of the updates to the Appendix G Checklist require new analysis related to impacts that were not known or that could not have been known at the time the SVSP EIR was prepared. Nor is the City aware of any new information of substantial importance that shows that mitigation measures or alternatives previously found to be infeasible would actually now be feasible and would substantially reduce one or more significant effects of the SVSP project or that mitigation measures or alternatives considerably different from those analyzed in the previously certified CEQA documents would substantially reduce one or more significant effects. Moreover, the City is not aware of any other new information not already included in this document that might bear relevance on the SVSP project's CEQA analysis. As a result, all boxes in this column in the checklist below are marked "No."

Any Mitigation Measures?
Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether the prior environmental documents provide mitigation measures (MMs) to address effects in the related impact category. In some cases, the MMs have already been implemented. A "Yes" response will be provided in any instance where mitigation was included, regardless of whether the mitigation has been completed at this time or whether it would apply to development on the SVSP project site. If "No" is indicated, this environmental analysis concludes a significant impact does not occur with this project, no mitigation was previously included, and no mitigation is needed.

Discussion of Checklist Answers
A discussion is provided under each environmental category in order to clarify the answers. The discussion provides information about the particular environmental issue and how the SVSP project relates to the issue. The discussion also provides details on applicable mitigation measures from the prior EIR and their status, denoting the ones that require ongoing or future implementation and that would be required for development on the SVSP project site. Mitigation measures that are either not relevant to the SVSP project because they pertain to a different area or land use or have already been implemented are not discussed. Each discussion section also contains an ultimate conclusion, including whether the City can conclude that the SVSP project does not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the prior CEQA documents.

ENVIRONMENTAL CHECKLIST

I. Aesthetics

For the environmental setting, refer to Section 4.14.2 of the SVSP EIR. Except as provided in Public Resources Code Section 21099(d) (applicable only to specific types of infill projects within transit priority areas), would the SVSP project:

[3] Although the older checklist could be used for this Addendum because of the date of publication of the original EIR, the updated checklist is used instead as part of a good-faith effort to provide the most up-to-date information to decisionmakers and the public (Public Resources Code Section 21002.1(e); CEQA Guidelines Sections 15002(a)(1), 15003(c)).

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Have a substantial adverse effect on a scenic vista?	**SVSP EIR Impact 4.14-3**	**No**	**No**	**No**	**No**
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway?	**Same**	**No**	**No**	**No**	**No**
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	**SVSP EIR Impact 4.14-1**	**No**	**No**	**No**	**No**
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	**SVSP EIR Impact 4.14-2**	**No**	**No**	**No**	**Yes**

Discussion of Checklist Answers:

Aesthetic resources were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). All aesthetic impacts were identified as significant and unavoidable. There is no change in the SVSP project significant enough so as to alter the environmental impact conclusions for this issue. The proposed density and land use changes do not introduce development to properties not already planned for development. The proposed uses are substantially consistent with the buildout assumptions for the SVSP and would not increase the severity of already identified aesthetic significant impacts (see 2012 MND, p. 11). Indeed, impacts related to light and glare from the previously approved commercial development on Parel WB-41 onto adjacent open space (Impact 4.14-2) would be reduced by its conversion to residential use.

The SVSP project has been evaluated for compliance with the City's Community Design Guidelines (CDG) and the design guidelines established in the SVSP. As they relate to aesthetics, these standards ensure the high-quality design and architectural character of any buildings developed as well as minimum landscaping standards. As it relates to light and glare, mitigation would ensure that outdoor lighting would not significantly impact the adjacent open space area to the north. Also, lighting is conditioned to comply with the CDG to limit the height of light standards and also require cut-off lenses and glare shields to minimize light and glare impacts. Thus, the impacts of the SVSP project fall within the scope of the impacts already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: None.

Conclusion: As described above, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding aesthetic resources.

II. Agricultural & Forestry Resources

For the environmental setting, refer to Section 4.1.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (V.1b-DEIR volume)	**SVSP EIR Impact 4.1-5**	**No**	**No**	**No**	**Yes**
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	**SVSP EIR Impact 4.1-3**	**No**	**No**	**No**	**Yes**
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government	**N/A**	**No**	**No**	**No**	**No**

Code Section 51104(g))?					
d) Result in the loss of forest land or conversion of forest land to non-forest use?	**N/A**	**No**	**No**	**No**	**No**
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	**N/A**	**No**	**No**	**No**	**No**

Discussion of Checklist Answers:

Agricultural resources were adequately addressed in the SVSP EIR (inclusive of the 2012 MND); there are no forest resources within the SVSP area. There is no element of the SVSP project that would change the environmental impact for this section—the SVSP project site will still be fully developed. The SVSP EIR concluded that development of the SVSP area would convert fallow grazing land to urbanized development. The SVSP project will result in the same impact, as it falls within the planned development footprint of the SVSP. The SVSP project site is not used for agricultural purposes, does not include agricultural zoning, is not within or adjacent to one of the areas of the City that has been designated as a protected farmland category on the Placer County Important Farmland map, is not within or adjacent to land within a Williamson Act Contract, and is not considered forest land. Although in the past, portions on or near the SVSP project site were classified as "Farmland of Local Importance," that classification changed once the site was redesignated and rezoned in 2012 (see 2012 MND, p. 12). Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MM is applicable to the SVSP project regarding agriculture and forestry resources.

- SVSP EIR MM 4.1-2. Agricultural Conversion Policies

Conclusion: As described above and with implementation of the applicable mitigation measure, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding agricultural and forestry resources.

III. Air Quality

For the environmental setting, refer to Section 4.4.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Conflict with or obstruct implementation of the applicable air quality plan?	**SVSP EIR Impacts 4.4-1 to 4.4-4, 4.4-5**	**No**	**No**	**No**	**Yes**
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	**Same**	**No**	**No**	**No**	**Yes**
c) Expose sensitive receptors to substantial pollutant concentrations?	**SVSP EIR Impact 4.4-4**	**No**	**No**	**No**	**Yes**
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	**SVSP EIR Impact 4.4-6**	**No**	**No**	**No**	**No**

Discussion of Checklist Answers:

Air quality was adequately addressed in the SVSP EIR (inclusive of the 2012 MND). For construction, the SVSP EIR concluded that standard dust control and other construction measures would be sufficient to avoid particulate matter and ozone precursor construction impacts, but that reactive organic gases would remain significant. However, all construction-related impacts could be mitigated to less than significant levels (see 2012 MND, p. 15). Construction activity associated with the SVSP project remain consistent with the scale of activity and resulting scope of impacts analyzed in the SVSP EIR (inclusive of the 2012 MND). For operation, the SVSP project changes the balance of land uses in the area from the approved changes made in 2012, but not in a manner that would increase emissions. Indeed, the proposed redesignation and rezoning of Parcel WB-41 from commercial to residential would substantially reduce the anticipated traffic trips generated by the development, as well as reduce projected vehicle miles travelled (VMT) (see XVII. Transportation/Traffic), which would in turn reduce operational air emissions for the SVSP area related to vehicle use. Any incremental increases in traffic or VMT associated with the increased density of Parcel WB-31 would be more than offset by the substantial reductions on WB-41. Furthermore, any impacts associated with odor would be reduced with the decrease in commercial development because commercial development has the potential to produce some objectionable odors whereas residential development rarely does (see GP EIR, p. 4.4-50). Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MMs are applicable to the SVSP project regarding air quality impacts.

- SVSP EIR MM 4.4-1. Dust and Construction Control Policies;
- SVSP EIR MM 4.5-1. Reduction of Operational Emissions

Conclusion: As described above and with implementation of the applicable mitigation measures, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding air quality.

IV. Biological Resources

For the environmental setting, refer to Section 4.8.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	**SVSP EIR Impacts 4.8-2, 4.8-3 to 4.8-6, 4.8-11, 4.8-13 to 4.8-17**	**No**	**No**	**No**	**Yes**
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	**SVSP EIR Impacts 4.8-2, 4.8-4 to 4.8-7, 4.8-10, 4.8-11, 4.8-13 to 4.8-17**	**No**	**No**	**No**	**Yes**
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	**SVSP EIR Impacts 4.8-1 to 4.8-2, 4.8-11**	**No**	**No**	**No**	**Yes**
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with	**SVSP EIR Impact 4.8-8**	**No**	**No**	**No**	**Yes**

established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?					
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	**SVSP EIR Impact 4.8-9**	**No**	**No**	**No**	**No**
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	**SVSP EIR Impact 4.8-12**	**No**	**No**	**No**	**No**

Discussion of Checklist Answers:

Biological Resources were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). Mitigation measures were adopted to reduce impacts to wetlands, vernal pool species, Swainson's hawk, burrowing owl, and other protected raptors nesting and foraging habitat to less-than-significant levels. No wetlands or water features exist on the SVSP project site, although some exist on parcels near the site (see 2012 MND, p. 19). Further, the site is devoid of trees or other natural features. It is primarily populated by non-native annual grasses, and the ground has undergone significance disturbance, likely as a result of nearby roadway and parcel development. However, the site does retain some potential to host special-status species. There are no differences between the SVSP project and the approved SVSP that are significant enough to change the environmental impact conclusions for this section. The SVSP project site was already planned for full development, and that will not change (see 2012 MND, p. 19). Further, the subject property, as part of a larger development area, has received a Biological Opinion from the U.S. Fish and Wildlife Service and Section 404 permit from the U.S. Army Corps of Engineers, as well as Section 401 certification from the State. Moreover, the Applicant has purchased the required compensatory mitigation. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MMs are applicable to the SVSP project regarding biological resources impacts.

- SVSP EIR MM 4.8-3. Avoid Nesting Sites
- SVSP EIR MM 4.8-4. Onsite and Offsite Grassland Preservation
- SVSP EIR MM 4.8-5. Wildlife Movement Protection Policies
- SVSP EIR MM 4.8-7. Offsite Surveys
- SVSP EIR MM 4.14-3. Avoid Light Spillover in Open Space Areas

Conclusion: As described above and with implementation of the applicable mitigation measures, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding biological resources.

V. Cultural Resources

For the environmental setting, refer to Section 4.9.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in Section 15064.5?	**SVSP EIR Impacts 4.9-1 to 4.9-2, 4.9-4**	**No**	**No**	**No**	**Yes**
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	**SVSP EIR Impacts 4.9-1, 4.9-4**	**No**	**No**	**No**	**Yes**
c) Disturb any human remains, including those interred outside of formal cemeteries?	**Same**	**No**	**No**	**No**	**Yes**

Discussion of Checklist Answers:

Cultural resources were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR found that no known cultural resources exist on the SVSP project site (see also 2012 MND, p. 22). The SVSP then discussed the potential for subsurface remains or deposits to be found during onsite or offsite construction, and included mitigation measures requiring a cessation of work should any item of cultural interest be found. The mitigation was found to render potential impacts less than significant. The SVSP project would result in the same impact, and the mitigation remains applicable to the SVSP project. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MM is applicable to the SVSP project regarding cultural resources impacts.

- SVSP EIR MM 4.9-1. Cease Work and Consult with Qualified Archaeologist

Conclusion: As described above and with implementation of the applicable mitigation measure, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding cultural resources.

VI. Energy

For the environmental setting, refer to Section 4.12.5.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	**SVSP EIR Impacts 4.12.5-1 to 4.12.5-2**	**No**	**No**	**No**	**No**
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	**Same**	**No**	**No**	**No**	**No**

Discussion of Checklist Answers:

Energy was adequately addressed in the SVSP EIR (inclusive of the 2012 MND). Electricity in the area is provided by Roseville Electric and natural gas is provided by Pacific Gas & Electric (PG&E). The SVSP EIR concluded that development and implementation of the SVSP would add land uses that would increase the demand for electrical services. However, Roseville Electric determined there were no constraints to providing a reliable energy source to serve the development proposed in the SVSP area. Impacts 4.12-5.1 and 4.12-5-2 in the SVSP EIR evaluated the potential for development of the SVSP to increase demands for electricity and natural gas and found these impacts to be less than significant.

The SVSP project would consume energy both during construction and operation, but consumption would be within the scope originally considered in the SVSP EIR (inclusive of the 2012 MND) because both parcels are planned for full development and will remain planned for full development. During construction, fossil fuels, electricity, and natural gas would be used by construction vehicles and equipment. However, the energy consumed during construction would be temporary, and would not represent a significant demand on available resources. There are no unusual project characteristics that would necessitate the use of construction equipment or methods that would be less energy efficient or which would be wasteful. The completed SVSP project would consume energy related to building operation, exterior lighting, landscape irrigation and maintenance, and vehicle trips to and from the use. In accordance with California Energy Code Title 24, the SVSP project would be required to meet the Building Energy Efficiency Standards. These include, to name a few, standards for water and space heating and cooling equipment; insulation for doors, pipes, walls, and ceilings; and appliances. The SVSP project would also be eligible for rebates and other financial incentives from both the electric and gas providers for the purchase of energy-efficient appliances and systems, which would further reduce the operational energy demand of the SVSP project.

The SVSP was distributed to both PG&E and Roseville Electric for comments prior to its publication, and was found to conform to the standards of both providers; thus, energy supplies are available to serve the SVSP project. The SVSP project will not result in inefficient, wasteful, or unnecessary consumption of energy. Nor

would it conflict with or obstruct State or local plans for renewable energy or energy efficiency, especially in consideration of efficiency requirements in SVSP EIR MM 4.5-2 (discussed below). Moreover, the substantial reduction in operational traffic trips from the redesignation and rezoning of Parcel WB-41 from commercial to residential would in turn reduce the localized consumption of fossil fuels, which is the "largest energy consuming sector in California" (GP EIR, p. 4.15-12; see XVI. Transportation/Traffic for more detail).Thus, the impacts of the SVSP project fall within the scope of the impacts already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: No MMs are applicable to the SVSP project regarding impacts to energy resources because no significant impacts exist; however, the following MM is included as a means to further reduce energy usage.

- SVSP EIR MM 4.5-2. Additional Measures to Reduce GHG Emissions (Provisions relating to Energy and Water Efficiency)

Conclusion: As described above, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Additionally, implementation of SVSP EIR MM 4.5.2, Additional Measures to Reduce GHG Emissions (Provisions relating to Energy and Water Efficiency), would further reduce energy usage by the SVSP project. Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding energy.

VII. Geology and Soils

For the environmental setting, refer to Section 4.7.2 (and 4.9.2 for paleontological resources) of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i. 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?	**SVSP EIR Impact 4.7-4**	**No**	**No**	**No**	**No**
ii. Strong seismic ground shaking?	**SVSP EIR Impact 4.7-4**	**No**	**No**	**No**	**No**

iii. Seismic-related ground failure, including liquefaction? iv. Landslides?					
b) Result in substantial soil erosion or the loss of topsoil?	**SVSP EIR Impacts 4.7-1, 4.7-3**	**No**	**No**	**No**	**No**
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, liquefaction or collapse?	**SVSP EIR Impact 4.7-2**	**No**	**No**	**No**	**No**
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	**SVSP EIR Impact 4.7-2**	**No**	**No**	**No**	**No**
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	**SVSP EIR Impact 4.9-3**	**No**	**No**	**No**	**Yes**

Discussion of Checklist Answers:

Geology and soils were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR concluded that there would be no impacts to or around the SVSP project site associated with seismic activity, landslides, or soils, and no impact related to septic tanks or alternative wastewater disposal systems, as neither are planned for the SVSP area (see 2012 MND, p. 24). The SVSP did find a potential impact related to the discovery of subsurface paleontological resources during onsite or offsite construction, and included a mitigation measure requiring a cessation of work and review should any such item be found. The mitigation was found to render potential impacts less than significant. These same conclusions would apply to the SVSP project, especially given that they are site-specific and not specific to any particular land use. Further, site development would require a grading permit that would be reviewed for compliance with the City standards to ensure erosion control measures were implemented (see 2012 MND, pp. 23 to 24). Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MMs are applicable to the SVSP project regarding impacts associated with geology and soils.

- SVSP EIR MM 4.9-3. Cease Work Until Review conducted by Qualified Paleontologist and Recommendations Implemented

Conclusion: As described above and with implementation of the applicable mitigation measure, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding geology and soils.

VIII. Greenhouse Gases

For the environmental setting, refer to Section 4.5.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	**SVSP EIR Impacts 4.5-1 to 4.5-2**	**No**	**No**	**No**	**Yes**
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	**SVSP EIR Impact 4.5-1**	**No**	**No**	**No**	**Yes**

Discussion of Checklist Answers:

Greenhouse gas (GHG) emissions were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR concluded that buildout of the SVSP project area would cause significant and unavoidable impacts with respect to GHG emissions. Mitigation measures were adopted to reduce the SVSP project's GHG emissions and resultant impacts, but they still remain significant and unavoidable (see 2012 MND, p. 17). Construction activity associated with the SVSP project remains consistent with the scale of activity and resulting scope of impacts anticipated in the SVSP EIR (inclusive of the 2012 MND). For operational impacts, while the SVSP project proposes changes to the balance of land uses in the area from the approved changes made in 2012, it does not do so in a manner that would increase emissions. Indeed, the proposed redesignation and rezoning of Parcel WB-41 from commercial to residential would substantially reduce the anticipated traffic trips generated by the development, even including the additional density proposed for Infill Planning Parcel WB-31, as well as reduce projected vehicle miles travelled (VMT) (see XVII. Transportation/Traffic), which would in turn substantially reduce GHG emissions for the SVSP project site related to vehicle use (mobile emissions are the number one source of GHG emissions [see GP EIR, p. 4.5-20]). GHG emissions, from both the construction and operational phases, would result in impacts consistent with or lesser than those analyzed in the SVSP EIR. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MMs are applicable to the SVSP project regarding GHGs.

- SVSP EIR MM 4.4-1. Dust and Construction Control Policies
- SVSP EIR MM 4.5-1. Reduction of Operational Emissions
- SVSP EIR MM 4.5-2. Additional Measures to Reduce GHG Emissions

Conclusion: As described above and with implementation of the applicable mitigation measures, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding GHGs.

IX. Hazards and Hazardous Materials

For the environmental setting, refer to Section 4.10.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	**SVSP EIR Impact 4.10-1**	**No**	**No**	**No**	**No**
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	**SVSP EIR Impacts 4.10-3 to 4.10-7**	**No**	**No**	**No**	**Yes**
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ miles of an existing or proposed school?	**SVSP EIR Impact 4.10-1**	**No**	**No**	**No**	**No**
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	**SVSP EIR Impact 4.10-5**	**No**	**No**	**No**	**Yes**

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	**SVSP EIR Impact 4.10-2**	**No**	**No**	**No**	**No**
g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**

Discussion of Checklist Answers:

Hazards or hazardous materials were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR concluded that all potentially significant impacts resulting from hazards or hazardous materials associated with the SVSP could be mitigated to less-than-significant levels. The same standard construction activities, which involve the use of hazardous materials such as fuels, oils, lubricants, glues, paints and paint thinners, soaps, bleach, and solvents, that were analyzed in the SVSP apply to the SVSP project. The same is true of the use of the same common household materials that were discussed as part of SVSP operation. Further, the SVSP project site is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The SVSP EIR analysis also found that there would be sufficient emergency services and facilities to serve the SVSP project area, and that the area was not located within an airport land use plan or other aviation hazard area. These conclusions still fit for the SVSP project, which occurs within the same development footprint.

Regulations pertaining to the transport of materials are codified in 49 Code of Federal Regulations 171–180, and transport regulations are enforced and monitored by the California Department of Transportation and by the California Highway Patrol. Specifications for storage on a construction site are contained in various regulations and codes, including the California Code of Regulations, the Uniform Fire Code, and the California Health and Safety Code. These same codes require that all hazardous materials be used and stored in the manner specified on the material packaging. Existing regulations and programs are sufficient to ensure that potential impacts as a result of the use or storage of hazardous materials are reduced to less than significant levels. Moreover, the SVSP project site is not near any wildlands; therefore, risks associates with wildland fires are not applicable (see Section XX. Wildfire). The SVSP project site is located in an area that has been used for agricultural purposes, which could have involved the use of pesticides and/or herbicides, but mitigation ensures any impacts resulting from these prior uses would remain less than significant (see 2012 MND, p. 25). The proposed uses are

substantially consistent with SVSP buildout assumptions. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MM is applicable to the SVSP project regarding hazards and hazardous materials.

- SVSP EIR MM 4.10-1. Identify and Remediate Soil Contamination

Conclusion: As described above and with implementation of the applicable mitigation measure, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding hazards and hazardous material.

X. Hydrology and Water Quality

For the environmental setting, refer to Section 4.13.2 (and Section 4.12.1.2 for groundwater) of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	**SVSP EIR Impact 4.13-5**	**No**	**No**	**No**	**Yes**
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	**SVSP EIR Impacts 4.12.1-2, 4.12.1-6 to 4.12.1-7**	**No**	**No**	**No**	**No**
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i) Result in substantial erosion or siltation on- or off-site;	**SVSP EIR Impact 4.13-4**	**No**	**No**	**No**	**Yes**
ii) Substantially increase the rate or amount of surface runoff in a	**SVSP EIR Impacts 4.13-2 to 4.13-3**	**No**	**No**	**No**	**Yes**

manner which would result in flooding on- or off-site; or					
iii) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff,	**SVSP EIR Impact 4.13-1**	**No**	**No**	**No**	**Yes**
d) In flood hazard, tsunami or seiche zones, risk release of pollutants due to project inundation?	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	**N/A**	**No**	**No**	**No**	**No**

Discussion of Checklist Answers:

Hydrology and water quality were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR concluded that all potentially significant impacts to hydrology and water quality associated with the SVSP could be mitigated to less-than-significant levels. A Drainage and Stormwater Master Plan was prepared and approved by the City as part of the SVSP EIR. As noted in the EIR, the Plan demonstrated that the increases in impervious surfaces being caused by buildout of the SVSP would be offset by proposed drainage facilities and stormwater improvements. Further, no development would occur within the 100-year floodplain area, and consistency with existing City regulations would ensure that all homes would be elevated at least two feet above the 100-year water surface elevation. With regard to stormwater quality, the SVSP EIR noted that there are existing programs, regulations, and permits in place to ensure that all development would not have significant effects related to water pollution from construction or operation, though a mitigation measure is included to require compliance with these regulations. The SVSP project would be subject to all adopted City standards and programs as well as applicable state standards that require the preparation of a Storm Water Pollution Prevention Plan (SWPPP) prior to grading activities (see 2012 MND, p. 28). The SVSP area is largely flat and is not near any large water bodies or dams/levees, so would not be subject to losses due to dam/levee failure, seiche, tsunami, or mudflow. The SVSP project falls within the development footprint of the SVSP, and, although some infrastructure modifications will need to be made to accommodate the change in land use on Parcel WB-41, the drainage modifications would not result in any changes to the scope or scale of impacts. Stormwater quality evaluations conducted for the SVSP project site support this assessment (see the Drainage and Stormwater Master Plan for Westbrook prepared for the 2010 Westbrook Specific Plan Amendment to the Sierra Vista Specific Plan (File #2011PL-043) and the Stormwater Quality Management Plan prepared for the Sierra Vista Specific Plan; see also **Attachment 3**, Preliminary Stormwater Quality Evaluation for Parcel WB-41 (July 16, 2021) by MacKay & Somps and Sierra Vista Specific Plan Master Drainage Plan for the Stormwater Quality Management Plan (February 20, 2018) by Civil Engineering Solutions, Inc.). Also note that the West Placer Groundwater Sustainability Agency, which is the governing groundwater sustainability agency for the region, has not yet finalized and adopted a sustainable groundwater management plan; therefore, there can be no conflict with such a sustainable groundwater management plan, pursuant to checklist item e. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MMs are applicable to the SVSP project regarding hydrology and water quality.

- SVSP EIR WMM 4.12-1. Prepare Site Specific Drainage Study (See Attachment 3)
- SVSP EIR WMM 4.12-2. Pay fair share of Roseville Regional Stormwater Retention Facility improvements
- SVSP EIR MM 4.13-1. Implementation of Construction Activity Stormwater Protection Standards

Conclusion: As described above and with implementation of the applicable mitigation measure, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding hydrology and water quality.

XI. Land Use and Planning

For the environmental setting, refer to Section 4.1.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Physically divide an established community?	**SVSP EIR Impact 4.1-2**	**No**	**No**	**No**	**Yes**
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	**SVSP EIR Impact 4.1-1 and 4.1-4**	**No**	**No**	**No**	**No**

Discussion of Checklist Answers:

Land use and planning were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR concluded that there were some potential land use incompatibilities, but that these could be addressed by a mix of mitigation and compliance with the City Noise Ordinance and Grading Ordinance. Land use issues discussed and addressed included noise from McClellan overflights, agricultural uses in Placer County next to urban uses in the SVSP, construction noise, and commercial land use noise. The overflight noise is a potential nuisance discussion requiring disclosure to future purchasers within the SVSP project site area; however, SVSP is outside an airport land use compatibility planning area for any nearby airport. and noise impacts from aircraft overflights to a project and its future residents outside an airport land use compatibility planning area is not a CEQA issue (see GP EIR, p. 4.6-47; see also 2012 MND, p. 33). Nevertheless, noise volumes do not exceed standards. It was concluded that the SVSP would not physically divide an established community and that it did not conflict with any land use policies or regulations. The EIR concluded that all impacts of the SVSP related to land use and planning could be reduced to less-than-significant levels with mitigation.

The SVSP project involves the same use types within the same development footprint, and therefore the conclusions of SVSP EIR remain applicable to the SVSP project. The SVSP project site area has been planned for development, including adequate roads, pedestrian paths, and bicycle paths to provide connections within the community (see SVSP, Chapter 6 [Circulation Plan];[4] see also GP Circulation Element[5]). The SVSP project involves frontage improvements including new driveways, sidewalks, and pedestrian connections. As such, the SVSP project will not physically divide an established community. Indeed, the conversation of Parcel WB-41 from commercial to residential better aligns with the approved surrounding uses, which are primarily residential. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MM is applicable to the SVSP project regarding impacts associated with land use; other mitigation in the SVSP required for land use impacts applies to future commercial development only and is therefore not applicable to the SVSP project.

- SVSP EIR WMM 4.1-2. Policies to Minimize Agricultural Impacts
- SVSP EIR MM 4.6-1. Construction Noise Reduction

Conclusion: As described above and with implementation of the applicable mitigation measure, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding land use and planning.

XII. Mineral Resources

For the environmental setting, refer to Section 4.7.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**

[4] See SVSP Chapter 6 (Circulation Plan): https://p1cdn4static.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/Specific%20Plans%20&%20Planning%20Areas/Sierra%20Vista/06.%20Circulation.pdf.
[5] See GP Circulation Element: https://p1cdn4static.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/General%20Plan/Final%20General%20Plan%202020/03%20Circulation_Final.pdf.

plan, or other land use plan?					

Discussion of Checklist Answers:

The SVSP EIR indicated that there were no significant mineral resources in the area. Therefore, this checklist section does not apply.

XIII. Noise

For the environmental setting, refer to Section 4.6.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?	**SVSP EIR Impacts 4.6-1 to 4.6-10**	**No**	**No**	**No**	**Yes**
b) Result in exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	**SVSP EIR Impact 4.6-1**	**No**	**No**	**No**	**Yes**
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**

Discussion of Checklist Answers:

Noise was adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR addressed construction noise, roadway noise, noise from non-residential land uses, and aircraft overflight noise. Overflight

noise has been addressed in the Land Use and Planning section of this Addendum. Construction noise in general was discussed, and addressed via mitigation. Noise was determined to be an issue for all of the major roadways in the SVSP area. Mitigation was found to reduce noise volumes to levels within GP standards for some impacts, and so these impacts were found to be less than significant. However, construction noise and the increase in traffic noise above existing conditions were found to be significant and unavoidable. Project construction and operation should not exceed noise levels anticipated in the SVSP to such a degree that impact conclusions reached in the SVSP EIR would change (see 2012 MND, p. 32). Indeed, with the reduction in traffic associated with WB-41, traffic-related noise should be substantially less than anticipated in the SVSP EIR (see XVII. Transportation/Traffic).

An environmental noise assessment was prepared by Bollard Acoustical Consultants, Inc. for the SVSP project to evaluate noise levels associated with traffic on the adjacent roadways (see **Attachment 5**, Noise Assessment for Parcel WB-41 (August 25, 2021) by Bollard Acoustical Consultants, Inc.). In this assessment, it was concluded that implementation of SVSP EIR mitigation measures would reduce noise volumes to levels within GP standards for the SVSP project. The SVSP project would be designed consistent with the mitigation measures to include six-foot masonry sound walls adjacent to the lots located along major roadways, among other measures, to ensure noise volumes stay within the GP thresholds. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MMs are applicable to the SVSP project regarding noise impacts.

- SVSP EIR WMM 4.5-2. Construction Noise Policies
- SVSP EIR WMM 4.5-8. Onsite Traffic Noise Attenuation (see Attachment 4)
- SVSP EIR MM 4.6-1. Construction Noise Reduction

Conclusion: As described above and with implementation of the applicable mitigation measures, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding noise.

XIV. Population and Housing

For the environmental setting, refer to Section 4.2.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	**SVSP EIR Impact 4.2-4**	**No**	**No**	**No**	**No**

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	**SVSP EIR Impact 4.2-3**	**No**	**No**	**No**	**No**

Discussion of Checklist Answers:

Population and housing were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR indicated that the plan would increase the number of housing units above those that had been anticipated in the then-current General Plan, and analyzed the effect on supporting services, infrastructure, and other issues related to environmental impacts. It was concluded that impacts would be significant and unavoidable. The SVSP project further increases number of housing units within the plan area, but not within the overall GP area as the SVSP project is a reallocation of approved units from another site within the City (SV and SVSP Redesignation and Rezoning Project). Notwithstanding, the impact conclusion in the SVSP EIR would not change—it is significant and unavoidable under the currently approved SVSP and will remain significant and unavoidable with the change proposed in this Addendum. The SVSP EIR also indicated that the plan would displace a small number of residences over a 20-year time frame, and therefore the impact would be less than significant. However, the SVSP project site contains zero residences, and therefore its development per the SVSP project would have an even lesser impact in this regard (see 2012 MND, p. 34). Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: None

Conclusion: As described above, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding population and housing.

XV. Public Services

For the environmental setting, refer to Sections 4.11.1-2 to 4.11.2-2, 4.11.3-2, 4.11.4-2, and 4.11.5-2 of the SVSP EIR. Would the SVSP project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Fire protection?	**SVSP EIR Impact 4.11.2**	**No**	**No**	**No**	**Yes**
b) Police protection?	**SVSP EIR Impact 4.11.1**	**No**	**No**	**No**	**No**

c) Schools?	**SVSP EIR Impact 4.11.3**	**No**	**No**	**No**	**Yes**
d) Parks?	**SVSP EIR Impact 4.11.5**	**No**	**No**	**No**	**No**
e) Other public facilities?	**SVSP EIR Impact 4.11.4**	**No**	**No**	**No**	**No**

Discussion of Checklist Answers:

Public Services were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR concluded that the SVSP would have a less-than-significant impact to fire and police protection services, parks, and other public services, such as libraries, without mitigation and a less-than-significant impacts to schools with mitigation. For fire protection services, existing City codes and regulations require adequate water pressure in the water lines, and construction must comply with the Uniform Fire and Building Codes used by the City of Roseville. The site developer or Applicant is required to pay a fire service construction fee, which is used for purchasing capital facilities for the City Fire Department. Further, a new fire station is approved for construction within the SVSP and Fire Station #9 exists in the West Plan area (see 2012 MND, p. 35). For police protection services, sales taxes and property taxes resulting from development will add revenue to the General Fund, which provides funding for police services. Properties in the SVSP also pay into Community Facilities District No. 3 that provides services for fire and police. For parks, the developer will be required to pay fees into a Community Facilities District No. 2, which provides funding for park services. As well, future park and recreation sites and facilities have already been identified and approved as part of SVSP. For other public facilities, the SVSP area would be adequately served by existing libraries, and the City charges fees for end-users for other services, such as garbage and greenwaste collection, in order to fund those services.

None of the impacts to these services or facilities would change as a result of the SVSP project. The newly proposed residential units would be required to adhere to all existing codes, regulations and funding agreements to ensure impacts remain less than significant. Indeed, some impacts may decrease. For example, a decrease in commercial land uses may lead to a decrease in the need for police services as more law enforcement assistance is normally required at commercial properties versus residential.

For schools, the SVSP EIR concluded that three new elementary schools and one new intermediate school would be required in the plan area. The high school students generated from the SVSP were assumed in the nearby high schools located outside the SVSP. A portion of the SVSP is located within the Center Joint Unified School District and a portion is located within the Roseville City School District, although the current SVSP project site is entirely within the Center Joint Unified School District. The SVSP project involves an increase in residential units within the SVSP and, therefore, a potential slight increase in students. The SVSP project is estimated to generate an additional 24 students in grades K-6, 11 students in grades 7- 8, and 18 students in grades 9-12; thus 53 students more than assumed in 2012 (see SVSP, Section 7.3, p. 7-22). The project developer and the Center Joint Unified School District entered into the Landowner Development Agreement setting forth the mitigation fees to be paid by the SVSP project to provide full mitigation of the SVSP project's impacts to school facilities. Under state law, such payments are deemed to constitute "full and complete mitigation" of impacts to school facilities (Government Code Section 65995(h)); therefore, the increase in students associated with the SVSP project does not translate into a more severe environmental impact than what was anticipated in the SVSP EIR. In addition, the developer or Applicant is required to work with the School District to identify a Safe Routes to School program. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure impacts continue to be less than significant. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MM is applicable to the SVSP project regarding impacts associated with public services.

- SVSP EIR WMM 4.11.3-2. School Transportation Policies

Conclusion: As described above and with implementation of the applicable mitigation measures, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding public services.

XVI. Recreation

For the environmental setting, refer to Section 4.11.5-2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	**SVSP EIR Impact 4.11.5**	**No**	**No**	**No**	**No**
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	**See Other Sections**	**No**	**No**	**No**	**Yes**

Discussion of Checklist Answers:

Recreation was adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP indicates that the required parkland dedication was met by dedication of parkland throughout the plan area and through payment of park dedication in-lieu fees. As noted in the SVSP EIR, the payment of Citywide and neighborhood park fees will be required, and the payment of fees combined with the dedication of parkland will ensure that impacts to park services are less than significant. The SVSP project will increase total number of residential units anticipated for buildout of the SVSP area, but full buildout of this former UR area includes the construction of 15.5 acres of neighborhood parks and 36 acres of open space that will be used by the future residents on the SVSP project site (see 2012 MND, p. 37). The impact to parks was considered less than significant in the SVSP EIR and 2012 MND, and it will remain less than significant after the change proposed with the SVSP project because any increased usage of planned neighborhood parks would be incremental. The construction of these parks within the SVSP are analyzed as part of the overall plan throughout the SVSP EIR and assigned mitigation

measures as necessary. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: See other sections for MMs that would apply to park construction, such as MMs for biological and cultural resource impacts, etc.

Conclusion: As described above and with implementation of the applicable mitigation measures, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding recreation.

XVII. Transportation/Traffic

For the environmental setting, refer to Section 4.3.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	**SVSP EIR Impacts 4.3-1 to 4.3-25**	**No**	**No**	**No**	**Yes**
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	**SVSP EIR Impacts 4.3-1, 4.3-4 to 4.3-14, 4.3-16 to 4.3-24**	**No**	**No**	**No**	**Yes**
c) Substantially increase hazards due to a design feature (for example, sharp curves or dangerous intersections) or incompatible uses (for example, farm equipment)?	**Same as (a)**	**No**	**No**	**No**	**No**
d) Result in inadequate emergency access?	**SVSP EIR Impacts 4.10-2, 4.11-2**	**No**	**No**	**No**	**No**

Discussion of Checklist Answers:

Transportation and traffic were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR evaluated the traffic impacts to existing and future roadways from traffic being generated by the anticipated uses within the plan area. The EIR concluded that, with mitigation, impacts to City roadways would be less than significant. Impacts to several adjacent agency roadways were identified as a significant and unavoidable, and mitigation to lessen the impact was presented. Specific mitigation measures were assigned to the SVSP project

site and its surroundings in the 2012 MND, which reflected the potential impacts that might occur from traffic increases resulting from full buildout of the UR area (see 2012 MND, pp. 40 to 46). That mitigation would apply to the current SVSP project and is listed below. However, as explained below, the current SVSP project would produce less traffic that the project that was approved in 2010 and contemplated in the 2012 MND.

A transportation evaluation memorandum was prepared for the SVSP project by Fehr & Peers (see **Attachment 5**). Fehr & Peers concluded that the change in land use designation and zoning on Parcel WB-41 from commercial to residential would "generate fewer site trips, fewer trips entering/exiting the SVSP area, and less VMT."[6] Therefore, even with incremental increases in traffic trips associated with the increased density of Parcel WB-31, the SVSP project still would result in fewer trips, this lesser impacts to traffic and transportation systems, than those described in the SVSP EIR.

The SVSP project does not introduce any hazards resulting from circulation design, as it does not introduce hazards such as sharp curves or dangerous intersections. Nor does it present substantial safety risks associated with emergency access. The SVSP project has been reviewed by the City Engineering Division and City Fire Department staff, and has been found to be consistent with the City's Design Standards. Furthermore, standard conditions of approval added to all City projects require compliance with Fire Codes and other design standards. Compliance with existing regulations ensure that traffic safety-related impacts are less than significant. Thus, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to transportation/traffic. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MMs are applicable to the SVSP project regarding transportation and traffic impacts.

- SVSP EIR MM 4.3-1. Roseville Intersections: Pay Fair Share of Improvements in the CIP including Improvements to Intersections
- SVSP EIR MM 4.3-6. State Facilities Segments: Pay Fair Share Costs
- SVSP EIR MM 4.3-7. Sutter County Facilities: Pay Fair Share Costs

Conclusion: As described above and with implementation of the applicable mitigation measures, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding transportation and traffic.

[6] Note that VMT is included here for informational purposes only. An analysis of VMT is not required for this CEQA document because such analysis was not included in the underlying 2010 Final EIR upon which this Addendum is based was prepared. The provisions of CEQA that require VMT analysis, such as CEQA Guidelines Section 15064.3, were not in full effect until July 1, 2020, and only apply to documents released to the public after that date (see CEQA Guidelines Section 15064.3(c) [stating that its VMT provisions applied only prospectively, as provided in CEQA Guidelines Section 15007, which provides, among other things, that "[n]ew requirements in amendments will apply to steps in the CEQA process not yet undertaken by the date when agencies must comply with the amendments," and that "[i]f a document meets the content requirements in effect when the document is sent out for public review, the document shall not need to be revised to conform to any new content requirements"]). Here, the Final EIR for the SVSP, on which this Addendum relies, was prepared in 2010, more than a decade before the VMT requirement took effect (see also *Citizens for Positive Growth & Preservation v. City of Sacramento* (2019) 43 Cal.App.5th 609, 625-626 [court refuses to address legal challenge to EIR based on a failure to include VMT analysis because the EIR at issue was prepared prior to July 2020]). Moreover, the circumstances and evidence surrounding this project do not necessitate a VMT analysis. As stated by Fehr & Peers, the project would result in a dramatic decrease in traffic trips below what was considered in the SVSP EIR.

XVIII. Tribal Cultural Resources

For the environmental setting, refer to Section 4.9.2 of the SVSP EIR.

Would the SVSP project cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	**SVSP EIR Impacts 4.9-1 to 4.9-2, 4.9-4**	**No**	**No**	**No**	**Yes**
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe	**Same**	**No**	**No**	**No**	**Yes**

Discussion of Checklist Answers:

Tribal cultural resources were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR found that no known cultural resources exist on the SVSP project site, inclusive of tribal cultural resources (see V. Cultural Resources). The SVSP then discussed the potential for subsurface resources to be found during construction, and included mitigation requiring a cessation of work should any item of cultural interest, inclusive of tribal interests, be found. The mitigation was found to render potential impacts less than significant. The SVSP project would result in the same impact, and the mitigation remains applicable to the SVSP project. Moreover, notice of the SVSP project was mailed to tribes that had requested such notice pursuant to S.B. 18 for early consultation for the amendment of general plans, and in consideration of A.B. 52 (see **Attachment 6** for Tribal Consultation Letters). On September 8, 2021, the City received a response from a culturally affiliated tribe—the

United Auburn Indian Community (UAIC). The UAIC's Tribal Historic Preservation Department requested consultation and the inclusion of a mitigation measure for unanticipated discoveries. The City proceeded to consult with this Tribe and developed updated mitigation language that reflects new tribal preferences and best practices associated with the inadvertent discovery of tribal cultural resources. Although no resources are known to occur on the site, mitigation for unanticipated discoveries will ensure proper treatment should a resource be discovered. SVSP EIR MM 4.9-1, listed below, has been updated to reflect these tribal preferences and best practices associated with the inadvertent discovery of tribal cultural resources. The City did not receive additional responses from other tribes regarding the SVSP project site. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MMs are applicable to the SVSP project regarding cultural resources impacts.

- SVSP EIR MM 4.9-1. Cease Work and Consult with Qualified Archaeologist

  UPDATED TEXT:

Post-Review Discovery Procedures. If subsurface deposits believed to be cultural or human in origin, or tribal cultural resources, are discovered during construction, all work shall halt within a 100-foot radius of the discovery, and the Construction Manager shall immediately notify the City of Roseville Development Services Director by phone. The Construction Manager shall also immediately coordinate with the monitoring archeologist or project archaeologist and tribal monitor(if present), or, in the absence of either, contact consulting tribes and a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for archaeology and subject to approval by the City, to evaluate the significance of the find and develop appropriate management recommendations, in coordination with the consulting tribe(s) if the find is a tribal cultural resource.

All management recommendations shall be provided to the City in writing for the City's review and approval. If recommended by the qualified professional archeologist, and consulting tribe(s), and approved by the City, this may include modification of the no-work radius.

The professional archaeologist must make a determination, based on professional judgement and supported by substantial evidence, within one business day of being notified, as to whether or not the find represents a cultural or tribal cultural resource or has the potential to be a cultural or tribal cultural resource. The consulting tribe shall also be given the opportunity to provide, within one business day of being notified, a determination as to whether or not the find represents a tribal cultural resource or has the potential to be a tribal cultural resource. The subsequent actions will be determined by the type of discovery, as described below. These include: 1) a work pause that, upon further investigation, is not actually a discovery and the work pause was simply needed in order to allow for closer examination of soil (a "false alarm"); 2) a work pause and subsequent action for discoveries that are clearly not related to tribal resources, such as can and bottle dumps, artifacts of European origin, and remnants of built environment features; and 3) a work pause and subsequent action for discoveries that are likely related to tribal resources, such as midden soil, bedrock mortars, groundstone, or other similar expressions.

Whenever there is question as to whether or not the discovery represents a tribal resource, culturally affiliated tribes shall be consulted in making the determination. Whenever a tribal monitor is present, the monitor shall be consulted.

The following processes shall apply, depending on the nature of the find, subject to the review and approval of the City:

- Response to False Alarms: If the professional archaeologist determine that the find is negative for any cultural indicators and tribal representatives have not indicated the find is a tribal cultural resource, then work may resume immediately upon notice to proceed from the City's representative.. No further notifications or archaeological consultation is necessary if it is determined that the discovery is not a cultural or tribal cultural resource of any kind. The professional archaeologist shall provide written

documentation of this finding to the City, which shall include as an attachment any written documentation provided by tribal representatives or monitors.

- Response to Non-Tribal Discoveries: If a tribal monitor is not present at the time of discovery and a professional archaeologist determines that the find represents a non-tribal cultural resource from any time period or cultural affiliation, the City shall be notified immediately, to consult on a finding of eligibility and implementation of appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines. The professional archaeologist shall provide a photograph of the find and a written description to the City of Roseville. The City of Roseville will notify any [tribe(s)] who, in writing, requested notice of unanticipated discovery of non-tribal resources. Notice shall include the photograph and description of the find, and a tribal representative shall have the opportunity to determine whether or not the find represents a tribal cultural resource. If a response is not received within 24 hours of notification (none of which time period may fall on weekends or City holidays), the City will deem this portion of the measure completed in good faith as long as the notification was made and documented. If requested by a [tribe(s)], the City may extend this timeframe, which shall be documented in writing (electronic communication may be used to satisfy this measure). If a notified tribe responds within 24 hours to indicate that the find represents a tribal cultural resource, then the Response to Tribal Discoveries portion of this measure applies. If the tribe does not respond or concurs that the discovery is non-tribal, work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) that the treatment measures have been completed to its satisfaction.

- Response to Tribal Discoveries: If the find represents a tribal or potentially tribal cultural resource that does not include human remains, the consulting tribe(s) and City shall be notified. The City will consult with the tribe(s) on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be either a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines, or a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code. Preservation in place is the preferred treatment, if feasible. Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) not a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code; or 3) that the treatment measures have been completed to its satisfaction.

- Response to Human Remains: If the find includes human remains, or remains that are potentially human, the construction supervisor or on-site archaeologist and (if present) tribal monitor shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641) and shall notify the City and Placer County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California Public Resources Code, and Assembly Bill 2641 shall be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (§ 5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. Public Resources Code § 5097.94 provides structure for mediation through the NAHC if necessary. If the

landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the Public Resources Code).

If no agreement is reached, the landowner must rebury the remains in a respectful manner where they will not be further disturbed (§ 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.

Conclusion: As described above and with implementation of the applicable mitigation measures, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding tribal cultural resources.

XIX. Utilities and Service Systems

For the environmental setting, refer to Sections 4.12.1.2, 4.12.2.2, 4.12.3.2, 4.12.4.2, and 4.12.5.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or which could cause significant environmental effects?	**SVSP EIR Impacts 4.12.3-1 to 4.12.3-2, 4.12.5-1 to 4.12.5-2**	**No**	**No**	**No**	**Yes**
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	**SVSP EIR Impacts 4.12.1-1 to 4.12.1-2, 4.12.2-1**	**No**	**No**	**No**	**Yes**
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	**SVSP EIR Impact 4.12.1-3**	**No**	**No**	**No**	**Yes**

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	**SVSP EIR Impacts 4.12.4-1 to 4.12.4-4**	**No**	**No**	**No**	**Yes**
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	**SVSP EIR Impacts 4.12.1-1, 4.12.1-4**	**No**	**No**	**No**	**Yes**

Discussion of Checklist Answers:

Utilities and services systems were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR concluded that most potentially significant impacts to utilities and services systems associated with the SVSP could be mitigated to less-than-significant levels. However, impacts associated with increased use of the landfill and its eventual expansion would remain significant and unavoidable even after mitigation because this expansion is outside the City's jurisdiction (2012 MND, p. 51). The SVSP EIR indicated that the Western Placer Waste Management Authority facilities would be used to dispose of solid waste, and that there was insufficient capacity to accept solid waste from the SVSP at full buildout. Solid waste generation is based on population, and the SVSP project would increase the estimated population for the plan area with the increase in residential units. However, the impact conclusion would not change—it is significant and unavoidable and will remain as such. Furthermore, the amount increase of solid waste would not be substantially more severe, but rather an incremental increase and would not increase the City population overall. Notwithstanding, since the time the SVSP EIR was adopted, the Western Placer Waste Management Authority's Western Regional Sanitary Landfill has expanded and currently has a remaining capacity of 29.1 million cubic yards and a projected closure date of 2058, whereas during preparation of the SVSP EIR, it had a remaining capacity of approximately 25.4 million cubic yards and a closure date of 2041 (SVSP EIR, p. 4.12.4-12). Therefore, this impact would be lesser under the SVSP project than was concluded under the SVSP.

The SVSP EIR addressed water demand for the plan area and determined there was adequate supply to meet the anticipated water demands from full buildout, excluding ultimate buildout of the UR area. Upon the redesignation/rezoning of the UR area, it was determined that existing City water supplies would need to be augmented and that the additional water would come from the City's current water entitlements for corporate business centers because no such centers were planned (see 2012 MND, p. 49). This arrangement left a remainder 46 acre feet of unused water supply for future use. Water use calculations have been updated for the SVSP project based on the proposed land use changes for the SVSP and in conjunction with the proposed land use changes for the SV project, and it is anticipated that the projected overall waters usage in the City will decrease by approximately 2.0 acre feet per year from the usage calculated for the previously approved land uses (see **Attachment 7**, Water and Sewer Demands (October 15, 2021) by MacKay & Somps). Furthermore, given the myriad of water conservation legislation that has been passed since 2012, which requires significant progressive reductions in personal water use over a series of years,[7] the SVSP project likely would use less water than currently anticipated. The City's Environmental Utilities Department staff reviewed the SVSP project and concluded that water uses by the SVSP project would fall below the water supply that is available for City use. Therefore, impact conclusions related to water supply remain the same.

[7] For example, A.B. 1660 (2018) and S.B. 606 (2018) caps indoor residential water use and requires water efficient controls on residential landscaping irrigation.

Development of the SVSP project area will require the construction of water lines and sewer lines and facilities, but these were previously identified through the infrastructure master plans developed for the SVSP (see 2012 MND, p. 50). The SVSP project site land use changes in 2012 required that the SVSP project at that time be required to fund its fair share payment toward construction of a new recycled water storage tank and an upgrade to the existing WRSP recycled water pump station, but no other major changes to infrastructural facilities was expected (see 2012 MND, p. 51). Additionally, based on the proposed land use changes for the SVSP project, and when considered in conjunction with the proposed land use changes for the SV project, it is anticipated that projected overall wastewater generation in the City will decrease by approximately 0.07 million gallons per day from what was assumed and previously analyzed in the SVSP EIR and 2012 MND (see Attachment 7). The SVSP EIR concluded that the Pleasant Grove Wastewater Treatment Plan was sized to accommodate flow from the plan area and that impacts would be less than significant. This conclusion remains applicable to the SVSP project (see 2012 MND, p. 51). The City's Environmental Utilities Department staff reviewed the SVSP project and determined that project changes fell within the scope of prior assessment in regard to these infrastructure facilities. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MMs are applicable to the SVSP project regarding impacts associated with utilities and service systems.

- SVSP EIR MM 4.11-5. Treatment Plant Capacity
- SVSP EIR WMM 4.11-7. Expand the WRSL Landfill (occurred)
- SVSP EIR WMM 4.11-11. Divert Construction Debris

Conclusion: As described above and with implementation of the applicable mitigation measures, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding utilities and service systems.

XX. Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Substantially impair an adopted emergency response land or emergency evacuation?	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**

uncontrolled spread of a wildfire?					
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**

Discussion of Checklist Answers:

The California Department of Forestry and Fire Protection (CAL FIRE) is the state agency responsible for wildland fire protection and management. As part of that task, CAL FIRE maintains maps designating Wildland Fire Hazard Severity zones and designates state responsibility areas. The City is not located within or near a state responsibility area and also is not located within a Very High Fire Hazard Severity Zone. Therefore, this checklist section does not apply.

XXI. Mandatory Findings of Significance

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or	**See above Sections IV. Biological Resources; V. Cultural Resources; VII. Geology and Soils; XVIII. Tribal Cultural Resources**	**No**	**No**	**No**	**Yes**

animal or eliminate important examples of the major periods of California history or prehistory?					
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects.)	**See SVSP EIR Section 5.7.3**	**No**	**No**	**No**	**Yes**
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	**See above Sections III. Air Quality; VIII. Greenhouse Gases; XI. Hazards and Hazardous Materials; X. Hydrology and Water Quality; XIII. Noise**	**No**	**No**	**No**	**Yes**

Discussion of Checklist Answers:

With implementation of the City's Mitigating Ordinances, Guidelines, and Standards and best management practices, mitigation measures described in the SVSP and listed in this document, and permit conditions, the SVSP project will not exceed the scope of any impact contemplated SVSP EIR (inclusive of the 2012 MND) that is associated with habitat, species, historic/prehistoric resources, or adverse effects on human beings. Furthermore, cumulative impacts associated with the SVSP project would not exceed those contemplated in the SVSP EIR (inclusive of the 2012 MND) because no SVSP project-related individual impact exceeds the scope of that same impact in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: See above checklist sections for applicable mitigation measures.

Conclusion: With the implementation of the applicable mitigation measures listed in this Addendum checklist, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" relative to the mandatory findings of significance.

ENVIRONMENTAL DETERMINATION

Based on analysis conducted in this Addendum, the previously certified EIR, and the 2012 MND, it is determined that implementation of SVSP project modifications, as described herein, would not result in any new or substantially more severe environmental impacts, either directly or as a result of new circumstances or information. The City may take the following actions in compliance with CEQA:

- Certify the Addendum
- Adopt the SVSP amendment
- Approve the General Plan and specific plan amendments and rezone

In reviewing the site specific information provided for the SVSP project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that the findings of CEQA Section 15162 concerning the decision not to prepare a subsequent EIR and the findings of CEQA Section 15164 concerning the decision to prepare an Addendum can be made. As supported by substantial evidence within the Addendum to the SIERRA VISTA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH # 2008032115, adopted May 5, 2010), inclusive of the WESTBROOK SPECIFIC PLAN AMENDMENT TO THE SIERRA VISTA SPECIFIC PLAN MITIGATED NEGATIVE DECLARATION (SCH # 2008032115, adopted June 15, 2012), the Lead Agency makes the following findings:

[**X**] No substantial changes are proposed in the SVSP project which would require major revisions of the previous EIR.

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

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

Addendum Prepared by:

Kinarik Shallow

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

ATTACHMENTS

Addendum Attachment 1 – Sierra Vista Specific Plan Tentative Map and Redesignation/Rezoning Exhibits for WB-41
Addendum Attachment 2 – Amended Sierra Vista Specific Plan
Addendum Attachment 3 – Preliminary Stormwater Quality Evaluation for Parcel WB-41 (July 16, 2021) by MacKay & Somps and Master Drainage Plan for the Stormwater Quality Management Plan for the Sierra Vista Specific Plan (February 20, 2018) by Civil Engineering Solutions, Inc.
Addendum Attachment 4 – Noise Assessment for Parcel WB-41 (August 25, 2021) by Bollard Acoustical Consultants, Inc.
Addendum Attachment 5 – Transportation Evaluation for Parcel WB-41 (August 25, 2021) by Fehr & Peers
Addendum Attachment 6 – Tribal Consultation Letters
Addendum Attachment 7 – Water and Sewer Demands (October 15, 2021) by MacKay & Somps
Addendum Attachment 8 – Applicable Mitigation Measures from the Sierra Vista Specific Plan EIR

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT–PLANNING DIVISION

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

SIERRA VIEW COUNTRY CLUB & SIERRA VISTA SPECIFIC PLAN REDESIGNATION AND REZONING PROJECT

COMBINED CEQA DOCUMENT

MITIGATED NEGATIVE DECLARATION / INITIAL STUDY
&
6TH ADDENDUM TO THE SIERRA VISTA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH# 2008032115, ADOPTED ON MAY 5, 2010)

Project Titles/File Numbers:	Sierra View (SV) & Sierra Vista Specific Plan (SVSP) Redesignation and Rezoning Project / File No. PL21-0162 & File No. PL21-0161
Project Locations:	360 Diamond Oaks Road, Roseville, CA 95678 (APN 015-011-029-000) & 3301 Pleasant Grove Boulevard, Roseville, CA 95661 (APN 496-100-030-000) (Parcel WB-41) / 3250 Pleasant Grove Boulevard, Roseville, CA 95661 (APN 496-100-029-000) (Parcel WB-31)
Project Applicants:	WP Sierra View, LLC & Westpark SV 400, LLC Contact: John Tallman
Property Owners:	SVLC 23, LLC & Westpark SV 400, LLC
Lead Agency Contact:	Kinarik Shallow, Associate Planner, (916) 746-1309

CUMULATIVE CONSIDERATIONS

The Proposed Project includes two actions, discussed in detail throughout this overall environmental document. Each action is analyzed separately and differently within this overall document using the appropriate CEQA analytical device for each action—a Mitigated Negative Declaration (MND) with an Initial Study checklist for the SV project and an Addendum with a modified checklist for the SVSP project. Each analysis, in its respective Mandatory Findings of Significance sections, includes a determination on impacts that might be cumulatively considerable. For the SV project, the MND determined that "cumulative impacts to which the SV project will contribute in small part do not deviate beyond what was contemplated in the GP EIR." For the SVSP project, the Addendum determined that "cumulative impacts associated with the SVSP project would not exceed those contemplated in the SVSP EIR (inclusive of the 2012 MND)." This section looks at the combined effects of the two projects in order to set forth the total combined level of environmental impact from both the SV project and the SVSP project. This section provides additional consideration of their combined cumulative impacts by looking

at the two actions together in the context of the approved full buildout of the General Plan (GP) area as contemplated in the certified 2020 GP EIR for the 2035 GP Update.

Methodology

The process of considering the total combined level of impact from the SV project and SVSP project was complicated by the fact that the separate analysis required consideration of two different baselines for the two different projects. For the SV project, the MND used existing conditions at the time environmental review commenced as the baseline for impact assessment (see *Communities for a Better Environment v. South Coast Air Quality Management District* (2010) 48 Cal.4th 310, 320-321). A different approach was used for the SVSP project, as the analysis was in the nature of "subsequent environmental review" under CEQA Guidelines section 15162 through 15164. Environmental analysis of this kind essentially asks whether the impacts of a proposed project will exceed those already anticipated in a previously certified EIR, even if those impacts have not yet occurred in the present physical environment. "When a lead agency is considering whether to prepare a subsequent EIR, the agency is specifically authorized to limit its consideration to effects not considered in connection with the earlier project" (*Martis Camp Community Association v. County of Placer* (2020) 53 Cal.App.5th 569, 608).

The separate approaches taken with the SV project and the SVSP project created so much complexity, and so many analytical challenges that the City concluded that it was not analytically feasible to maintain the separate and distinct approaches when considering the two individual projects together as a combined overall project. Furthermore, such an assessment would not address the relevant issue of whether these actions together exceed any impact conclusions contemplated in the GP EIR for full buildout of the GP area. Accordingly, to be legally conservative, the City decided to use an existing conditions baseline in assessing the combined overall project. Cumulative analyses, however, are not necessarily forward-looking, in that they account for, in addition to a proposed project, other past, present, and probable future projects (CEQA Guidelines §§ 15130(b)(1)(A), 15355(b).). Thus, a proper cumulative impact analysis necessarily involves consideration of a project "*under predicted future conditions*" (*Neighbors for Smart Rail v. Exposition Metro Line Construction Authority* (2013) 57 Cal.4th 445, 450 [italics added].

This cumulative assessment looks at the combined cumulative effect of the SV project and the SVSP project by looking to the scope of analysis and conclusions reached in the GP EIR and any new information offered in their current CEQA analyses. This information will be used to determine whether the two proposed actions, taken together, would increase any impact conclusion as it was presented and certified in the GP EIR. Viewed on a Citywide basis, the combined project represents the same overall amount of housing units anticipated in the General Plan with a reduction in commercial development within the SVSP area. Thus, the overall amount of contemplated development would decrease compared with what would occur over time without the combined overall project. If the analysis determined that the combined overall project would not increase the anticipated cumulative effects of General Plan buildout, the analysis would determine that the combined overall project's contributions to cumulative effects associated with that buildout were not "cumulatively considerable" and thus were not significant in and of themselves (see CEQA Guidelines §§ 15064(h)(1), 15065(a)(3), and 15130(a)(3)).

Environmental Issue Areas Excluded from this Assessment

The following environmental issue areas are excluded from this analysis because any potential impacts would be site specific, localized, temporary in nature, or are generally not applicable. Refer to the MND and Addendum for more details.

- Aesthetics (site specific)
- Agricultural and Forestry Resources (not applicable)
- Biological Resources (site specific, localized, or not applicable)
- Cultural Resources (site specific, localized, or not applicable)

- Geology and Soils (not applicable)
- Hazards and Hazardous Materials (site specific or localized)
- Land Use and Planning (site specific or not applicable)
- Mineral Resources (not applicable)
- Noise (site specific or localized)
- Population and Housing (not applicable)
- Recreation (not applicable)
- Tribal Cultural Resources (site specific, localized, or not applicable)
- Wildfire (not applicable)

Cumulative Assessment and Conclusion

At full buildout, the GP Update EIR assumed an additional 20,000 to 25,000 housing units and 25 to 30 million square feet of non-residential building space, including commercial, would be constructed (GP EIR, p. 2-33). For analytical purposes, the GP EIR assumed at full buildout an approximate total of 75,200 housing units (GP EIR, p. 4.2-1) and 1,900 acres of Community Commercial development (SP EIR, p. 2-30). This development is and will be located within the 16 subareas analyzed in the EIR, inclusive of the Infill Planning Area, where the SV project is located, and the SVSP area, where the SVSP project is located. With the Proposed Project, the number of housing units remains the same, but the amount of Community Commercial development decreases by approximately 10.11 acres (i.e., SVSP Parcel WB-41, which would be converted from Community Commercial to Medium Density Residential). Thus, as stated above, the overall amount of contemplated development would decrease compared to what was approved with the 2035 GP and analyzed in the GP EIR.

This cumulative assessment looks to the following environmental issue areas with respect to impact conclusions reached in the certified GP EIR to determine if the proposed land use changes result in increases to any impact conclusion reached in the GP EIR.

Air Quality

Upon full buildout of the GP area, the GP EIR concluded that the following air quality impacts will occur:

- Impacts from construction- and operation-related air pollutant emissions will be significant and unavoidable (GP EIR, pp. 4.4-28, 4.4-36);
- Impacts to sensitive receptors as a result of exposure to substantial pollutant concentrations will be less than significant during construction but significant and unavoidable during operation (GP EIR, pp. 4.4-45, 4.4-46);
- Impacts from carbon monoxide hotspots will be less than significant (GP EIR, p. 4.4-49); and
- Impacts from other emissions such as odor will be significant and unavoidable (GP EIR, p. 4.4-53).

As concluded in the MND, all air quality impacts associated with the SV project would be less than significant. Air quality impacts associated with the SVSP project would not exceed those anticipated in the SVSP EIR and in fact would be reduced because the substantial reduction in operational traffic trips from the redesignation and rezoning of Parcel WB-41 from commercial to residential would in turn reduce mobile air pollutant emissions. Furthermore, impacts associated with odor would be reduced with the decrease in commercial development because commercial development has the potential to produce some objectionable odors whereas residential development rarely does (see GP EIR, p. 4.4-50). As a result, the combined SV and SVSP projects would not exceed any air quality impacts analyzed in the GP EIR; on the contrary, the Proposed Project would reduce these impacts.

Energy

Upon full buildout of the GP area, the GP EIR concluded that the following transportation and traffic impacts will occur:

- Impacts from the wasteful, inefficient, or unnecessary consumption of energy during construction and operation will be less than significant (GP EIR, pp. 4.15-18); and
- Impacts associated with conflicts with State or local energy efficiency plans will be less than significant (GP EIR, p. 4.15-19).

As concluded in the MND, all impacts to energy associated with the SV project would be less than significant. Energy impacts associated with the SVSP project would not exceed those anticipated in the SVSP EIR and in fact would be reduced because the substantial reduction in operational vehicle trips from the redesignation and rezoning of Parcel WB-41 from commercial to residential would in turn reduce the localized consumption of fossil fuels. Notably, the transportation sector is the "largest energy consuming sector in California" (GP EIR, p. 4.15-12). Furthermore, all housing units constructed as a result of the Proposed Project would be built on accordance with California Energy Code Title 24, to meet the Building Energy Efficiency Standards, including, but not limited to, standards for water and space heating and cooling equipment, insulation for doors, pipes, walls, and ceilings, and energy-saving appliances. The constructed units also would be eligible for rebates and other financial incentives from both the electric and gas providers for the purchase of energy-efficient appliances and systems, which would further reduce the operational energy demand. As a result, the combined SV and SVSP projects would not exceed any transportation and traffic impacts analyzed in the GP EIR; on the contrary, the Proposed Project would reduce these impacts.

Greenhouse Gases

Upon full buildout of the GP area, the GP EIR concluded that the following GHG emission impact will occur:

- Impacts associated with conflicts with applicable plans, policies or regulations for the reduction of GHG emissions will be significant and unavoidable (GP EIR, p. 4.5-27).

As concluded in the MND, all GHG emission impacts associated with the SV project would be less than significant (see MND Attachment 10). GHG emission impacts associated with the SVSP project would not exceed those anticipated in the SVSP EIR and in fact would be reduced because the substantial reduction in operational vehicle trips from the redesignation and rezoning of Parcel WB-41 from commercial to residential would in turn reduce mobile emissions, which are the number one source of GHG emissions (see GP EIR, p. 4.5-20). As a result, the combined SV and SVSP projects would not exceed any GHG emission impacts analyzed in the GP EIR; on the contrary, the Proposed Project would reduce these impacts.

Hydrology and Water Quality

Upon full buildout of the GP area, the GP EIR concluded that the following hydrology and water impacts will occur:

- Impacts from violations of water quality standards or waste discharge requirements or conflicts with a water quality control plan will be less than significant (GP EIR, p. 4.13-30);
- Impacts to groundwater recharge or groundwater supplies that might impede implementation of a sustainable groundwater management plan will be less than significant (GP EIR, pp. 4.13-32);
- Impacts to drainage patterns resulting in substantial erosion or siltation will be less than significant (GP EIR, pp. 4.13-35);
- Impacts to drainage patterns resulting in runoff exceeding capacity of existing system or increasing flooding sources of polluted runoff will be less than significant (GP EIR, pp. 4.13-41); and

- Impacts from the release of pollutants in flood hazard, tsunami, or seiche zones will be less than significant (GP EIR, pp. 4.13-42).

As concluded in the MND, all hydrology and water quality impacts associated with the SV project would be either less than significant or absent. In actuality, improvements made to the SV project site as a result of eventual development would treat and mitigate flood waters in a manner that does not currently occur and would better distribute flood water, along with water quality control features, throughout the entirety of the site (see MND Attachment 10). Hydrology and water quality impacts associated with the SVSP project would not exceed those anticipated in the SVSP EIR and, despite some infrastructure modifications, the scope and scale of potential impacts would remain the same (see Addendum Attachment 3). As a result, the combined SV and SVSP projects would not exceed any hydrology and water quality impacts analyzed in the GP EIR; on the contrary, the Proposed Project could reduce these impacts.

Public Services

Upon full buildout of the GP area, the GP EIR concluded that the following public service impacts will occur:

- Impacts from increased demand for police protection facilities will be less than significant (GP EIR, p. 4.11-23);
- Impacts from increased demand for fire protection services and facilities will be less than significant (GP EIR, p. 4.11-25);
- Impacts from increased demand for school services and facilities will be less than significant (GP EIR, p. 4.11-27); and
- Impacts from the need for new or expanded recreation facilities or accelerated use of existing facilities will be less than significant (GP EIR, p. 4.11-29).

As concluded in the MND, all public service impacts associated with the SV project would be less than significant due to a mixture of (i) requisite fees and taxes that would ensure that the SV project would contribute appropriately to the provision of City public services and (ii) adherence to City codes and regulations that ensure building safety. Public service impacts associated with the SVSP project would not exceed those anticipated in the SVSP EIR. The SVSP and SV projects will pay fees and taxes for public services and be subject to the same codes and regulations resulting in the combined projects not creating any new public service impacts that were not otherwise analyzed in the GP EIR.

Transportation/Traffic

Upon full buildout of the GP area, the GP EIR concluded that the following transportation and traffic impacts will occur:

- Impacts from vehicle-miles traveled (VMT) in exceedance of thresholds will be significant and unavoidable (GP EIR, pp. 4.3-36);
- Impacts to hazards due to design features, incompatible uses, or emergency access will be less than significant (GP EIR, pp. 4.3-40); and
- Impacts associated with conflicts with adopted transportation-related policies, plans, or programs will be less than significant (GP EIR, pp. 4.3-43).

As concluded in the MND, all transportation and traffic impacts associated with the SV project would be less than significant. Transportation and traffic impacts associated with the SVSP project would not exceed those anticipated in the SVSP EIR and in fact would be reduced because of the substantial reduction in operational vehicle trips from the redesignation and rezoning of Parcel WB-41 from commercial to residential (see Addendum Attachment 5). As a result, the combined SV and SVSP projects would not exceed any transportation and traffic impacts analyzed in the GP EIR; on the contrary, the Proposed Project would reduce these impacts.

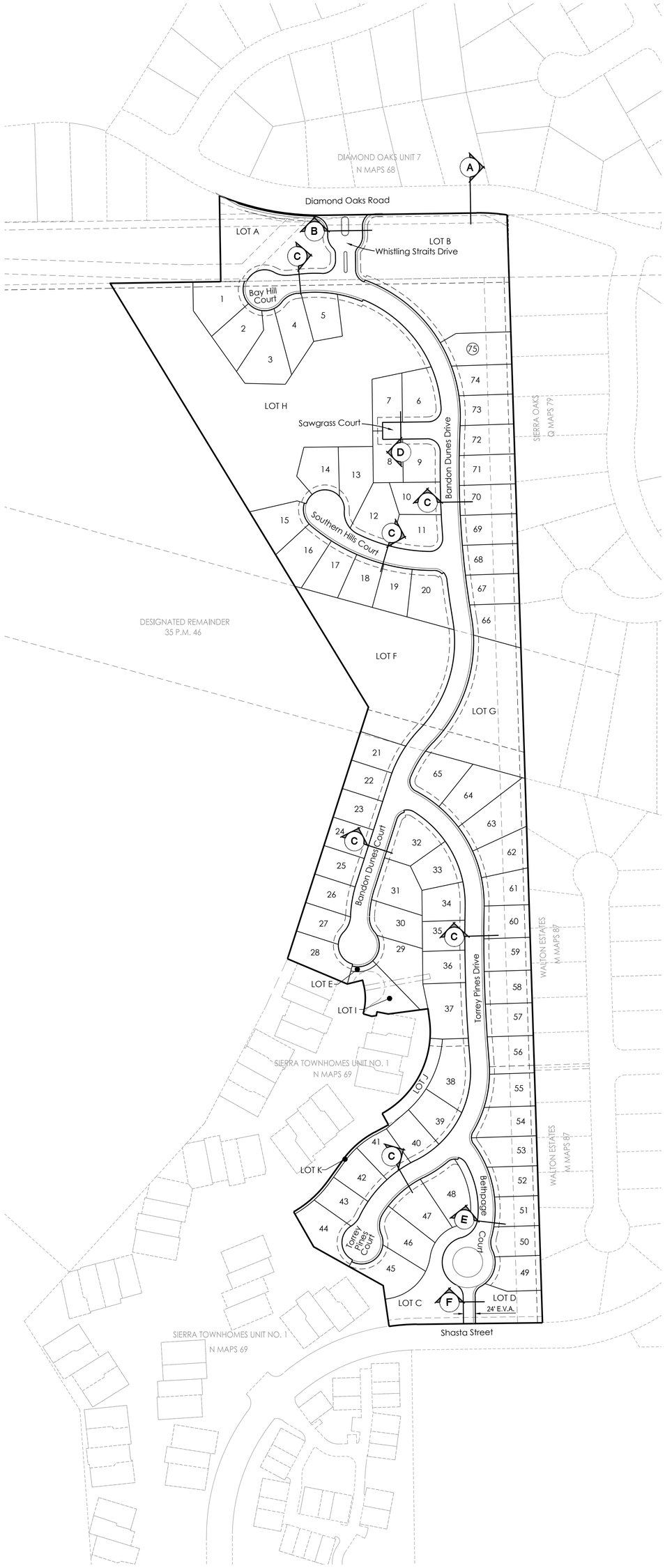
Utilities and Service Systems

Upon full buildout of the GP area, the GP EIR concluded that the following utilities and service system impacts will occur:

- Impacts resulting from the relocation of or the construction of new or expanded utilities and service systems facilities will significant and unavoidable (GP EIR, p. 4.12-24);
- Impacts to water supplies will be less than significant (GP EIR, p. 4.12-28);
- Impacts to wastewater treatment capacity will be less than significant (GP EIR, p. 4.12-30); and
- Impacts to solid waste generation and associated capacity statutes and regulations will be less than significant (GP EIR, p. 4.12-32).

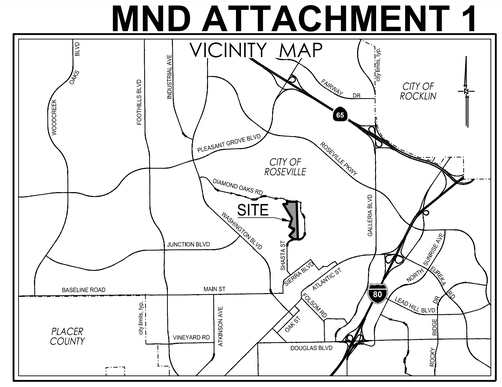
As concluded in the MND, all utilities and service system impacts associated with the SV project would be less than significant, with the SV project adhering to City codes and policies associated with infrastructure. As stated in the MND, onsite project utility infrastructure is designed to be consistent with the GP and to comply with all applicable regulations. Likewise with the SVSP project, the infrastructure required for this portion of the Proposed Project was previously identified via adopted master plans that were developed for the SVSP, with no major changes anticipated. Water use for the GP areas would not increase with implementation of the Proposed Project, and in fact will decrease City-wide use overall by approximately 2.0 acre feet per year less than the usage calculated for the previously approved land uses, based on revised calculations that look at the SV and SVSP projects together (see Addendum Attachment 7). Similarly, wastewater generation will decrease based on revised calculations that look at the SV and SVSP projects together by approximately 0.07 million gallons per day less than the generation calculated for the previously approved land uses (see Addendum Attachment 7). Solid waste generation would likely decrease under the Proposed Project because of the loss of commercial development. Because the housing units contemplated in the GP EIR would remain the same, accordingly the associated population increase projections would remain the same, and projected solid waste generation would remain the same, as such projections are based on population. As a result, the combined SV and SVSP projects would not exceed any utilities and service system impacts analyzed in the GP EIR; on the contrary, the Proposed Project would reduce these impacts.

PC EXHIBIT H
MND ATTACHMENT 1



TENTATIVE MAP INFORMATION

APPLICANT:	WP Sierra View, LLC 1420 Rocky Ridge Drive, Suite 265 Roseville, CA 95661
OWNER:	SVLC 23, LLC
ENGINEER:	MacKay & Somps Civil Engineers, Inc. 1025 Creekside Ridge Drive, Suite 150 Roseville, CA 95678 916-773-1189
SITE ADDRESS:	360 Diamond Oaks Road Roseville, CA 95678
ASSESSOR'S PARCEL NUMBER:	015-011-029
SITE AREA:	23.10 ± AC.
GENERAL PLAN LAND USE:	
Existing:	LDR & MDR
Proposed:	LDR
ZONING:	
Existing:	R1 & R3
Proposed:	RS/DS
NUMBER OF LOTS/PARCELS:	86 TOTAL LOTS 75 LDR Lots 4 Landscape / Detention Lots 5 Landscape Lots 1 Open Space Lot 1 Private Park Lot
SERVICE PROVIDERS:	
Parks & Recreation:	City of Roseville
Police & Fire Protection:	City of Roseville
Sanitary Sewer:	City of Roseville
Domestic & Recycled Water:	City of Roseville
Electricity:	City of Roseville
Telephone:	AT&T & Consolidated Communications
Gas:	PG&E
Cable:	Comcast/Consolidated Communications



TENTATIVE MAP NOTES

1. PROPERTY DESCRIPTION: The land described herein is situated in the state of California, County of Placer, City of Roseville, described as follows: Parcel 1 of Sierra View Parcel Map #2, Subdivision No. 000142, filed for record May 3, 2013, in Book 35 of Parcel Maps, at Page 46. Together with that portion of 'Resultant Parcel 2' of Lot Line Adjustment filed for record March 5, 2013, in Document No. 2013-0021343, Official Records, Placer County; more particularly described as follows:

   Beginning at a point being the Southeast corner of said 'Resultant Parcel 2' of Lot Line Adjustment filed for record March 5, 2013, in Document No. 2013-0021343, Official Records, Placer County and also being the Northeast corner of Parcel 1 of Sierra View Parcel Map #2, Subdivision No. 000142, filed for record May 3, 2013, in Book 35 of Parcel Maps, at Page 46; thence North 00°09'20" East 125.00 feet to the Southerly right of way of Diamond Oaks Road; thence along said right of way, the following four (4) courses:

   1) North 89°50'40" West 2.13 feet to a point of cusp with a non-tangent curve, concave South, having a radius of 373.00 feet, the initial radial of which bears North 09°32'51" East;

   2) Along said curve an arc distance of 61.14 feet through a central angle of 09°23'31", said curve being subtended by a chord bearing North 85°08' 54" West 61.07 feet, a radial to said point which bears North 00°09'20" East;

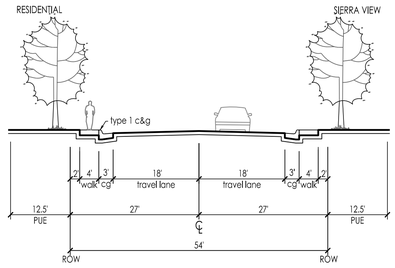
   3) North 89°50'40" West 307.36 feet to the beginning of a tangent curve, concave North, having a radius of 527.00 feet;

   4) Along said curve an arc distance of 213.35 feet, through a central angle of 23°11'42", said curve being subtended by a chord bearing North 78°14' 48" West 211.89 feet, a radial to said point which bears South 23°21'03" West,being the northeast corner of 'Resultant Parcel1' of Lot Line Adjustment filed for record March 5, 2013, in Document No. 2013-0021343, Official Records, Placer County;

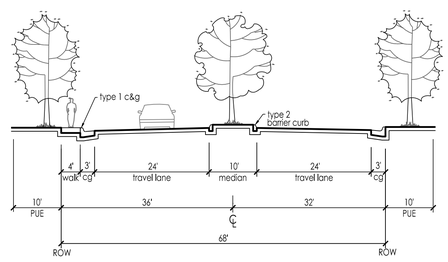
   thence along Easterly lot line of said 'Resultant Parcel 1' of Lot Line Adjustment filed for record March 5, 2013, in Document No. 2013-0021343, Official Records,Placer County South 00°09'20"West 47.60 feet to the Southeast corner of said 'Resultant Parcel 1'; thence South 00°09'20" West 125.07 feet to a point on the Northerly boundary line of Parcel 1 of Sierra View Parcel Map #2, Subdivision No. 000142, filed for record May 3, 2013, in Book 35 of Parcel Maps, at Page 46; thence along said Northerly boundary line South 89°51'05"East 577.92 feet back to the Point of Beginning.

   The above legal description is made pursuant to that certain 'Lot Line Adjustment and Certificate of Compliance' recorded March 6, 2014, Instrument No. 2014-0014272, Official Records, and being "Resultant Parcel 1" as described therein.

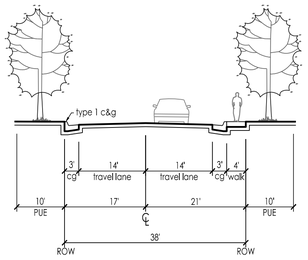
   Reserving therefrom, a 50' Private Access Easement for the benefit of the 'Remainder Parcel', as shown on said Parcel Map entitled 'Sierra View Parcel Map #2, Subdivision No. 000142', filed for record May 3, 2013, in Book 35 of Parcel Maps, at Page 46.
2. Lot dimensions and acreages are approximate and are subject to change.
3. Lot lines and lot areas may be adjusted at the time of Final Map(s) preparation provided no additional lots are created, subject to approval by the City of Roseville.
4. The Final Mapping and subsequent development of parcels and streets may be phased. Project improvements are deferred to individual Small Lot Final Maps or project development plans.
5. Pursuant to Government Code Section 66463.1, the subdivider may file multiple Final Maps based upon this Tentative Subdivision Map. The filing of a Final Map on a portion of this Tentative Subdivision Map shall not invalidate any part of this Tentative Subdivision Map.
6. The Final Mapping and subsequent development of parcels and streets may be phased. Phasing is to be consistent with the applicable infrastructure phasing matrix.
7. Additional easements to accommodate new public utility improvements, access required for parcel development, rights to construct, or other similar mapping requirements needed to accomplish the final design may be added prior to each Small Lot Final Map based on this Tentative Subdivision Map.
8. Pursuant to California Government Code Section 66499.20.2, the land shown hereon may be merged and resubdivided without reversion to acreage and may constitute abandonment of portions of the existing easements, subject to the approval of the City of Roseville, including the following:
   a. A 10' wide P.U.E. per 35 P.M. 46.
   b. A 50' private access easement per 35 P.M. 46.
   c. An access and utility easement per 937 O.R. 692.
   d. A 10' wide drainage easement per 2583 O.R. 163.
9. A minimum 10' Public Utility Public Easement (PUE) will be located adjacent to all rights-of-way unless otherwise noted.
10. The following lots are to be dedicated to the Sierra Townhomes HOA with the corresponding phase at the time of each Final Map: Lots I, J and K.
11. Landscape lots and open space lots are not to be counted as "lots" towards any future boundary line adjustment.
10. Sierra View will be a gated community, an HOA will be formed for the maintenance of the following lots Lots A, B, C, D, E, F, G and H and private roads within this project.
11. This project will contain private streets and drainage systems. Water and Sewer will be public service.



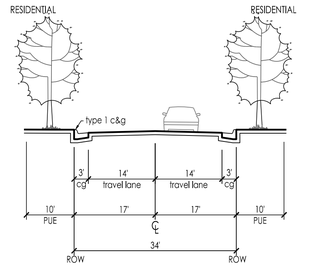
A DIAMOND OAKS ROAD
54' ROW
n.t.s.



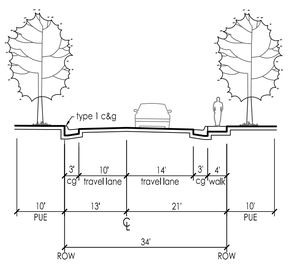
B RESIDENTIAL ENTRY
(MODIFIED CITY OF ROSEVILLE STD. DWG ST-25)
n.t.s.



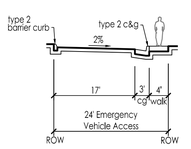
C MINOR RESIDENTIAL STREET
(MODIFIED CITY OF ROSEVILLE STD. DWG ST-2)
n.t.s.



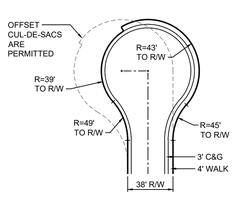
D SAWGRASS COURT
34' ROW
n.t.s.



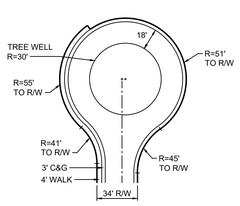
E MINOR RESIDENTIAL STREET
(NO PARKING WEST SIDE)
n.t.s.



F EMERGENCY VEHICLE ACCESS
n.t.s.



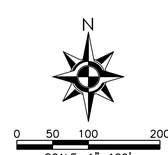
STANDARD CUL-DE-SAC
(CITY OF ROSEVILLE STD. DWG ST-14 & 15)
n.t.s.



MODIFIED CUL-DE-SAC
n.t.s.

PARCEL SUMMARY TABLE

Parcel	Acres	Units	Lot Size (typ)
Sierra View (LDR)	15.35 ac.	75 du	60' x 85'
Parks, Open Space & Landscape			
Lot A (Landscape)	0.66 ac.		
Lot B (Landscape/Detention)	1.42 ac.		
Lot C (Landscape/Detention)	0.38 ac.		
Lot D (Landscape/Detention)	0.22 ac.		
Lot E (Landscape)	0.01 ac.		
Lot F (Park)	1.19 ac.		
Lot G (Landscape/Detention)	0.77 ac.		
Lot H (Open Space)	2.79 ac.		
Lot I (Landscape)	0.17 ac.		
Lot J (Landscape)	0.11 ac.		
Lot K (Landscape)	0.03 ac.		
sub-total	7.75 ac.		
TOTAL	**23.10 ac.**	**75 du**	



COVER SHEET
TENTATIVE SUBDIVISION MAP

SIERRA VIEW

Roseville, CA

August 3, 2021

Sierra View · WESTPARK communities · MacKay & Somps ENGINEERS PLANNERS SURVEYORS

8-03-2021 10:37:57 bborgen P:\18512\PLN\Applications\TM\01-SV-SLTM-COVER.dwg
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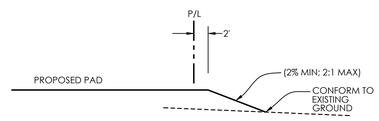
LEGEND

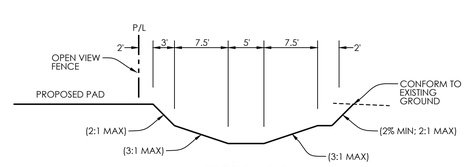
PROPOSED	DESCRIPTION	EXISTING
SS	SANITARY SEWER PIPE	EX. SS
	SANITARY SEWER MANHOLE	
12"W	WATER LINE	12"W
12"RW	RECYCLED WATER LINE	12"RW
	GATE VALVE	
	FIRE HYDRANT	
	BLOW-OFF VALVE	
SD	STORM DRAIN PIPE	EX. SD
	STORM DRAIN MANHOLE	
	DROP INLET	
	STORMWATER FACILITY	
P=XXX.X	PAD GRADE	P=XXX.X
	OVERLAND RELEASE FOR DRAINAGE	
	MASONRY RETAINING WALL	
	WOOD RETAINING WALL	
	ROCKERY RETANING WALL	
1	CLASS III (REAR DRAINING LOTS)	

UTILITY NOTES

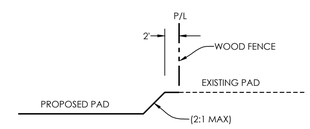
1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
2. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
3. THE SIZE AND LOCATION OF PROPOSED WATER, RECYCLED WATER, SEWER, AND STORM DRAINAGE INFRASTRUCTURE IS SUBJECT TO CHANGE DURING FINAL DESIGN, SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF ROSEVILLE WITH IMPROVEMENT PLANS.
4. ANY OFFSITE GRADING SHALL REQUIRE RIGHT OF ENTRY FROM ADJOINING PROPERTY OWNERS. IF A RIGHT OF ENTRY CANNOT BE OBTAINED, RETAINING WALLS ALONG PROPERTY LINES ARE TO BE CONSTRUCTED AS SHOWN HEREON.
5. UNLESS OTHERWISE NOTED, ALL LOTS ARE TO HAVE CLASS 1 LOT DRAINAGE AS SUCH, 2% SWALES, YARD DRAINS,AND UNDERGROUND PIPE SYSTEMS WITH BUBBLE UPS SHALL BE IMPLEMENTED IN LIEU OF 1% MINIMUM SWALES. AN OVERLAND RELEASE TO THE STREET RIGHT-OF-WAY SHALL BE INCLUDED AS PART OF THE FINISHED LOT GRADING DESIGN TO PRECLUDE ANY PONDING AGAINST FUTURE BUILDING FOUNDATION. POSITIVE DRAINAGE AWAY FROM THE BUILDING AT A SLOPE OF 5% MINIMUM SHALL BE PROVIDED, CONSISTENT WITH SECTION 2304.11 OF THE CALIFORNIA BLDG CODE.



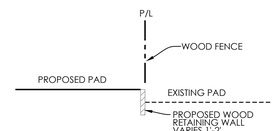
SECTION A-A
PROPERTY LINE
N.T.S.



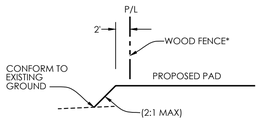
SECTION B-B
SWQ OUTFALL SWALE
N.T.S.



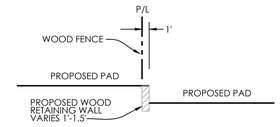
SECTION C-C
PROPERTY LINE
N.T.S.



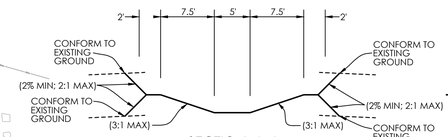
SECTION D-D
PROPERTY LINE
N.T.S.



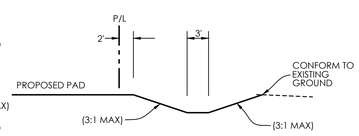
SECTION E-E
PROPERTY LINE
N.T.S.
*OPEN VIEW FENCE WHEN ADJACENT TO GOLF COURSE



SECTION J-J
PROPERTY LINE
N.T.S.
NOTE: SIDEYARD SLOPES ARE PERMITTED IN LIEU OF RETAINING WALL

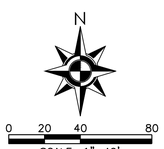


SECTION N-N
SWQ OUTFALL SWALE
N.T.S.



SECTION O-O
SWQ SWALE
N.T.S.

ESTIMATED EARTHWORK SUMMARY	
CUT:	23,000 c.y.
FILL:	65,000 c.y.
NET:	42,000 c.y.



CONCEPTUAL GRADING, DRAINAGE AND UTILITIES TENTATIVE SUBDIVISION MAP

SIERRA VIEW

Roseville, CA

August 2, 2021

Sierra View · WESTPARK communities · MACKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

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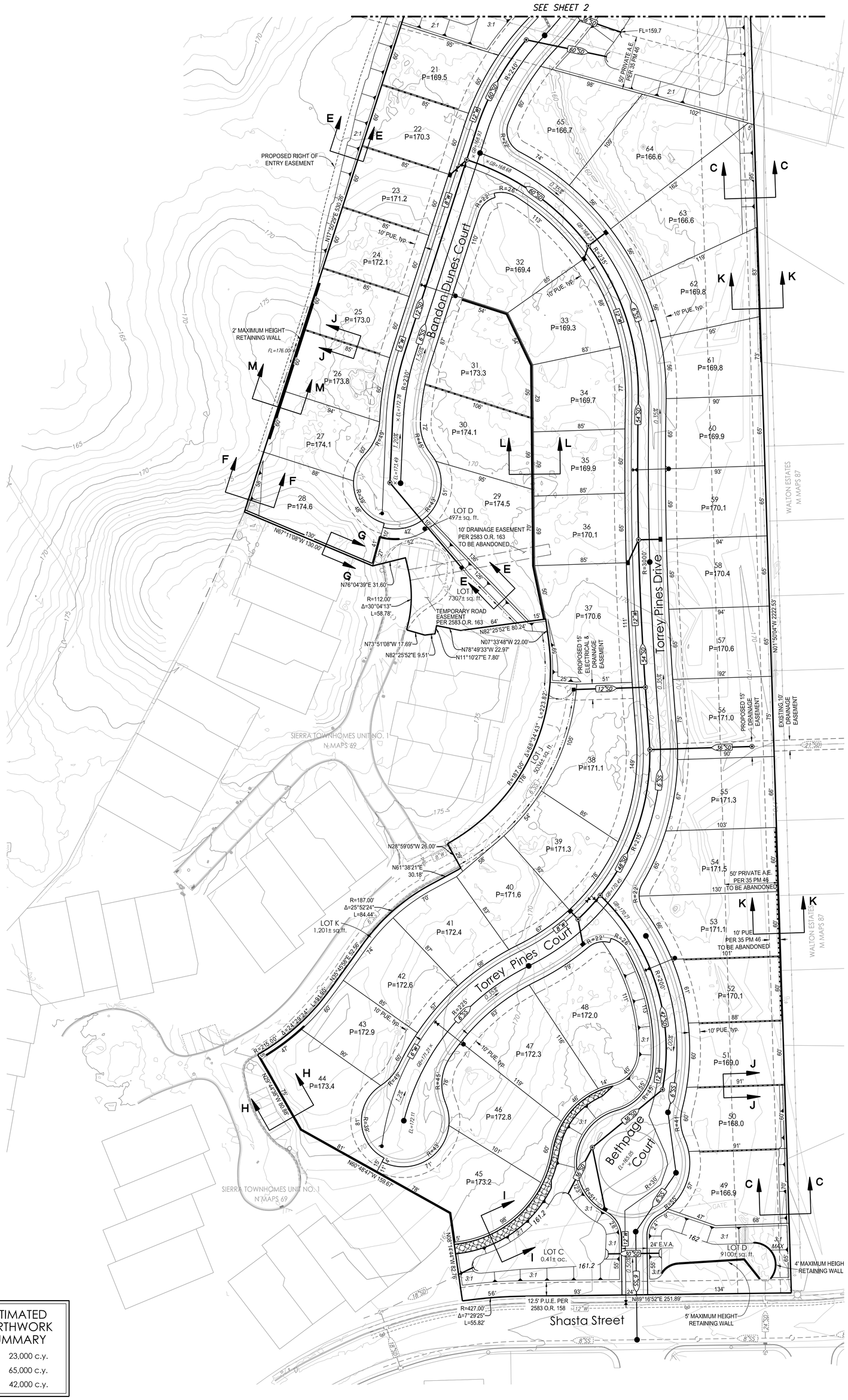

LEGEND

PROPOSED	DESCRIPTION	EXISTING
SS	SANITARY SEWER PIPE	EX. SS
	SANITARY SEWER MANHOLE	
12"W	WATER LINE	12"W
12"RW	RECYCLED WATER LINE	12"RW
	GATE VALVE	
	FIRE HYDRANT	
	BLOW-OFF VALVE	
SD	STORM DRAIN PIPE	EX. SD
	STORM DRAIN MANHOLE	
	DROP INLET	
	STORMWATER FACILITY	
P=XXX.X	PAD GRADE	P=XXX.X
	OVERLAND RELEASE FOR DRAINAGE	
	MASONRY RETAINING WALL	
	WOOD RETAINING WALL	
	ROCKERY RETANING WALL	
1	CLASS III (REAR DRAINING LOTS)	

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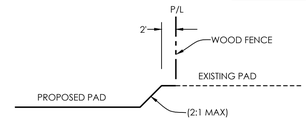
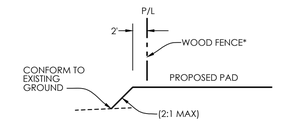
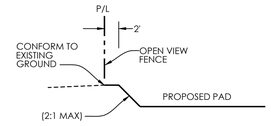


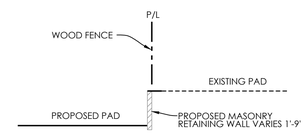
SECTION C-C
PROPERTY LINE
N.T.S.



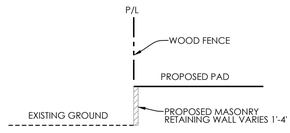
SECTION E-E
PROPERTY LINE
N.T.S.
*OPEN VIEW FENCE WHEN ADJACENT TO GOLF COURSE



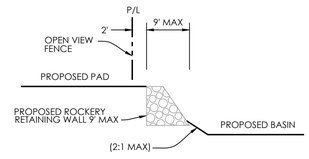
SECTION F-F
PROPERTY LINE
N.T.S.



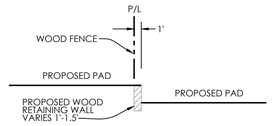
SECTION G-G
PROPERTY LINE
N.T.S.



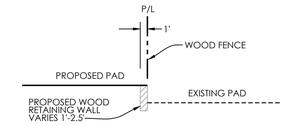
SECTION H-H
PROPERTY LINE
N.T.S.



SECTION I-I
PROPERTY LINE
N.T.S.



SECTION J-J
PROPERTY LINE
N.T.S.
NOTE: SIDEYARD SLOPES ARE PERMITTED IN LIEU OF RETAINING WALL



SECTION K-K
PROPERTY LINE
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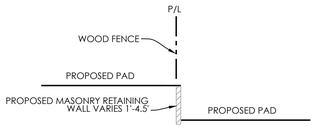
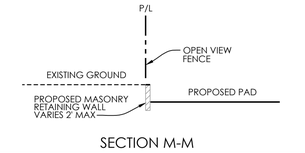
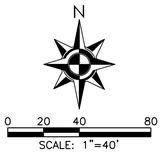


SECTION L-L
PROPERTY LINE
N.T.S.



SECTION M-M
PROPERTY LINE
N.T.S.



ESTIMATED EARTHWORK SUMMARY

CUT:	23,000 c.y.
FILL:	65,000 c.y.
NET:	42,000 c.y.

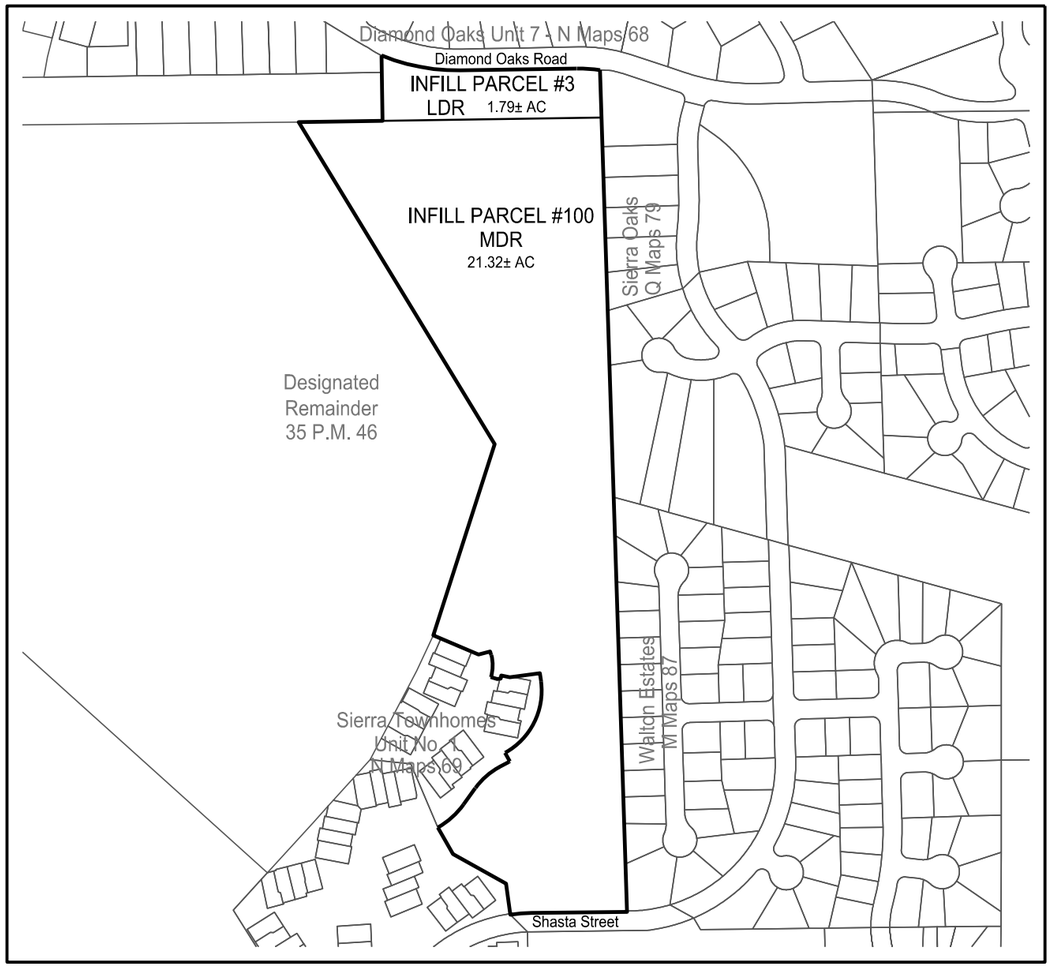
CONCEPTUAL GRADING, DRAINAGE AND UTILITIES TENTATIVE SUBDIVISION MAP

SIERRA VIEW

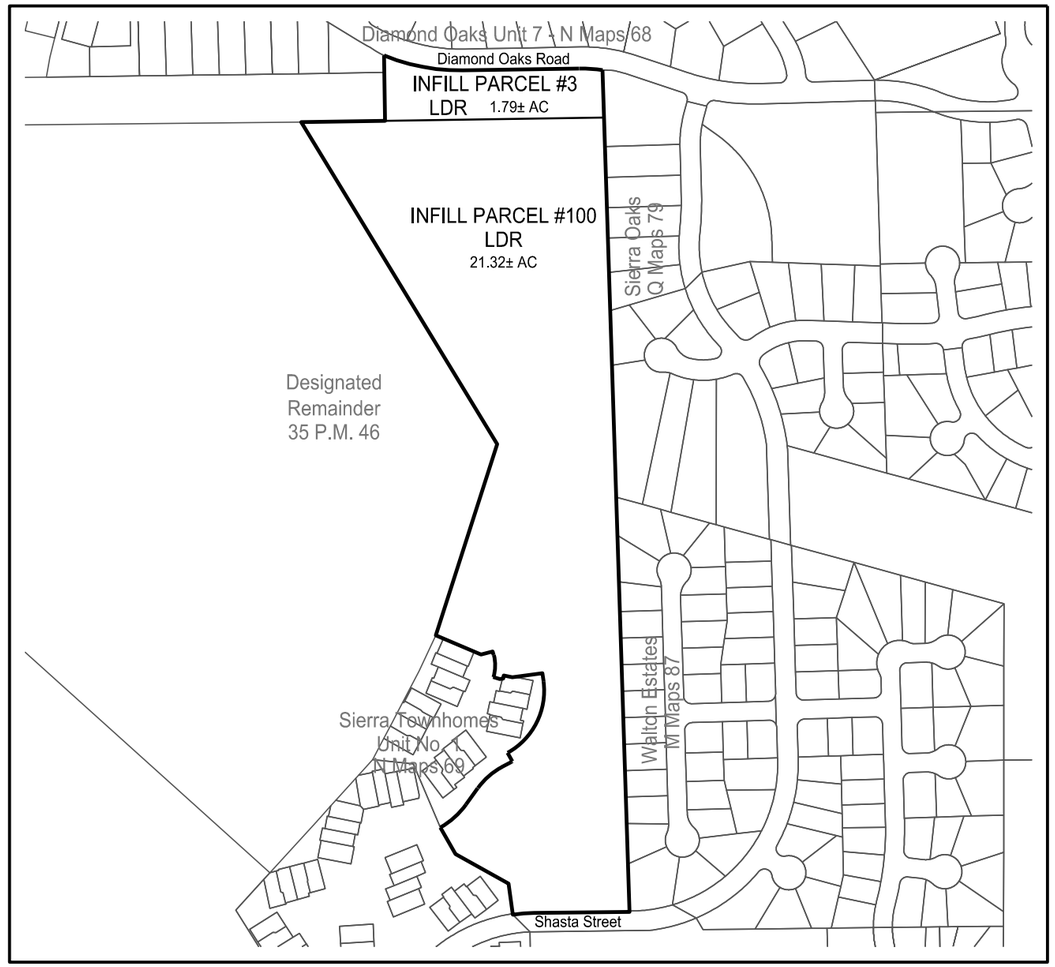
Roseville, CA

August 3, 2021

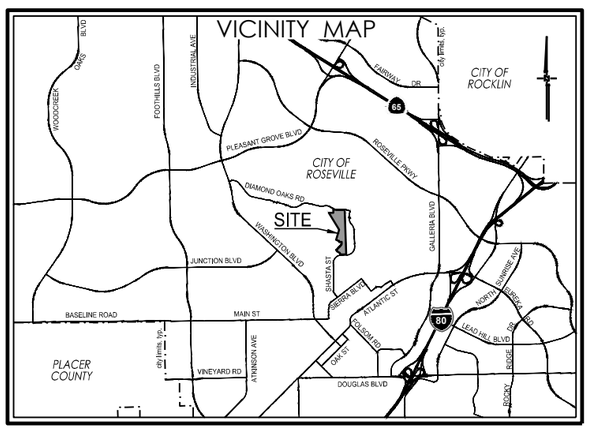
Sierra View | WESTPARK communities | MacKAY & SOMPS ENGINEERS PLANNERS SURVEYORS



EXISTING LAND USE



PROPOSED LAND USE



Existing Land Use		
Parcel	**Land Use**	**Acres**
Infill Parcel #3	LDR	1.79 ac.
Infill Parcel #100	MDR	21.31 ac.
TOTAL		**23.10 ac.**

Proposed Land Use		
Parcel	**Land Use**	**Acres**
Infill Parcel #3	LDR	1.79 ac.
Infill Parcel #100	LDR	21.31 ac.
TOTAL		**23.10 ac.**

WESTPARK communities

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

N

0 200 400 800

SCALE: 1"=400'

GENERAL PLAN AMENDMENT

SIERRA VIEW

Roseville, CA

August 3, 2021

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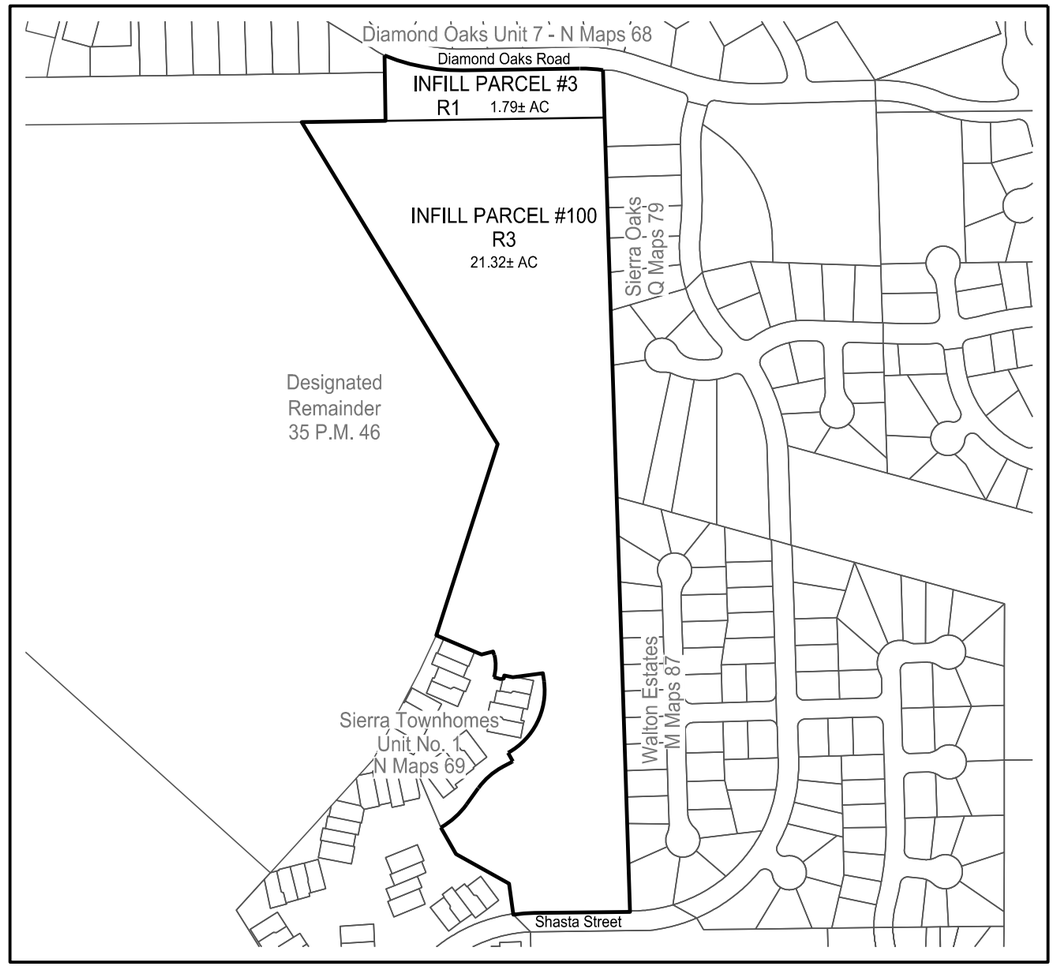
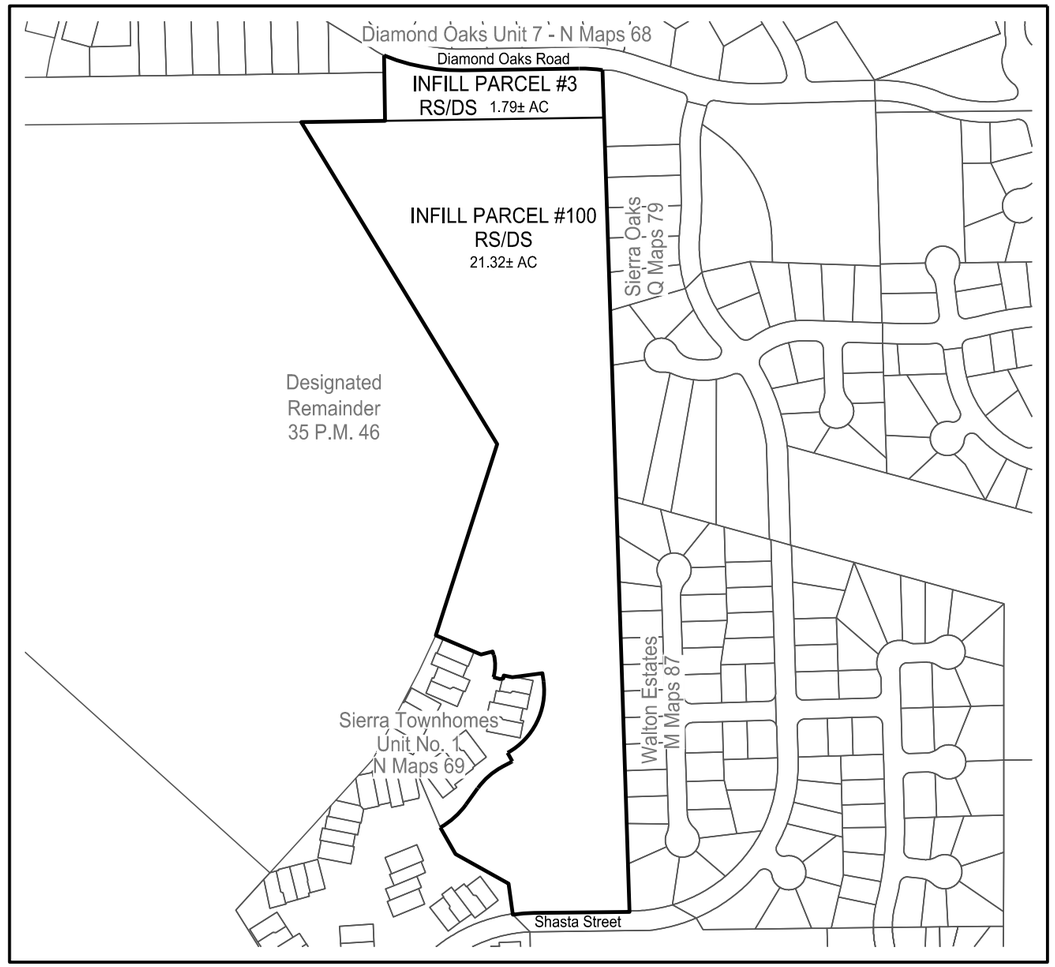
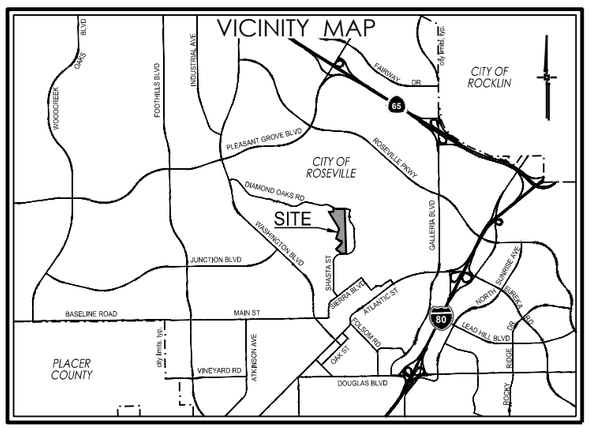


EXISTING ZONING



PROPOSED ZONING



Existing Zoning		
Parcel	**Zoning**	**Acres**
Infill Parcel #3	R1	1.79 ac.
Infill Parcel #100	R3	21.31 ac.
TOTAL		**23.10 ac.**

Proposed Zoning		
Parcel	**Zoning**	**Acres**
Infill Parcel #3	RS/DS	1.79 ac.
Infill Parcel #100	RS/DS	21.31 ac.
TOTAL		**23.10 ac.**

WESTPARK communities

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

N

0 200 400 800

SCALE: 1"=400'

REZONE EXHIBIT

SIERRA VIEW

Roseville, CA

August 3, 2021

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There are no xreferences in this drawing.

California Tree and Landscape Consulting, Inc.
CalTLC
TENDER LOVING CARE FOR YOUR TREES

June 18, 2020

Ryan O'Keefe
WP Sierra View, LLC
1420 Rocky Ridge Drive, Suite 265
Roseville, California 95661

Phone: (916) 774-3400
Via Email: ryan@wpcommunities.com

PROPERTY TRANSITION ARBORIST REPORT

RE: Arborist Report and Tree Inventory for Sierra View Country Club
360 Diamond Oaks Road, [APN 015-011-029], City of Roseville, California

Executive Summary:

WP Sierra View, LLC contacted California Tree and Landscape Consulting, Inc. to document the trees on the property for a better understanding of the existing resource and any potential improvement obstacles that may arise. WP Sierra View, LLC requested an arborist report and tree inventory suitable for submittal to the City of Roseville. This is a Preliminary Arborist Report and Tree Inventory for the initial filing of plans to develop the property.

Richard Cory Kinley, ISA Certified Arborist WE-9717A, collected field data at various times from June 8-12, 2020, to provide species identification, measurements of DBH and canopy, field condition notes, recommended actions, ratings, and approximate locations for the trees. A total of 324 trees were evaluated on this property, of which all are protected trees according to the City of Roseville's Municipal Code.

The City of Roseville's Municipal Code, Chapter 19.66, Tree Preservation, defines a "Protected Tree" as any native oak tree equal to or greater than 6 inches diameter at breast height (DBH) measured as a total of a single trunk or multiple trunks. The purpose of this field reconnaissance effort was to identify, inventory, and comment upon the current structure and vigor of the "protected trees" located within and/or overhanging the project site.

The vegetation on site includes those protected trees included in the inventory, an assortment of volunteer ornamental trees found in the drainage swale and wet areas of the site, blackberries, poison oak, and annual grasses.

TABLE 1

Tree Species	Trees on this Site	Protected Trees on the Site	Proposed for Removal	Total Proposed for Retention
Blue Oak	300	300	9	291
Coast Live Oak	10	10	1	9
Interior Live Oak	13	13	0	13

Tree Species	Trees on this Site	Protected Trees on the Site	Proposed for Removal	Total Proposed for Retention
Valley Oak	1	1	0	1
TOTAL	**324**	**324**	**10**	**314**

ASSIGNMENT

Perform an examination of the site to document the presence and condition of trees protected by the City of Roseville. The study area for this effort includes the property as outlined on the exhibit provided for the purpose of preparing this inventory (the Tree Information Collected--Appendix 2--was prepared using the exhibit provided). Essentially, the project area includes the undeveloped property between existing residential homes and the Sierra View Country Club. (All trees protected by the City are included in the inventory.) Prepare a report of findings.

METHODS

Appendix 2 and Tables 1 and 2 in this report are the detailed inventory and recommendations for the trees. The following terms and Table A – Ratings Descriptions will further explain our findings.

Species of trees is listed by our local common name and botanical name by genus and species.

DBH (diameter breast high) is normally measured at 4'6" (54" above the average ground, height but if that varies then the location where it is measured is noted here. A steel diameter tape was used to measure the trees.

Canopy radius is measured in feet. It is the farthest extent of the crown composed of leaves and small twigs measured by a Stanley digital distance meter. This measurement often defines the Critical Root Zone (CRZ) or Protection Zone (PZ), which is a circular area around a tree with a radius equal to this measurement.

Actions listed are recommendations to improve health or structure of the tree. Trees in public spaces require maintenance. If a tree is to remain and be preserved, then the tree may need some form of work to reduce the likelihood of failure and increase the longevity of the tree. Preservation requirements and actions based on a proposed development plan are not included here.

Arborist Rating is subjective to condition and is based on both the health and structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead). The rating was done in the field at the time of the measuring and inspection.

Table A – Ratings Descriptions

No problem(s)	5	excellent
No apparent problem(s)	4	good
Minor problem(s)	3	fair
Major problem(s)	2	poor
Extreme problem(s)	1	hazardous, non-correctable
Dead	0	dead

Rating #0: This indicates a tree that has no significant sign of life.

Rating #1: The problems are extreme. This rating is assigned to a tree that has structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a dangerous situation.

Rating #2: The tree has major problems. If the option is taken to preserve the tree, its condition could be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. If the recommended actions are completed correctly, hazard can be reduced and the rating can be elevated to a 3. If no action is taken the tree is considered a liability and should be removed.

Rating #3: The tree is in fair condition. There are some minor structural or health problems that pose no immediate danger. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated.

Rating #4: The tree is in good condition and there are no apparent problems that a Certified Arborist can see from a visual ground inspection. If potential structural or health problems are tended to at this stage future hazard can be reduced and more serious health problems can be averted.

Rating #5: No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect characteristics for the species. Highly rated trees are not common in natural or developed landscapes. No tree is ever perfect especially with the unpredictability of nature, but with this highest rating, the condition should be considered excellent.

Notes indicate the health, structure and environment of the tree and explain why the tree should be removed or preserved. Additional notes may indicate if problems are minor, extreme or correctible.

Remove is the recommendation that the tree be removed. The recommendation will normally be based either on poor structure or poor health and is indicated as follows:

Yes H – Tree is unhealthy
Yes S – Tree is structurally unsound

OBSERVATIONS AND CONCLUSIONS

The site is an undeveloped parcel surrounded by Sierra View Country Club and residential homes. The surrounding properties have been developed for many years.

RECOMMENDED REMOVALS

At this time, 10 trees have been recommended for removal from the proposed project area due to the nature and extent of defects, compromised health, and/or structural instability noted at the time of field inventory efforts. If these trees were retained within the proposed project area, it is our opinion that they may be hazardous depending upon their proximity to planned development activities. For reference, the trees which have been recommended for removal due to the severity of noted defects, compromised health, and/or structural instability are highlighted in green within the accompanying Tree Inventory Summary and are briefly summarized as follows:

TABLE 2

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating
6531	231	Yes		Blue Oak	*Quercus douglasii*		16	48	24	1 Extreme Structure or Health Problems
6537	237	Yes		Blue Oak	*Quercus douglasii*		36	54	30	1 Extreme Structure or Health Problems

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating
6545	245	Yes		Blue Oak	*Quercus douglasii*		34	54	29	0 Dead
6605	442	Yes		Blue Oak	*Quercus douglasii*		29	54	18	1 Extreme Structure or Health Problems
6608	440	Yes		Blue Oak	*Quercus douglasii*		21	54	40	1 Extreme Structure or Health Problems
6620	393	Yes		Blue Oak	*Quercus douglasii*		11	54	10	1 Extreme Structure or Health Problems
6665	284	Yes		Blue Oak	*Quercus douglasii*	8,10,12,12	42	54	24	1 Extreme Structure or Health Problems
6670	296	Yes		Coast Live Oak	*Quercus agrifolia*		13	54	10	1 Extreme Structure or Health Problems
6757	368	Yes		Blue Oak	*Quercus douglasii*		10	48	21	1 Extreme Structure or Health Problems
6811	495	Yes		Blue Oak	*Quercus douglasii*		44	54	30	1 Extreme Structure or Health Problems

DISCUSSION

Trees need to be protected from normal construction practices if they are to remain healthy and viable on the site. Our recommendations are based on experience, and County ordinance requirements, so as to enhance tree longevity. This requires their root zones remain intact and viable, despite heavy equipment being on site, and the need to install foundations, driveways, underground utilities, and landscape irrigation systems. Simply walking and driving on soil has serious consequences for tree health.

Following is a summary of Impacts to trees during construction and Tree Protection measures that should be incorporated into the site plans in order to protect the trees. Once the plans are approved, they become the document that all contractors will follow. ***The plans become the contract between the owner and the contractor, so that only items spelled out in the plans can be expected to be followed. Hence, all protection measures, such as fence locations, mulch requirements and root pruning specifications must be shown on the plans.***

RECOMMENDATIONS: SUMMARY OF TREE PROTECTION MEASURES

Hire a Project Arborist to help ensure protection measures are incorporated into the site plans and followed. The Project Arborist should, in cooperation with the Engineers and/or Architects:

- Identify the Root Protection Zones on the final construction drawings, prior to bidding the project.
- Show the placement of tree protection fences, as well as areas to be irrigated, fertilized and mulched on the final construction drawings.
- Clearly show trees for removal on the plans and mark them clearly on site. A Contractor who is a Certified Arborist should perform tree and stump removal. All stumps within the root zone of trees to be preserved shall

be ground out using a stump router or left in place. **No trunk within the root zone of other trees shall be removed using a backhoe or other piece of grading equipment**.

- Prior to any grading, or other work on the site that will come within 50' of any tree to be preserved:
    1. Irrigate (if needed) and place a 3" layer of chip mulch over the protected root zone of all trees that will be impacted.
    2. Erect Tree Protection Fences. Place boards against trees located within 3' of construction zones, even if fenced off.
    3. Remove lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site. The Project Arborist should approve the extent of foliage elevation, and oversee the pruning, performed by a contractor who is an ISA Certified Arborist.
- For grade cuts, expose roots by hand digging, potholing or using an air spade and then cut roots cleanly prior to further grading outside the tree protection zones.
- For fills, if a cut is required first, follow as for cuts.
- Where possible, specify geotextile fabric and/or thickened paving, re-enforced paving and structural soil in lieu of compacting, and avoid root cutting as much as possible, prior to placing fills on the soil surface. Any proposed retaining wall or fill soil shall be discussed with the engineer and arborist in order to reduce impacts to trees to be preserved.
- Clearly designate an area on the site outside the drip line of all trees where construction materials may be stored, and parking can take place. No materials or parking shall take place within the root zones of protected trees.
- Design utility and irrigation trenches to minimize disturbance to tree roots. Where possible, dig trenches with hydro-vac equipment or air spade, placing pipes underneath the roots, or bore the deeper trenches underneath the roots.
- Include on the plans an Arborist inspection schedule to monitor the site during (and after) construction to ensure protection measures are followed and make recommendations for care of the trees on site, as needed.

General Tree protection measures are included as Appendix 3. These measures need to be included on the Site, Grading, Utility and Landscape Plans. A final report of recommendations specific to the plan can be completed as part of, and in conjunction with, the actual plans. This will require the arborist working directly with the engineer and architect for the project. If the above recommendations are followed, the amount of time required by the arborist for the final report should be minimal.

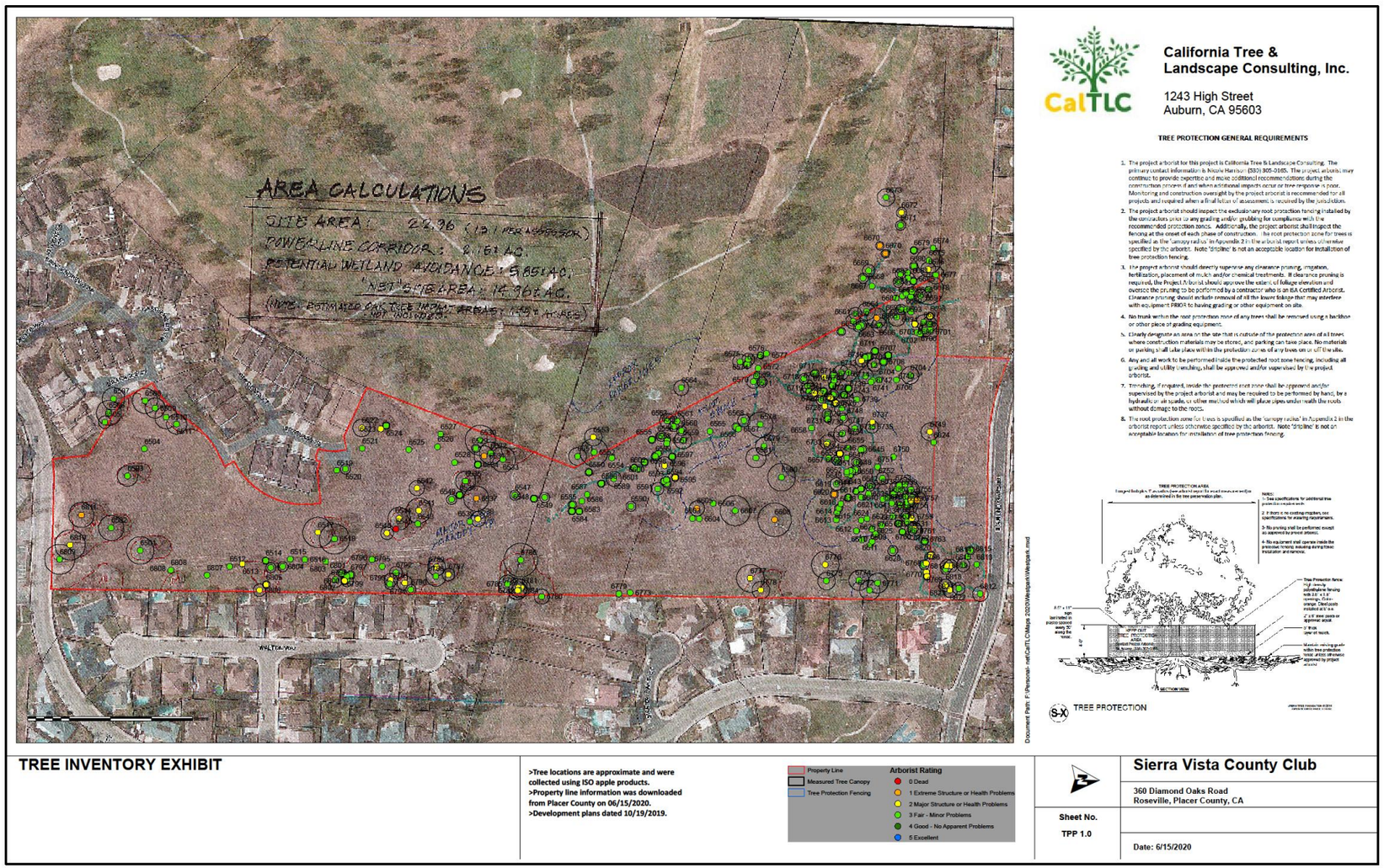
Report Prepared by:

Edwin E. Stirtz

Edwin E. Stirtz, Consulting Arborist
International Society of Arboriculture
Certified Arborist WE-0510A
ISA Tree Risk Assessment Qualified
Member, American Society of Consulting Arborists

Enc.: Appendix 1 – Map of The Property Showing Tree Locations
Appendix 2 – Tree Information Collected
Appendix 3 – General Practices for Tree Protection

APPENDIX 1 – MAP OF THE PROPERTY SHOWING TREE LOCATIONS



APPENDIX 2 – TREE INFORMATION COLLECTED

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
1		Yes		Coast Live Oak	*Quercus agrifolia*		17	54	12	3 Fair - Minor Problems	Growing in middle of drainage ditch. No tag. Blackberries surrounding trunk. Codominant at 8 feet. Vigor fair. Density fair.	None at this time.
424	424	Yes		Blue Oak	*Quercus douglasii*		11	54	10	3 Fair - Minor Problems	Could not tag/blackberries. Codominant at 10 feet. Growing into canopy south and north. Above average dead branches in lower canopy. Vigor fair. Density fair to poor.	None at this time.
6501	201	Yes		Blue Oak	*Quercus douglasii*		38	12	33	3 Fair - Minor Problems	Flare normal. Codominant at 36 inches. Canopy growing to ground 360°. Normal dead branches. Crown fair. Vigor fair.	None at this time.
6502	202	Yes		Blue Oak	*Quercus douglasii*		41	24	30	3 Fair - Minor Problems	Bark rot west side from base to 36 inches. Codominant at 5 feet with some inclusion. Canopy to ground east, south and west. Crown good. Vigor good.	None at this time.
6503	203	Yes		Blue Oak	*Quercus douglasii*		35	54	24	3 Fair - Minor Problems	Flare normal. Codominant at 7 feet. Canopy to ground 360° average dead branches. Vigor fair. Crown fair.	None at this time.
6504	204	Yes		Blue Oak	*Quercus douglasii*	3,4	7	54	4	3 Fair - Minor Problems	Buried flare. Codominant at base with some inclusion. Vigor fair. Crown fair.	None at this time.
6505	205	Yes		Blue Oak	*Quercus douglasii*		26	54	15	3 Fair - Minor Problems	Flare normal. 10-inch lateral at 4 feet. Canopy suppressed west. Vigor fair. Crown fair.	None at this time.
6506	206	Yes		Blue Oak	*Quercus douglasii*		36	54	30	3 Fair - Minor Problems	Flare normal. Codominant at base with some inclusion. 9-inch lateral at 5 feet south. Growing into canopies east and west. Vigor fair. Density fair.	None at this time.
6507	207	Yes		Blue Oak	*Quercus douglasii*		31	24	27	3 Fair - Minor Problems	Poor flare. Codominant at 36 inches with some inclusion. 4 stems with twisting growth and inclusion from 3-7 feet growing into canopy east. Vigor fair. Density fair.	None at this time.
6508	208	Yes		Blue Oak	*Quercus douglasii*		35	24	30	3 Fair - Minor Problems	Flare normal. Codominant at 6 feet. Canopy growing to the ground east. Growing into canopy north. Vigor fair. Density fair.	None at this time.

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
6509	209	Yes		Blue Oak	*Quercus douglasii*		35	12	24	3 Fair - Minor Problems	Flare normal. Codominant at base. Growing into canopy south. Suppressed by tree to the north. Average dead branches. Vigor fair. Density fair.	None at this time.
6510	210	Yes		Blue Oak	*Quercus douglasii*		28	54	27	3 Fair - Minor Problems	15-inch lateral east 7 feet. Canopy to ground east. Growing into canopy north. Vigor fair. Density fair.	None at this time.
6511	211	Yes		Blue Oak	*Quercus douglasii*		34	54	24	3 Fair - Minor Problems	Codominant at 8 feet. Canopy to ground east and north. Growing into canopy south. Vigor fair. Density fair.	None at this time.
6512	212	Yes		Coast Live Oak	*Quercus agrifolia*		8	48	6	3 Fair - Minor Problems	Growing on west Bank of drainage ditch. Riparian vegetation in dripline. Vigor fair. Density fair.	None at this time.
6513	213	Yes		Coast Live Oak	*Quercus agrifolia*		15	36	7	2 Major Structure or Health Problems	Growing on west bank of drainage ditch. Riparian vegetation in dripline. Low laterals and sprouts from base south and west. Decay and compartmentalization on center stem at 4 feet. Vigor fair. Density fair.	None at this time.
6514	214	Yes		Coast Live Oak	*Quercus agrifolia*		15	24	8	3 Fair - Minor Problems	Growing on west bank of drainage ditch. Blackberry and riparian vegetation in dripline. Codominant at 4 feet some inclusion. Vigor fair. Density fair.	None at this time.
6515	215	Yes		Blue Oak	*Quercus douglasii*		8	36	5	3 Fair - Minor Problems	Growing on west bank of drainage ditch. Codominant at 36 inches. Vigor fair. Density fair.	None at this time.
6516	216	Yes		Blue Oak	*Quercus douglasii*		6	54	4	3 Fair - Minor Problems	Growing on west bank of drainage ditch. Codominant at 5 feet. Vigor fair. Density fair.	None at this time.
6517	217	Yes		Blue Oak	*Quercus douglasii*		50	54	36	2 Major Structure or Health Problems	Decay wound down to cambium south side from 36 inches to 10 feet. 2 branch break wounds at 20 feet with decay. Codominant at 20 feet. Above average dead branches in canopy. Vigor fair to poor. Density fair.	None at this time.
6518	218	Yes		Blue Oak	*Quercus douglasii*		24	54	36	3 Fair - Minor Problems	2 feet of adjacent to trunk to south. Suppression from south. One-sided leaning canopy northeast. Above average dead branches. Vigor fair. Density fair.	None at this time.

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
6519	319	Yes		Blue Oak	*Quercus douglasii*		9	12	5	3 Fair - Minor Problems	Codominant at 24 inches. Adjacent to asphalt 10 feet north. Vigor fair. Density fair.	None at this time.
6520	220	Yes		Blue Oak	*Quercus douglasii*		11	6	12	3 Fair - Minor Problems	Growing adjacent to asphalt 5 feet west. Codominant at base. Growing into canopies south and north. Vigor fair. Density fair.	None at this time.
6521	221	Yes		Blue Oak	*Quercus douglasii*	2,3,3,3	11	54	4	3 Fair - Minor Problems	Codominant at base. Vigor fair. Density fair.	None at this time.
6522	222	Yes		Blue Oak	*Quercus douglasii*		44	24	21	2 Major Structure or Health Problems	No tag/lost tag. Large decay wound south side from 36 inches to 8 feet. Bark fungus damage north side from 3-8 feet. Vigor fair. Density fair.	None at this time.
6523	223	Yes		Blue Oak	*Quercus douglasii*	3,4	7	54	4	2 Major Structure or Health Problems	Poor location. Growing under canopy of 2 trees. Codominant at base. Vigor poor. Density poor.	None at this time.
6524	224	Yes		Blue Oak	*Quercus douglasii*		13	54	9	3 Fair - Minor Problems	No tag/lost tag. Codominant at 7 feet. Growing into canopy south. Vigor fair. Density fair.	None at this time.
6525	225	Yes		Blue Oak	*Quercus douglasii*		8	54	6	3 Fair - Minor Problems	Low laterals at 12 inches. Codominant at 4 feet. Vigor fair. Density fair.	None at this time.
6526	226	Yes		Blue Oak	*Quercus douglasii*		8	54	6	3 Fair - Minor Problems	Codominant at 36 inches. Vigor fair. Density fair.	None at this time.
6527	227	Yes		Blue Oak	*Quercus douglasii*		10	36	7	3 Fair - Minor Problems	Codominant at 4 feet. Vigor fair. Density fair.	None at this time.
6528	228	Yes		Blue Oak	*Quercus douglasii*		10	54	7	3 Fair - Minor Problems	Codominant at 6 feet. Vigor fair. Density fair.	None at this time.
6529	229	Yes		Blue Oak	*Quercus douglasii*		6	54	10	3 Fair - Minor Problems	No tag/lost tag. Suppressed north. One-sided leaning canopy south. Codominant at 4 feet. Vigor fair. Density fair to poor.	None at this time.
6530	230	Yes		Blue Oak	*Quercus douglasii*		49	54	36	3 Fair - Minor Problems	Covered in ivy up to 15 feet. Canopy suppressed north. Average dead branches. Decay branch wounds at 7 feet south and 10 feet south. Vigor fair.	None at this time.
6531	231	Yes		Blue Oak	*Quercus douglasii*		16	48	24	1 Extreme Structure or Health Problems	Suppressed. South leaning trunk broke off at 5 feet. Canopy resting on ground southeast.	***Recommend removal due to nature and extent of noted defects.***
6532	232	Yes		Blue Oak	*Quercus douglasii*		31	54	27	3 Fair - Minor Problems	Growing 5 feet adjacent to tree to northwest. One-sided leaning canopy southeast. Codominant at 18 feet. Vigor fair. Density fair.	None at this time.

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
6533	243	Yes		Blue Oak	*Quercus douglasii*		39	54	30	3 Fair - Minor Problems	Growing 5 feet adjacent to tree southeast. Codominant at 22 feet. Average deadwood in canopy. Vigor fair. Density fair.	None at this time.
6534	234	Yes		Blue Oak	*Quercus douglasii*		12	54	9	3 Fair - Minor Problems	Buried flare. Codominant at 6 feet. Vigor fair. Density fair.	None at this time.
6535	235	Yes		Blue Oak	*Quercus douglasii*		34	54	24	3 Fair - Minor Problems	Canopy growing to ground 360°. Codominant at 16 feet. Average dead branches. Vigor fair. Density fair.	None at this time.
6536	236	Yes		Blue Oak	*Quercus douglasii*		10	24	9	3 Fair - Minor Problems	Codominant at 36 inches some inclusion. Vigor fair. Density fair.	None at this time.
6537	237	Yes		Blue Oak	*Quercus douglasii*		36	54	30	1 Extreme Structure or Health Problems	Trunk is 85-90% hollow. 1-inch decay seam east side running from base to 8 feet. Inside seam practically no wood. Trunk and canopy lean west. Average deadwood.	***Recommend removal due to nature and extent of noted defects.***
6538		Yes		Blue Oak	*Quercus douglasii*		30	54	18	2 Major Structure or Health Problems	Decay wound south side from base to 24 inches. Decay effects 70% of cambium and hardwood. Codominant at 15 feet. Several branch failures. Decay wounds at trunk. Vigor fair.	None at this time.
6539	239	Yes		Blue Oak	*Quercus douglasii*	5,5	10	54	6	3 Fair - Minor Problems	2 stems at base. Growing into canopy west. Vigor fair. Density fair.	None at this time.
6540	240	Yes		Blue Oak	*Quercus douglasii*		10	54	12	3 Fair - Minor Problems	Codominant at 6 feet. Birdhouse strapped to lateral at 6 feet east side. Vigor fair. Density fair.	None at this time.
6541	241	Yes		Blue Oak	*Quercus douglasii*		30	54	30	2 Major Structure or Health Problems	10° trunk lean west. One-sided leaning canopy west. Sunscald to cambium east side of trunk. 20-inch central leader breakoff at 18 feet. Vigor poor. Density poor.	None at this time.
6542		Yes		Blue Oak	*Quercus douglasii*		36	48	18	2 Major Structure or Health Problems	Trunk decay wound south side from base to 20 feet. 90% decay. Vigor poor. Density fair.	None at this time.
6543	243	Yes		Blue Oak	*Quercus douglasii*		7	54	6	3 Fair - Minor Problems	Codominant at 6 feet. Vigor fair. Density fair.	None at this time.
6544	244	Yes		Blue Oak	*Quercus douglasii*		29	54	27	2 Major Structure or Health Problems	One-sided canopy south by southwest. 18-inch stem broke in north side at 12 feet. Decay and wound. Codominant at 12 feet. Vigor fair. Density fair.	None at this time.

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
6545	245	Yes		Blue Oak	*Quercus douglasii*		34	54	29	0 Dead	Dead tree top breakout. Laying east 5 feet adjacent to trunk.	***Recommend removal due to nature and extent of noted defects.***
6546	246	Yes		Blue Oak	*Quercus douglasii*		8	54	15	2 Major Structure or Health Problems	One-sided leaning canopy south. Shrunk bows severely at 6 feet. Suppressed by formerly standing tree west. Vigor fair to poor. Density fair to poor.	None at this time.
6547	247	Yes		Blue Oak	*Quercus douglasii*	7,8	15	24	12	3 Fair - Minor Problems	Codominant at 12 inches some inclusion. Vigor fair. Density fair.	None at this time.
6548	248	Yes		Blue Oak	*Quercus douglasii*		12	24	9	3 Fair - Minor Problems	Codominant at 4 feet. Growing into canopy north. Vigor fair. Density fair.	None at this time.
6549	249	Yes		Blue Oak	*Quercus douglasii*	10,11,11	32	48	12	3 Fair - Minor Problems	Codominant at base with significant inclusion Vigor fair. Density fair.	None at this time.
6550	250	Yes		Blue Oak	*Quercus douglasii*		7	54	9	3 Fair - Minor Problems	Codominant at 8 feet. Vigor fair. Density fair.	None at this time.
6551	251	Yes		Blue Oak	*Quercus douglasii*		34	54	21	3 Fair - Minor Problems	Codominant at 12 feet with significant inclusion. 3 limb failure with decay west at 16 feet. Located under transmission power line. Vigor fair. Density fair.	None at this time.
6552	252	Yes		Blue Oak	*Quercus douglasii*		27	54	33	3 Fair - Minor Problems	Codominant at 12 feet. Growing into canopy west. Vigor fair. Density fair.	None at this time.
6553	253	Yes		Blue Oak	*Quercus douglasii*		40	60	21	2 Major Structure or Health Problems	Canker east side from 1-6 feet. Large limb breakout scar with decay north side from 8-20 feet. Multiple limb breakout. Decay wound lower trunk. Growing into canopy east. Vigor fair to poor. Density fair to poor.	None at this time.
6554	264	Yes		Blue Oak	*Quercus douglasii*		7	54	5	3 Fair - Minor Problems	Codominant at 8 feet. Vigor fair. Density fair.	None at this time.
6555	255	Yes		Blue Oak	*Quercus douglasii*		10	36	9	3 Fair - Minor Problems	Codominant at 36 inches some inclusion. Vigor fair. Density fair.	None at this time.
6556		Yes		Blue Oak	*Quercus douglasii*		13	12	12	3 Fair - Minor Problems	Codominant at 24 inches. Growing into canopy south and north. Above average dead branches in lower canopy. Vigor poor. Density poor.	None at this time.
6557	257	Yes		Blue Oak	*Quercus douglasii*		6	54	8	3 Fair - Minor Problems	Growing into canopy east. Vigor fair. Density fair.	None at this time.

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6558	258	Yes		Blue Oak	*Quercus douglasii*		6	54	7	3 Fair - Minor Problems	Growing into canopy west. Codominant at 10 feet. Vigor fair. Density fair.	None at this time.
6559	259	Yes		Interior Live Oak	*Quercus wislizeni*		17	12	21	3 Fair - Minor Problems	Codominant at 24 inches. Above average branches in lower canopy. Volunteers growing into canopy west. Vigor fair to poor. Density fair.	None at this time.
6560	260	Yes		Blue Oak	*Quercus douglasii*		15	24	12	3 Fair - Minor Problems	Codominant at 24 inches. 2 of the main stems south side are sharing included bark at 4 connections from 4-8 feet. Vigor fair. Density fair.	None at this time.
6561	261	Yes		Blue Oak	*Quercus douglasii*		14	36	18	3 Fair - Minor Problems	Codominant at 4 feet. Growing into canopy. Above average deadwood in lower canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6562	262	Yes		Blue Oak	*Quercus douglasii*	5,6	11	54	12	3 Fair - Minor Problems	Codominant at 12 inches. Suppressed south. One-sided leaning canopy northwest. Vigor fair. Density fair.	None at this time.
6563	263	Yes		Blue Oak	*Quercus douglasii*	4,7,8,11	30	54	18	3 Fair - Minor Problems	Codominant at 12 inches with some inclusion. Growing into canopies south and north. Vigor fair. Density fair.	None at this time.
6564	264	Yes		Valley Oak	*Quercus lobata*		18	54	18	3 Fair - Minor Problems	Good structure. Codominant at 25 feet. Above average dead branches lower 1/3 canopy. Vigor fair. Density fair.	None at this time.
6565	265	Yes		Blue Oak	*Quercus douglasii*		8	54	6	3 Fair - Minor Problems	Codominant at 7 feet. Vigor fair. Density fair.	None at this time.
6566	266	Yes		Blue Oak	*Quercus douglasii*		10	54	10	3 Fair - Minor Problems	Growing into canopy north. Codominant at 5 feet. Vigor fair. Density fair.	None at this time.
6567	267	Yes		Blue Oak	*Quercus douglasii*		7	54	5	3 Fair - Minor Problems	Growing into canopies north and south. Codominant at 7 feet. Vigor fair. Density fair.	None at this time.
6568	268	Yes		Interior Live Oak	*Quercus wislizeni*		20	36	15	3 Fair - Minor Problems	Suppressed east. 5° trunk lean west. Codominant at 36 inches with some inclusion. Growing into canopy east. Vigor fair. Density fair.	None at this time.
6569	269	Yes		Blue Oak	*Quercus douglasii*	7,12	19	54	12	3 Fair - Minor Problems	Codominant at base and growing into canopy west. Vigor fair. Density fair.	None at this time.

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6570	270	Yes		Blue Oak	*Quercus douglasii*		12	54	16	3 Fair - Minor Problems	Growing into canopy east and north. Above average dead branches lower 1/3 canopy. Vigor fair. Density fair.	None at this time.
6571	271	Yes		Blue Oak	*Quercus douglasii*		9	54	6	3 Fair - Minor Problems	Lower 2/3 canopy suppressed all sides. Codominant at 4 feet. Above average dead branches lower 1/3 canopy. Vigor fair. Density fair to poor.	None at this time.
6572	272	Yes		Blue Oak	*Quercus douglasii*		9	54	6	3 Fair - Minor Problems	Suppressed west. Vines growing lower 2/3 canopy. Above average dead branches lower 1/3 canopy. Vigor fair. Density fair to poor.	None at this time.
6573	273	Yes		Blue Oak	*Quercus douglasii*		13	54	10	3 Fair - Minor Problems	Growing into canopies east, west and north. Codominant at 6 feet. Vigor fair. Density fair.	None at this time.
6574	274	Yes		Blue Oak	*Quercus douglasii*		8	54	15	3 Fair - Minor Problems	Suppressed east. One-sided leaning canopy west. Growing into canopy south. Codominant at 15 feet. Vigor fair. Density fair.	None at this time.
6575	275	Yes		Coast Live Oak	*Quercus agrifolia*		11	36	18	3 Fair - Minor Problems	Good structure. 82-inch sprouts from base west side. Vigor fair. Density fair.	None at this time.
6576	276	Yes		Blue Oak	*Quercus douglasii*		10	54	8	3 Fair - Minor Problems	Covered in vines 2/3 trunk. Codominant at 4 feet. Growing into canopy north. Vigor fair. Density fair to poor.	None at this time.
6577	277	Yes		Blue Oak	*Quercus douglasii*		7	54	5	3 Fair - Minor Problems	2/3 trunk covered in vines. Growing into canopy south. Vigor fair to poor. Density fair to poor.	None at this time.
6578		Yes		Blue Oak	*Quercus douglasii*		30	54	30	3 Fair - Minor Problems	Codominant at 6 feet. Branch breakout southeast. Decay in wound at 6 feet. Growing into canopy east. Vigor fair. Density fair.	None at this time.
6579		Yes		Blue Oak	*Quercus douglasii*		21	54	21	3 Fair - Minor Problems	Codominant at 7 feet. Growing into canopy southeast and northwest. Vigor fair. Density fair.	None at this time.
6580	377	Yes		Blue Oak	*Quercus douglasii*		41	54	33	3 Fair - Minor Problems	Canker at base east side. Average dead branches in lower canopy. Vigor fair. Density fair.	None at this time.
6581	376	Yes		Blue Oak	*Quercus douglasii*		36	54	24	3 Fair - Minor Problems	Codominant at 36 inches. Minor dead branches in lower canopy. Growing into canopy northwest. Vigor fair. Density fair.	None at this time.
6582	**Tag # Not Used**											

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6583	460	Yes		Blue Oak	*Quercus douglasii*	5,7	12	54	8	3 Fair - Minor Problems	Codominant at 24 inches. Growing into canopy southwest. Vigor fair. Density fair.	None at this time.
6584	462	Yes		Coast Live Oak	*Quercus agrifolia*	7,7,8	22	54	9	3 Fair - Minor Problems	Codominant at base with inclusion. Growing into canopy west. Vigor fair. Density fair.	None at this time.
6585	461	Yes		Blue Oak	*Quercus douglasii*		7	54	10	3 Fair - Minor Problems	Growing into canopy east. Good structure. One-sided leaning canopy west.	None at this time.
6586	459	Yes		Blue Oak	*Quercus douglasii*		8	54	6	3 Fair - Minor Problems	Codominant at 7 feet. Vigor fair. Density fair.	None at this time.
6587		Yes		Blue Oak	*Quercus douglasii*		6	54	6	3 Fair - Minor Problems	Codominant at 6 feet. Vigor fair. Density fair.	None at this time.
6588	458	Yes		Coast Live Oak	*Quercus agrifolia*		10	54	9	3 Fair - Minor Problems	Codominant at 6 feet. Low laterals sprout at base west side. Vigor fair. Density fair.	None at this time.
6589	457	Yes		Blue Oak	*Quercus douglasii*		21	54	18	3 Fair - Minor Problems	Codominant at 4 feet. Vigor fair. Density fair.	None at this time.
6590	453	Yes		Blue Oak	*Quercus douglasii*		22	12	12	3 Fair - Minor Problems	Codominant at 24 inches. Vigor fair. Density fair.	None at this time.
6591	452	Yes		Blue Oak	*Quercus douglasii*		14	54	15	3 Fair - Minor Problems	Codominant at 7 feet. Growing into canopy north. Vigor fair. Density fair.	None at this time.
6592	451	Yes		Blue Oak	*Quercus douglasii*		7	54	10	3 Fair - Minor Problems	Trunk wound seam west side from 12-54 inches. Suppressed north. One-sided canopy south. Vigor fair. Density fair.	None at this time.
6593	450	Yes		Blue Oak	*Quercus douglasii*		6	54	9	3 Fair - Minor Problems	Suppressed east. One-sided canopy west. Good structure, vigor, and density.	None at this time.
6594		Yes		Blue Oak	*Quercus douglasii*		7	54	8	3 Fair - Minor Problems	Suppression west. One-sided canopy east. Codominant at 4 feet. Vigor fair. Density fair.	None at this time.
6595	449	Yes		Blue Oak	*Quercus douglasii*		10	24	9	2 Major Structure or Health Problems	Bark wound east side from base to 36 inches. Exposed cambium.	None at this time.
6596	448	Yes		Blue Oak	*Quercus douglasii*		41	54	21	2 Major Structure or Health Problems	2 large branch breakout scars on trunk south side at 10 feet. Decay in wound. Vigor fair to poor. Density fair to poor.	None at this time.
6597	447	Yes		Blue Oak	*Quercus douglasii*		11	54	9	3 Fair - Minor Problems	Codominant at 4 feet. Vigor fair. Density fair.	None at this time.
6598	455	Yes		Blue Oak	*Quercus douglasii*	4,4,6	14	54	8	3 Fair - Minor Problems	Growing into canopy.	None at this time.
6599	454	Yes		Blue Oak	*Quercus douglasii*	7,8	15	54	10	3 Fair - Minor Problems	Codominant at base. Growing into canopy north.	None at this time.

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6600		Yes		Blue Oak	*Quercus douglasii*	4,4,5	13	54	9	3 Fair - Minor Problems	3 stems growing into canopy south and north. Vigor fair. Density fair.	None at this time.
6601	453	Yes		Blue Oak	*Quercus douglasii*		9	54	6	3 Fair - Minor Problems	Codominant at 4 feet. Growing into canopy west. Vigor fair. Density fair.	None at this time.
6602		Yes		Blue Oak	*Quercus douglasii*	5,5	10	54	9	3 Fair - Minor Problems	Codominant at base with minor inclusion. Growing into canopy east. Vigor fair. Density fair.	None at this time.
6603	444	Yes		Blue Oak	*Quercus douglasii*	10,11	21	54	7	3 Fair - Minor Problems		None at this time.
6604	443	Yes		Blue Oak	*Quercus douglasii*		6	54	5	3 Fair - Minor Problems	Good structure. Suppressed west. One-sided canopy east. Above average dead branches in lower canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6605	442	Yes		Blue Oak	*Quercus douglasii*		29	54	18	1 Extreme Structure or Health Problems	Codominant at 9 feet. One of two main leaders dead and broken off north side. One-sided canopy southeast. Vigor fair. Density fair to poor. Top of broken leader resting on trunk and ground.	***Recommend removal due to nature and extent of noted defects.***
6606	445	Yes		Blue Oak	*Quercus douglasii*		11	24	5	3 Fair - Minor Problems	Codominant at 24 inches. Vigor fair. Density fair.	None at this time.
6607	441	Yes		Blue Oak	*Quercus douglasii*		45	54	36	3 Fair - Minor Problems	Over-mature. Above average dead branches in canopy. Vigor fair. Density fair to poor.	None at this time.
6608	440	Yes		Blue Oak	*Quercus douglasii*		21	54	40	1 Extreme Structure or Health Problems	Tree failed at base and laying on ground west. Canopy to ground 360°. Vigor fair. Density fair to poor.	***Recommend removal due to nature and extent of noted defects.***
6609		Yes		Blue Oak	*Quercus douglasii*	4,4	8	54	3	3 Fair - Minor Problems	Codominant at base. Suppressed east, west and south. Vigor fair. Density fair.	None at this time.
6610		Yes		Blue Oak	*Quercus douglasii*		8	54	7	3 Fair - Minor Problems	Lower canopy suppressed. Minor dead branches lower 1/2 canopy. Vigor fair. Density fair.	None at this time.
6611	429	Yes		Blue Oak	*Quercus douglasii*		6	54	5	3 Fair - Minor Problems	Good structure. Vigor fair. Density fair.	None at this time.
6612	429	Yes		Blue Oak	*Quercus douglasii*		7	54	7	3 Fair - Minor Problems	Codominant at 8 feet. Vigor fair. Density fair.	None at this time.

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6613	431	Yes		Blue Oak	*Quercus douglasii*		7	54	5	3 Fair - Minor Problems	Codominant at 5 feet. Vigor fair. Density fair.	None at this time.
6614		Yes		Blue Oak	*Quercus douglasii*		12	12	5	3 Fair - Minor Problems	Bark decay at base west side. Codominant at 12 inches east. Leader trunk wound at 36 inches. Vigor fair. Density fair.	None at this time.
6615	432	Yes		Blue Oak	*Quercus douglasii*		7	54	10	3 Fair - Minor Problems	Minor trunk lean southwest. Codominant at 6 feet. Vigor fair. Density fair.	None at this time.
6616		Yes		Blue Oak	*Quercus douglasii*	4,5	9	54	4	3 Fair - Minor Problems	Codominant at base growing into canopies north and east. One-sided canopy west. Vigor fair. Density fair.	None at this time.
6617		Yes		Blue Oak	*Quercus douglasii*	3,4,4,4	15	54	9	3 Fair - Minor Problems	Codominant at 12 inches. Growing into canopies north and south. Vigor fair. Density fair.	None at this time.
6618	391	Yes		Blue Oak	*Quercus douglasii*		13	12	8	3 Fair - Minor Problems	Codominant at 24 inches. Vigor fair. Density fair.	None at this time.
6619	392	Yes		Blue Oak	*Quercus douglasii*		21	24	15	3 Fair - Minor Problems	Codominant at 36 inches. Above average dead branches lower canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6620	393	Yes		Blue Oak	*Quercus douglasii*		11	54	10	1 Extreme Structure or Health Problems	Bark decay southside from base to 7 feet exposed with cambium in Heartwood. Poor branching structure. Vigor poor. Density poor.	***Recommend removal due to nature and extent of noted defects.***
6621	390	Yes		Blue Oak	*Quercus douglasii*		7	54	5	3 Fair - Minor Problems	Codominant at 7 feet. Vigor fair. Density fair.	None at this time.
6622	389	Yes		Blue Oak	*Quercus douglasii*	6,8	14	54	6	3 Fair - Minor Problems	Codominant at 12 inches. Above average deadwood in the lower canopy. Vigor fair. Density fair to poor.	None at this time.
6623	395	Yes		Blue Oak	*Quercus douglasii*		7	54	6	3 Fair - Minor Problems	Codominant at 7 feet. Growing into canopy west Vigor fair. Density fair.	None at this time.
6624		Yes		Blue Oak	*Quercus douglasii*		6	54	5	3 Fair - Minor Problems	Codominant at 8 feet. Vigor fair. Density fair.	None at this time.
6625	396	Yes		Blue Oak	*Quercus douglasii*		9	54	6	3 Fair - Minor Problems	Trunk lean 10° south. Above average dead branches lower canopy. Vigor fair. Density fair to poor.	None at this time.
6626	397	Yes		Blue Oak	*Quercus douglasii*		9	54	7	3 Fair - Minor Problems	Good structure. Vigor fair. Density fair.	None at this time.

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6627		Yes		Blue Oak	*Quercus douglasii*		6	54	5	3 Fair - Minor Problems	Trunk wound west side from base to 12 inches. Growing into canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6628	419	Yes		Blue Oak	*Quercus douglasii*		17	12	12	3 Fair - Minor Problems	Codominant at 24 inches. Average dead branches lower canopy. Vigor fair. Density fair.	None at this time.
6629		Yes		Blue Oak	*Quercus douglasii*		8	36	8	3 Fair - Minor Problems	Codominant at 15 feet. Suppressed/one-sided canopy east. Vigor fair. Density fair.	None at this time.
6630	420	Yes		Blue Oak	*Quercus douglasii*		8	48	9	3 Fair - Minor Problems	Codominant at 4 feet. Growing into canopy north and west. Above average dead branches in lower canopy. Nest top of crown. Vigor fair. Density fair to poor.	None at this time.
6631	400	Yes		Blue Oak	*Quercus douglasii*		8	54	6	3 Fair - Minor Problems	Codominant at 8 feet. Growing into canopies east and north. Above average dead branches lower canopy. Vigor fair. Density fair to poor.	None at this time.
6632		Yes		Blue Oak	*Quercus douglasii*		10	54	12	3 Fair - Minor Problems	Bark decay seam south side from 36 inches to 6 feet. Codominant at 6 feet. Growing in the canopies south and north. Average dead branches lower canopy. Vigor fair. Density fair.	None at this time.
6633		Yes		Blue Oak	*Quercus douglasii*		7	54	4	3 Fair - Minor Problems	Dead vertical stem at 24 inches north. Good structure. Vigor fair. Density fair to poor.	None at this time.
6634	399	Yes		Blue Oak	*Quercus douglasii*		7	54	6	3 Fair - Minor Problems	Suppressed west. One-sided canopy east. Good structure. Vigor fair. Density fair.	None at this time.
6635	398	Yes		Blue Oak	*Quercus douglasii*		16	48	10	3 Fair - Minor Problems	Bark canker at base west side. Codominant at 48 inches. Vigor fair. Density fair.	None at this time.
6636	422	Yes		Blue Oak	*Quercus douglasii*		9	54	7	3 Fair - Minor Problems		None at this time.
6637		Yes		Interior Live Oak	*Quercus wislizeni*		6	54	5	3 Fair - Minor Problems	Suppressed north, south and east. Above average dead branches in lower canopy. Codominant at 7 feet. Vigor fair to poor. Density fair to poor.	None at this time.
6638	425	Yes		Blue Oak	*Quercus douglasii*		10	54	18	3 Fair - Minor Problems	Suppressed north. One-sided leaning canopy south. Codominant at 7 feet. Above average dead branches. Vigor fair. Density fair to poor.	None at this time.
6639	426	Yes		Blue Oak	*Quercus douglasii*		10	54	15	3 Fair - Minor Problems	Codominant at 6 feet. Vines to 22 feet. Vigor fair. Density fair to poor.	None at this time.

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6640		Yes		Blue Oak	*Quercus douglasii*		6	24	4	3 Fair - Minor Problems	10° trunk lean north to 24 inches with correction. Average dead branches lower canopy. Vigor fair. Density fair.	None at this time.
6641	427	Yes		Blue Oak	*Quercus douglasii*	5,7	12	54	8	3 Fair - Minor Problems	Above Average deadwood in lower canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6642	388	Yes		Blue Oak	*Quercus douglasii*		21	24	12	3 Fair - Minor Problems	Codominant at 24 inches. Above average dead branches in canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6643	391	Yes		Blue Oak	*Quercus douglasii*		15	24	9	3 Fair - Minor Problems	Codominant at 36 inches. Vigor fair. Density fair.	None at this time.
6644		Yes		Blue Oak	*Quercus douglasii*		9	24	8	3 Fair - Minor Problems	Codominant at 36 inches. Growing into canopy west. Vigor fair. Density fair.	None at this time.
6645	380	Yes		Blue Oak	*Quercus douglasii*		8	54	10	3 Fair - Minor Problems	Codominant at 8 feet. Vigor fair. Density fair.	None at this time.
6646	381	Yes		Blue Oak	*Quercus douglasii*		9	54	6	3 Fair - Minor Problems	Bark wound west at base to 12 inches with exposed cambium. Vigor fair. Density fair.	None at this time.
6647	382	Yes		Blue Oak	*Quercus douglasii*	8,10	18	54	12	3 Fair - Minor Problems	Vigor fair. Density fair.	None at this time.
6648	383	Yes		Blue Oak	*Quercus douglasii*		10	54	12	3 Fair - Minor Problems		None at this time.
6649	385	Yes		Blue Oak	*Quercus douglasii*		7	54	5	3 Fair - Minor Problems	Suppression east and west. Above average dead branches in canopy. Epicormic growth on trunk up to 20 feet. Vigor poor. Density poor.	None at this time.
6650	384	Yes		Blue Oak	*Quercus douglasii*		10	54	9	3 Fair - Minor Problems	Growing into canopies east and west. Above average dead branches and canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6651	387	Yes		Blue Oak	*Quercus douglasii*		10	54	7	3 Fair - Minor Problems	Codominant at 7 feet. Suppression northeast. One-sided canopy west. Above average dead branches. Vigor fair. Density fair.	None at this time.
6652		Yes		Blue Oak	*Quercus douglasii*		6	54	4	3 Fair - Minor Problems	Codominant at 7 feet. Vigor fair. Density fair.	None at this time.
6653	379	Yes		Blue Oak	*Quercus douglasii*		15	36	12	3 Fair - Minor Problems	Codominant at 36 inches. Vigor fair. Density fair.	None at this time.
6654	378	Yes		Blue Oak	*Quercus douglasii*		10	54	9	2 Major Structure or Health Problems	Bark fungus west side from base to 6 feet. Codominant at 8 feet. Vigor poor. Density poor.	None at this time.

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6655		Yes		Blue Oak	*Quercus douglasii*		6	54	4	3 Fair - Minor Problems	Codominant at 6 feet. Vigor fair. Density fair.	None at this time.
6656		Yes		Blue Oak	*Quercus douglasii*		8	24	5	3 Fair - Minor Problems	Codominant at 24 inches. Vigor fair. Density fair.	None at this time.
6657		Yes		Blue Oak	*Quercus douglasii*	4,5	9	54	4	3 Fair - Minor Problems	Codominant at base. Vigor fair. Density fair.	None at this time.
6658		Yes		Blue Oak	*Quercus douglasii*	4,4	8	54	4	3 Fair - Minor Problems	Codominant at base. Vigor fair. Density fair.	None at this time.
6659		Yes		Coast Live Oak	*Quercus agrifolia*	3,6,7	16	54	10	3 Fair - Minor Problems	Codominant at base with inclusion canopy to the ground 360°. Growing into canopy south.	None at this time.
6660	278	Yes		Blue Oak	*Quercus douglasii*		14	54	18	3 Fair - Minor Problems	Growing in the canopies north, south and west. Codominant at 12 feet. Above average dead branches in lower canopy. Vigor fair. Density fair.	None at this time.
6661	279	Yes		Blue Oak	*Quercus douglasii*		13	54	15	3 Fair - Minor Problems	Codominant at 5 feet. Suppressed east. One-sided canopy west. Growing into canopy north. Above average dead branches in canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6662	280	Yes		Blue Oak	*Quercus douglasii*		11	54	12	3 Fair - Minor Problems	Blackberries to 36 inches. Suppression east. Above average dead branches in lower canopy. Codominant at 4 feet. Vigor fair. Density fair to poor.	None at this time.
6663	281	Yes		Blue Oak	*Quercus douglasii*		13	24	12	3 Fair - Minor Problems	Codominant at 24 inches. Growing into canopies east and west. Suppressed south. Above average deadwood in lower canopy. Coast Live Oak growing up through 2 stems. Vigor fair. Density fair to poor.	None at this time.
6664	282	Yes		Blue Oak	*Quercus douglasii*		25	12	21	3 Fair - Minor Problems	Codominant at 12 inches. Above average dead branches. Vigor fair. Density fair to poor.	None at this time.
6665	284	Yes		Blue Oak	*Quercus douglasii*	8,10,12,12	42	54	24	1 Extreme Structure or Health Problems	Codominant at 12 inches. Peeling bark and epicormic growth. Severe dead branches in canopy. Vigor very poor. Density very poor.	***Recommend removal due to nature and extent of noted defects.***
6666	283	Yes		Blue Oak	*Quercus douglasii*	8,11	19	54	18	3 Fair - Minor Problems	Codominant at base. Suppressed east. One-sided canopy west. Above average dead branches in canopy. Vigor fair. Density fair to poor.	None at this time.

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6667	293	Yes		Blue Oak	*Quercus douglasii*		9	36	7	3 Fair - Minor Problems	Codominant at 36 inches. Vigor fair. Density fair.	None at this time.
6668	294	Yes		Blue Oak	*Quercus douglasii*		12	24	12	3 Fair - Minor Problems	Growing on west bank of drainage ditch. Codominant at 36 inches. Above average dead branches. Vigor fair. Density fair to poor.	None at this time.
6669	295	Yes		Blue Oak	*Quercus douglasii*		17	12	15	3 Fair - Minor Problems	Growing at the top of the west bank of drainage ditch. Codominant at 12 inches with 9 inches of inclusion. Vigor fair. Density fair.	None at this time.
6670	296	Yes		Coast Live Oak	*Quercus agrifolia*		13	54	10	1 Extreme Structure or Health Problems	Bark dead west from base to 5 feet. Codominant at 6 feet. Tip dieback central leader. Vigor poor. Density poor.	***Recommend removal due to nature and extent of noted defects.***
6671	297	Yes		Blue Oak	*Quercus douglasii*		13	36	12	3 Fair - Minor Problems	Codominant at 4 feet. Vigor fair. Density fair.	None at this time.
6672		Yes		Blue Oak	*Quercus douglasii*		15	12	12	2 Major Structure or Health Problems	Bark fungus from base to 36 inches. Peeling bark in canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6673	215	Yes		Blue Oak	*Quercus douglasii*		33	54	21	3 Fair - Minor Problems	Codominant at 12 feet. Broken out central leader. Vigor fair to poor. Density fair to poor.	None at this time.
6674	314	Yes		Blue Oak	*Quercus douglasii*	4,5	9	54	7	3 Fair - Minor Problems	Codominant at base. Suppression east. One-sided leaning canopy west. Vigor fair. Density fair to poor.	None at this time.
6675	311	Yes		Blue Oak	*Quercus douglasii*	20,30	50	54	30	3 Fair - Minor Problems	Codominant at 18 feet. There is a suppressed stem at the base of the main trunk that is arching to the south to the ground. Vigor fair. Density fair.	None at this time.
6676	310	Yes		Blue Oak	*Quercus douglasii*		14	54	18	2 Major Structure or Health Problems	Suppressed east. Twisting canopy to the north. One-sided. Vigor poor. Density poor.	None at this time.
6677	309	Yes		Blue Oak	*Quercus douglasii*		20	36	21	3 Fair - Minor Problems	Codominant at 4 feet. One-sided canopy south. Vigor fair. Density fair.	None at this time.
6678	308	Yes		Blue Oak	*Quercus douglasii*		28	54	36	3 Fair - Minor Problems	Growing on bank of drainage ditch full of riparian vegetation and blackberries. Codominant at 8 feet. Average deadwood in canopy. Vigor fair. Density fair.	None at this time.

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6679	313	Yes		Blue Oak	*Quercus douglasii*	9,11	20	54	9	3 Fair - Minor Problems	Codominant at base. Above average dead branches in lower canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6680	307	Yes		Blue Oak	*Quercus douglasii*	9,10	19	54	10	3 Fair - Minor Problems	Codominant at 12 inches. Above average dead branches in lower canopy. Epicormic growth at top of canopy. Vigor fair. Density fair to poor.	None at this time.
6681	306	Yes		Blue Oak	*Quercus douglasii*	4,4,4,5	17	54	7	3 Fair - Minor Problems	Codominant at base. Suppressed south. Above average dead branches in lower canopy. Vigor fair. Density fair to poor.	None at this time.
6682	305	Yes		Blue Oak	*Quercus douglasii*		11	54	15	3 Fair - Minor Problems	Codominant at 6 feet. Above average dead branches in lower canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6683	304	Yes		Blue Oak	*Quercus douglasii*		11	54	12	3 Fair - Minor Problems	Good structure. Lower canopy suppressed north. Epicormic growth on branches and trunks. Vigor fair. Density fair to poor.	None at this time.
6684	303	Yes		Blue Oak	*Quercus douglasii*		15	54	12	3 Fair - Minor Problems	Codominant at 5 feet. 16 inches of inclusion. Vigor fair. Density fair.	None at this time.
6685	197	Yes		Blue Oak	*Quercus douglasii*		11	12	9	3 Fair - Minor Problems	Suppression north. One-sided canopy south. Codominant at 24 inches. Vigor fair to poor. Density fair to poor.	None at this time.
6686		Yes		Blue Oak	*Quercus douglasii*		7	54	12	3 Fair - Minor Problems	Suppressed east. One-sided canopy west. Above average dead branches. Vigor fair. Density fair to poor.	None at this time.
6687	291	Yes		Blue Oak	*Quercus douglasii*	7,9	16	54	7	3 Fair - Minor Problems	Codominant at 12 inches. Growing into canopy west. Vigor fair. Density fair.	None at this time.
6688	292	Yes		Blue Oak	*Quercus douglasii*		9	54	7	3 Fair - Minor Problems		None at this time.
6689	290	Yes		Blue Oak	*Quercus douglasii*		14	24	10	3 Fair - Minor Problems	Growing in the canopies east and west. Above average dead branches at the corner of growth on trunk and branches. Codominant at 24 inches. Vigor fair. Density fair to poor.	None at this time.
6690	289	Yes		Blue Oak	*Quercus douglasii*		8	54	6	3 Fair - Minor Problems		None at this time.
6691	288	Yes		Blue Oak	*Quercus douglasii*		12	54	16	3 Fair - Minor Problems	Suppressed north. Leaning west. One-sided canopy. Vigor fair. Density fair.	None at this time.

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6692	287	Yes		Blue Oak	*Quercus douglasii*		12	54	7	3 Fair - Minor Problems		None at this time.
6693	286	Yes		Blue Oak	*Quercus douglasii*		14	54	12	3 Fair - Minor Problems	Codominant at 4 feet. Above average dead branches in lower canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6694	286	Yes		Blue Oak	*Quercus douglasii*		19	12	21	3 Fair - Minor Problems	Codominant at 12 inches for stems. Vigor fair. Density fair.	None at this time.
6695		Yes		Blue Oak	*Quercus douglasii*		6	54	5	3 Fair - Minor Problems	Suppressed north. One-sided canopy south. Above average dead branches. Epicormic growth. Density fair. Vigor fair.	None at this time.
6696	321	Yes		Blue Oak	*Quercus douglasii*		10	54	8	2 Major Structure or Health Problems	Codominant at 4 feet. Dead 4-inch leader west. Above average dead branches upcoming growth. Vigor poor. Density poor.	None at this time.
6697	318	Yes		Blue Oak	*Quercus douglasii*		17	12	18	3 Fair - Minor Problems	Codominant at 12 inches. Two stems. Growing into canopy north. Above average dead branches in lower canopy. Vigor fair. Density fair to poor.	None at this time.
6698	316	Yes		Blue Oak	*Quercus douglasii*		8	54	9	2 Major Structure or Health Problems	Tree was topped. Epicormic sprouts make up top canopy. Vigor fair. Density fair to poor.	None at this time.
6699	317	Yes		Blue Oak	*Quercus douglasii*		14	54	18	3 Fair - Minor Problems	Tree canopy was directionally pruned south for powerlines. Vigor fair. Density fair.	None at this time.
6700	419	Yes		Blue Oak	*Quercus douglasii*		12	54	15	3 Fair - Minor Problems	Suppressed north. Growing into canopy south. Codominant at 10 feet. Vigor fair. Density fair.	None at this time.
6701	320	Yes		Blue Oak	*Quercus douglasii*		15	48	21	3 Fair - Minor Problems	Growing in the canopy west. One-sided canopy east. Codominant at 4 feet. Vigor fair. Density fair.	None at this time.
6702	322	Yes		Blue Oak	*Quercus douglasii*		7	54	6	3 Fair - Minor Problems	Growing into canopy north and south. Good structure. Vigor fair. Density fair.	None at this time.
6703		Yes		Blue Oak	*Quercus douglasii*	3,4	7	54	7	3 Fair - Minor Problems	Codominant at base to stems. Suppressed south. One-sided canopy north.	None at this time.
6704	323	Yes		Blue Oak	*Quercus douglasii*	16,17	33	54	21	3 Fair - Minor Problems	Codominant at 12 inches with 6 inches of inclusion. Live Oak volunteers in the dripline. Above average dead branches in lower canopy. Vigor fair. Density fair.	None at this time.
6705		Yes		Blue Oak	*Quercus douglasii*	3,4	7	54	5	3 Fair - Minor Problems	Codominant at 12 inches. Vigor fair. Density fair.	None at this time.

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6706	427	Yes		Blue Oak	*Quercus douglasii*	4,4	8	54	6	3 Fair - Minor Problems	Codominant at 12 inches. Vigor fair. Density fair.	None at this time.
6707	325	Yes		Blue Oak	*Quercus douglasii*		12	12	9	3 Fair - Minor Problems	Codominant at 12 inches for stems. Vigor fair. Density fair.	None at this time.
6708	326	Yes		Blue Oak	*Quercus douglasii*		13	12	10	3 Fair - Minor Problems	Codominant at 12 inches. Three stems.	None at this time.
6709	328	Yes		Blue Oak	*Quercus douglasii*		14	54	16	3 Fair - Minor Problems	Codominant at 7 feet. Vigor fair. Density fair.	None at this time.
6710	330	Yes		Blue Oak	*Quercus douglasii*		10	54	10	3 Fair - Minor Problems	Good structure. Lower canopy suppressed north and south. Above average dead branches. Vigor fair. Density fair to poor.	None at this time.
6711	329	Yes		Blue Oak	*Quercus douglasii*	6,9	15	54	9	3 Fair - Minor Problems	Suppressed southeast. One-sided leaning canopy northwest.	None at this time.
6712	331	Yes		Blue Oak	*Quercus douglasii*		13	54	10	3 Fair - Minor Problems	Growing into canopies east and west. Average dead branches in canopy. Codominant at 4 feet. Vigor fair. Density fair.	None at this time.
6713	342	Yes		Blue Oak	*Quercus douglasii*		15	54	15	2 Major Structure or Health Problems	Codominant at 12 feet. Above average dead branches. Tip dieback out of crown with epicormic growth in upper crown. Vigor fair. Density fair.	None at this time.
6714	338	Yes		Blue Oak	*Quercus douglasii*		17	12	21	3 Fair - Minor Problems	Codominant at 24 inches. Two stems. Tip dieback out of crown. Epicormic growth on leaders. Vigor poor. Density poor.	None at this time.
6715	339	Yes		Blue Oak	*Quercus douglasii*		17	54	18	3 Fair - Minor Problems	Codominant at 14 feet. Above average deadwood. Growing into canopy west. Epicormic growth.	None at this time.
6716		Yes		Blue Oak	*Quercus douglasii*		11	12	10	3 Fair - Minor Problems	Codominant at 24 inches. Three stems. Above average dead branches. Epicormic growth all stems. Vigor fair. Density fair.	None at this time.
6717	349	Yes		Blue Oak	*Quercus douglasii*		11	54	10	3 Fair - Minor Problems	Good structure. Vigor fair. Density fair.	None at this time.
6718		Yes		Blue Oak	*Quercus douglasii*		6	54	12	3 Fair - Minor Problems	Suppressed east. One-sided leaning canopy west. Vigor fair. Density fair.	None at this time.

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6719	347	Yes		Blue Oak	*Quercus douglasii*		10	54	15	3 Fair - Minor Problems	Codominant at 10 feet. Suppression south. One-sided leaning canopy northeast. Above average dead branches lower canopy/ Vigor fair. Density fair to poor.	None at this time.
6720	346	Yes		Blue Oak	*Quercus douglasii*		10	54	20	3 Fair - Minor Problems	One-sided leaning canopy south. Vigor fair. Density fair to poor.	None at this time.
6721	346	Yes		Blue Oak	*Quercus douglasii*		11	54	18	2 Major Structure or Health Problems	One-sided leaning canopy southeast. Above average dead branches. Epicormic growth on branches. Vigor poor. Density poor.	None at this time.
6722	150	Yes		Blue Oak	*Quercus douglasii*		7	54	12	2 Major Structure or Health Problems	One-sided leaning canopy west. Above average dead branches. Epicormic growth on stems. Vigor poor. Density poor.	None at this time.
6723	344	Yes		Blue Oak	*Quercus douglasii*		10	54	9	3 Fair - Minor Problems	Codominant at 12 feet. Lower canopy suppressed all sides. Vigor fair. Density fair to poor.	None at this time.
6724	343	Yes		Interior Live Oak	*Quercus wislizeni*	12,14	26	54	12	3 Fair - Minor Problems	Codominant at base with inclusion to stems with weak attachment. Lower canopy suppressed all sides. Above average dead branches lower canopy. Vigor fair. Density fair.	None at this time.
6725	342	Yes		Blue Oak	*Quercus douglasii*		7	54	10	2 Major Structure or Health Problems	Suppressed south. One-sided leaning canopy northwest. Above average dead branches. Vigor poor. Density poor.	None at this time.
6726	341	Yes		Blue Oak	*Quercus douglasii*		11	12	9	2 Major Structure or Health Problems	Codominant at 12 inches to stems. Lower canopy suppressed south and west. One-sided leaning canopy north. Above average dead branches.	None at this time.
6727	340	Yes		Blue Oak	*Quercus douglasii*	5,5	10	54	9	3 Fair - Minor Problems	Codominant at base to stems. Density fair. Vigor fair.	None at this time.
6728	156	Yes		Blue Oak	*Quercus douglasii*		9	54	12	3 Fair - Minor Problems	Codominant at 5 feet. One-sided canopy south. Vigor fair to poor. Density fair to poor.	None at this time.
6729	353	Yes		Blue Oak	*Quercus douglasii*		7	54	6	2 Major Structure or Health Problems		None at this time.
6730	352	Yes		Blue Oak	*Quercus douglasii*	5,10	15	54	12	3 Fair - Minor Problems	Codominant at base 6 inches of inclusion. Vigor fair. Density fair.	None at this time.
6731	354	Yes		Blue Oak	*Quercus douglasii*		11	54	9	3 Fair - Minor Problems	Codominant at 36 inches. Vigor fair. Density fair.	None at this time.

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6732	373	Yes		Blue Oak	*Quercus douglasii*		10	54	18	3 Fair - Minor Problems	Codominant at 6 feet. Vigor fair. Density fair.	None at this time.
6733		Yes		Interior Live Oak	*Quercus wislizeni*	2,3,5	10	54	7	2 Major Structure or Health Problems	Codominant at base with weak attachments. Suppressed north. Leaning canopy south. Vigor fair. Density fair.	None at this time.
6734	356	Yes		Blue Oak	*Quercus douglasii*		14	54	21	3 Fair - Minor Problems		None at this time.
6735	357	Yes		Blue Oak	*Quercus douglasii*		12	54	15	3 Fair - Minor Problems	Codominant at 12 feet. Vigor fair. Density fair.	None at this time.
6736	358	Yes		Blue Oak	*Quercus douglasii*		15	12	15	3 Fair - Minor Problems	Codominant at 12 inches to stems. Vigor fair. Density fair.	None at this time.
6737	359	Yes		Blue Oak	*Quercus douglasii*		6	54	6	2 Major Structure or Health Problems	Suppressed south. One side leaning canopy north. Codominant at 10 feet.	None at this time.
6738	335	Yes		Blue Oak	*Quercus douglasii*		18	12	18	3 Fair - Minor Problems	Codominant at 24 inches. Two stems. Vigor fair. Density fair.	None at this time.
6739	350	Yes		Blue Oak	*Quercus douglasii*		20	12	18	3 Fair - Minor Problems	Codominant at 36 inches. Three stems. Vigor fair. Density fair.	None at this time.
6740	324	Yes		Interior Live Oak	*Quercus wislizeni*		12	24	7	3 Fair - Minor Problems	Codominant at 36 inches. Three stems. Canopy to ground all sides. Vigor fair. Density fair.	None at this time.
6741	333	Yes		Blue Oak	*Quercus douglasii*		7	54	5	3 Fair - Minor Problems	Growing into canopy south. Codominant at 6 feet. Vigor fair. Density fair.	None at this time.
6742	334	Yes		Blue Oak	*Quercus douglasii*		7	54	7	3 Fair - Minor Problems	Growing into canopy north. Codominant at 4 feet. Vigor fair. Density fair.	None at this time.
6743	135	Yes		Blue Oak	*Quercus douglasii*		12	12	9	3 Fair - Minor Problems	Codominant at 24 inches. Two stems. Above average dead branches in lower canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6744		Yes		Blue Oak	*Quercus douglasii*		8	54	9	3 Fair - Minor Problems	Codominant at 5 feet. Growing into canopies east and west. Above average dead branches in lower canopy. Vigor fair. Density fair to poor.	None at this time.
6745	337	Yes		Blue Oak	*Quercus douglasii*		11	54	15	3 Fair - Minor Problems	Codominant at 10 feet. Above average dead branches in lower canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6746		Yes		Blue Oak	*Quercus douglasii*		6	54	4	2 Major Structure or Health Problems	Suppressed east, north and west. Good structure. Epicormic growth on trunk. Above average dead branches. Vigor poor. Density poor.	None at this time.

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6747	355	Yes		Blue Oak	*Quercus douglasii*	7,10	17	54	12	3 Fair - Minor Problems	Codominant at base to stems growing into canopy west. Above average dead branches in lower canopy. Vigor fair. Density fair to poor.	None at this time.
6748	351	Yes		Blue Oak	*Quercus douglasii*		17	12	18	3 Fair - Minor Problems	Codominant at 24 inches. Two stems. Above average dead branches in canopy. Vigor fair. Density fair to poor.	None at this time.
6749	360	Yes		Blue Oak	*Quercus douglasii*		36	36	21	2 Major Structure or Health Problems	Codominant at 12 feet. Topped north side for powerlines. 18-inch limb failure at 12 feet east side with decay and wound. Vigor fair to poor. Density fair to poor.	None at this time.
6750	361	Yes		Blue Oak	*Quercus douglasii*		13	12	5	3 Fair - Minor Problems	Codominant at 12 inches. Five stems.	None at this time.
6751		Yes		Blue Oak	*Quercus douglasii*		6	54	3	3 Fair - Minor Problems	Good structure. Vigor fair. Density fair.	None at this time.
6752	362	Yes		Blue Oak	*Quercus douglasii*		16	54	15	3 Fair - Minor Problems	Vines throughout canopy up to 30 feet. Low vertical lateral at 12 inches west. Vigor fair. Density fair.	None at this time.
6753	364	Yes		Blue Oak	*Quercus douglasii*		12	54	10	3 Fair - Minor Problems	Codominant at 7 feet. Growing into canopy south and east. Above average dead branches lower canopy. Vigor fair. Density fair to poor.	None at this time.
6754		Yes		Blue Oak	*Quercus douglasii*		13	12	16	3 Fair - Minor Problems	Codominant at 24 inches to stems. Growing in the canopy south and east average dead branches. Vigor fair. Density fair.	None at this time.
6755	365	Yes		Blue Oak	*Quercus douglasii*		18	12	20	3 Fair - Minor Problems	Codominant at 24 inches. Growing into canopy east and west. Average dead branches in lower canopy. Vigor fair. Density fair.	None at this time.
6756	366	Yes		Blue Oak	*Quercus douglasii*		18	24	15	3 Fair - Minor Problems	Codominant at 6 feet. Vigor fair. Density fair.	None at this time.
6757	368	Yes		Blue Oak	*Quercus douglasii*		10	48	21	1 Extreme Structure or Health Problems	Suppressed above. Trunk growing 6 inches adjacent to trunk south. Bow in trunk at 4 feet 90° to the north. One-sided severe reaching canopy north. Vigor fair. Density fair to poor.	***Recommend removal due to nature and extent of noted defects.***
6758		Yes		Interior Live Oak	*Quercus wislizeni*		7	54	18	2 Major Structure or Health Problems	Suppressed above. Trunk growing 18 inches adjacent to trunk north. Severe leaning one-sided canopy south. Vigor fair to poor. Density fair to poor.	None at this time.

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6759	367	Yes		Blue Oak	*Quercus douglasii*		12	12	16	2 Major Structure or Health Problems	Suppressed northwest. One-sided reaching canopy southeast. Riparian vegetation under canopy. Codominant at 24 inches. Two stems. Vigor fair. Density fair.	None at this time.
6760	369	Yes		Blue Oak	*Quercus douglasii*		13	54	15	3 Fair - Minor Problems	Blackberries up to 4 feet. Codominant at 9 feet. Vigor fair. Density fair.	None at this time.
6761	370	Yes		Blue Oak	*Quercus douglasii*		12	24	17	2 Major Structure or Health Problems	Suppressed above. Growing 12 inches adjacent to trunk. One-sided reaching canopy north. Vigor fair. Density fair.	None at this time.
6762	371	Yes		Blue Oak	*Quercus douglasii*		17	54	21	3 Fair - Minor Problems	Tag tied to low branch west side due to blackberries. Codominant at 12 feet.	None at this time.
6763	372	Yes		Blue Oak	*Quercus douglasii*		13	12	9	3 Fair - Minor Problems	Codominant at base with some inclusion. Two stems. Riparian vegetation and blackberries under canopy. Vigor fair. Density fair.	None at this time.
6764	423	Yes		Blue Oak	*Quercus douglasii*		7	54	6	3 Fair - Minor Problems	Codominant at 4 feet. Suppression northeast. Leaning canopy southwest. Vigor fair. Density fair.	None at this time.
6765		Yes		Blue Oak	*Quercus douglasii*		8	48	5	3 Fair - Minor Problems	Codominant at 4 feet. Above average dead branches lower canopy. Vigor fair. Density fair to poor.	None at this time.
6766		Yes		Blue Oak	*Quercus douglasii*		10	54	12	3 Fair - Minor Problems	Codominant at 12 feet. Vigor fair. Density fair.	None at this time.
6767	**Tag # Not Used**											
6768	416	Yes		Blue Oak	*Quercus douglasii*		7	54	7	2 Major Structure or Health Problems	Tag tied to fence south. Codominant at 7 feet. Topped for powerlines. Vigor fair. Density fair to poor.	None at this time.
6769	414	Yes		Blue Oak	*Quercus douglasii*		7	54	6	2 Major Structure or Health Problems	Codominant at 6 feet. Topped for powerlines. Vigor fair. Density fair.	None at this time.
6770	413	Yes		Blue Oak	*Quercus douglasii*		7	54	9	2 Major Structure or Health Problems	Codominant at 10 feet. Topped for powerlines. Vigor fair. Density fair.	None at this time.
6771	433	Yes		Blue Oak	*Quercus douglasii*		27	54	24	3 Fair - Minor Problems	Codominant at 7 feet. Growing into canopy east and south. Canopy to ground west. Vigor fair. Density fair.	None at this time.
6772	434	Yes		Blue Oak	*Quercus douglasii*		26	54	24	3 Fair - Minor Problems	Codominant at 15 feet. Growing into canopies south and northwest. East side can be pruned for powerlines. Vigor fair. Density fair.	None at this time.

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
6773		Yes		Blue Oak	*Quercus douglasii*		6	54	5	3 Fair - Minor Problems	Codominant at 5 feet. Vigor fair. Density fair.	None at this time.
6774	435	Yes		Blue Oak	*Quercus douglasii*		27	54	24	3 Fair - Minor Problems	Codominant at 15 feet. Growing into canopy northeast. One-sided leaning canopy southwest. Canopy to ground west. Vigor fair. Density fair.	None at this time.
6775	436	Yes		Blue Oak	*Quercus douglasii*		27	54	21	3 Fair - Minor Problems	Codominant at 10 feet. Growing into canopy west. Canopy to ground south and northwest. Vigor fair. Density fair.	None at this time.
6776	337	Yes		Blue Oak	*Quercus douglasii*		36	54	33	2 Major Structure or Health Problems	Codominant at 12 feet. 18-inch limb failure south at 8 feet with decay and wound. Average deadwood in canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6777	439	Yes		Blue Oak	*Quercus douglasii*		36	54	33	2 Major Structure or Health Problems	Codominant at 15 feet. Broken branch at 7 feet southwest with decay and wound. 15-inch lateral at 5 feet south broken and growing on ground.	None at this time.
6778	438	Yes		Blue Oak	*Quercus douglasii*		28	54	21	2 Major Structure or Health Problems	Codominant at 5 feet. 16-inch central leader broken off with decay and wound. Powerlines east side. Vigor poor. Density poor.	None at this time.
6779		Yes		Blue Oak	*Quercus douglasii*		7	54	6	3 Fair - Minor Problems	Growing adjacent to chain-link fence on east side. In contact with barbed-wire at 6 feet. Codominant at 6 feet. Vigor fair. Density fair.	None at this time.
6780		Yes	Yes	Blue Oak	*Quercus douglasii*		25	54	18	3 Fair - Minor Problems	Off-site tree. Tag on post of chain-link fence 36 inches above the ground. Topped for powerlines. Codominant at 9 feet. Canopy 12 feet into site. Vigor fair to poor. Density fair to poor.	None at this time.
6781	464	Yes		Blue Oak	*Quercus douglasii*		24	54	21	2 Major Structure or Health Problems	Tree pruned for powerlines. One-sided leaning canopy east. Epicormic growth east side.	None at this time.
6782	465	Yes		Blue Oak	*Quercus douglasii*		15	54	22	2 Major Structure or Health Problems	Suppressed above east. Severe leaning one-sided canopy west. Average dead branches. Vigor fair. Density fair to poor.	None at this time.
6783	466	Yes		Blue Oak	*Quercus douglasii*		15	54	18	3 Fair - Minor Problems	Tree pruned east for powerlines. Epicormic growth along trunk east side to 25 feet. One-sided leaning canopy west.	None at this time.

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
6784	467	Yes		Blue Oak	*Quercus douglasii*		23	54	22	2 Major Structure or Health Problems	Suppressed north. One-sided leaning canopy south. Codominant at 8 feet.	None at this time.
6785	469	Yes		Blue Oak	*Quercus douglasii*		34	54	21	3 Fair - Minor Problems	Codominant at 6 feet. Growing into canopy north and west. Vigor fair. Density fair. Canopy growing to ground south and west.	None at this time.
6786	470	Yes		Blue Oak	*Quercus douglasii*		32	48	40	3 Fair - Minor Problems	Codominant at 6 feet. Low 10-inch lateral at 6 feet growing to ground south. Average dead branches. Vigor fair. Density fair.	None at this time.
6787	471	Yes		Blue Oak	*Quercus douglasii*		7	54	15	2 Major Structure or Health Problems	Codominant at 14 feet. Suppressed east. One-sided leaning canopy northwest.	None at this time.
6788	472	Yes		Blue Oak	*Quercus douglasii*		32	54	24	3 Fair - Minor Problems	Codominant at 18 feet. Canopy to ground southwest and northeast. Vigor fair. Density fair.	None at this time.
6789	473	Yes		Blue Oak	*Quercus douglasii*		23	54	21	2 Major Structure or Health Problems	Suppressed east. One-sided leaning canopy west. Codominant at 12 feet. Vigor fair. Density fair.	None at this time.
6790	474	Yes		Blue Oak	*Quercus douglasii*		8	54	12	3 Fair - Minor Problems	Suppressed south. One-sided leaning canopy north.	None at this time.
6791		Yes		Blue Oak	*Quercus douglasii*		7	54	18	2 Major Structure or Health Problems	Suppressed east. One-sided leaning canopy west.	None at this time.
6792	476	Yes		Blue Oak	*Quercus douglasii*		11	54	15	3 Fair - Minor Problems	Codominant at 7 feet. Vigor fair. Density fair.	None at this time.
6793	477	Yes		Blue Oak	*Quercus douglasii*		13	54	16	2 Major Structure or Health Problems	Suppressed east. One-sided leaning canopy west. Above average dead branches. Large Mulberry growing in understory. Vigor fair to poor. Density fair to poor.	None at this time.
6794	478	Yes		Blue Oak	*Quercus douglasii*		11	54	12	3 Fair - Minor Problems	Codominant at 10 feet. Large sprawling Mulberry growing in understory. Vigor fair. Density fair.	None at this time.
6795	479	Yes		Blue Oak	*Quercus douglasii*	4,6	10	54	5	3 Fair - Minor Problems	Codominant at base to stems. Vigor fair. Density fair.	None at this time.
6796	480	Yes		Blue Oak	*Quercus douglasii*	6,7	13	54	7	3 Fair - Minor Problems	Good structure Vigor fair. Density fair.	None at this time.
6797	481	Yes		Blue Oak	*Quercus douglasii*		8	54	10	3 Fair - Minor Problems	Good structure. Suppressed south. One-sided leaning canopy north.	None at this time.

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
6798	482	Yes		Blue Oak	*Quercus douglasii*		12	36	15	3 Fair - Minor Problems	Codominant at 36 inches. Vigor fair. Density fair.	None at this time.
6799	483	Yes		Blue Oak	*Quercus douglasii*		7	54	9	3 Fair - Minor Problems	Codominant at 15 feet. Above average dead branches in lower canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6800	494	Yes		Blue Oak	*Quercus douglasii*		11	12	9	2 Major Structure or Health Problems	Codominant at 12 inches. Suppression north. One-sided leaning canopy south. Vigor fair. Density fair to poor.	None at this time.
6801	486	Yes		Blue Oak	*Quercus douglasii*		13	54	10	3 Fair - Minor Problems	Codominant at 6 feet. Growing into canopy east. Vigor fair. Density fair.	None at this time.
6802	485	Yes		Blue Oak	*Quercus douglasii*		14	12	18	3 Fair - Minor Problems	Codominant at 36 inches. Canopy to ground all sides. Vigor fair. Density fair.	None at this time.
6803		Yes		Blue Oak	*Quercus douglasii*		7	24	5	3 Fair - Minor Problems	Codominant at 24 inches. Vigor fair. Density fair.	None at this time.
6804	487	Yes		Coast Live Oak	*Quercus agrifolia*		13	54	12	3 Fair - Minor Problems	Growing in drainage ditch and surrounded by blackberries. Tag on branch at east bank of ditch. Codominant at 8 feet. Vigor fair. Density fair.	None at this time.
6805		Yes		Blue Oak	*Quercus douglasii*		7	54	9	2 Major Structure or Health Problems	Suppressed east. Growing on east bank of drainage ditch. Codominant at 4 feet. One-sided leaning canopy west.	None at this time.
6806		Yes		Interior Live Oak	*Quercus wislizeni*		7	54	15	2 Major Structure or Health Problems	Suppressed east. Growing at base of chain-link fence. One-sided leaning canopy west. Codominant at 7 feet.	None at this time.
6807		Yes		Blue Oak	*Quercus douglasii*	2,4	6	54	4	3 Fair - Minor Problems	Codominant at base. Growing on east bank of drainage ditch and surrounded by blackberries. Vigor fair. Density fair.	None at this time.
6808		Yes		Blue Oak	*Quercus douglasii*	2,2,3	7	54	4	3 Fair - Minor Problems	Codominant at base. Vigor fair. Density fair.	None at this time.
6809	493	Yes		Blue Oak	*Quercus douglasii*		34	54	36	3 Fair - Minor Problems	Codominant at 8 feet. Average dead branches in lower canopy. Canopy overhangs Shasta Street 20 feet south. Vigor fair. Density fair.	None at this time.
6810	494	Yes		Blue Oak	*Quercus douglasii*		37	54	36	2 Major Structure or Health Problems	Large wound cavity north side from base to 4 feet. Decay and wound. 40% of hardwood decayed. Driving path in dripline all sides. Vigor fair to poor. Density fair to poor.	None at this time.

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
6811	495	Yes		Blue Oak	*Quercus douglasii*		44	54	30	1 Extreme Structure or Health Problems	Codominant at 36 inches. Old main leader failure breakoff south side decay in wound. Remaining two stems with included bark and severe separation. Vigor fair. Density fair to poor. Driving path under canopy south side. Tree should be removed.	***Recommend removal due to nature and extent of noted defects.***
6812	407	Yes		Blue Oak	*Quercus douglasii*	14,15	29	54	18	3 Fair - Minor Problems	Codominant at 6 feet. Topped for powerlines. Canopy on Diamond Oaks Road 5 feet. Growing into canopy west.	None at this time.
6813	401	Yes		Blue Oak	*Quercus douglasii*		7	54	6	3 Fair - Minor Problems	Suppressed east. One-sided leaning canopy west.	None at this time.
6814	403	Yes		Blue Oak	*Quercus douglasii*		8	54	5	3 Fair - Minor Problems	Growing into canopy west. Codominant at 5 feet. Vigor fair. Density fair.	None at this time.
6815	402	Yes		Blue Oak	*Quercus douglasii*	9,11	20	24	10	3 Fair - Minor Problems	Suppressed south. One-sided leaning canopy north. Codominant at base to stems. Vigor fair. Density fair.	None at this time.
6816	404	Yes		Blue Oak	*Quercus douglasii*		10	54	16	3 Fair - Minor Problems	Suppressed south. Growing into canopy south and east. Good structure. One-sided leaning canopy north. Vigor fair. Density fair.	None at this time.
6817	405	Yes		Interior Live Oak	*Quercus wislizeni*	5,10	15	54	15	2 Major Structure or Health Problems	Codominant at base. Suppressed above. One-sided leaning canopy northwest. Vigor fair. Density fair.	None at this time.
6818	411	Yes		Interior Live Oak	*Quercus wislizeni*		17	54	12	3 Fair - Minor Problems	Codominant at 8 feet. Canopy to ground all sides. Vigor fair. Density fair.	None at this time.
6819	412	Yes		Interior Live Oak	*Quercus wislizeni*		10	54	15	2 Major Structure or Health Problems	Suppressed east. Codominant at 7 feet. One-sided leaning canopy west. Above average dead branches lower canopy. Vigor fair to poor. Density fair to poor.	None at this time.
6820	418	Yes		Blue Oak	*Quercus douglasii*		10	54	10	2 Major Structure or Health Problems	Topped for powerlines. Codominant at 8 feet. Vigor fair. Density fair to poor.	None at this time.
6821		Yes		Blue Oak	*Quercus douglasii*		7	54	15	3 Fair - Minor Problems	Suppressed west. One-sided leaning canopy east. Codominant at 20 feet. Vigor fair. Density fair.	None at this time.
6822	408	Yes		Interior Live Oak	*Quercus wislizeni*		11	54	18	2 Major Structure or Health Problems	Codominant at 6 feet. Severe one-sided leaning canopy east. Vigor fair. Density fair.	None at this time.

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
6823	409	Yes		Interior Live Oak	*Quercus wislizeni*		10	54	15	2 Major Structure or Health Problems	Severe leaning canopy east. Vigor fair. Density fair.	None at this time.
6824		Yes		Blue Oak	*Quercus douglasii*		8	48	4	3 Fair - Minor Problems	Adjacent to fence growing on north side in contact with barbed-wire. Codominant at 6 feet. Vigor fair. Density fair.	None at this time.

TOTAL INVENTORIED TREES = 324 trees (4,955 aggregate diameter inches)
TOTAL RECOMMENDED REMOVALS = 10 trees (256 aggregate diameter inches)
TOTAL PROTECTED TREES = 324 Trees (4,955 aggregate diameter inches)

APPENDIX 3 – GENERAL PRACTICES FOR TREE PROTECTION

Definitions:

Root zone: The roots of trees grow fairly close to the surface of the soil, and spread out in a radial direction from the trunk of tree. A general rule of thumb is that they spread 2 to 3 times the radius of the canopy, or 1 to 1 ½ times the height of the tree. It is generally accepted that disturbance to root zones should be kept as far as possible from the trunk of a tree.

Inner Bark: The bark on large valley oaks and coast live oaks is quite thick, usually 1" to 2". If the bark is knocked off a tree, the inner bark, or cambial region, is exposed or removed. The cambial zone is the area of tissue responsible for adding new layers to the tree each year, so by removing it, the tree can only grow new tissue from the edges of the wound. In addition, the wood of the tree is exposed to decay fungi, so the trunk present at the time of the injury becomes susceptible to decay. Tree protection measures require that no activities occur which can knock the bark off the trees.

Methods Used in Tree Protection:

No matter how detailed Tree Protection Measures are in the initial Arborist Report, they will not accomplish their stated purpose unless they are applied to individual trees and a Project Arborist is hired to oversee the construction. The Project Arborist should have the ability to enforce the Protection Measures. The Project Arborist should be hired as soon as possible to assist in design and to become familiar with the project. He must be able to read and understand the project drawings and interpret the specifications. He should also have the ability to cooperate with the contractor, incorporating the contractor's ideas on how to accomplish the protection measures, wherever possible. It is advisable for the Project Arborist to be present at the Pre-Bid tour of the site, to answer questions the contractors may have about Tree Protection Measures. This also lets the contractors know how important tree preservation is to the developer.

Root Protection Zone (RPZ): Since in most construction projects it is not possible to protect the entire root zone of a tree, a Root Protection Zone is established for each tree to be preserved. The minimum Root Protection Zone is the area underneath the tree's canopy (out to the dripline, or edge of the canopy), plus 10'. The Project Arborist must approve work within the RPZ.

Irrigate, Fertilize, Mulch: Prior to grading on the site near any tree, the area within the Tree Protection fence should be fertilized with 4 pounds of nitrogen per 1000 square feet, and the fertilizer irrigated in. The irrigation should percolate at least 24 inches into the soil. This should be done no less than 2 weeks prior to grading or other root disturbing activities. After irrigating, cover the RPZ with at least 12" of leaf and twig mulch. Such mulch can be obtained from chipping or grinding the limbs of any trees removed on the site. Acceptable mulches can be obtained from nurseries or other commercial sources. Fibrous or shredded redwood or cedar bark mulch shall not be used anywhere on site.

Fence: Fence around the Root Protection Zone and restrict activity therein to prevent soil compaction by vehicles, foot traffic or material storage. The fenced area shall be off limits to all construction equipment, unless there is express written notification provided by the Project Arborist, and impacts are discussed and mitigated prior to work commencing.

> No storage or cleaning of equipment or materials, or parking of any equipment can take place within the fenced off area, known as the RPZ.

The fence should be highly visible, and stout enough to keep vehicles and other equipment out. I recommend the fence be made of orange plastic protective fencing, kept in place by t-posts set no farther apart than 6'.

In areas of intense impact, a 6' chain link fence is preferred.

In areas with many trees, the RPZ can be fenced as one unit, rather than separately for each tree.

Where tree trunks are within 3' of the construction area, place 2" by 4" boards vertically against the tree trunks, even if fenced off. Hold the boards in place with wire. Do not nail them directly to the tree. The purpose of the boards is to protect the trunk, should any equipment stray into the RPZ.

Elevate Foliage: Where indicated, remove lower foliage from a tree to prevent limb breakage by equipment. Low foliage can usually be removed without harming the tree, unless more than 25% of the foliage is removed. Branches need to be removed at the anatomically correct location in order to prevent decay organisms from entering the trunk. For this reason, a contractor who is an ISA Certified Arborist should perform all pruning on protected trees.[1]

Expose and Cut Roots: Breaking roots with a backhoe, or crushing them with a grader, causes significant injury, which may subject the roots to decay. Ripping roots may cause them to splinter toward the base of the tree, creating much more injury than a clean cut would make. At any location where the root zone of a tree will be impacted by a trench or a cut (including a cut required for a fill and compaction), the roots shall be exposed with either a backhoe digging radially to the trunk, by hand digging, or by a hydraulic air spade, and then cut cleanly with a sharp instrument, such as chainsaw with a carbide chain. Once the roots are severed, the area behind the cut should be moistened and mulched. A root protection fence should also be erected to protect the remaining roots, if it is not already in place. Further grading or backhoe work required outside the established RPZ can then continue without further protection measures.

Protect Roots in Deeper Trenches: The location of utilities on the site can be very detrimental to trees. Design the project to use as few trenches as possible, and to keep them away from the major trees to be protected. Wherever possible, in areas where trenches will be very deep, consider boring under the roots of the trees, rather than digging the trench through the roots. This technique can be quite useful for utility trenches and pipelines.

Protect Roots in Small Trenches: After all construction is complete on a site, it is not unusual for the landscape contractor to come in and sever a large number of "preserved" roots during the installation of irrigation systems. The Project Arborist must therefore approve the landscape and irrigation plans. The irrigation system needs to be designed so the main lines are located outside the root zone of major trees, and the secondary lines are either laid on the surface (drip systems), or carefully dug with a hydraulic or air spade, and the flexible pipe fed underneath the major roots.

Design the irrigation system so it can slowly apply water (no more than ¼" to ½" of water per hour) over a longer period of time. This allows deep soaking of root zones. The system also needs to accommodate infrequent irrigation settings of once or twice a month, rather than several times a week.

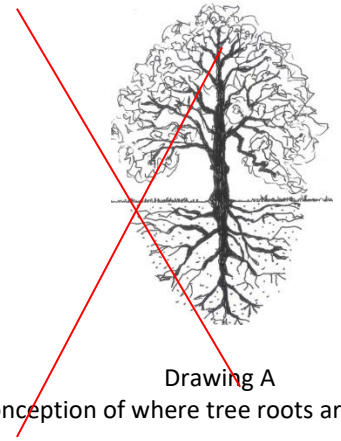
Monitoring Tree Health During and After Construction: The Project Arborist should visit the site at least twice a month during construction to be certain the tree protection measures are being followed, to monitor the health of impacted trees, and make recommendations as to irrigation or other needs. After construction is

[1] International Society of Arboriculture (ISA), maintains a program of Certifying individuals. Each Certified Arborist has a number and must maintain continuing education credits to remain Certified.

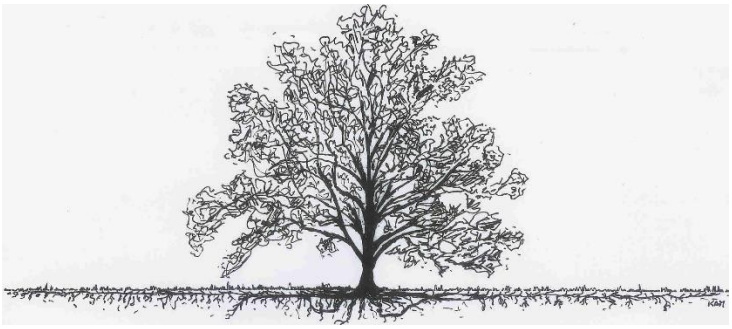
complete, the arborist should monitor the site monthly for one year and make recommendations for care where needed. If longer term monitoring is required, the arborist should report this to the developer and the planning agency overseeing the project.

Root Structure

The majority of a tree's roots are contained in a radius from the main trunk outward approximately two to three times the canopy of the tree. These roots are located in the top 6" to 3' of soil. It is a common misconception that a tree underground resembles the canopy (see Drawing A below). The correct root structure of a tree is in Drawing B. All plants' roots need both water and air for survival. Surface roots are a common phenomenon with trees grown in compacted soil. Poor canopy development or canopy decline in mature trees is often the result of inadequate root space and/or soil compaction.



Drawing A
Common misconception of where tree roots are assumed to be located



Drawing B
The reality of where roots are generally located

Structural Issues

Limited space for canopy development produces poor structure in trees. The largest tree in a given area, which is 'shading' the other trees is considered Dominant. The 'shaded' trees are considered Suppressed. The following picture illustrates this point. Suppressed trees are more likely to become a potential hazard due to their poor structure.

Dominant Tree

Growth is upright

Canopy is balanced by limbs and foliage equally

Suppressed Tree

Canopy weight all to one side

Limbs and foliage grow away from dominant tree

Co-dominant leaders are another common structural problem in trees.

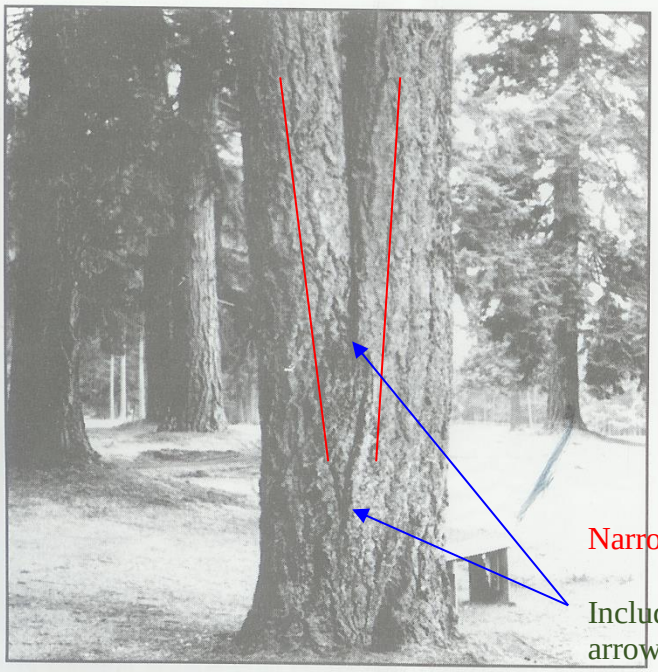


Figure 6. Codominant stems are inherently weak because the stems are of similar diameter.

The tree in this picture has a co-dominant leader at about 3' and included bark up to 7 or 8'. Included bark occurs when two or more limbs have a narrow angle of attachment resulting in bark between the stems – instead of cell to cell structure. This is considered a critical defect in trees and is the cause of many failures.

Narrow Angle

Included Bark between the arrows

Photo from Evaluation of Hazard Trees in Urban Areas by Nelda P. Matheny and James R. Clark, 1994 International Society of Arboriculture

Pruning Mature Trees for Risk Reduction

There are few good reasons to prune mature trees. Removal of deadwood, directional pruning, removal of decayed or damaged wood, and end-weight reduction as a method of mitigation for structural faults are the only reasons a mature tree should be pruned. Live wood over 3" should not be pruned unless absolutely necessary. Pruning cuts should be clean and correctly placed. Pruning should be done in accordance with the American National Standards Institute (ANSI) A300 standards. It is far better to use more small cuts than a few large cuts as small pruning wounds reduce risk while large wounds increase risk.

Pruning causes an open wound in the tree. Trees do not "heal" they compartmentalize. Any wound made today will always remain, but a healthy tree, in the absence of decay in the wound, will 'cover it' with callus tissue. Large, old pruning wounds with advanced decay are a likely failure point. Mature trees with large wounds are a high failure risk.

Overweight limbs are a common structural fault in suppressed trees. There are two remedial actions for overweight limbs (1) prune the limb to reduce the extension of the canopy, or (2) cable the limb to reduce movement. Cables do not hold weight they only stabilize the limb and require annual inspection.

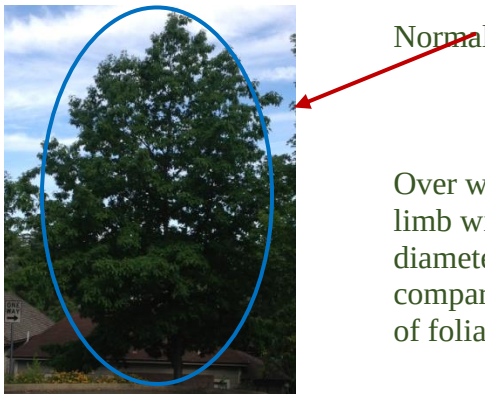


Photo of another tree – not at this site.

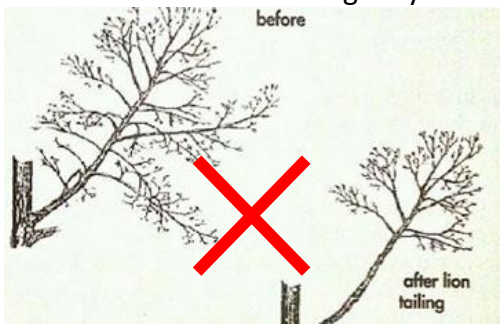
Normal limb structure

Over weight, reaching limb with main stem diameter small compared with amount of foliage present

Photo of another tree – not at this site

Lion's – Tailing is the pruning practice of removal of "an excessive number of inner and/or lower lateral branches from parent branches. Lion's tailing is not an acceptable pruning practice" ANSI A300 (part 1) 4.23. It increases the risk of failure.

Pruning – Cutting back trees changes their natural structure, while leaving trees in their natural form enhances longevity.



Arborist Classifications

There are different types of Arborists:

Tree Removal and/or Pruning Companies. These companies may be licensed by the State of California to do business, but they do not necessarily know anything about trees;

Arborists. Arborist is a broad term. It is intended to mean someone with specialized knowledge of trees but is often used to imply knowledge that is not there.

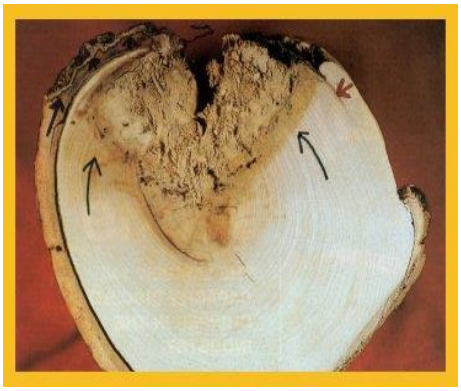
ISA Certified Arborist: An International Society of Arboriculture Certified Arborist is someone who has been trained and tested to have specialized knowledge of trees. You can look up certified arborists at the International Society of Arboriculture website: isa-arbor.org.

Consulting Arborist: An American Society of Consulting Arborists Registered Consulting Arborist is someone who has been trained and tested to have specialized knowledge of trees and trained and tested to provide high quality reports and documentation. You can look up registered consulting arborists at the American Society of Consulting Arborists website: https://www.asca-consultants.org/

Decay in Trees

Decay (in General): Fungi cause all decay of living trees. Decay is considered a disease because cell walls are altered, wood strength is affected, and living sapwood cells may be killed. Fungi decay wood by secreting enzymes. Different types of fungi cause different types of decay through the secretion of different chemical enzymes. Some decays, such as white rot, cause less wood strength loss than others because they first attack the lignin (causes cell walls to thicken and reduces susceptibility to decay and pest damage) secondarily the cellulose (another structural component in a cell walls). Others, such as soft rot, attack the cellulose chain and cause substantial losses in wood strength even in the initial stages of decay. Brown rot causes wood to become brittle and fractures easily with tension. Identification of internal decay in a tree is difficult because visible evidence may not be present.

According to Evaluation of Hazard Trees in Urban Areas (Matheny, 1994) decay is a critical factor in the stability of the tree. As decay progresses in the trunk, the stem becomes a hollow tube or cylinder rather than a solid rod. This change is not readily apparent to the casual observer. Trees require only a small amount of bark and wood to transport water, minerals and sugars. Interior heartwood can be eliminated (or degraded) to a great degree without compromising the transport process. Therefore, trees can contain significant amounts of decay without showing decline symptoms in the crown.



Compartmentalization of decay in trees is a biological process in which the cellular tissue around wounds is changed to inhibit fungal growth and provide a barrier against the spread of decay agents into the barrier zones is the formation of while a tree may be able to limit pruning cuts, in the event that there located vertically along the main additional cells. The weakest of the vertical wall. Accordingly, decay progression inward at large are more than one pruning cut trunk of the tree, the likelihood of decay progression and the associated structural loss of integrity of the internal wood is high.

Oak Tree Impacts

Our native oak trees are easily damaged or killed by having the soil within the Critical Root Zone (CRZ) disturbed or compacted. All of the work initially performed around protected trees that will be saved should be done by people rather than by wheeled or track type tractors. Oaks are fragile giants that can take little change in soil grade, compaction, or warm season watering. Don't be fooled into believing that warm season watering has no adverse effects on native oaks. Decline and eventual death can take as long as 5-20 years with poor care and inappropriate watering. Oaks can live hundreds of years if treated properly during construction, as well as later with proper pruning, and the appropriate landscape/irrigation design.

California Tree and Landscape Consulting, Inc.

April 27, 2021

Ryan O'Keefe
WP Sierra View, LLC
1420 Rocky Ridge Drive, Suite 265
Roseville, CA 95661

Via Email: ryan@wpcommunities.com

RE: Sierra View Golf Club Verification of Tree Failure #6517

Ryan,

I am writing to provide confirmation of a recent tree failure at the Sierra View Golf Club surplus property. The tree is located within the proposed development area of the property located at 360 Diamond Oaks Road, Roseville, California.

Unfortunately, the tree suffered a catastrophic failure of the lower trunk approximately 10' above grade and is a total loss. The remaining debris should be cleaned up and the lower trunk and stump removed.

The attached pictures depict the failure. The tree should be removed from any mitigation calculations associated with the development of the property.

Please feel free to contact me with any questions.

Edwin E. Stirtz, Consulting Arborist
International Society of Arboriculture
Certified Arborist WE-0510A
ISA Tree Risk Assessment Qualified
Member, American Society of Consulting Arborists

Enc: Photographs

Photographs

MND ATTACHMENT 3

TREE REMOVAL INFORMATION

• TREE # EXISTING OAK TREE - TO REMAIN

X TREE # PROPOSED FOR REMOVAL

X TREE # ARBORIST RECOMMENDED REMOVAL

• TREE # EXISTING OAK TREE TO REMAIN (IMPACTED)

Tag #	Common Name	Species	Multi-Trunks (in.)	DBH (in.)	Measured Canopy Radius	Disposition
1	Coast Live Oak	*Quercus agrifolia*		17	12	To remain.
424	Blue Oak	*Quercus douglasii*		11	10	Proposed Removal.
6501	Blue Oak	*Quercus douglasii*		38	33	Proposed Removal.
6502	Blue Oak	*Quercus douglasii*		41	30	To remain.
6503	Blue Oak	*Quercus douglasii*		35	24	Proposed Removal.
6504	Blue Oak	*Quercus douglasii*	3,4	7	4	Proposed Removal.
6505	Blue Oak	*Quercus douglasii*		26	15	To remain.
6506	Blue Oak	*Quercus douglasii*		36	30	To remain. (impacted)
6507	Blue Oak	*Quercus douglasii*		31	27	To remain. (impacted)
6508	Blue Oak	*Quercus douglasii*		35	30	Proposed Removal.
6509	Blue Oak	*Quercus douglasii*		35	24	Proposed Removal.
6510	Blue Oak	*Quercus douglasii*		28	27	Proposed Removal.
6511	Blue Oak	*Quercus douglasii*		34	24	Proposed Removal.
6512	Coast Live Oak	*Quercus agrifolia*		8	6	Proposed Removal.
6513	Coast Live Oak	*Quercus agrifolia*		15	7	Proposed Removal.
6514	Coast Live Oak	*Quercus agrifolia*		15	8	Proposed Removal.
6515	Blue Oak	*Quercus douglasii*		8	5	Proposed Removal.
6516	Blue Oak	*Quercus douglasii*		6	4	Proposed Removal.
6517	Blue Oak	*Quercus douglasii*		0	0	***Dead***
6518	Blue Oak	*Quercus douglasii*		24	36	Proposed Removal.
6519	Blue Oak	*Quercus douglasii*		9	5	Proposed Removal.
6520	Blue Oak	*Quercus douglasii*		11	12	Proposed Removal.
6521	Blue Oak	*Quercus douglasii*	2,3,3,3	11	4	Proposed Removal.
6522	Blue Oak	*Quercus douglasii*		44	21	Proposed Removal.
6523	Blue Oak	*Quercus douglasii*	3,4	7	4	Proposed Removal.
6524	Blue Oak	*Quercus douglasii*		13	9	Proposed Removal.
6525	Blue Oak	*Quercus douglasii*		8	6	Proposed Removal.
6526	Blue Oak	*Quercus douglasii*		8	6	Proposed Removal.
6527	Blue Oak	*Quercus douglasii*		10	7	Proposed Removal.
6528	Blue Oak	*Quercus douglasii*		10	7	Proposed Removal.
6529	Blue Oak	*Quercus douglasii*		6	10	Proposed Removal.
6530	Blue Oak	*Quercus douglasii*		49	36	Proposed Removal.
6531	Blue Oak	*Quercus douglasii*		16	24	***Recommend removal.***
6532	Blue Oak	*Quercus douglasii*		31	27	Proposed Removal.
6533	Blue Oak	*Quercus douglasii*		39	30	Proposed Removal.
6534	Blue Oak	*Quercus douglasii*		12	9	Proposed Removal.
6535	Blue Oak	*Quercus douglasii*		34	24	Proposed Removal.
6536	Blue Oak	*Quercus douglasii*		10	9	Proposed Removal.
6537	Blue Oak	*Quercus douglasii*		36	30	***Recommend removal.***
6538	Blue Oak	*Quercus douglasii*		30	18	Proposed Removal.
6539	Blue Oak	*Quercus douglasii*	5,5	10	6	Proposed Removal.
6540	Blue Oak	*Quercus douglasii*		10	12	Proposed Removal.
6541	Blue Oak	*Quercus douglasii*		30	30	Proposed Removal.
6542	Blue Oak	*Quercus douglasii*		36	18	Proposed Removal.
6543	Blue Oak	*Quercus douglasii*		7	6	Proposed Removal.
6544	Blue Oak	*Quercus douglasii*		29	27	Proposed Removal.
6545	Blue Oak	*Quercus douglasii*		34	29	***Recommend removal.***
6546	Blue Oak	*Quercus douglasii*		8	15	Proposed Removal.
6547	Blue Oak	*Quercus douglasii*	7,8	15	12	Proposed Removal.
6548	Blue Oak	*Quercus douglasii*		12	9	Proposed Removal.
6549	Blue Oak	*Quercus douglasii*	10,11,11	32	12	Proposed Removal.
6550	Blue Oak	*Quercus douglasii*		7	9	To remain. (impacted)
6551	Blue Oak	*Quercus douglasii*		34	21	To remain.
6552	Blue Oak	*Quercus douglasii*		27	33	To remain.
6553	Blue Oak	*Quercus douglasii*		40	21	To remain.
6554	Blue Oak	*Quercus douglasii*		7	5	To remain. (impacted)
6555	Blue Oak	*Quercus douglasii*		10	9	Proposed Removal.
6556	Blue Oak	*Quercus douglasii*		13	12	Proposed Removal.
6557	Blue Oak	*Quercus douglasii*		6	8	Proposed Removal.
6558	Blue Oak	*Quercus douglasii*		6	7	Proposed Removal.
6559	Interior Live Oak	*Quercus wislizeni*		17	21	Proposed Removal.
6560	Blue Oak	*Quercus douglasii*		15	12	Proposed Removal.
6561	Blue Oak	*Quercus douglasii*		14	18	Proposed Removal.
6562	Blue Oak	*Quercus douglasii*	5,6	11	12	Proposed Removal.
6563	Blue Oak	*Quercus douglasii*	4,7,8,11	30	18	Proposed Removal.
6564	Valley Oak	*Quercus lobata*		18	18	Proposed Removal.
6565	Blue Oak	*Quercus douglasii*		8	6	Proposed Removal.
6566	Blue Oak	*Quercus douglasii*		10	10	Proposed Removal.
6567	Blue Oak	*Quercus douglasii*		7	5	Proposed Removal.
6568	Interior Live Oak	*Quercus wislizeni*		20	15	Proposed Removal.
6569	Blue Oak	*Quercus douglasii*	7,12	19	12	To remain.
6570	Blue Oak	*Quercus douglasii*		12	16	To remain.
6571	Blue Oak	*Quercus douglasii*		9	6	To remain.
6572	Blue Oak	*Quercus douglasii*		9	6	To remain. (impacted)
6573	Blue Oak	*Quercus douglasii*		13	10	Proposed Removal.
6574	Blue Oak	*Quercus douglasii*		8	15	Proposed Removal.
6575	Coast Live Oak	*Quercus agrifolia*		11	18	Proposed Removal.
6576	Blue Oak	*Quercus douglasii*		10	8	To remain.
6577	Blue Oak	*Quercus douglasii*		7	5	To remain.
6578	Blue Oak	*Quercus douglasii*		30	30	Proposed Removal.
6579	Blue Oak	*Quercus douglasii*		21	21	Proposed Removal.
6580	Blue Oak	*Quercus douglasii*		41	33	Proposed Removal.
6581	Blue Oak	*Quercus douglasii*		36	24	Proposed Removal.
6583	Blue Oak	*Quercus douglasii*	5,7	12	8	To remain. (impacted)
6584	Coast Live Oak	*Quercus agrifolia*	7,7,8	22	9	Proposed Removal.
6585	Blue Oak	*Quercus douglasii*		7	10	To remain. (impacted)
6586	Blue Oak	*Quercus douglasii*		8	6	To remain.
6587	Blue Oak	*Quercus douglasii*		6	6	To remain.
6588	Coast Live Oak	*Quercus agrifolia*		10	9	To remain. (impacted)
6589	Blue Oak	*Quercus douglasii*		21	18	To remain. (impacted)
6590	Blue Oak	*Quercus douglasii*		22	12	To remain.
6591	Blue Oak	*Quercus douglasii*		14	15	Proposed Removal.
6592	Blue Oak	*Quercus douglasii*		7	10	Proposed Removal.
6593	Blue Oak	*Quercus douglasii*		6	9	Proposed Removal.
6594	Blue Oak	*Quercus douglasii*		7	8	Proposed Removal.
6595	Blue Oak	*Quercus douglasii*		10	9	Proposed Removal.
6596	Blue Oak	*Quercus douglasii*		41	21	Proposed Removal.
6597	Blue Oak	*Quercus douglasii*		11	9	Proposed Removal.
6598	Blue Oak	*Quercus douglasii*	4,4,6	14	8	Proposed Removal.
6599	Blue Oak	*Quercus douglasii*	7,8	15	10	To remain. (impacted)
6600	Blue Oak	*Quercus douglasii*	4,4,5	13	9	To remain. (impacted)
6601	Blue Oak	*Quercus douglasii*		9	6	To remain.
6602	Blue Oak	*Quercus douglasii*	5,5	10	9	To remain. (impacted)
6603	Blue Oak	*Quercus douglasii*	10,11	21	7	Proposed Removal.
6604	Blue Oak	*Quercus douglasii*		6	5	Proposed Removal.
6605	Blue Oak	*Quercus douglasii*		29	18	***Recommend removal.***
6606	Blue Oak	*Quercus douglasii*		11	5	Proposed Removal.
6607	Blue Oak	*Quercus douglasii*		45	36	Proposed Removal.
6608	Blue Oak	*Quercus douglasii*		21	40	***Recommend removal.***
6609	Blue Oak	*Quercus douglasii*	4,4	8	3	Proposed Removal.
6610	Blue Oak	*Quercus douglasii*		8	7	Proposed Removal.
6611	Blue Oak	*Quercus douglasii*		6	5	Proposed Removal.
6612	Blue Oak	*Quercus douglasii*		7	7	Proposed Removal.
6613	Blue Oak	*Quercus douglasii*		7	5	Proposed Removal.
6614	Blue Oak	*Quercus douglasii*		12	5	Proposed Removal.
6615	Blue Oak	*Quercus douglasii*		7	10	Proposed Removal.
6616	Blue Oak	*Quercus douglasii*	4,5	9	4	Proposed Removal.
6617	Blue Oak	*Quercus douglasii*	3,4,4,4	15	9	Proposed Removal.
6618	Blue Oak	*Quercus douglasii*		13	8	To remain. (impacted)
6619	Blue Oak	*Quercus douglasii*		21	15	Proposed Removal.
6620	Blue Oak	*Quercus douglasii*		11	10	***Recommend removal.***
6621	Blue Oak	*Quercus douglasii*		7	5	To remain. (impacted)
6622	Blue Oak	*Quercus douglasii*	6,8	14	6	To remain.
6623	Blue Oak	*Quercus douglasii*		7	6	To remain. (impacted)
6624	Blue Oak	*Quercus douglasii*		6	5	Proposed Removal.
6625	Blue Oak	*Quercus douglasii*		9	6	Proposed Removal.
6626	Blue Oak	*Quercus douglasii*		9	7	Proposed Removal.
6627	Blue Oak	*Quercus douglasii*		6	5	Proposed Removal.
6628	Blue Oak	*Quercus douglasii*		17	12	Proposed Removal.
6629	Blue Oak	*Quercus douglasii*		8	8	Proposed Removal.
6630	Blue Oak	*Quercus douglasii*		8	9	Proposed Removal.
6631	Blue Oak	*Quercus douglasii*		8	6	Proposed Removal.
6632	Blue Oak	*Quercus douglasii*		10	12	Proposed Removal.
6633	Blue Oak	*Quercus douglasii*		7	4	Proposed Removal.
6634	Blue Oak	*Quercus douglasii*		7	6	Proposed Removal.
6635	Blue Oak	*Quercus douglasii*		16	10	Proposed Removal.
6636	Blue Oak	*Quercus douglasii*		9	7	Proposed Removal.
6637	Interior Live Oak	*Quercus wislizeni*		6	5	Proposed Removal.
6638	Blue Oak	*Quercus douglasii*		10	18	Proposed Removal.
6639	Blue Oak	*Quercus douglasii*		10	15	Proposed Removal.
6640	Blue Oak	*Quercus douglasii*		6	4	To remain.
6641	Blue Oak	*Quercus douglasii*	5,7	12	8	To remain.
6642	Blue Oak	*Quercus douglasii*		21	12	To remain.
6643	Blue Oak	*Quercus douglasii*		15	9	To remain.
6644	Blue Oak	*Quercus douglasii*		9	8	To remain.
6645	Blue Oak	*Quercus douglasii*		8	10	To remain.
6646	Blue Oak	*Quercus douglasii*		9	6	To remain.
6647	Blue Oak	*Quercus douglasii*	8,10	18	12	To remain.
6648	Blue Oak	*Quercus douglasii*		10	12	To remain.
6649	Blue Oak	*Quercus douglasii*		7	5	To remain.
6650	Blue Oak	*Quercus douglasii*		10	9	To remain.
6651	Blue Oak	*Quercus douglasii*		10	7	To remain.
6652	Blue Oak	*Quercus douglasii*		6	4	To remain. (impacted)
6653	Blue Oak	*Quercus douglasii*		15	12	To remain.
6654	Blue Oak	*Quercus douglasii*		10	9	To remain.
6655	Blue Oak	*Quercus douglasii*		6	4	To remain.
6656	Blue Oak	*Quercus douglasii*		8	5	To remain.
6657	Blue Oak	*Quercus douglasii*	4,5	9	4	To remain.
6658	Blue Oak	*Quercus douglasii*	4,4	8	4	To remain.
6659	Coast Live Oak	*Quercus agrifolia*	3,6,7	16	10	Proposed Removal.
6660	Blue Oak	*Quercus douglasii*		14	18	To remain.
6661	Blue Oak	*Quercus douglasii*		13	15	To remain.
6662	Blue Oak	*Quercus douglasii*		11	12	To remain.
6663	Blue Oak	*Quercus douglasii*		13	12	To remain.
6664	Blue Oak	*Quercus douglasii*		25	21	To remain.
6665	Blue Oak	*Quercus douglasii*	8,10,12,12	42	24	***Recommend removal.***
6666	Blue Oak	*Quercus douglasii*	8,11	19	18	To remain.
6667	Blue Oak	*Quercus douglasii*		9	7	To remain.
6668	Blue Oak	*Quercus douglasii*		12	12	To remain.
6669	Blue Oak	*Quercus douglasii*		17	15	To remain.
6670	Coast Live Oak	*Quercus agrifolia*		13	10	***Recommend removal.***
6671	Blue Oak	*Quercus douglasii*		13	12	To remain.
6672	Blue Oak	*Quercus douglasii*		15	12	To remain.
6673	Blue Oak	*Quercus douglasii*		33	21	To remain.
6674	Blue Oak	*Quercus douglasii*	4,5	9	7	To remain.
6675	Blue Oak	*Quercus douglasii*	20,30	50	30	To remain.
6676	Blue Oak	*Quercus douglasii*		14	18	To remain.
6677	Blue Oak	*Quercus douglasii*		20	21	To remain.
6678	Blue Oak	*Quercus douglasii*		28	36	To remain.
6679	Blue Oak	*Quercus douglasii*	9,11	20	9	To remain.
6680	Blue Oak	*Quercus douglasii*	9,10	19	10	To remain.
6681	Blue Oak	*Quercus douglasii*	4,4,4,5	17	7	To remain.
6682	Blue Oak	*Quercus douglasii*		11	15	To remain.
6683	Blue Oak	*Quercus douglasii*		11	12	To remain.
6684	Blue Oak	*Quercus douglasii*		15	12	To remain.
6685	Blue Oak	*Quercus douglasii*		11	9	To remain.
6686	Blue Oak	*Quercus douglasii*		7	12	To remain.
6687	Blue Oak	*Quercus douglasii*	7,9	16	7	To remain.
6688	Blue Oak	*Quercus douglasii*		9	7	To remain.
6689	Blue Oak	*Quercus douglasii*		14	10	To remain.
6690	Blue Oak	*Quercus douglasii*		8	6	To remain.
6691	Blue Oak	*Quercus douglasii*		12	16	To remain.
6692	Blue Oak	*Quercus douglasii*		12	7	To remain.
6693	Blue Oak	*Quercus douglasii*		14	12	To remain.
6694	Blue Oak	*Quercus douglasii*		19	21	To remain.
6695	Blue Oak	*Quercus douglasii*		6	5	To remain.
6696	Blue Oak	*Quercus douglasii*		10	8	To remain.
6697	Blue Oak	*Quercus douglasii*		17	18	To remain.
6698	Blue Oak	*Quercus douglasii*		8	9	To remain.
6699	Blue Oak	*Quercus douglasii*		14	18	To remain.
6700	Blue Oak	*Quercus douglasii*		12	15	To remain.
6701	Blue Oak	*Quercus douglasii*		15	21	To remain. (impacted)
6702	Blue Oak	*Quercus douglasii*		7	6	Proposed Removal.
6703	Blue Oak	*Quercus douglasii*	3,4	7	7	Proposed Removal.
6704	Blue Oak	*Quercus douglasii*	16,17	33	21	Proposed Removal.
6705	Blue Oak	*Quercus douglasii*	3,4	7	5	Proposed Removal.
6706	Blue Oak	*Quercus douglasii*	4,4	8	6	Proposed Removal.
6707	Blue Oak	*Quercus douglasii*		12	9	Proposed Removal.
6708	Blue Oak	*Quercus douglasii*		13	10	Proposed Removal.
6709	Blue Oak	*Quercus douglasii*		14	16	Proposed Removal.
6710	Blue Oak	*Quercus douglasii*		10	10	Proposed Removal.
6711	Blue Oak	*Quercus douglasii*	6,9	15	9	To remain. (impacted)
6712	Blue Oak	*Quercus douglasii*		13	10	To remain. (impacted)
6713	Blue Oak	*Quercus douglasii*		15	15	To remain. (impacted)
6714	Blue Oak	*Quercus douglasii*		17	21	To remain. (impacted)
6715	Blue Oak	*Quercus douglasii*		17	18	To remain. (impacted)
6716	Blue Oak	*Quercus douglasii*		11	10	To remain.
6717	Blue Oak	*Quercus douglasii*		11	10	To remain.
6718	Blue Oak	*Quercus douglasii*		6	12	To remain.
6719	Blue Oak	*Quercus douglasii*		10	15	To remain.
6720	Blue Oak	*Quercus douglasii*		10	20	To remain.
6721	Blue Oak	*Quercus douglasii*		11	18	To remain.
6722	Blue Oak	*Quercus douglasii*		7	12	To remain.
6723	Blue Oak	*Quercus douglasii*		10	9	To remain.
6724	Interior Live Oak	*Quercus wislizeni*	12,14	26	12	To remain.
6725	Blue Oak	*Quercus douglasii*		7	10	To remain.
6726	Blue Oak	*Quercus douglasii*		11	9	To remain.
6727	Blue Oak	*Quercus douglasii*	5,5	10	9	To remain.
6728	Blue Oak	*Quercus douglasii*		9	12	To remain.
6729	Blue Oak	*Quercus douglasii*		7	6	To remain.
6730	Blue Oak	*Quercus douglasii*	5,10	15	12	To remain.
6731	Blue Oak	*Quercus douglasii*		11	9	To remain.
6732	Blue Oak	*Quercus douglasii*		10	18	To remain.
6733	Interior Live Oak	*Quercus wislizeni*	2,3,5	10	7	To remain.
6734	Blue Oak	*Quercus douglasii*		14	21	To remain.
6735	Blue Oak	*Quercus douglasii*		12	15	To remain.
6736	Blue Oak	*Quercus douglasii*		15	15	Proposed Removal.
6737	Blue Oak	*Quercus douglasii*		6	6	Proposed Removal.
6738	Blue Oak	*Quercus douglasii*		18	18	Proposed Removal.
6739	Blue Oak	*Quercus douglasii*		20	18	Proposed Removal.
6740	Interior Live Oak	*Quercus wislizeni*		12	7	Proposed Removal.
6741	Blue Oak	*Quercus douglasii*		7	5	Proposed Removal.
6742	Blue Oak	*Quercus douglasii*		7	7	Proposed Removal.
6743	Blue Oak	*Quercus douglasii*		12	9	To remain. (impacted)
6744	Blue Oak	*Quercus douglasii*		8	9	To remain.
6745	Blue Oak	*Quercus douglasii*		11	15	To remain.
6746	Blue Oak	*Quercus douglasii*		6	4	To remain.
6747	Blue Oak	*Quercus douglasii*	7,10	17	12	To remain.
6748	Blue Oak	*Quercus douglasii*		17	18	To remain. (impacted)
6749	Blue Oak	*Quercus douglasii*		36	21	Proposed Removal.
6750	Blue Oak	*Quercus douglasii*		13	5	Proposed Removal.
6751	Blue Oak	*Quercus douglasii*		6	3	To remain.
6752	Blue Oak	*Quercus douglasii*		16	15	To remain.
6753	Blue Oak	*Quercus douglasii*		12	10	Proposed Removal.
6754	Blue Oak	*Quercus douglasii*		13	16	Proposed Removal.
6755	Blue Oak	*Quercus douglasii*		18	20	Proposed Removal.
6756	Blue Oak	*Quercus douglasii*		18	15	Proposed Removal.
6757	Blue Oak	*Quercus douglasii*		10	21	***Recommend removal.***
6758	Interior Live Oak	*Quercus wislizeni*		7	18	To remain.
6759	Blue Oak	*Quercus douglasii*		12	16	To remain.
6760	Blue Oak	*Quercus douglasii*		13	15	Proposed Removal.
6761	Blue Oak	*Quercus douglasii*		12	17	Proposed Removal.
6762	Blue Oak	*Quercus douglasii*		17	21	Proposed Removal.
6763	Blue Oak	*Quercus douglasii*		13	9	To remain.
6764	Blue Oak	*Quercus douglasii*		7	6	Proposed Removal.
6765	Blue Oak	*Quercus douglasii*		8	5	Proposed Removal.
6766	Blue Oak	*Quercus douglasii*		10	12	To remain.
6768	Blue Oak	*Quercus douglasii*		7	7	To remain.
6769	Blue Oak	*Quercus douglasii*		7	6	To remain.
6770	Blue Oak	*Quercus douglasii*		7	9	To remain.
6771	Blue Oak	*Quercus douglasii*		27	24	Proposed Removal.
6772	Blue Oak	*Quercus douglasii*		26	24	To remain. (impacted)
6773	Blue Oak	*Quercus douglasii*		6	5	Proposed Removal.
6774	Blue Oak	*Quercus douglasii*		27	24	To remain. (impacted)
6775	Blue Oak	*Quercus douglasii*		27	21	Proposed Removal.
6776	Blue Oak	*Quercus douglasii*		36	33	Proposed Removal.
6777	Blue Oak	*Quercus douglasii*		36	33	Proposed Removal.
6778	Blue Oak	*Quercus douglasii*		28	21	To remain. (impacted)
6779	Blue Oak	*Quercus douglasii*		7	6	Proposed Removal.
6780	Blue Oak	*Quercus douglasii*		25	18	To remain.
6781	Blue Oak	*Quercus douglasii*		24	21	To remain. (impacted)
6782	Blue Oak	*Quercus douglasii*		15	22	To remain. (impacted)
6783	Blue Oak	*Quercus douglasii*		15	18	To remain. (impacted)
6784	Blue Oak	*Quercus douglasii*		23	22	To remain. (impacted)
6785	Blue Oak	*Quercus douglasii*		34	21	To remain.
6786	Blue Oak	*Quercus douglasii*		32	40	To remain. (impacted)
6787	Blue Oak	*Quercus douglasii*		7	15	Proposed Removal.
6788	Blue Oak	*Quercus douglasii*		32	24	Proposed Removal.
6789	Blue Oak	*Quercus douglasii*		23	21	Proposed Removal.
6790	Blue Oak	*Quercus douglasii*		8	12	Proposed Removal.
6791	Blue Oak	*Quercus douglasii*		7	18	Proposed Removal.
6792	Blue Oak	*Quercus douglasii*		11	15	Proposed Removal.
6793	Blue Oak	*Quercus douglasii*		13	16	Proposed Removal.
6794	Blue Oak	*Quercus douglasii*		11	12	Proposed Removal.
6795	Blue Oak	*Quercus douglasii*	4,6	10	5	Proposed Removal.
6796	Blue Oak	*Quercus douglasii*	6,7	13	7	Proposed Removal.
6797	Blue Oak	*Quercus douglasii*		8	10	Proposed Removal.
6798	Blue Oak	*Quercus douglasii*		12	15	Proposed Removal.
6799	Blue Oak	*Quercus douglasii*		7	9	Proposed Removal.
6800	Blue Oak	*Quercus douglasii*		11	9	Proposed Removal.
6801	Blue Oak	*Quercus douglasii*		13	10	Proposed Removal.
6802	Blue Oak	*Quercus douglasii*		14	18	Proposed Removal.
6803	Blue Oak	*Quercus douglasii*		7	5	Proposed Removal.
6804	Coast Live Oak	*Quercus agrifolia*		13	12	Proposed Removal.
6805	Blue Oak	*Quercus douglasii*		7	9	Proposed Removal.
6806	Interior Live Oak	*Quercus wislizeni*		7	15	To remain. (impacted)
6807	Blue Oak	*Quercus douglasii*	2,4	6	4	Proposed Removal.
6808	Blue Oak	*Quercus douglasii*	2,2,3	7	4	Proposed Removal.
6809	Blue Oak	*Quercus douglasii*		34	36	To remain. (impacted)
6810	Blue Oak	*Quercus douglasii*		37	36	Proposed Removal.
6811	Blue Oak	*Quercus douglasii*		44	30	***Recommend removal.***
6812	Blue Oak	*Quercus douglasii*	14,15	29	18	To remain.
6813	Blue Oak	*Quercus douglasii*		7	6	To remain.
6814	Blue Oak	*Quercus douglasii*		8	5	To remain.
6815	Blue Oak	*Quercus douglasii*	9,11	20	10	To remain.
6816	Blue Oak	*Quercus douglasii*		10	16	To remain.
6817	Interior Live Oak	*Quercus wislizeni*	5,10	15	15	To remain.
6818	Interior Live Oak	*Quercus wislizeni*		17	12	To remain.
6819	Interior Live Oak	*Quercus wislizeni*		10	15	To remain.
6820	Blue Oak	*Quercus douglasii*		10	10	To remain.
6821	Blue Oak	*Quercus douglasii*		7	15	To remain.
6822	Interior Live Oak	*Quercus wislizeni*		11	18	To remain.
6823	Interior Live Oak	*Quercus wislizeni*		10	15	To remain.
6824	Blue Oak	*Quercus douglasii*		8	4	Proposed Removal.

Tree Disposition Summary	Number of Trees	Aggregate(inches)
Total Inventoried Trees	323	4905
Trees to remain	125	1723
Arborist recommended tree removals	10	256
Proposed Impacted Trees (To Remain)	30	503
Proposed Tree Removals	158	2423
Total Tree Impacts (Partial and Total Impact)	**188**	**2926**

N

0 40 80 160

SCALE: 1"=80'

ATTACHMENT A
TREE PERMIT

SIERRA VIEW

Roseville, CA

August 3, 2021

Sierra View · WESTPARK communities · MacKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

Sheet 1 of 1

Special-Status Plant Survey Report

SVLC 23 Property

Placer County, California

August 2020

MADRONE ECOLOGICAL CONSULTING

Prepared for:
SVLC 23, LLC
c/o Sierra View Land Company
105 Alta Vista Drive
Roseville, CA 95678

Recommended Citation:
Madrone Ecological Consulting, LLC (Madrone). 2020. *Draft Special-Status Plant Survey Report for SVLC 23 Property*. Prepared for SVLC 23, LLC. Published on 18 August 2020.

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Attachment A: Botanist Qualifications
Attachment B: Target Plant Species Reference Population Information
Attachment C: Plant Species Observed within the SVLC 23 Study Area

1.0 INTRODUCTION

This report presents the results of a special-status plant survey conducted for the approximately 23-acre SVLC 23 Property (Study Area). The Study Area is located north of Shasta Street and south of Diamond Oaks Road, just east of the Sierra View Country Club in the City of Roseville, Placer County, California. The Study Area falls within Section 26, 34, and 35, Township 11 North, Range 6 East (MDB&M) of the "Roseville, California" 7.5-Minute Series USGS Topographic Quadrangle (USGS 2018) (**Figure 1**).

2.0 METHODOLOGY

Madrone Ecological Consulting, LLC (Madrone) Senior Biologist Bonnie Peterson conducted special-status plant surveys of the Study Area on 15 and 16 April and 15 and 20 May 2020 in accordance with the U.S. Fish and Wildlife Service's *Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed and Candidate Plants* (USFWS 1996), California Department of Fish and Wildlife's *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (CDFG 2009), and the *CNPS Botanical Survey Guidelines* (CNPS 2001).

A list of special-status plant species with potential to occur within the Study Area was developed by reviewing the following literature, and then refining the list based on habitats present within the Study Area:

- California Native Plant Society (CNPS) Rare and Endangered Plant Inventory (CNPS 2020) query of CRPR Lists 1A, 1B, 2A, and 2B within the "Roseville, California" USGS topo quadrangle, and the eight surrounding quadrangles; and
- the California Natural Diversity Database occurrences of special-status plant species within 5 miles of the Study Area (CNDDB 2020) (**Figure 2**).

The target species for this survey were:

- Big-scale balsamroot (*Balsamorhiza macrolepis*)
- Dwarf downingia (*Downingia pusilla*)
- Boggs Lake hedge-hyssop (*Gratiola heterosepala*)
- Ahart's dwarf rush (*Juncus leiospermus var. ahartii*)
- Red Bluff dwarf rush (*Juncus leiospermus var. leiospermus*)
- Legenere (*Legenere limosa*)
- pincushion navarretia (*Navarretia myersii ssp. myersii*)
- Sacramento Orcutt grass (*Orcuttia viscida*)
- Sanford's arrowhead (*Sagittaria sanfordii*)

The Study Area does not contain suitable habitat for Hispid bird's-beak (*Chloropyron molle ssp. hispidum*).

Meandering pedestrian surveys were conducted throughout all portions of the Study Area, and focused surveys were conducted in suitable habitats for each species. The surveys were floristic in nature, which

means that all plant species observed on-site were identified to the taxonomic level necessary to determine rarity. Thus, if a special-status plant was present but not on the target list, it would have been detected and documented. Plant taxonomy was based on the nomenclature in the *Jepson eFlora* (Jepson Flora Project 2020). Vegetation communities were classified according to the *Manual of California Vegetation, Second Edition* (Sawyer et al. 2009). Qualifications for the botanist that conducted the surveys are included in **Attachment A**, a list of reference populations of target plants visited is included in **Attachment B**, and a comprehensive list of all plant species observed during surveys of the Study Area is included in **Attachment C**.

3.0 GENERAL SITE CONDITIONS AND HABITAT

The Study Area is primarily non-native annual grassland interspersed with oak woodlands, drainages, riparian and seasonal wetlands. The Study Area is bounded on the north by Diamond Oak Road and to the south by Shasta Street. The abutting area east of the Study Area is a residential development, and to the west is a community of townhomes and the Sierra View Country Club and Golf Course.

The Study Area ranges from approximately 160-175 feet above mean seal level (AMSL), with rolling terrain sloping towards the north and south. A transmission line corridor is located within the northern portion of the Study Area, and another bisects the center of the Study Area. An unnamed intermittent tributary to South Branch Pleasant Grove Creek flows to the northwest through the Study Area (SFEI 2020), and a drainage ditch from south to north towards the intermittent tributary.

The Study Area includes a central drainage ditch that flows from south to north through the site into an intermittent tributary to South Branch Pleasant Grove Creek in the northern portion of the site. The intermittent tributary flows from east to west through the Study Area. In addition, there are a number of seasonal wetland and vernal pool features scattered throughout. The Study Area is located in the Upper Coon-Upper Auburn Watershed (HUC 18020161) (USGS 2020). Mean annual precipitation for the Study Area is approximately 20.27 inches per year, and the site received approximately 55% of average rainfall in the 2019-2020 water year (NOAA 2020)

The principal vegetation community within the Study Area is non-native annual grassland. This vegetation community is fairly sparse in the southern portion of the site, with a mix of non-native annual grasses including soft brome (*Bromus hordeaceus*), ripgut brome (*B. diandrus*), perennial ryegrass (*Festuca perennis*), medusahead grass (*Elymus caput-medusa*), and wild oats (*Avena fatua*), and forbs such as Spanish lotus (*Acmispon americanus var. americanus*), Fitch's spikeweed (*Centromadia fitchii*), blue dicks (*Dichelostemma capitatum*), filaree (*Erodium botrys*), miniature lupine (*Lupines bicolor*), hairy hawkbit (*Leontodon saxatilis*), vetch (*Vicia* spp.), and English plantain (*Plantago lanceolata*). In the northern portion of the site, the annual grasslands are much denser in vegetation with a higher percentage of grass species and fewer forbs. Interspersed throughout the grassland are a number of mature oaks, primarily blue oaks (*Quercus douglasii*), with scattered Valley oak (*Quercus lobata*) and live oak (*Quercus wislizeni*). A number of native and non-native trees are located along a drainage ditch and intermittent tributary including Chinese tallowtree

(*Triadica sebifera*), southern catalpa (*Catalpa bignonioides*), honey locust (*Gleditsia triacanthos*), and willows (*Salix spp.*).

3.1 Terrestrial Plant Communities

3.1.1 Non-Native Annual Grasslands

The principal vegetation community within the Study Area is non-native annual grassland. This vegetation community is fairly sparse in the southern portion of the site, with a mix of non-native annual grasses including soft brome (*Bromus hordeaceus*), ripgut brome (*B. diandrus*), perennial ryegrass (*Festuca perennis*), medusahead grass (*Elymus caput-medusa*), and wild oats (*Avena fatua*), and forbs such as Spanish lotus (*Acmispon americanus var. americanus*), Fitch's spikeweed (*Centromadia fitchii*), blue dicks (*Dichelostemma capitatum*), filaree (*Erodium botrys*), miniature lupine (*Lupines bicolor*), hairy hawkbit (*Leontodon saxatilis*), vetch (*Vicia* spp.), and English plantain (*Plantago lanceolata*). In the northern portion of the site, the annual grasslands are much denser in vegetation with a higher percentage of grass species and fewer forbs.

3.1.2 Oak Woodland

Interspersed throughout the grassland are a number of mature oaks, primarily blue oaks (*Quercus douglasii*), with scattered Valley oak (*Quercus lobata*) and live oak (*Quercus wislizeni*). These oak woodlands are dominated by interior live oak (*Quercus wislizenii*), blue oak (*Q. douglasii*), and Valley oak (*Q. lobata*). Common shrubs in the riparian understory of the intermittent tributary include Himalayan blackberry (*Rubus armeniacus*), wild rose (*Rosa californica*), and narrow-leaf willow (*Salix exigua*).). Where present, the herbaceous understory is largely similar to the non-native annual grassland described above.

3.2 Aquatic Resources

The following aquatic resources are present on site as shown on **Figure 3**.

3.2.1 Seasonal Wetlands

The Study Area contains 11 seasonal wetlands concentrated along the southern and northern boundaries. Seasonal wetlands are shallow ephemeral wetlands area characterized by seasonal ponding, Seasonal wetlands within the Study Area are typically dominated by opportunistic facultative wet to facultative grasses and forbs such as Mediterranean barley (*Hordeum marinum*), Italian ryegrass, rabbitfoot grass (*Polypogon monspellensis*), Bermuda grass (*Cynodon dactylon*), hyssop loosestrife (*Lythrum hyssopifolium*), and curly dock (*Rumex crispus*).

3.2.2 Seasonal Wetland Swale

The seasonal wetland swale (SWS-1) within the study area flows from south the north and is dominated entirely by Italian ryegrass. This feature lacks evidence of flow or an ordinary highwater mark and did not

contain water during the 2019-2020 rainy season, but was saturated at the surface during the April survey. The seasonal wetland swale is connected to the intermittent tributary.

3.2.3 Vernal Pools

The Study Area contains three vernal pools towards the center of the property. Vernal pools are shallow ephemeral wetlands characterized by seasonal ponding, and hydrologically similar to seasonal wetlands; however, vernal pools are typically underlain by an imperious substrate resulting in unique flora. The vernal pools in the Study Area were given this designation based on a dominance of vernal pool plant species, including slender pool popcorn flower (*Plagiobothrys stipitatus var. micranthus*), dwarf woolyheads (*Psilocarphus brevissimus var. brevissimus*), great valley coyote-thistle (*Eryngium castrense*), creeping spikerush (*Eleocharis macrostachya*) and annual hairgrass (*Deschampsia danthonioides*) and a lower overall vegetative cover.

3.2.4 Drainage Ditch

An earthen drainage ditch conveys irrigation run-off from developments south and east of the Study Area, north to the intermittent drainage. This feature is characterized by steep slopes, and is well vegetated with dense wetland obligates including water plantain (*Alisma lanceolatum*), broad-leaved cattail (*Triadica sebifera*), dotted smartweed (*Persicaria punctata*) and tall nutsedge (*Cyperus eragrostis*) with scattered native and non-native trees including Chinese catalpa, chinese tallow, willows, and Callery pear (*Pyrus calleryan*).

3.2.5 Intermittent Drainage

An intermittent drainage and adjacent riparian wetland are located in the northern portion of the Study Area. This drainage flows from east to west through the Study Area and the two segments connected via a culvert under a dirt maintenance road. The City of Roseville storm drainage system outfalls into the northern portion of IDR-2 in the northeast corner of the Study Area south of Diamond Oaks Road. Portions of this intermittent drainage lack an ordinary high water mark, or clear drainage patterns, and is characterized as riparian wetland with a mix of Santa Barbara sedge (*Carex Barbara*), dallisgrass (*Paspalum dilitatum*), dotted smartweed, tall nutsedge, Italian rygrass, dense Himalayan blackberry thickets, wild rose, and willows.

3.3 Soils

According to the Natural Resources Conservation Service (NRCS) Soil Survey Database (NRCS 2020), two soil mapping units occurs within the Study Area (**Figure 4**): (141) Cometa-Fiddyment complex, 1 to 5% slopes and (142) Cometa-Ramona sandy loams, 1 to 5% slopes. While neither of these soil types are considered hydric, they contain minor hydric components in Alamo depressions and xerofluvent drainageways. Neither of these soil map units have been identified as containing special soils, such as serpentine or saline-alkali inclusions.

4.0 SURVEY RESULTS

4.1 Big-Scale Balsamroot

Big-scale balsamroot is not federally or state listed, but it is classified as a CRPR List 1B.2 plant. It is a perennial herbaceous species that occurs in chaparral, cismontane woodland and valley and foothill grasslands between 295 and 4,600 feet (CNPS 2020). Big-scale balsamroot blooms from March through June and may be found on serpentine soils, though it is known to grow on other soil types as well (CNPS 2020).

The non-native annual grasslands and oak woodlands throughout the Study Area provide suitable habitat for this species. This species was not observed during the 2020 special-status plant survey of the Study Area.

4.2 Dwarf Downingia

Dwarf downingia (*Downingia pusilla*) is not federally or state listed, but it is classified as a CRPR List 2B.2 plant. Dwarf downingia grows in mesic valley and foothill grassland and in vernal pools between sea level and approximately 1,460 feet (CNPS 2020). This annual herb blooms from March to May (CNPS 2020).

Seasonal wetlands and vernal pools in the southwestern portion of the Study Area represent marginal habitat for this species. This species was not observed during the 2020 special-status plant survey of the Study Area.

4.3 Bogg's Lake Hedge-Hyssop

Bogg's Lake hedge-hyssop (*Gratiola heterosepala*) is not federally listed, but it is a California endangered species and a CRPR List 1B.2 plant. Bogg's Lake hedge-hyssop grows in vernal pools and around the perimeter of lakes and ponds between 30 and 7,800 feet (CNPS 2020). This small annual herb favors clay soils, and blooms from April to August (CNPS 2020).

Seasonal wetlands and vernal pools in the southwestern portion of the Study Area represents marginal habitat for this species. This species was not observed during the 2020 special-status plant survey of the Study Area.

4.4 Ahart's Dwarf Rush

Ahart's dwarf rush (*Juncus leiospermus* var. *ahartii*) is not federally or state listed, but it is classified as a CRPR List 1B.2 plant. Ahart's dwarf rush grows along the edges of seasonal wet habitats such as vernal pools and swales within valley and foothill grasslands between elevations of approximately 100 feet and 750 feet (CNPS 2020). This annual herb blooms from March to May (CNPS 2020).

Seasonal wetlands and vernal pools within the Study Area represents marginally suitable habitat for this species. This species was not observed during the 2020 special-status plant survey of the Study Area.

4.5 Red Bluff Dwarf Rush

Red Bluff dwarf rush (*Juncus leiospermus var. leiospermus*) is not federally or state listed, but it is classified as a CRPR List 1B.2 plant. Red Bluff dwarf rush occurs in vernally mesic areas in chaparral, cismontane woodland, meadows, seeps, valley and foothill grasslands, and vernal pools (CNPS 2002). This is an herbaceous annual that blooms from March through June and is known to occur at elevations ranging from 114 to 4001 feet above MSL (CNPS 2020).

Red Bluff dwarf rush is endemic to California; the current range of this species includes Butte, Placer, Shasta, and Tehama counties (CNPS 2020). However, one documented occurrence is located within the City of Roseville The population was mapped approximately 0.5 miles north of Scow Road Industrial Boulevard, Roseville and is presumed to be extant; however, according the notes on this occurrence "Witham considers this site to be erroneous" (CDFW 2020).

Seasonal wetlands and vernal pools within the Study Area represents marginally suitable habitat for this species. This species was not observed during the 2020 special-status plant survey of the Study Area.

4.6 Legenere

Legenere (*Legenere limosa*) is not federally or state listed, but it is classified as a CRPR List 1B.1 species. This annual herb is primarily associated with seasonal wetlands with a long hydroperiod, such as vernal pools and marsh and pond edges (CNPS 2020). Legenere occurs at elevations between sea level and 2,600 feet, and blooms from April to June (CNPS 2020).

Seasonal wetlands and vernal pools within the Study Area represents marginally suitable habitat for this species. This species was not observed during the 2020 special-status plant survey of the Study Area.

4.7 Pincushion Navarretia

Pincushion navarretia (*Navarretia myersii* ssp. *myersii*) is not federally or state listed, but it is classified as a CRPR List 1B.1 plant. This species is found in vernal pools and other mesic areas in annual grasslands on clay soils (CNPS 2020). Pincushion navarretia is found between approximately 65 and 1,100 feet and blooms in April and May (CNPS 2020).

Seasonal wetlands and vernal pools within the Study Area represent marginally suitable habitat for this species. This species was not observed during the 2020 special-status plant survey of the Study Area.

4.8 Sacramento Orcutt Grass

Sacramento Orcutt grass (*Orcuttia viscida*) is listed as endangered pursuant to both the federal and California Endangered Species Acts, and is classified as a CRPR List 1B.1 plant. Sacramento Orcutt grass is endemic to the southeastern Sacramento Valley (USFWS 2003), with all known occurrences restricted to Sacramento County. Sacramento Orcutt grass is an annual herb that occurs in vernal pools at elevations ranging from 100 to 330ft above sea level, and blooms from April through July (CNPS 2020).

Seasonal wetlands and vernal pools within the Study Area represents marginally suitable habitat for this species. This species was not observed during the 2020 special-status plant survey of the Study Area.

4.9 Sanford's Arrowhead

Sanford's arrowhead is not federally or state listed, but it is classified as a CRPR List 1B.2 plant. It generally occurs in shallow freshwater habitats associated with drainages, canals, and larger ditches that sustain inundation and/or slow moving water into early summer. This perennial rhizomatous species blooms from May to October, and occurs from sea level to approximately 2,000 feet (CNPS 2020).

The intermittent drainage and drainage ditch within the Study Area provide suitable habitat for this species. This species was not observed during the 2020 special-status plant survey of the Study Area.

5.0 CONCLUSION

No special-status plant species were observed during the 2020 protocol-level special-status plant survey of the SCLV 23 Property.

6.0 REFERENCES

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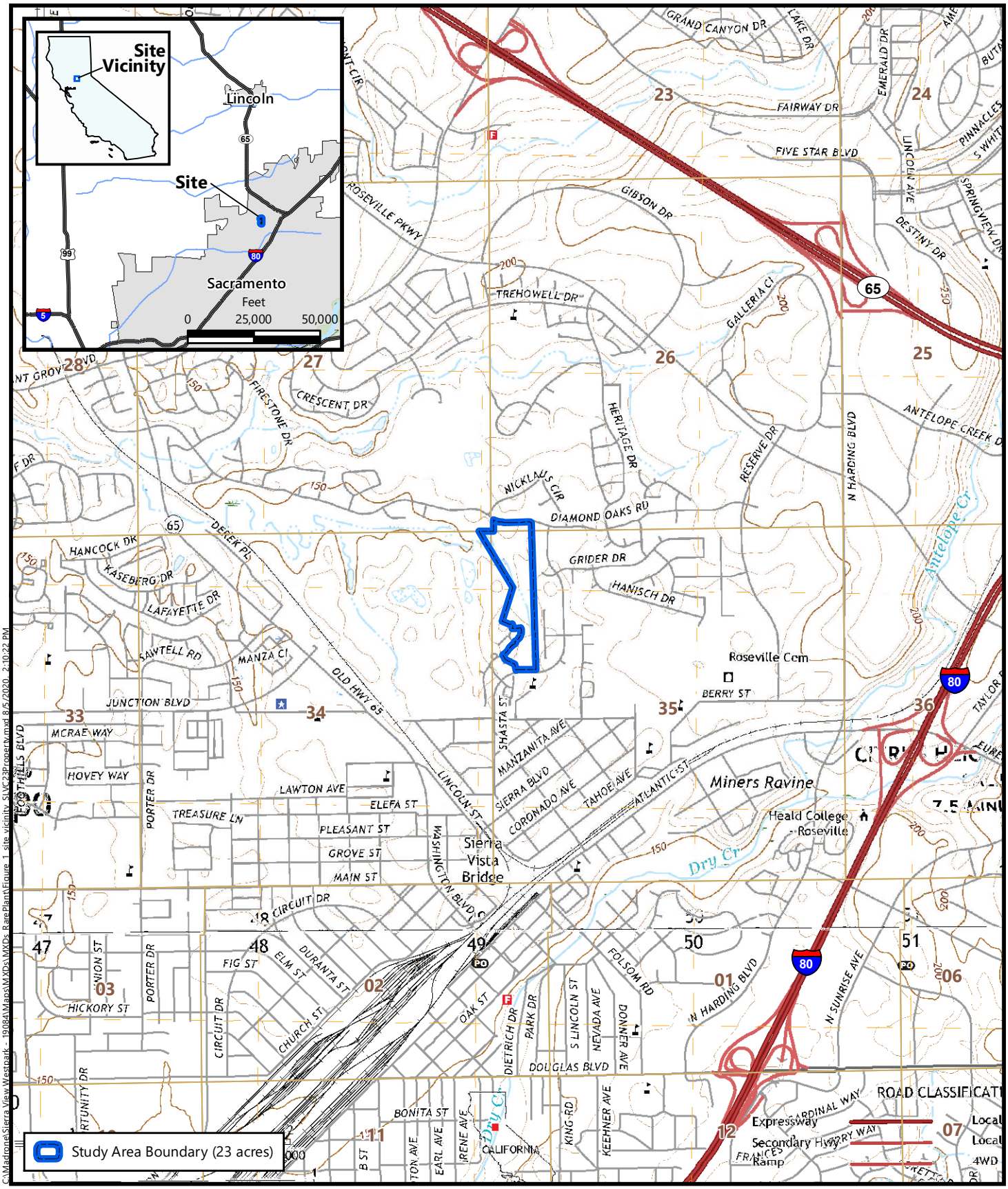
Figures

Figure 1. Vicinity Map
Figure 2. CNDDB Plant Occurences
Figure 3. Aquatic Resources
Figure 4. Natural Resources Conservation Service Soils

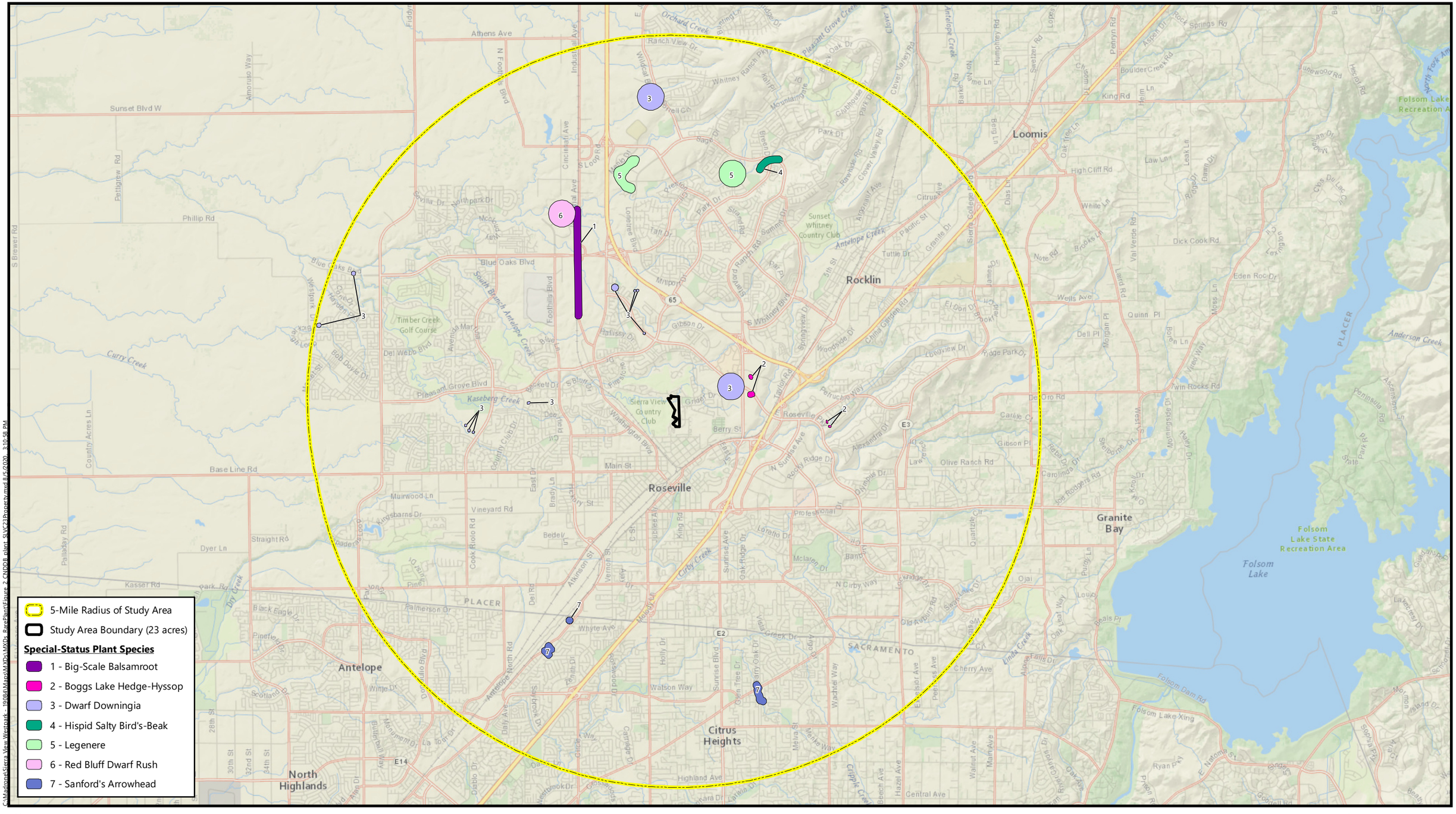


Source: United States Geologic Survey, 2018
"Roseville, California" 7.5-Minute Topographic Quadrangle
Sections 26, 34, and 35, Township 11 North, Range 6 East
Longitude -121.283085, Latitude 38.764232

Figure 1
Site and Vicinity

SLVC 23 Property
Roseville, Placer County, California

MADRONE ECOLOGICAL CONSULTING


5-Mile Radius of Study Area
Study Area Boundary (23 acres)
Special-Status Plant Species
1 - Big-Scale Balsamroot
2 - Boggs Lake Hedge-Hyssop
3 - Dwarf Downingia
4 - Hispid Salty Bird's-Beak
5 - Legenere
6 - Red Bluff Dwarf Rush
7 - Sanford's Arrowhead
N
Miles
0
1.25
2.5
Rocklin
Loomis
Roseville
Granite Bay
Antelope
Citrus Heights
North Highlands
Folsom Lake State Recreation Area
Folsom Lake
Sunset Whitney Country Club
Timber Creek Golf Course
Sierra View Country Club
PLACER
SACRAMENTO
Sunset Blvd W
Blue Oaks Blvd
Pleasant Grove Blvd
Base Line Rd
Athens Ave
Phillip Rd
Curry Creek
Kaseberg Creek
Antelope Creek
Linda Creek
Cirby Creek
Dry Creek
Folsom Dam Rd
Folsom Lake Xing
Twin Rocks Rd
Del Oro Rd
Olive Ranch Rd
Dick Cook Rd
Eden Roc Dr
Anderson Creek
Peninsula Rd
Ryan Pkwy
Foothills Blvd
Fiddyment Rd
Pleasant Grove Creek
Orchard Creek
Ranch View Dr
Whitney Ranch Pkwy
Park Dr
Clover Valley Rd
Rawhide Rd
Antelope Creek
Pacific St
Granite Dr
Tuttle Dr
Sierra College Blvd
Rocky Ridge Dr
Ridge Park Dr
Loomis Blvd
Taylor Rd
Sunrise Ave
Sunrise Blvd
Oak Ridge Dr
Auburn Folsom Rd
Old Auburn Rd
Cirby Way
Douglas Blvd
Roseville Pkwy
Foothill Blvd
Cincinnati Ave
Industrial Ave
S Loop Rd
N Foothills Blvd
Fairway Dr
Del Webb Blvd
Bob Doyle Dr
Blue Oaks Blvd
Whitney Blvd
Granite

Diamond Oaks Road

Shasta Street

Walton Way

Spyglass Hill

Spyglass Court

Saint Andrews Drive

Graeagle Court

Shasta Street

Study Area Boundary (23 acres)

Culvert

Aquatic Resources (2.047 acres)

Wetlands (0.871 acre)

Vernal Pool (0.648 acre)

Seasonal Wetland (0.199 acre)

Seasonal Wetland Swale (0.024 acre)

Other Waters (1.176 acres)

Drainage Ditch (0.223 acre)

Intermittent Drainage and Adjacent Riparian Wetland (0.953 acre)

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Feet

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Aerial Base: City of Roseville, 22 April 2019

Figure 3
Aquatic Resources

Sierra View Westpark
Roseville, Placer County, California

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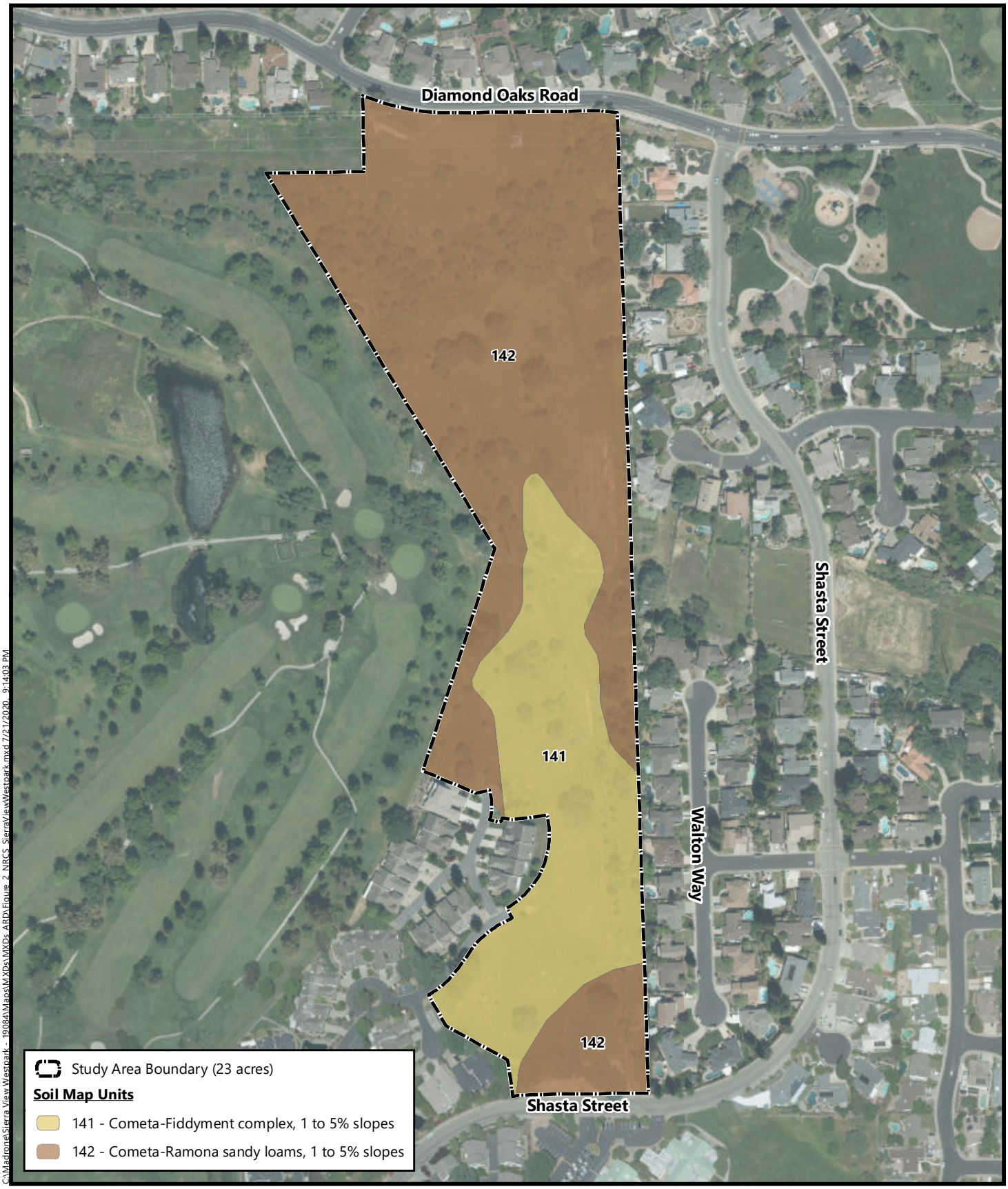

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Soil Survey Source: *USDA, Soil Conservation Service. Soil Survey Geographic (SSURGO) database for Placer County, California, Western Part*
Aerial Base: City of Roseville, 22 April 2019

Figure 4
Natural Resources Conservation Service Soils

Sierra View Westpark
Roseville, Placer County, California

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Attachments

Attachment A: Botanist Qualifications

Attachment B: Target Plant Species Reference Population Information

Attachment C: Plant Species Observed within the SVLC23 Study Area

Attachment A

Botanist Qualifications

BONNIE PETERSON

Ms. Peterson is a biologist and wetland/water quality regulatory specialist with experience obtaining required permits for a broad range of projects throughout California. She has managed regulatory compliance and implemented permitting strategies for compliance with the federal Clean Water Act Sections 401, 402 and 404; the Porter-Cologne Water Quality Control Act; the Dickey Water Pollution Act; Title 23 of the California Code of Regulations; California Fish and Game Code §1602; and state and federal Endangered Species Acts.

She conducts a range of activities to aid in planning and assure regulatory compliance in the field, including wetland delineations, environmental awareness training, and surveys and habitat assessments for valley elderberry longhorn beetle, burrowing owl, Swainson's hawk, giant garter snake, listed vernal pool branchiopods, and other special-status species; riparian and oak tree monitoring; vernal pool floristic monitoring, and rare plant surveys. She has monitored constructed and reference wetlands, monitored conservation areas and mitigation banks, prepared annual reports; prepared Mitigation Monitoring Plans and Open Space Monitoring Plans; and conducted biological assessments.

Ms. Peterson is a Certified Professional in Erosion and Sediment Control meeting requirements of a QSP/QSD. She directs staff in the preparation of Storm Water Pollution Prevention Plans and acts as a liaison between developers, contractors, city and county representatives, and various regional water quality control boards.

POSITION

Senior Biologist

AREAS OF EXPERTISE

- 404 Permitting
- 401 Certifications
- 1602 Agreements

EDUCATION

- B.S., Conservation Biology, California State University, Sacramento, 2003

RELEVANT TRAINING

- Current Treasure, Sac-Shasta Chapter of the Wildlife Society
- CDFW Scientific Collecting Permit with authorizations 1, 2, 3, 4, 5, 6, 7, & 9 (Permit SC-9589)
- CDFW Threatened & Rare Plant

SELECTED PROJECT EXPERIENCE

Electra-Pine Grove SCADA Switches
Regulatory Specialist, Amador and Calaveras County, California
Conducted site assessment and developed avoidance strategies for sensitive resources to allow work to occur without triggering a need for regulatory permits. Prepared BLM encroachment permit application. Conducted rare plant surveys and provided monitoring and environmental awareness training to construction crews.

Chuckwalla Valley State Prison, California Department of Corrections and Rehabilitation Biologist, Riverside County, California
Acted as a Project Biologist, Ms. Peterson conducted rare plant surveys, habitat assessments, and ordinary high water mark assessments for the Chuckawalla Valley State Prison facility repairs and produced biological survey reports to support the CEQA Notice of Exemption.

- Collection Permit
- CPESC, CPESC Inc, Envirocert International (Cert# 6193)
- QSP/QSD ,CASQA & California Construction General Permit Training Team (Cert# 00294)
- USFWS Threatened & Endangered Species Permit for federally listed Branchiopods
- Vernal Pool Taxonomy, CNPS Plant Sciences Training Program
- Basic Wetland Delineation Course, Wetland Training Institute
- California Rapid Assessment Method (CRAM)

Level II Infill Correctional Facilities Projects at the Mule Creek State Prison Infill Site Biologist, Amador County, California

Ms. Peterson conducted wetland habitat assessments and prepared technical reports to support project planning and construction. She assisted with implementation of an environmental awareness program, and oversight of the Mitigation Monitoring Plan Implementation.

Los Cerros

Project Manager, City of Rocklin, California

As a regulatory specialist and project manager, Ms. Peterson prepared and/or coordinated the preparation of the wetland delineation, cultural resources study, arborist survey, and rare plant survey for the 144-acre residential development. She prepared the state and federal permitting strategy and assisted with the development of a project description for submittal to the City of Rocklin.

Markleeville Creek Restoration

Wetland and Revegetation Specialist, Alpine County, California

Ms. Peterson was the lead wetland scientist and a re-vegetation designer for the Markleeville Creek floodplain restoration project, located at a former USDA Forest Service Guard Station in Alpine County, California. Relocation of the USFS facilities to another nearby upland location has provided an opportunity for ecological restoration, environmental education/interpretation, and public recreation and access improvements. Ms. Peterson conducted a wetland delineation, noxious weeds survey, supported visual renderings to depict future vegetation conditions, prepared revegetation plans, and is evaluating the potential environmental impacts for CEQA compliance and preparing permit applications.

Lakeview Farms 320-acre Mitigation Basin

Biologist, City of Lincoln, Placer County, California

Ms. Peterson prepared the Mitigation Monitoring Plan and Operations and Management Plan. The project included the development and entitlement of a dual-use basin; regional flood mitigation and restoration of 154 acres of wetland and pond habitat. She assisted within obtaining required environmental permits and provided preconstruction biological surveys and post-construction long term resource monitoring assistance. She conducted mitigation success monitoring in compliance with U.S. Army Corps approved Mitigation Monitoring Plan.

Bickford Ranch

Regulatory Specialist/Biologist, Placer County, California

Ms. Peterson conducted riparian, vegetation, and hydrology monitoring for the onsite mitigation areas, conducted monitoring for VELB, conducted preserve monitoring, and provided management recommendations. She prepared annual monitoring reports for submittal to the USACE and CDFW as required by project permits.

Gill Ranch Mitigation Bank

Biologist, Sacramento County, California

Ms. Peterson conducted branchiopod surveys, and dip net monitoring of historic (i.e., naturally occurring) and constructed/restored mitigation vernal pools as mitigation for vernal pool fairy shrimp, California fairy shrimp, and tadpole shrimp. She also monitored mitigation pools for appropriate hydrology, a vegetative establishment, as required by

the Mitigation and Monitoring Plan, reviewed associated reports, and delineated wetlands.

City of Roseville Open Space Monitoring
Biologist, Placer County, California
Ms. Peterson acted as the monitoring biologist for the City. She conducted surveys for federally listed Branchiopods over multiple years as a component of the perpetual monitoring of constructed and preserved vernal pools, as well as 5-year success criteria monitoring of constructed or restored wetlands for mitigation purposes for all of the City's Open Space Preserves. She conducted annual vernal pool floristic assessments and ground nesting bird surveys, recorded residual dry matter data (RDM), and surveyed for factors such as invasive / nonnative plant species, hydrologic integrity, fencing integrity, condition of signage, and evidence of unauthorized use. She has written annual reports addressing the above issues and recommending necessary maintenance and management actions.

Laguna Creek Mitigation Bank
Biologist, Sacramento County, California
Ms. Peterson located and surveyed all associated native and elderberry mitigation plantings for survival rate, size class, and overall health. All elderberry shrubs were monitored for the presence of VELB, and additional stem count data was taken. She collected and organized the data for and prepared the annual monitoring report.

Silverado Oaks Urban Reserve
Biologist, Placer County, California
As a project biologist, Ms. Peterson supervised the collection of data and report preparation for success criteria monitoring for VELB and associated native plantings and oversaw the long-term monitoring of the Open Space Preserve area as required by the Operations and Management Plan for the site.

Attachment B

Target Plant Species Reference Population Information

Target Plant Species Reference Population Information
for the SVLC 23 Property
Special-Status Plant Survey

Plant Species	Location of Reference Population	Date of Visit	Phenology of Reference Population/ Distinctive Characteristics
Downingia pusilla Dwarf downingia	WestPark Open Space Preserve (VP_554)	20 May 2020	Four plants in bloom. This population was also visited on 8 May 2020 and the pool was inundated at that time.
Legenere limosa Legenere	Private property in South Sacramento County	15 April 2020	Robust population of multiple plants being monitored for future seed collection. Wetland was inundated and plants were submerged but identifiable.
Sagittaria sanfordii Sanford's arrowhead	Population north of Tempo Community Park in Citrus Heights	10 June 2020	three plants with emergent leaves.

Attachment C

Plant Species Observed within the SVLC 23 Study Area

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Plant Species Observed within the SVLC 23 Property Project Area
15 and 16 April and 15 and 20 May 2020

Family / Species Name	Common name	Native / Non-Native
AGAVACEAE		
Chlorogalum angustifolium	Narrowleaf soap plant	Native
Chlorogalum pomeridianum var. pomeridianum	Wavyleaf soap plant	Native
APIACEAE		
Eryngium castrense	Great valley coyote-thistle	Native
Torilis arvensis	Tall sock-destroyer	Naturalized
APOCYNACEAE		
Asclepias fascicularis	Narrow-leaf milkweed	Native
ASTERACEAE		
Achyrachaena mollis	Blow wives	Native
Carduus pycnocephalus subsp. pycnocephalus	Italian thistle	Naturalized
Centaurea solstitialis	Yellow star-thistle	Naturalized
Centromadia fitchii	Fitch's spikeweed	Native
Erigeron canadensis	Horseweed	Native
Holocarpha virgata subsp. virgata	Slender tarweed	Native
Lactuca serriola	Prickly lettuce	Naturalized
Leontodon saxatilis subsp. saxatilis	Hairy hawkbit	Naturalized
Micropus californicus	Q-tips	Native
Pseudognaphalium luteoalbum	Pearly everlasting	Naturalized
Pseudognaphalium microcephalum	Wright's cudweed	Native
Psilocarphus brevissimus var. brevissimus	Dwarf woollyheads	Native
Sonchus asper subsp. asper	Prickly sow thistle	Naturalized
Tragopogon dubius	Yellow salsify	Naturalized
BIGNONIACEAE		
Catalpa bignonioides	Southern catalpa	Naturalized
BORAGINACEAE		
Plagiobothrys greenei	Greene's spiny-nut popcornflower	Native
Plagiobothrys stipitatus var. micranthus	Slender popcorn flower	Native
CYPERACEAE		
Carex barbarae	Santa barbara sedge	Native
Cyperus eragrostis	Tall nutsedge	Native

Plant Species Observed within the SVLC 23 Property Project Area
15 and 16 April and 15 and 20 May 2020

Family / Species Name	Common name	Native / Non-Native
Eleocharis macrostachya	Creeping spikerush	Native
Schoenoplectus acutus var. occidentalis	Common tule	Native
EUPHORBIACEAE		
Triadica sebifera	Chinese tallowtree	Naturalized
FABACEAE		
Acmispon americanus var. americanus	Spanish lotus	Native
Gleditsia triacanthos	Honey locust	Naturalized
Trifolium glomeratum	Clustered clover	Naturalized
Trifolium hirtum	Rose clover	Naturalized
Trifolium subterraneum	Subterranean clover	Naturalized
Vicia sativa subsp. sativa	Spring vetch	Naturalized
Vicia villosa subsp. villosa	Winter vetch	Naturalized
Quercus douglasii	Blue oak	Native
Quercus lobata	Valley oak	Native
Quercus wislizeni var. wislizeni	Interior live oak	Native
GERANIACEAE		
Erodium botrys	Filaree	Naturalized
HYPERICACEAE		
Hypericum perforatum subsp. perforatum	Klamathweed	Naturalized
JUNCACEAE		
Juncus bufonius	Toad rush	Native
LAMIACEAE		
Pogogyne zizyphoroides	Sacramento beardstyle	Native
LILIACEAE		
Calochortus luteus	Yellow mariposa lily	Native
LYTHRACEAE		
Lythrum hyssopifolia	Hyssop loosestrife	Naturalized
ONAGRACEAE		
Epilobium canum	California fuchsia, zauschneria	Native
Epilobium torreyi	Torrey's willow-herb	Native

Plant Species Observed within the SVLC 23 Property Project Area
15 and 16 April and 15 and 20 May 2020

Family / Species Name	Common name	Native / Non-Native
OROBANCHACEAE		
Castilleja campestris subsp. campestris	Yellow owl's clover	Native
PHRYMACEAE		
Mimulus guttatus	Seep-spring monkeyflower	Native
PLANTAGINACEAE		
Callitriche marginata	Winged water starwort	Native
Gratiola ebracteata	Bractless hedge-hyssop	Native
Plantago erecta	Dotseed plantain	Native
Plantago lanceolata	English plantain	Naturalized
POACEAE		
Aegilops triuncialis	Barbed goat grass	Naturalized
Agrostis stolonifera	Creeping bent	Naturalized
Avena fatua	Wild oat	Naturalized
Briza minor	Annual quaking grass	Naturalized
Bromus hordeaceus	Soft chess	Naturalized
Cynodon dactylon	Bermuda grass	Naturalized
Cynosurus echinatus	Bristly dogtail grass	Naturalized
Deschampsia danthonioides	Annual hair grass	Native
Elymus caput-medusae	Medusa head	Naturalized
Festuca perennis	Rye grass	Naturalized
Glyceria declinata	Low manna grass	Naturalized
Paspalum dilatatum	Dallis grass	Naturalized
POLEMONIACEAE		
Leptosiphon bicolor	Miniature lupine	Native
Navarretia intertexta	Needle leaf navarretia	Native
Persicaria punctata	Dotted smartweed	Native
Polygonum aviculare subsp. depressum	Prostrate knotweed	Naturalized
RANUNCULACEAE		
Delphinium sp.	Larkspur	Native
Ranunculus bonariensis var. trisepalus	Carter's buttercup	Native
ROSACEAE		
Prunus cerasifera	Cherry plum	Naturalized

Plant Species Observed within the SVLC 23 Property Project Area
15 and 16 April and 15 and 20 May 2020

Family / Species Name	Common name	Native / Non-Native
Pyrus calleryan	Callery PEAR	Naturalized
Rosa californica	California rose	Native
Rosa sp.	Cultivated rose	Naturalized
Rubus armeniacus	Himalayan blackberry	Naturalized
SALICACEAE		
Populus fremontii subsp. fremontii	Fremont cottonwood	Native
Salix exigua var. exigua	Sandbar willow	Native
Salix sp.	Willow	Naturalized
THEMIDACEAE		
Brodiaea elegans subsp. elegans	Harvest bordiaea	Native
Dichelostemma capitatum	Blue dicks	Native
Dichelostemma multiflorum	Wild hyacinth	Native
Triteleia hyacinthina	White brodiaea, fool's onion	Native
TYPHACEAE		
Typha latifolia	Broad-leaved cattail	Native
VITACEAE		
Vitis californica	California wild grape	Native

MADRONE ECOLOGICAL CONSULTING

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(916) 822-3230

18 August 2020

John Welch
SVLC 23, LLC
c/o Sierra View Land Company
105 Alta Vista Drive
Roseville, CA 95678

Subject: **SVLC 23 Valley Elderberry Longhorn Beetle Habitat Survey, Placer County, California**

Dear Mr. Welch:

At the request of SVLC 23, LLC., Madrone Ecological Consulting, LLC (Madrone) conducted a protocol-level survey for the federally threatened Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*, VELB) habitat within the SVLC 23 Property (Project Area). This letter report presents the methods and results of the survey.

The approximately 23-acre Study Area is comprised of APN 015-011-029-000, located north of Shasta Street and south of Diamond Oaks Road, just east of the Sierra View Country Club in the City of Roseville, Placer County, California. The Study Area falls within Sections 26, 34, and 35, Township 11 North, Range 6 East (MDB&M) of the "Roseville, California" 7.5-Minute Series USGS Topographic Quadrangle (USGS 2018[1]) (**Figure 1**).

Madrone senior biologist Bonnie Peterson surveyed the Project Area on 15 and 16 April and 15 and 20 May 2020. The survey was conducted according to the Framework for Assessing Impacts to the Valley Elderberry Longhorn Beetle (USFWS 2017[2]). No elderberry shrubs were observed within the Plan Area and no evidence of VELB was observed.

If you have any questions or require additional information, please contact me at (916) 822-3225 or svonderohe@madroneEco.com.

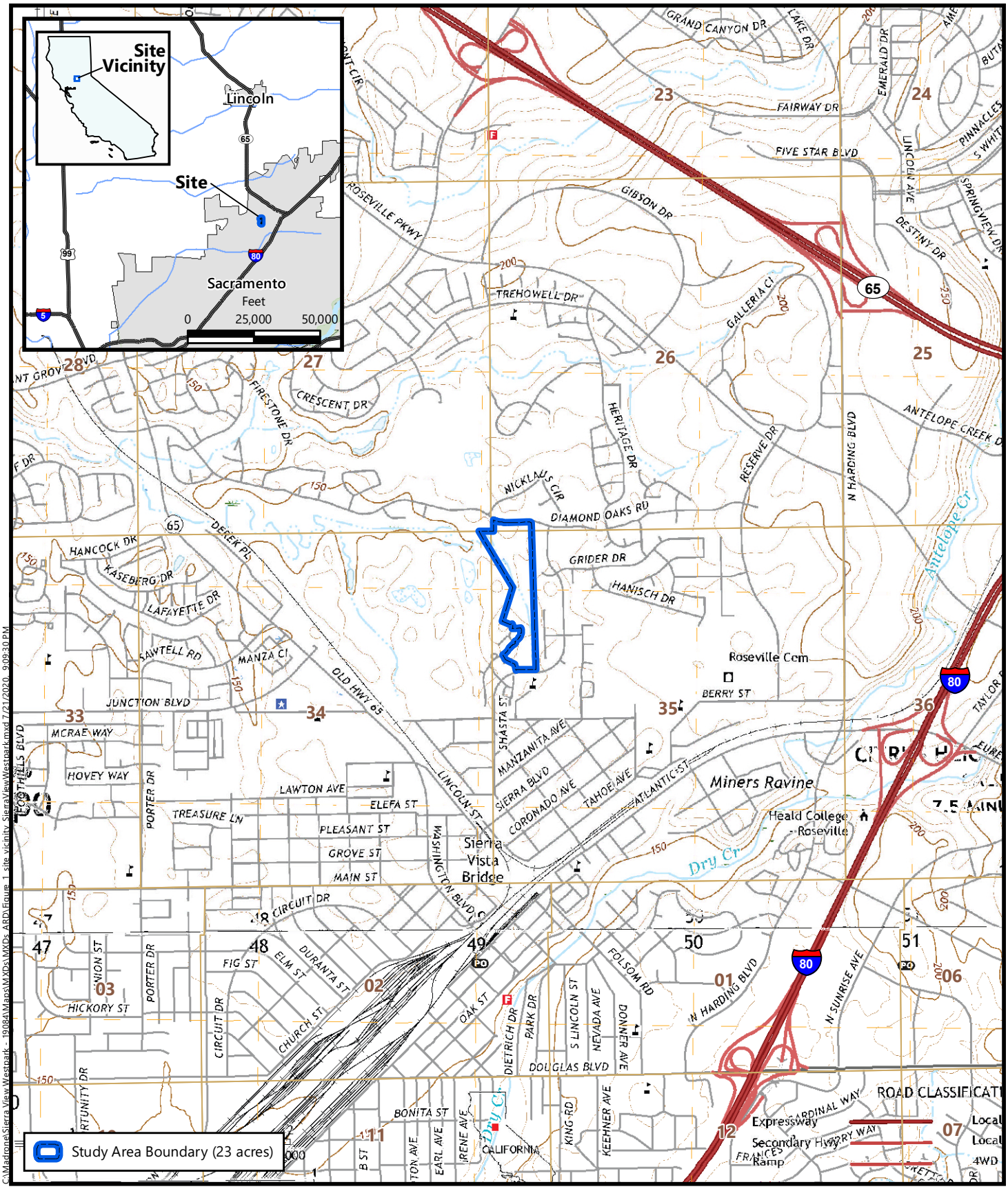
Sincerely,

Sarah VonderOhe

Sarah VonderOhe
Principal

[1] U.S. Geological Survey (USGS). 2018. "Roseville, California" 7.5-Minute Series Topographic Quadrangle Map. U. S. Geological Survey. Denver, Colorado.

[2] U.S. Department of the Interior, Fish and Wildlife Service (USFWS). 2017. Framework for Assessing Impacts to the Valley Elderberry Longhorn Beetle. Dated May 2017.



Source: United States Geologic Survey, 2018
"Roseville, California" 7.5-Minute Topographic Quadrangle
Sections 26, 34, and 35, Township 11 North, Range 6 East
Longitude -121.283085, Latitude 38.764232

Figure 1
Site and Vicinity

SVLC 23 Property
Roseville, Placer County, California

MADRONE ECOLOGICAL CONSULTING

PC EXHIBIT I

MND ATTACHMENT 6

2019-20 Dry-Season & Wet-Season Branchiopod Survey 90-Day Report

SVLC 23 Property

(2020-TA-0318)

Placer County, California
19 August 2020

MADRONE ECOLOGICAL CONSULTING

Prepared for:
SVLC 23, LLC
c/o Sierra View Land Company
105 Alta Vista Drive
Roseville, CA 95678

Recommended Citation:
Madrone Ecological Consulting, Inc. (Madrone). 2020. *2019-20 Dry-Season & Wet-Season Branchiopod Survey 90-Day Report, SVLC 23 Property (2020-TA-0318)*. Prepared for SVLC 23, LLC. Published on 19 August 2020.

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2.0 Location **1**

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Figures

Figure 1. Site and Vicinity
Figure 2. Sampling Locations

Attachments

Attachment A. Dry-Season Lab Data Sheet
Attachment B. Wet-Season Data Sheets
Attachment C. Representative Photographs

1.0 OBJECTIVE

The purpose of this report is to summarize the results of protocol surveys for listed large vernal pool branchiopods conducted by Madrone Ecological Consulting (Madrone) within the SVLC 23 Property (formally Sierra View – Westpark) Project Area (Study Area) during the 2019-2020 dry-season and wet-season. Target species included the federally endangered conservancy fairy shrimp (*Branchinecta conservatio*) and vernal pool tadpole shrimp (*Lepidurus packardi*), as well as the federally threatened vernal pool fairy shrimp (*Branchinecta lynchi*). Dry-season and wet-season surveys were conducted under the authority of U.S. Fish and Wildlife Service (USFWS) Recovery Permits for Dustin Brown (TE85084C-0) and Bonnie Peterson (TE205600-1) of Section 10(a)(1)(A) of the ESA, 16 U.S. Code 1531 et seq. and in accordance with the 13 November 2017 Survey Guidelines for the Listed Large Branchiopods (Guidelines) (USFWS 2017). Authorization to conduct dry-season surveys was issued by the USFWS in an e-mail to Dustin Brown on 8 November 2019 and wet-season surveys was issued by the USFWS in an e-mail to Dustin Brown on 19 December 2019 (USFWS reference number 2020-TA-0318).

2.0 LOCATION

The approximately 23-acre Study Area is located north of Shasta Street and south of Diamond Oaks Road, just east of the Sierra View Country Club in the City of Roseville, Placer County, California. The Study Area falls within Section 35, Township 11 North, Range 6 East (MDB&M) of the "Roseville, California" 7.5-Minute Series USGS Topographic Quadrangle (USGS 1992) (**Figure 1**).

3.0 METHODS AND MATERIALS

3.1 Dry-Season Survey

All potential large vernal pool branchiopod habitat within the Study Area was sampled. Potential habitat for federally listed large branchiopods is defined as any seasonally inundated depression that, on average, ponds water at a sufficient depth and duration for a listed large branchiopod to complete its lifecycle. Habitats that swiftly flow water (e.g., creeks, streams, and ephemeral drainages) or habitats that are semi-to-permanently inundated and support perennial populations of predators (e.g., bullfrogs, fish, and crayfish) generally do not provide suitable habitat for listed large branchiopods (USFWS 2017). **Figure 2** is an exhibit of potential branchiopod habitat within the Study Area (City of Roseville 2019). All vernal pools, seasonal wetlands, and seasonal wetland swales were sampled during the dry-season survey totaling 19 features. The seasonal wetland swale (SWS-1) was sampled during the dry season survey. It was not sampled during the wet season survey because it did not pond and exhibited flowing water during rain events and was unsuitable habitat for vernal pool branchiopods.

Dry soil/substrate was collected from the top 1 to 3 centimeters with a hand spade from the lowest topographic areas within each sampled feature. Wherever possible, substrate samples were collected in chunks to avoid damaging branchiopod eggs. The number and volume of soil/substrate samples collected was proportionate

to the size of the sampled feature pursuant with the requirements summarized in Table 1 of the Guidelines (USFWS 2017). Soil/substrate samples were transferred to liter-sized plastic bags and marked with the project name, aquatic feature number, and collection date for transport to Madrone's laboratory. Madrone senior biologist Dustin Brown collected soil samples for 16 features on 12 November 2019. Three additional habitat features were identified during the wet season survey and soil for those three features (SW-13, 14, and 15) were collected by Bonnie Peterson upon drying. Dry-season samples were collected in accordance with the Guidelines (USFWS 2017) and the special terms and conditions of Mr. Brown's and Ms. Peterson's permits.

A brine solution was prepared in the lab by stirring non-iodized salt with lukewarm tap water in a large container. Soils/substrate samples collected from each aquatic feature were individually placed into the brine solution, and manually worked by hand to reduce soil structure. Floating organic material was decanted into either a 710-micron-diameter pore-size sieve stacked atop a 150- micron-diameter pore-size sieve. The soil material was processed through the top sieve by flushing it with lukewarm tap water while gently rubbing it with a soft-bristle brush. The organic material retained from the 150-micron-diameter pore-size sieve was then removed and thinly spread into plastic petri dishes.

All sieved fractions were microscopically inspected for the presence of large branchiopod eggs by Mr. Brown. Soil samples were prepared and inspected pursuant to the Guidelines (USFWS 2017) and the special terms and conditions of Mr. Brown's Take Permit (TE85084C-0) dated 5 March 2019.

If present, total egg abundance information for each sampled feature was reported in terms of: low abundance (estimate of 1-10 eggs/sampled feature); medium abundance (estimate of 11-50 eggs/sampled feature); and high abundance (estimate of more than 50 eggs/sampled feature).

Scanning electron micrographs of eggs (Gilchrist 1978, Hill and Shepard 1998, Mura 1991) are used to identify and compare any branchiopod eggs observed within the soil samples. Evidence of other aquatic invertebrates encountered was also noted on the lab data sheet. **Attachment A** contains the Dry-Season Lab Data Sheet, which lists sampled aquatic features.

3.2 Wet-Season Survey

Field surveys were conducted by Mr. Brown or Ms. Peterson every 14 days between 11 December 2019, and 28 April 2020, in accordance with the Guidelines (USFWS 2017). Sampling of inundated features occurred on 11 and 24 December 2019, 8 and 22 January, 5 and 19 February, 4 and 18 March, and 1 and 14 April 2020. All features representing appropriate federally-listed large vernal pool branchiopod habitat were dry by the final sampling date of 28 April 2019.

All potential large vernal pool branchiopod habitat was sampled with a 5-foot long dip net equipped with a 12-inch D-ring and 650 micron mesh. Sampling involved making a series of pulls by extending the net out and pulling it back in a sweeping motion. The net was examined for the presence of large vernal pool branchiopods and then cleaned of debris between pulls. The number of pulls made in each feature was commensurate to

feature size and ponding depth. In addition, all potential habitat was visually inspected for the presence of large vernal pool branchiopods throughout the sampling sessions. Air temperature, water temperature, and approximate maximum depth of ponding was measured and recorded during the sampling sessions. **Attachment B** contains the wet-season data sheets with the above described field data.

4.0 GENERAL SITE CONDITIONS AND HABITATS

The Study Area is bounded on the north by Diamond Oak Road and to the south by Shasta Street. The abutting area east of the Study Area is a residential development, and to the west is a community of townhomes and the Sierra View Country Club and Golf Course.

The Study Area ranges from approximately 160-175 feet above mean seal level (AMSL), with rolling terrain sloping towards the north and south. A transmission line corridor is located within the northern portion of the Study Area, and another bisects the center of the Study Area. An unnamed intermittent tributary to South Branch Pleasant Grove Creek flows to the northwest through the Study Area (SFEI 2020), and a drainage ditch from south to north towards the intermittent tributary.

The principal vegetation community within the Study Area is non-native annual grassland. This vegetation community is fairly sparse in the southern portion of the site, with a mix of non-native annual grasses including soft brome (*Bromus hordeaceus*), ripgut brome (*B. diandrus*), perennial ryegrass (*Festuca perennis*), medusahead grass (*Elymus caput-medusa*), and wild oats (*Avena fatua*), and forbs such as Spanish lotus (*Acmispon americanus var. americanus*), Fitch's spikeweed (*Centromadia fitchii*), blue dicks (*Dichelostemma capitatum*), filaree (*Erodium botrys*), miniature lupine (*Lupines bicolor*), hairy hawkbit (*Leontodon saxatilis*), vetch (*Vicia* spp.), and English plantain (*Plantago lanceolata*). In the northern portion of the site, the annual grasslands are much denser in vegetation with a higher percentage of grass species and fewer forbs.

Interspersed throughout the grassland are a number of mature oaks, primarily blue oaks (*Quercus douglasii*), with scattered Valley oak (*Quercus lobata*) and live oak (*Quercus wislizeni*). A number of native and non-native trees are located along a drainage ditch and intermittent tributary including Chinese tallowtree (*Triadica sebifera*), southern catalpa (*Catalpa bignonioides*), honey locust (*Gleditsia triacanthos*), and willows (*Salix spp.*). Common shrubs in the riparian understory of the intermittent tributary include Himalayan blackberry (*Rubus armeniacus*), wild rose (*Rosa californica*), and narrow-leaf willow (*Salix exigua*).

Aquatic resource features delineated within the Study Area consist of the south to north flowing drainage ditch, an intermittent drainage and associated riparian wetland, a seasonal wetland swale and a number of scattered vernal pools and seasonal wetlands. See **Figure 2** for the sampling locations.

5.0 FINDINGS

No listed or non-listed large vernal pool branchiopod eggs (cysts) were observed in any sample collected during the 2019 and 2020 dry-season sampling. No listed or non-listed large branchiopods were observed within the Study Area during the 2019-20 wet-season protocol surveys.

6.0 REFERENCES

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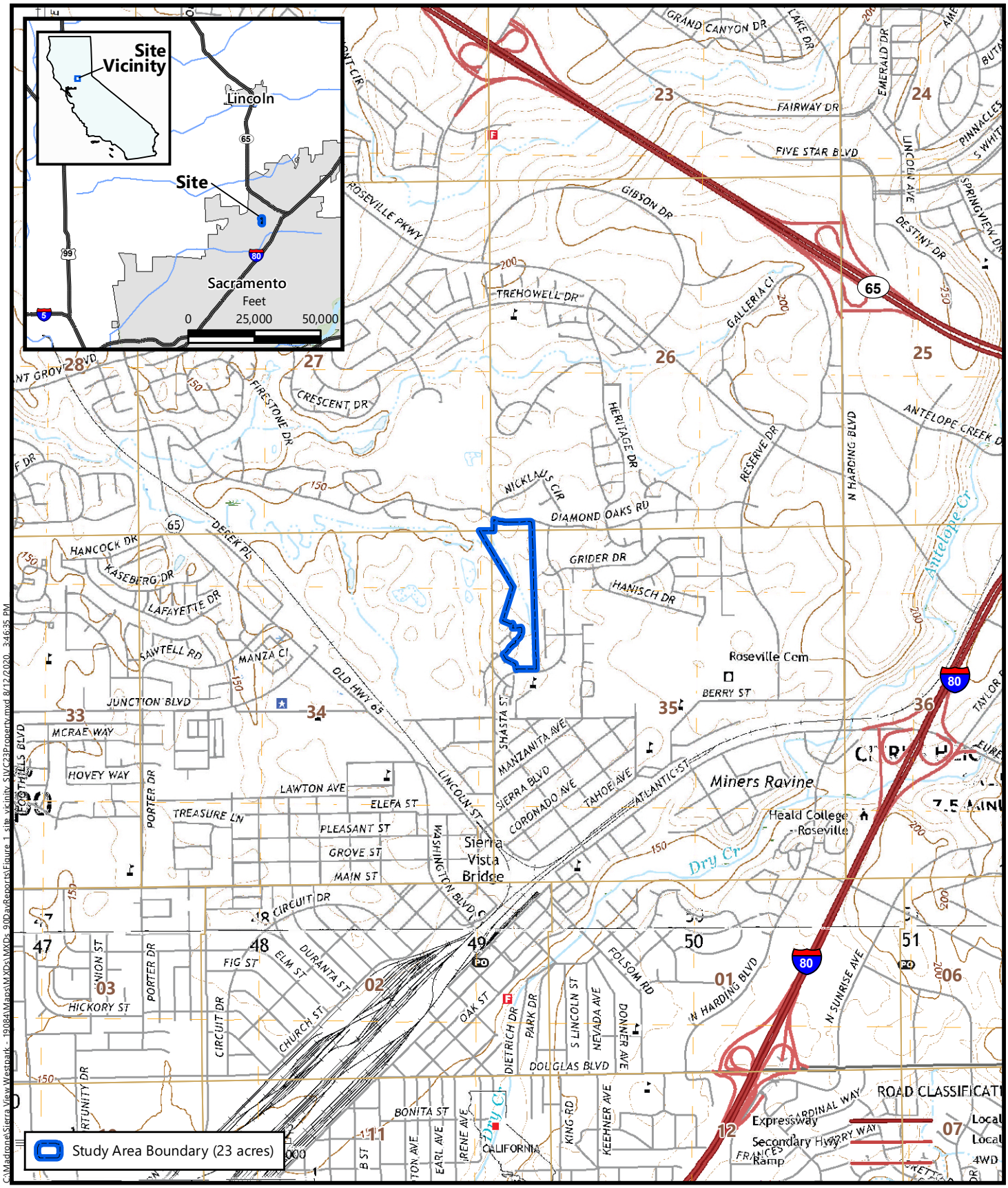
Figures

Figure 1. Site and Vicinity
Figure 2. Sampling Locations



Source: United States Geologic Survey, 2018
"Roseville, California" 7.5-Minute Topographic Quadrangle
Sections 26, 34, and 35, Township 11 North, Range 6 East
Longitude -121.283085, Latitude 38.764232

Figure 1
Site and Vicinity

SLVC 23 Property
Roseville, Placer County, California

MADRONE ECOLOGICAL CONSULTING

Diamond Oaks Road
SW-2
IDR-2
SW-3
IDR-1
SW-1
SW-5
SW-4
IDR-2
SWS-1
DD-1
SW-13
SW-6
VP-1
SW-14
VP-2
DD-2
Shasta Street
SW-7
Spyglass Hill
Spyglass Court
VP-3
Walton Way
Saint Andrews Drive
SW-9
SW-8
SW-11
SW-10
Graeagle Court
DD-3
SW-12
SW-15
Shasta Street

Study Area Boundary (23 acres)
Culvert

Aquatic Resources (2.044 acres)

Potential Habitat (0.868 acre)

Seasonal Wetland (0.191 acre)
Seasonal Wetland Swale (0.024 acre)
Vernal Pool (0.653 acre)

Non-Habitat - Not Sampled (1.176 acres)

Drainage Ditch (0.223 acre)
Intermittent Drainage and Adjacent Riparian Wetland (0.953 acre)

N

Feet
0 80 160

C:\Madrone\Sierra View Westpark - 19084\Maps\MXDs\MXDs_90DayReports\Figure_2_SamplingLocs_SLVC23Property.mxd 8/12/2020 3:46:16 PM

Aerial Base: City of Roseville, 22 April 2019

Figure 2
Sampling Locations

SLVC 23 Property
Roseville, Placer County, California

MADRONE ECOLOGICAL CONSULTING

Attachments

Attachment A. Dry-Season Lab Data Sheet
Attachment B. Wet-Season Data Sheets
Attachment C. Representative Photographs

Attachment A

Dry-Season Lab Data Sheet

Dry Season Lab Data Sheet

Project Information		Biologist Information	
Project Name: Sierra View	Quad: Roseville	Name of Person(s) Who Conducted the Following Tasks and Permit Number(s):	
USFWS Project Number: 2020-TA-318	Township: 11 North	Soil Collection Conducted By: Bonnie Peterson TE 205600-1, Dustin Brown TE 85084C-0	
County: Placer	Range: 6 East	Soil Processing Conducted By: Dustin Brown	
Lat: 38.763889	Section: 35	Soil Analysis/Cysts ID Conducted By: Dustin Brown	
Long: 121.282714		Soil Collection Date: 11/12/19 and 4/15/20	Soil Processing Date: 12/2,3+4/2020 and 4/17/2020

Feature Number	Invertebrates Present (X)														Comments
	Insect Exo-Skeletons	Micro-Turbellaria Cysts	*Cladocera ephippia*	Ostracods Live/Cysts/ Carapaces	Copepods Live/Cysts	Number of Large Branchiopod Eggs: *Branchinecta* sp.	*Lepidurus packardi*	*Linderiella occidentalis*	*Lynceus brachyurus*	*Cyzicus californicus*	Hydracarina Live	Nematoda	Collembola	Other Species	
VP-3	X	X		X											3 plates
SW-6	X	X													6 plates
SW-11	X														5 plates
SW-5	X												X		5 plates
SW-10	X	X		X									X		4 plates
SW-4	X												X		4 plates
SW-9	X														8 plates
SW-3	X												X		5 plates
SW-2	X												X		3 plates
SW-8	X												X		6 plates
SW-1	X	X											X	Rotofirs	12 plates
SW-12	X	X		X									X	Rotofirs	7 plates
VP-1	X	X	X	X	X								X	Rotofirs	6 plates
VP-2	X	X		X	X							X		Rotofirs	8 plates
SW-7	X												X		5 plates
SWS-1	X	X											X	Rotofirs	6 plates
SW-13 (4/17/2020)	X	X											X		4 plates
SW-14	X	X										X	X		5 plates
SW-15	X	X	X	X	X								X		4 plates

Attachment B

Wet-Season Data Sheets

Wet Season Survey Data Sheet

MADRONE ECOLOGICAL CONSULTING

Project Name: SVLC 23 Property

12/11/2019 | **Weather Conditions: Overcast, Calm** | **Permit #: TE205600-1**

Start Time: 1100 | **Start Air Temperature (°C): 12** | **Permitted Biologist: Bonnie Peterson**

End Time:1255 | **End Air Temperature (°C): 14** | **Assisted By:**

Feature No.	Water Temperature (°C)	Present Ponded Depth inches	Current % Surface Area	Micro-Turbellaria	Crustacea										Insecta												Gastropoda	Hydracaini	Herps		Habitat Condition				Land Use					
									Large Branchiopods						Coleoptera			Diptera			Hemiptera			Odonata							Disturbed				Grazed				
					Amphipoda	Cladocera	Copepoda	Ostracoda	BRLY	BRME	CYCA	LEPA	LIOC	LYBR	Dytiscidae	Hydrophilidae	Haliplidae	Chironomidae	Culicidae	Ephemeroptera	Corixidae	Notonectidae	Limnephilidae	Zygoptera	Anisoptera			*Bufo boreas*	*Pseudacris sierra*	Undisturbed	Tire Ruts	Garbage	Plowed or Disked	Fallow	Agriculture	Light	Moderate	Heavy
SW-12	13	6.5	80																		X								egg	X				X				
SW-11	Satura	0	0																											X				X				
SW-10	13	4	80																											X	old			X				
SW-8	13	1	90																											X				X				
SW-9	13	4	90																											X				X				
VP-3	14	3	80																											X				X				
SW-7	Too sha	0.25	5																												old road							
VP-2	14	4	95																												old road							
VP-1	13	12	100																		X								egg	X				X				
SW-6	Dry	0	0																											X				X				
SW-4	Dry	0	0																											X				X				
SW-5	Dry	0	0																											X				X				
SW-2	Dry	0	0																											X				X				
SW-3	Dry	0	0																											X				X				
SW-1	Dry	0	0																											X				X				
SW-13	13	4	80																											X				X				
SW-14	13	3	65																												old road							
SW-15	13	3	95																												old road							

Large Branchiopods: BRLY = *Branchinecta lynchi,* BRME = *Branchinecta mesovallensis,* LIOC = *Linderiella occidentalis,* LEPA = *Lepidurus packardi,* CYCA = *Cyzicus californicus,* LYBR = *Lynceus brachyurus*

Land Use: Grazed (C = cattle, H = horse, S = sheep, O = other)

Hydrology: S = saturated, N/P = not ponded

X = species present, **Large Branchiopods abundance =** (1's, 10's, 100's, 1000's)

Wet Season Survey Data Sheet

MADRONE ECOLOGICAL CONSULTING

Project Name: SVLC 23 Property		
12/24/2019	**Weather Conditions: Overcast, breezy**	**Permit #: TE205600-1**
Start Time: 1100	**Start Air Temperature (°C): 10**	**Permitted Biologist: Bonnie Peterson**
End Time:1300	**End Air Temperature (°C): 10.5**	**Assisted By:**

					Crustacea										Insecta														Herps		Habitat Condition				Land Use					
									Large Branchiopods						Coleoptera			Diptera			Hemiptera			Odonata							Disturbed				Grazed				
Feature No.	Water Temperature (°C)	Present Ponded Depth inches	Current % Surface Area	Micro-Turbellaria	Amphipoda	Cladocera	Copepoda	Ostracoda	BRLY	BRME	CYCA	LEPA	LIOC	LYBR	Dytiscidae	Hydrophilidae	Haliplidae	Chironomidae	Culicidae	Ephemeroptera	Corixidae	Notonectidae	Limnephilidae	Zygoptera	Anisoptera	Gastropoda	Hydracaini	*Bufo boreas*	*Pseudacris sierra*	Undisturbed	Tire Ruts	Garbage	Plowed or Disked	Fallow	Agriculture	Light	Moderate	Heavy
SW-12	8	9	95																										X				X				
SW-11	Dry	0	0																										X				X				
SW-10	8	4	95																										X	old			X				
SW-8	8	3	95																										X				X				
SW-9	8	3	95																										X				X				
VP-3	8	1.5	45																										X				X				
SW-7	Dry	0	0																											old road							
VP-2	8	3	100																											old road							
VP-1	8	12	100																										X				X				
SW-6	Dry	0	0																										X				X				
SW-4	Dry	0	0																										X				X				
SW-5	Dry	0	0																										X				X				
SW-2	8	6	40																										X				X				
SW-3	Dry	0	0																										X				X				
SW-1	Dry	0	0																										X				X				
SW-13	8	3	95																										X				X				
SW-14	8	2	95																											old road							
SW-15	9	8	100																											old road							

Large Branchiopods: BRLY = *Branchinecta lynchi,* BRME = *Branchinecta mesovallensis,* LIOC = *Linderiella occidentalis,* LEPA = *Lepidurus packardi,* CYCA = *Cyzicus californicus,* LYBR = *Lynceus brachyurus*

Land Use: Grazed (C = cattle, H = horse, S = sheep, O = other)

Hydrology: S = saturated, N/P = not ponded

X = species present, **Large Branchiopods abundance =** (1's, 10's, 100's, 1000's)

Wet Season Survey Data Sheet

MADRONE ECOLOGICAL CONSULTING

Project Name: SVLC 23 Property		
1/8/2020	**Weather Conditions: Overcast, calm**	**Permit #: TE205600-1**
Start Time: 1300	**Start Air Temperature (°C): 11**	**Permitted Biologist: Bonnie Peterson**
End Time:1430	**End Air Temperature (°C): 11**	**Assisted By:**

					Crustacea										Insecta														Herps		Habitat Condition				Land Use					
									Large Branchiopods						Coleoptera			Diptera			Hemiptera			Odonata							Disturbed				Grazed				
Feature No.	Water Temperature (°C)	Present Ponded Depth inches	Current % Surface Area	Micro-Turbellaria	Amphipoda	Cladocera	Copepoda	Ostracoda	BRLY	BRME	CYCA	LEPA	LIOC	LYBR	Dytiscidae	Hydrophilidae	Haliplidae	Chironomidae	Culicidae	Ephemeroptera	Corixidae	Notonectidae	Limnephilidae	Zygoptera	Anisoptera	Gastropoda	Hydracaini	*Bufo boreas*	*Pseudacris sierra*	Undisturbed	Tire Ruts	Garbage	Plowed or Disked	Fallow	Agriculture	Light	Moderate	Heavy
SW-12	12	9.5	95	X			X																						X				X				
SW-11	Dry																												X				X				
SW-10	12	2	80				X																						X	old			X				
SW-8	Dry																												X				X				
SW-9	Dry																												X				X				
VP-3	Dry																												X				X				
SW-7	Dry																													old road							
VP-2	Dry																													old road							
VP-1	11	12	90	X		X	X	X											X		X							X	X				X				
SW-6	Dry																												X				X				
SW-4	Dry																												X				X				
SW-5	Dry																												X				X				
SW-2	Dry																												X				X				
SW-3	Dry																												X				X				
SW-1	Dry																												X				X				
SW-13	Dry																												X				X				
SW-14	Dry																													old road							
SW-15	13	7	90																											old road							

Large Branchiopods: BRLY = *Branchinecta lynchi,* BRME = *Branchinecta mesovallensis,* LIOC = *Linderiella occidentalis,* LEPA = *Lepidurus packardi,* CYCA = *Cyzicus californicus,* LYBR = *Lynceus brachyurus*

Land Use: Grazed (C = cattle, H = horse, S = sheep, O = other)

Hydrology: S = saturated, N/P = not ponded

X = species present, **Large Branchiopods abundance =** (1's, 10's, 100's, 1000's)

Wet Season Survey Data Sheet

MADRONE ECOLOGICAL CONSULTING

Project Name: SVLC 23 Property		
1/22/2020	**Weather Conditions: Overcast, calm**	**Permit #: TE205600-1**
Start Time: 1052	**Start Air Temperature (°C): 13**	**Permitted Biologist: Bonnie Peterson**
End Time:1200	**End Air Temperature (°C): 16**	**Assisted By:**

					Crustacea										Insecta														Herps		Habitat Condition				Land Use					
									Large Branchiopods						Coleoptera			Diptera			Hemiptera			Odonata							Disturbed				Grazed				
Feature No.	Water Temperature (°C)	Present Ponded Depth inches	Current % Surface Area	Micro-Turbellaria	Amphipoda	Cladocera	Copepoda	Ostracoda	BRLY	BRME	CYCA	LEPA	LIOC	LYBR	Dytiscidae	Hydrophilidae	Haliplidae	Chironomidae	Culicidae	Ephemeroptera	Corixidae	Notonectidae	Limnephilidae	Zygoptera	Anisoptera	Gastropoda	Hydracaini	*Bufo boreas*	*Pseudacris sierra*	Undisturbed	Tire Ruts	Garbage	Plowed or Disked	Fallow	Agriculture	Light	Moderate	Heavy
SW-12	12	9	100				X																					X	X				X				
SW-11	Dry																												X				X				
SW-10	12	5	100	X																									X	old			X				
SW-8/9	11	4	80																										X				X				
VP-3	Dry																												X				X				
SW-7	Dry																													old road							
VP-2	11	5	100	X																										old road							
VP-1	11	12	100	X		X	X								X				X		X								X				X				
SW-6	11	10	25	X				X																					X				X				
SW-4	Dry																												X				X				
SW-5	Dry																												X				X				
SW-2	Dry																												X				X				
SW-3	Dry																												X				X				
SW-1	Dry																												X				X				
SW-13	11	2	100					X							X														X				X				
SW-14	Dry																													old road							
SW-15	11	7	100																											old road							

Large Branchiopods: BRLY = *Branchinecta lynchi,* BRME = *Branchinecta mesovallensis,* LIOC = *Linderiella occidentalis,* LEPA = *Lepidurus packardi,* CYCA = *Cyzicus californicus,* LYBR = *Lynceus brachyurus*

Land Use: Grazed (C = cattle, H = horse, S = sheep, O = other)

Hydrology: S = saturated, N/P = not ponded

X = species present, **Large Branchiopods abundance =** (1's, 10's, 100's, 1000's)

Wet Season Survey Data Sheet

MADRONE ECOLOGICAL CONSULTING

Project Name: SVLC 23 Property

Date: 2/5/2020 | **Weather Conditions: Sunny, Clear** | **Permit #: TE205600-1**

Start Time: 0100 | **Start Air Temperature (°C): 14** | **Permitted Biologist: Bonnie Peterson**

End Time: 0215 | **End Air Temperature (°C): 14** | **Assisted By: None**

					Crustacea										Insecta													Herps		Habitat Condition				Land Use					
									Large Branchiopods						Coleoptera			Diptera			Hemiptera			Odonata							Disturbed				Grazed				
Feature No.	Water Temperature (°C)	Present Ponded Depth inches	Current % Surface Area	Micro-Turbellaria	Amphipoda	Cladocera	Copepoda	Ostracoda	BRLY	BRME	CYCA	LEPA	LIOC	LYBR	Dytiscidae	Hydrophilidae	Haliplidae	Chironomidae	Culicidae	Ephemeroptera	Corixidae	Notonectidae	Limnephilidae	Zygoptera	Anisoptera	Gastropoda	Hydracaini	*Bufo boreas*	*Pseudacris sierra*	Undisturbed	Tire Ruts	Garbage	Plowed or Disked	Fallow	Agriculture	Light	Moderate	Heavy
SW-12	20	9	80	X			X	X													X								X				X				
SW-11	Dry																												X				X				
SW-10	Dry																												X	old			X				
SW-8/9	Dry																												X				X				
VP-3	Dry																												X				X				
SW-7	Dry																													old road							
VP-2	Dry																													old road							
VP-1	16	12	85	X			X	X													X								X				X				
SW-6	16	3	10	X			X	X																					X				X				
SW-4	Dry																												X				X				
SW-5	Dry																												X				X				
SW-2	Dry																												X				X				
SW-3	Dry																												X				X				
SW-1	Dry																												X				X				
SW-13	Dry																												X				X				
SW-14	Dry																													old road							
SW-15	13	7					X	X																						old road							

Large Branchiopods: BRLY = *Branchinecta lynchi,* BRME = *Branchinecta mesovallensis,* LIOC = *Linderiella occidentalis,* LEPA = *Lepidurus packardi,* CYCA = *Cyzicus californicus,* LYBR = *Lynceus brachyurus*

Land Use: Grazed (C = cattle, H = horse, S = sheep, O = other)

Hydrology: S = saturated, N/P = not ponded

X = species present, **Large Branchiopods abundance =** (1's, 10's, 100's, 1000's)

Wet Season Survey Data Sheet

MADRONE ECOLOGICAL CONSULTING

Project Name: SVLC 23 Property

Survey Date: 2/19/20 | **Weather Conditions: Sunny, Clear** | **Permit #: TE205600-1**

Start Time: 1000 | **Start Air Temperature (°C): 14** | **Permitted Biologist: Bonnie Peterson**

End Time: 1100 | **End Air Temperature (°C): 14** | **Assisted By: None**

Feature No.	Water Temperature (°C)	Present Ponded Depth inches	Current % Surface Area	Micro-Turbellaria	Crustacea										Insecta												Gastropoda	Hydracaini	Herps		Habitat Condition				Land Use					
									Large Branchiopods						Coleoptera			Diptera			Hemiptera			Odonata					*Bufo boreas*	*Pseudacris sierra*	Undisturbed	Disturbed			Fallow	Agriculture	Grazed		
					Amphipoda	Cladocera	Copepoda	Ostracoda	BRLY	BRME	CYCA	LEPA	LIOC	LYBR	Dytiscidae	Hydrophilidae	Haliplidae	Chironomidae	Culicidae	Ephemeroptera	Corixidae	Notonectidae	Limnephilidae	Zygoptera	Anisoptera								Tire Ruts	Garbage	Plowed or Disked			Light	Moderate	Heavy
SW-12	Dry																													X				X				
SW-11	Dry																													X				X				
SW-10	Dry																													X	old			X				
SW-8/9	Dry																													X				X				
VP-3	Dry																													X				X				
SW-7	Dry																														old road							
VP-2	Dry																														old road							
VP-1	16	11	25	X		X	X	X											X											X				X				
SW-6	16	0.5	2	X																										X				X				
SW-4	Dry																													X				X				
SW-5	Dry																													X				X				
SW-2	Dry																													X				X				
SW-3	Dry																													X				X				
SW-1	Dry																													X				X				
SW-13	Dry																													X				X				
SW-14	Dry																														old road							
SW-15	16	2	40			X																									old road							

Large Branchiopods: BRLY = *Branchinecta lynchi,* BRME = *Branchinecta mesovallensis,* LIOC = *Linderiella occidentalis,* LEPA = *Lepidurus packardi,* CYCA = *Cyzicus californicus,* LYBR = *Lynceus brachyurus*

Land Use: Grazed (C = cattle, H = horse, S = sheep, O = other)

Hydrology: S = saturated, N/P = not ponded

X = species present, **Large Branchiopods abundance =** (1's, 10's, 100's, 1000's)

Wet Season Survey Data Sheet

MADRONE ECOLOGICAL CONSULTING

Project Name: SVLC 23 Property

Survey Date: 3/04/20 | **Weather Conditions: Sunny, Clear** | **Permit #: TE205600-1**

Start Time: 12:40 | **Start Air Temperature (°C): 25** | **Permitted Biologist: Bonnie Peterson**

End Time: 13:15 | **End Air Temperature (°C): 26** | **Assisted By: None**

					Crustacea										Insecta													Herps		Habitat Condition				Land Use					
									Large Branchiopods						Coleoptera			Diptera			Hemiptera			Odonata							Disturbed					Grazed		
Feature No.	Water Temperature (°C)	Present Ponded Depth inches	Current % Surface Area	Micro-Turbellaria	Amphipoda	Cladocera	Copepoda	Ostracoda	BRLY	BRME	CYCA	LEPA	LIOC	LYBR	Dytiscidae	Hydrophilidae	Haliplidae	Chironomidae	Culicidae	Ephemeroptera	Corixidae	Notonectidae	Limnephilidae	Zygoptera	Anisoptera	Gastropoda	Hydracaini	*Bufo boreas*	*Pseudacris sierra*	Undisturbed	Tire Ruts	Garbage	Plowed or Disked	Fallow	Agriculture	Light	Moderate	Heavy
SW-12	Dry																												X				X				
SW-11	Dry																												X				X				
SW-10	Dry																												X	old			X				
SW-8/9	Dry																												X				X				
VP-3	Dry																												X				X				
SW-7	Dry																												X	old road							
VP-2	Dry																												X	old road							
VP-1	Dry																												X				X				
SW-6	Dry																												X				X				
SW-4	Dry																												X				X				
SW-5	Dry																												X				X				
SW-2	Dry																												X				X				
SW-3	Dry																												X				X				
SW-1	Dry																												X				X				
SW-13	Dry																												X				X				
SW-14	Dry																													old road							
SW-15	Dry																													road, freq dist							

Large Branchiopods: BRLY = *Branchinecta lynchi,* BRME = *Branchinecta mesovallensis,* LIOC = *Linderiella occidentalis,* LEPA = *Lepidurus packardi,* CYCA = *Cyzicus californicus,* LYBR = *Lynceus brachyurus*

Land Use: Grazed (C = cattle, H = horse, S = sheep, O = other)

Hydrology: S = saturated, N/P = not ponded

X = species present, **Large Branchiopods abundance =** (1's, 10's, 100's, 1000's)

Wet Season Survey Data Sheet

MADRONE ECOLOGICAL CONSULTING

Project Name: SVLC 23 Property

Survey Date: 3/18/20 | **Weather Conditions: Sunny, Clear** | **Permit #: TE85084C-0**

Start Time: 12:05 | **Start Air Temperature (°F): 46** | **Permitted Biologist: Dustin Brown**

End Time: 14:25 | **End Air Temperature (°F): 49** | **Assisted By: None**

					Crustacea										Insecta													Herps		Habitat Condition				Land Use					
									Large Branchiopods						Coleoptera			Diptera			Hemiptera			Odonata							Disturbed				Grazed				
Feature No.	Water Temperature (°F)	Present Ponded Depth inches	Current % Surface Area	Micro-Turbellaria	Amphipoda	Cladocera	Copepoda	Ostracoda	BRLY	BRME	CYCA	LEPA	LIOC	LYBR	Dytiscidae	Hydrophilidae	Haliplidae	Chironomidae	Culicidae	Ephemeroptera	Corixidae	Notonectidae	Limnephilidae	Zygoptera	Anisoptera	Gastropoda	Hydracaini	*Bufo boreas*	*Pseudacris sierra*	Undisturbed	Tire Ruts	Garbage	Plowed or Disked	Fallow	Agriculture	Light	Moderate	Heavy
SW-12	55	11	90				x																						x	X				X				
SW-11	Dry	0																												X				X				
SW-10	55	5	80																											X	old			X				
SW-8/9	54	6	90																										x	X				X				
VP-3	Dry	0																												X				X				
SW-7	Dry	0																												X	old road							
VP-2	56	4	80																											X	old road							
VP-1	54	9	80				x																						x	X				X				
SW-6	58	6	50																											X				X				
SW-4	Dry	0																												X				X				
SW-5	Dry	0																												X				X				
SW-2	Dry	0																												X				X				
SW-3	56	3	40																											X				X				
SW-1	Dry	0																												X				X				
SW-13	55	5	80																											X				X				
SW-14	56	3	70																												old road							
SW-15	54	6	100																												road, freq dist							

Large Branchiopods: BRLY = *Branchinecta lynchi,* BRME = *Branchinecta mesovallensis,* LIOC = *Linderiella occidentalis,* LEPA = *Lepidurus packardi,* CYCA = *Cyzicus californicus,* LYBR = *Lynceus brachyurus*

Land Use: Grazed (C = cattle, H = horse, S = sheep, O = other)

Hydrology: S = saturated, N/P = not ponded

X = species present, **Large Branchiopods abundance =** (1's, 10's, 100's, 1000's)

Wet Season Survey Data Sheet

MADRONE ECOLOGICAL CONSULTING

Project Name: SVLC 23 Property

Survey Date: 4/1/20 | **Weather Conditions:Scattered clouds** | **Permit #: TE205600-1**

Start Time:1210 | **Start Air Temperature (°C): 24** | **Permitted Biologist: Bonnie Peterson**

End Time: 1455 | **End Air Temperature (°C): 25** | **Assisted By: None**

					Crustacea										Insecta													Herps		Habitat Condition				Land Use					
									Large Branchiopods						Coleoptera			Diptera			Hemiptera			Odonata							Disturbed				Grazed			
Feature No.	Water Temperature (°C)	Present Ponded Depth inches	Current % Surface Area	Micro-Turbellaria	Amphipoda	Cladocera	Copepoda	Ostracoda	BRLY	BRME	CYCA	LEPA	LIOC	LYBR	Dytiscidae	Hydrophilidae	Haliplidae	Chironomidae	Culicidae	Ephemeroptera	Corixidae	Notonectidae	Limnephilidae	Zygoptera	Anisoptera	Gastropoda	Hydracaini	*Bufo boreas*	*Pseudacris sierra*	Undisturbed	Tire Ruts	Garbage	Plowed or Disked	Fallow	Agriculture	Light	Moderate	Heavy
SW-12	22	3	5	X																									X				X				
SW-11	Dry	0																											X				X				
SW-10	Dry	0																											X	old			X				
SW-8/9	Dry	0																											X				X				
VP-3	Dry	0																											X				X				
SW-7	Dry	0																											X	old road							
VP-2	22	11	10	X	X																							X	X	old road							
VP-1	Dry	0																											X				X				
SW-6	Dry	0																											X				X				
SW-4	Dry	0																											X				X				
SW-5	Dry	0																											X				X				
SW-2	Dry	0																											X				X				
SW-3	Dry	0																											X				X				
SW-1	Dry	0																											X				X				
SW-13	Dry	0																											X				X				
SW-14	Dry	0																												old road							
SW-15	20	4	60																											road, freq dist							

Large Branchiopods: BRLY = *Branchinecta lynchi,* BRME = *Branchinecta mesovallensis,* LIOC = *Linderiella occidentalis,* LEPA = *Lepidurus packardi,* CYCA = *Cyzicus californicus,* LYBR = *Lynceus brachyurus*

Land Use: Grazed (C = cattle, H = horse, S = sheep, O = other)

Hydrology: S = saturated, N/P = not ponded

X = species present, **Large Branchiopods abundance =** (1's, 10's, 100's, 1000's)

Wet Season Survey Data Sheet

MADRONE ECOLOGICAL CONSULTING

Project Name: SVLC 23 Property

Survey Date: 4/15/20 | **Weather Conditions:Scattered clouds** | **Permit #: TE205600-1**

Start Time:1300 | **Start Air Temperature (°C): 25** | **Permitted Biologist: Bonnie Peterson**

End Time: 1355 | **End Air Temperature (°C): 25.6** | **Assisted By: None**

					Crustacea										Insecta													Herps		Habitat Condition				Land Use					
									Large Branchiopods						Coleoptera			Diptera			Hemiptera			Odonata							Disturbed				Grazed			
Feature No.	Water Temperature (°C)	Present Ponded Depth inches	Current % Surface Area	Micro-Turbellaria	Amphipoda	Cladocera	Copepoda	Ostracoda	BRLY	BRME	CYCA	LEPA	LIOC	LYBR	Dytiscidae	Hydrophilidae	Haliplidae	Chironomidae	Culicidae	Ephemeroptera	Corixidae	Notonectidae	Limnephilidae	Zygoptera	Anisoptera	Gastropoda	Hydracaini	*Bufo boreas*	*Pseudacris sierra*	Undisturbed	Tire Ruts	Garbage	Plowed or Disked	Fallow	Agriculture	Light	Moderate	Heavy
SW-12	25.2	6	10	X																									X	X				X				
SW-11	Dry	0																											X					X				
SW-10	Dry	0																											X	old				X				
SW-8/9	Dry	0																											X					X				
VP-3	Dry	0																											X					X				
SW-7	Dry	0																											X	old road								
VP-2	25.9	8	10	X																								X	X	old road								
VP-1	Dry	0																											X					X				
SW-6	Dry	0																											X					X				
SW-4	Dry	0																											X					X				
SW-5	Dry	0																											X					X				
SW-2	Dry	0																											X					X				
SW-3	Dry	0																											X					X				
SW-1	Dry	0																											X					X				
SW-13	Dry	0																											X					X				
SW-14	Dry	0																												old road								
SW-15	19.7	4	80																											road, freq dist								

Large Branchiopods: BRLY = *Branchinecta lynchi,* BRME = *Branchinecta mesovallensis,* LIOC = *Linderiella occidentalis,* LEPA = *Lepidurus packardi,* CYCA = *Cyzicus californicus,* LYBR = *Lynceus brachyurus*

Land Use: Grazed (C = cattle, H = horse, S = sheep, O = other)

Hydrology: S = saturated, N/P = not ponded

X = species present, **Large Branchiopods abundance =** (1's, 10's, 100's, 1000's)

Attachment C

Representative Photos

Photograph of VP-1 facing north on 12 November 2019

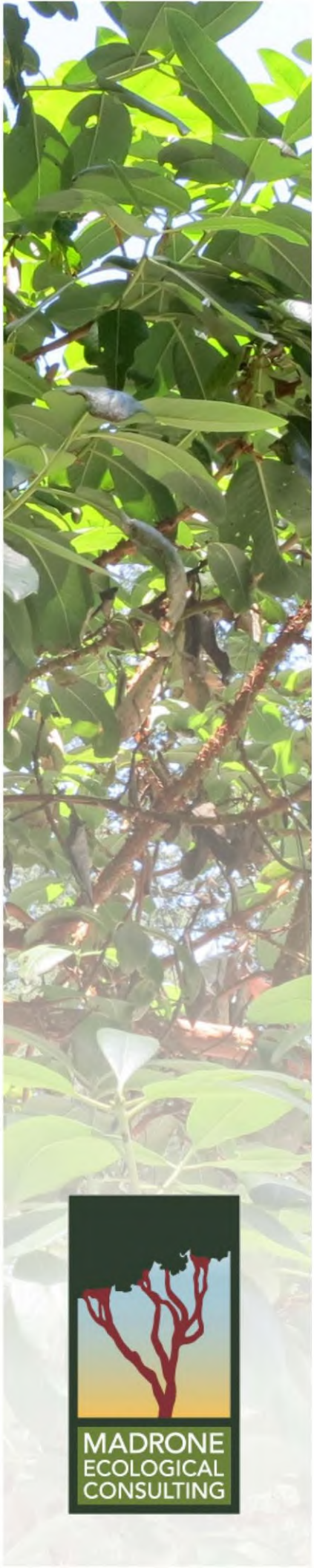
Photograph of the Study Area facing southwest on 12 November 2019

Photograph of SWS-1 facing south on 12 November 2019

Facing southwest at SW-12 on 18 March 2020

Facing north at SW-8 on 18 March 2020

Facing northwest at VP-1 on 18 March 2020



Aquatic Resources Delineation Report

SVLC 23 Property

APN: 015-011-029-000

Placer County, California
31 July 2020

MADRONE ECOLOGICAL CONSULTING

Prepared for:
SVLC 23, LLC
c/o Sierra View Land Company
105 Alta Vista Drive
Roseville, CA 95678

Recommended Citation:
Madrone Ecological Consulting, LLC (Madrone). 2020. *Aquatic Resources Delineation Report for SVLC 23 Property*. Prepared for SVLC 23, LLC. Published on 31 July 2020.

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SVLC 23 Property

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1.0 INTRODUCTION

This report presents the results of a delineation of aquatic resources within the SVLC 23 Property site (Study Area) conducted by Madrone Ecological Consulting, LLC (Madrone). The approximately 23-acre Study Area is comprised of APN 015-011-029-000, located north of Shasta Street and south of Diamond Oaks Road, just east of the Sierra View Country Club in the City of Roseville, Placer County, California. The Study Area falls within Section 35,34, and 26, Township 11 North, Range 6 East (MDB&M) of the "Roseville, California" 7.5-Minute Series USGS Topographic Quadrangle (USGS 2018) (**Figure 1**).

1.1 Contact Information

Property Owner

John Welch
SVLC 23, LLC
c/o Sierra View Land Company
105 Alta Vista Drive
Roseville, CA 95678

Agent

Sarah VonderOhe
Madrone Ecological Consulting, LLC
8421 Auburn Blvd., Suite #248
Citrus Heights, CA 95610
(916) 822-3225
svonderohe@madroneEco.com

2.0 METHODOLOGY

Madrone senior biologist Bonnie Peterson conducted a delineation of aquatic resources within the Study Area on 15 and 16 April and 15 and 20 May 2020. Aquatic features and data points were mapped in the field with a GPS unit capable of sub-meter accuracy (Arrow 100). Three-parameter data (vegetation, soils, and hydrology) were collected at each data point, documenting wetland/waters or upland status, as appropriate. The delineation map was prepared in accordance with the *Updated Map and Drawing Standards for the South Pacific Division Regulatory Program* (USACE 2016a). The GPS data was overlayed on an ortho-rectified aerial photograph (City of Roseville 2019).

The delineation was performed in accordance with the *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory 1987), the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0)* (USACE 2008a), *A Field Guide to the Identification of the Ordinary High Water Mark (OHWM) in the Arid West Region of the Western United States* (USACE 2008b), and the Sacramento District's *Minimum Standards for Acceptance of Preliminary Wetlands Delineations* (USACE 2016b). U.S. Army Corps of Engineers (USACE) regulations (33 CFR 328) were used to determine the presence of Waters of the United States other than wetlands. The most recent *National Wetland Plant List* (Lichvar et al. 2016) was used to determine the wetland indicator status of plants observed in the Study Area. The *Jepson eFlora* (Jepson Flora Project 2020) was used for plant nomenclature.

3.0 EXISTING CONDITIONS

The Study Area is bounded on the north by Diamond Oak Road and to the south by Shasta Street. The abutting area east of the Study Area is a residential development, and to the west is a community of townhomes and the Sierra View Country Club and Golf Course.

The Study Area ranges from approximately 160-175 feet above mean seal level (AMSL), with rolling terrain sloping towards the north and south. A transmission line corridor is located within the northern portion of the Study Area, and another bisects the center of the Study Area. An unnamed intermittent tributary to South Branch Pleasant Grove Creek flows to the northwest through the Study Area (SFEI 2020), and a drainage ditch from south to north towards the intermittent tributary.

The principal vegetation community within the Study Area is non-native annual grassland. This vegetation community is fairly sparse in the southern portion of the site, with a mix of non-native annual grasses including soft brome (*Bromus hordeaceus*), ripgut brome (*B. diandrus*), perennial ryegrass (*Festuca perennis*), medusahead grass (*Elymus caput-medusa*), and wild oats (*Avena fatua*), and forbs such as Spanish lotus (*Acmispon americanus var. americanus*), Fitch's spikeweed (*Centromadia fitchii*), blue dicks (*Dichelostemma capitatum*), filaree (*Erodium botrys*), miniature lupine (*Lupines bicolor*), hairy hawkbit (*Leontodon saxatilis*), vetch (*Vicia* spp.), and English plantain (*Plantago lanceolata*). In the northern portion of the site, the annual grasslands are much denser in vegetation with a higher percentage of grass species and fewer forbs.

Interspersed throughout the grassland are a number of mature oaks, primarily blue oaks (*Quercus douglasii*), with scattered Valley oak (*Quercus lobata*) and live oak (*Quercus wislizeni*). A number of native and non-native trees are located along a drainage ditch and intermittent tributary including Chinese tallowtree (*Triadica sebifera*), southern catalpa (*Catalpa bignonioides*), honey locust (*Gleditsia triacanthos*), and willows (*Salix spp.*). Common shrubs in the riparian understory of the intermittent tributary include Himalayan blackberry (*Rubus armeniacus*), wild rose (*Rosa californica*), and narrow-leaf willow (*Salix exigua*).

3.1 Hydrology

The Study Area includes a central drainage ditch that flows from south to north through the site into an intermittent tributary to South Branch Pleasant Grove Creek in the northern portion of the site. The intermittent tributary flows from east to west through the Study Area. In addition, there are a number of seasonal wetland and vernal pool features scattered throughout the Study Area. The wetlands and other waters are described in more detail within the results portion of this report.

The Study Area is located in the Upper Coon-Upper Auburn Watershed (HUC 18020161) (USGS 2020). Mean annual precipitation for the Study Area is approximately 20.27 inches per year, and the site received approximately 55% of average rainfall in the 2019-2020 water year (NOAA 2020)

3.2 Soils

According to the Natural Resources Conservation Service (NRCS) Soil Survey Database (NRCS 2020), two soil mapping units occurs within the Study Area (**Figure 2**): (141) Cometa-Fiddyment complex, 1 to 5% slopes and (142) Cometa-Ramona sandy loams, 1 to 5% slopes. While neither of these soil types are considered hydric, they contain minor hydric components in Alamo depressions and xerofluvent drainageways.

3.3 Driving Directions

To access the Study Area from Sacramento, drive north east on Interstate 80 towards Reno. Exit 105A into Atlantic Street turn right on Yosemite Street, and Right on Shasta Street. The Study Area is directly across from Ferris Spranger Elementary School. The Study Area is fenced and not accessible without prior arrangements.

4.0 RESULTS

Aquatic resource features delineated within the Study Area consist of the south to north flowing drainage ditch, an intermittent drainage and associated riparian wetland, a seasonal wetland swale and a number of scattered vernal pools and seasonal wetlands. Data sheets are included in **Attachment A**, a map of the aquatic resources is included as **Figure 3 and Attachment B**. A list of the plant species observed in the Study Area with their wetland indicator status is included in **Attachment C**. GIS Shapefiles and the *Aquatic Resources Excel Spreadsheet* for the aquatic resources are included on as **Attachment D**. Photographs of the Study Area and Aquatic Resources is included as **Attachment E**.

Table 1. Aquatic Resources Mapped within the Study Area

Waters Type	Acreage/ Linear Feet
Wetlands	
Seasonal Wetland	
SW-1	0.033
SW-2	0.020
SW-3	0.001
SW-4	0.008
SW-5	0.002
SW-6	0.022
SW-7	0.025
SW-8	0.002
SW-9	0.003
SW-10	0.075
SW-11	0.008
Seasonal Wetland Subtotal	**0.199**
Seasonal Wetland Swale	
SWS-1	0.024
Seasonal Wetland Swale Subtotal	**0.024**
Vernal Pool	

VP-1	0.614
VP-2	0.006
VP-3	0.028
Vernal Pool Subtotal	**0.648**
Other Waters	
Drainage Ditch	
DD-1	0.077/ 614
DD-2	0.109/ 876
DD-3	0.038/ 311
Drainage Ditch Subtotal	**0.223/ 1,801**
Intermittent Drainage	
IDR-1	0.047/ 215
IDR-2	0.921/ 1,791
Intermittent Drainage Subtotal	**0.953/ 2,006**
Total	**2.047 acres/ 3,807 linear feet**

4.1 Wetlands

4.1.1 Seasonal Wetlands

The Study Area contains 11 seasonal wetlands concentrated along the southern and northern boundaries. Seasonal wetlands are shallow ephemeral wetlands area characterized by seasonal ponding, Seasonal wetlands within the Study Area are typically dominated by opportunistic facultative wet to facultative grasses and forbs such as Mediterranean barley (*Hordeum marinum*), Italian ryegrass, rabbitfoot grass (*Polypogon monspellensis*), Bermuda grass (*Cynodon dactylon*), hyssop loosestrife (*Lythrum hyssopifolium*), and curly dock (*Rumex crispus*).

A few of the seasonal wetlands in the northern portion of the Study Area (SW-4, SW-5) did not display the necessary redox features to meet the redox dark surface hydric soil indicator, however, as saturation was observed during the growing season (May 16) it was assumed that the dark soils in these features where masking redoximorphic features when both wetland vegetation and wetland hydrology were present. None of the seasonal wetlands have a direct surface water connection to the ditch or intermittent drainage.

4.1.2 Seasonal Wetland Swale

The seasonal wetland swale (SWS-1) within the study area flows from south the north and is dominated entirely by Italian ryegrass. This feature lacks evidence of flow or an ordinary highwater mark and did not contain water during the 2019-2020 rainy season, but was saturated at the surface during the April survey. The seasonal wetland swale is connected to intermittent Drainage IDR-2.

4.1.3 Vernal Pools

The Study Area contains three vernal pools towards the center of the property. Vernal pools are shallow ephemeral wetlands characterized by seasonal ponding, and hydrologically similar to seasonal wetlands; however, vernal pools are typically underlain by an imperious substrate resulting in unique flora. The vernal pools in the Study Area were given this designation based on a dominance of vernal pool plant species, including slender pool popcorn flower (*Plagiobothrys stipitatus var. micranthus*), dwarf woolyheads

(*Psilocarphus brevissimus var. brevissimus*), great valley coyote-thistle (*Eryngium castrense*), creeping spikerush (*Eleocharis macrostachya*) and annual hairgrass (*Deschampsia danthonioides*) and a lower overall vegetative cover. Vernal pools in the Study Area exhibited primary hydrology indicators including inundation, saturation, and oxidized rhizospheres along living roots. Soils exhibited a depleted matrix (D3).

None of the vernal pools on-site have a direct surface water connection to the ditch or intermittent drainage. There is an earthen dam between VP-1 and SW-6 that prevents downstream flow and impounds water in VP-1.

4.2 Other Waters

4.2.1 Drainage Ditch

An earthen drainage ditch conveys irrigation run-off from developments south and east of the Study Area, north to the intermittent drainage. This feature is characterized by steep slopes, and is well vegetated with dense wetland obligates including water plantain (*Alisma lanceolatum*), broad-leaved cattail (*Triadica sebifera*), dotted smartweed (*Persicaria punctata*) and tall nutsedge (*Cyperus eragrostis*) with scattered native and non-native trees including Chinese catalpa, chinese tallow, willows, and Callery pear (*Pyrus calleryan*). This feature was apparently constructed concurrent with the adjacent development to the south and east sometime after 1966 and before 1993 (HistoricAerials.com 2020). A culvert under a dirt maintenance road is located between the two drainage ditch segments (DD-1 and DD-2), and between segments DD-2 and DD-3. Stormwater and irrigation runoff enter the ditch though a culvert at the southern end of DD-3. The ditch flows to the intermittent drainage IDR-2 in the northern portion of the Study Area.

4.2.2 Intermittent Drainage

An intermittent drainage and adjacent riparian wetland are located in the northern portion of the Study Area. This drainage flows from east to west through the Study Area and the two segments (IDR-1 and IDR-2) are connected via a culvert under a dirt maintenance road. The City of Roseville storm drainage system outfalls into the northern portion of IDR-2 in the northeast corner of the Study Area south of Diamond Oaks Road. The intermittent drainage is the upper watershed, and ultimately a tributary to, South Branch Pleasant Grove Creek.

IDR-1 and IDR-2 typically exhibit a bed, bank, and channel, ranging in width from 1-3 ft wide. Portions of this intermittent drainage lack an ordinary high water mark, or clear drainage patterns, and is characterized as riparian wetland with a mix of Santa Barbara sedge (*Carex Barbara*), dallisgrass (*Paspalum dilitatum*), dotted smartweed, tall nutsedge, Italian rygrass, dense Himalayan blackberry thickets, wild rose, and willows. The boundaries of the intermittent drainage were delineated at the ordinary high water mark, or the edge of riparian vegetation, whichever was in the most upland position. Minimal surface water was observed ponding in isolated section of this feature during the April field survey and non during the May visit. This intermittent drainage ultimately connects to the South Branch Pleasant Grove Creek.

5.0 CONCLUSION

Implementation of the USACE delineation protocol resulted in the identification of 2.047 acres/ 3,807 linear feet of wetlands or other waters within the Study Area. Each agency must determine if these wetlands and other waters, once delineated, are regulated by the local, state, and federal laws. The applicant is requesting the USACE concurrence regarding the quantity and locations of aquatic resources mapped within the Study Area (Figure 3, Attachment B) utilizing the USACE delineation protocol, and that the USACE determine Federal jurisdiction of these aquatic resources by providing the applicant with an approved jurisdictional determination letter. A signed form providing USACE staff accompanied access to the Study Area is included as **Attachment F**.

6.0 REFERENCES

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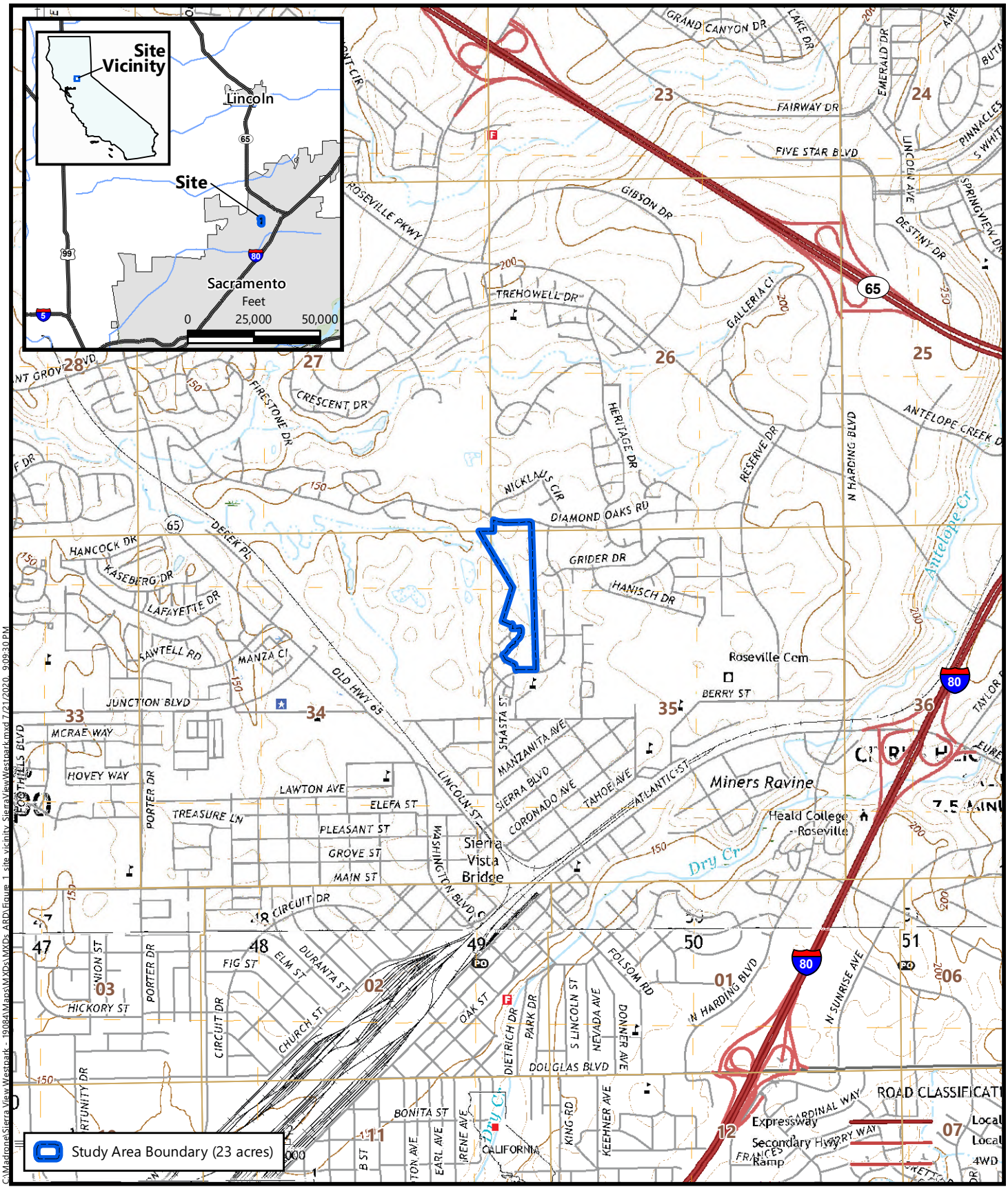
Figures

Figure 1. Site and Vicinity

Figure 2. Natural Resources Conservation Service Soils

Figure 3. Aquatic Resources

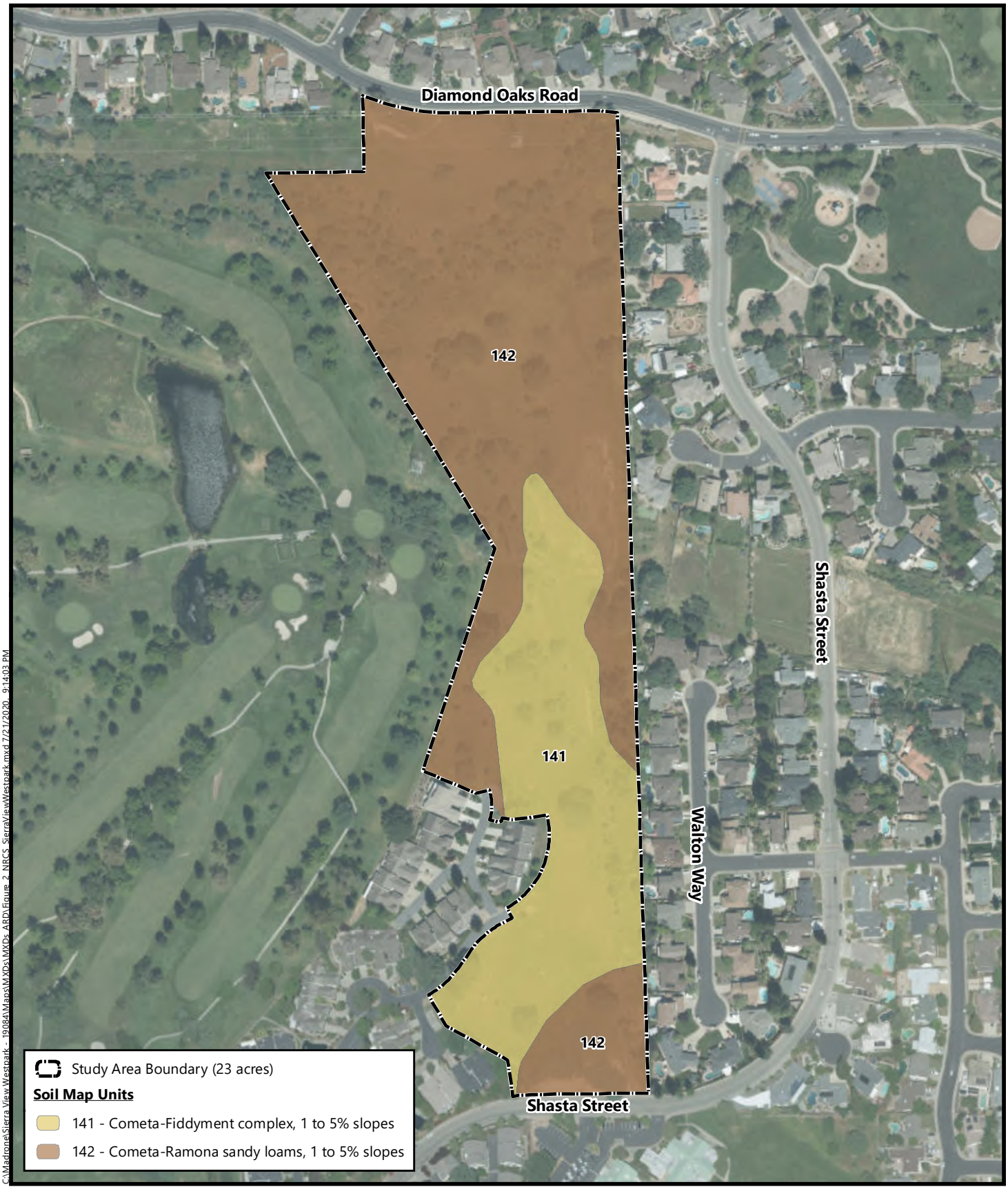


Source: United States Geologic Survey, 2018
"Roseville, California" 7.5-Minute Topographic Quadrangle
Sections 26, 34, and 35, Township 11 North, Range 6 East
Longitude -121.283085, Latitude 38.764232

Figure 1
Site and Vicinity

SVLC 23 Property
Roseville, Placer County, California

MADRONE ECOLOGICAL CONSULTING



C:\Madrone\Sierra View Westpark - 19084\Maps\MXDs\MXDs ARD\Figure_2_NRCS_SierraViewWestpark.mxd 7/21/2020 9:14:03 PM

Soil Survey Source: *USDA, Soil Conservation Service. Soil Survey Geographic (SSURGO) database for Placer County, California, Western Part*
Aerial Base: City of Roseville, 22 April 2019

Figure 2
Natural Resources Conservation Service Soils

SVLC 23 Property
Roseville, Placer County, California

MADRONE ECOLOGICAL CONSULTING

N

Feet
0 80 160

Aerial Base: City of Roseville, 22 April 2019

Figure 3
Aquatic Resources

SVLC 23 Property
Roseville, Placer County, California

MADRONE ECOLOGICAL CONSULTING

Attachments

Attachment A. Arid West Wetland Determination Data Forms

Attachment B. Aquatic Resources Delineation

Attachment C. Plant Species Observed within the Study Area

Attachment D. GIS Shapefiles and the Aquatic Resources Excel Spreadsheet

Attachment E. Representative Site Photographs

Attachment F. Permission to Enter

Attachment A

Arid West Wetland Determination Data Forms

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: SVLC 23 Property City/County: Roseville/ Placer County Sampling Date: 4.16.2020
Applicant/Owner: WP Sierra View, LLC/ SVLC 23, LLC State: CA Sampling Point: DP-1
Investigator(s): Bonnie Peterson/Madrone Eco Section, Township, Range: M 11N 06E 35
Landform (hillslope, terrace, etc.): Valley floor Local relief (concave, convex, none): Concave Slope (%): <2
Subregion (LRR): Mediterranean California (LRR C) Lat: 38.7662057 Long: -121.2270614 Datum: NAD 83
Soil Map Unit Name: 142 - Cometa-Ramona sandy loams, 1 to 5% slopes NWI Classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** Yes X No
Hydric Soil Present?	Yes X*	No	
Wetland Hydrology Present?	Yes X	No	

Remarks:Located in lowest point of SW-4

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status
Tree Stratum (Plot size:)			
1.			
2.			
3.			
4.			
	0	=Total Cover	
Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	0	=Total Cover	
Herb Stratum (Plot size: 1 meter sq)			
1. *Leontodon saxatilis*	20	Y	FACU
2. *Ranunculus bonariensis*	10	N	OLB
3. *Rumex crispus*	5	N	FAC
4. *Festuca perennis*	40	Y	FAC
5. *Trifolium campestre*	5	N	UPL
6. *Acmispon americanus*	5	N	UPL
7. *Geranium dissectum*	5	N	UPL
8.			
	90	=Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
		=Total Cover	
% Bare Ground in Herb Stratum 10	% Cover of Biotic Crust 0		

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: **1** (A)
Total Number of Dominant Species Across All Strata: **2** (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: **50%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:
OBL species	**10**	x1 = **10**
FACW species	**0**	x2 = **0**
FAC species	**45**	x3 = **135**
FACU species	**20**	x4 = **80**
UPL species	**15**	x5 = **75**
Column Totals:	**90** (A)	**300** (B)

Prevalence Index = B/A = **3.3**

Hydrophytic Vegetation Indicators:
- Dominance Test is >50%
- X Prevalence Index is ≤3.0[1]
- Morphological Adaptationd[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No

Remarks:

SOIL

Sampling Point: DP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-14	10 YR 3/2	100					Sandy loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X* **No** ___

Remarks: Note, required redox to meet F6 were not evident, however, they are likely masked by the dark soil.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): ___

Water Table Present? Yes X No ___ Depth (inches): 12

Saturation Present? (includes capillary fringe) Yes X No ___ Depth (inches): 10

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: SVLC 23 Property City/County: Roseville/ Placer County Sampling Date: 4.16.2020
Applicant/Owner: WP Sierra View, LLC/ SVLC 23, LLC State: CA Sampling Point: DP-2
Investigator(s): Bonnie Peterson/Madrone Eco Section, Township, Range: M 11N 06E 35
Landform (hillslope, terrace, etc.): Valley floor Local relief (concave, convex, none): Concave Slope (%): <2
Subregion (LRR): Mediterranean California (LRR C) Lat: 38.76619457 Long: -121.2826728 Datum: NAD 83
Soil Map Unit Name: 142 - Cometa-Ramona sandy loams, 1 to 5% slopes NWI Classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	No X	**Is the Sampled Area within a Wetland?** Yes No X
Hydric Soil Present?	Yes X*	No	
Wetland Hydrology Present?	Yes X	No	

Remarks:Located at boundary of SW-4

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	0	=Total Cover	

Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	0	=Total Cover	

Herb Stratum (Plot size: 1 meter sq)			
1. *Leontodon saxatilis*	5	N	FACU
2. *Ranunculus bonariensis*	5	N	OLB
3. *Festuca perennis*	35	Y	FAC
4. *Geranium disectum*	5	Y	UPL
5. *Trifolium campestre*	35	N	UPL
6. *Festuca bromoides*	5	N	FACU
7.			
8.			
	90	=Total Cover	

Woody Vine Stratum (Plot size:)			
1.			
2.			
		=Total Cover	

% Bare Ground in Herb Stratum 10 % Cover of Biotic Crust 0

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: **1** (A)
Total Number of Dominant Species Across All Strata: **2** (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: **50%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species	**5**	x1 =	**5**
FACW species	**0**	x2 =	**0**
FAC species	**35**	x3 =	**105**
FACU species	**5**	x4 =	**20**
UPL species	**40**	x5 =	**200**
Column Totals:	**85** (A)		**330** (B)

Prevalence Index = B/A = **3.9**

Hydrophytic Vegetation Indicators:
Dominance Test is >50%
Prevalence Index is ≤3.0[1]
Morphological Adaptationd[1] (Provide supporting data in Remarks or on a separate sheet)
Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes No X

Remarks:

SOIL

Sampling Point: DP-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-14	10 YR 3/2	100					Sandy loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks: Note, required redox to meet F6 were not evident, however, they are likely masked by the dark soil.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): _____

Water Table Present? Yes X No ___ Depth (inches): 12

Saturation Present? (includes capillary fringe) Yes X No ___ Depth (inches): 10

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: SVLC 23 Property City/County: Roseville/ Placer County Sampling Date: 4.16.2020
Applicant/Owner: WP Sierra View, LLC/ SVLC 23, LLC State: CA Sampling Point: DP-3
Investigator(s): Bonnie Peterson/Madrone Eco Section, Township, Range: M 11N 06E 35
Landform (hillslope, terrace, etc.): Valley floor Local relief (concave, convex, none): none Slope (%): 0
Subregion (LRR): Mediterranean California (LRR C) Lat: 38.76620216 Long: -121.2826705 Datum: NAD 83
Soil Map Unit Name: 142 - Cometa-Ramona sandy loams, 1 to 5% slopes NWI Classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	No X	**Is the Sampled Area within a Wetland?** Yes No X
Hydric Soil Present?	Yes X*	No	
Wetland Hydrology Present?	Yes X	No	

Remarks:On very slight hillslope 0.5-1 ft higher then DP-1.

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status
Tree Stratum (Plot size:)			
1.			
2.			
3.			
4.			
	0	=Total Cover	
Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	0	=Total Cover	
Herb Stratum (Plot size: 1 meter sq)			
1. *Festuca bromoides*	15	Y	FACU
2. *Bromus hordeaceus*	15	Y	FACU
3. *Trifolium campestre*	55	Y	UPL
4. *Geranium dissectum*	trace	N	UPL
5. *Festuca perennis*	10	N	FAC
6.			
7.			
8.			
	95	=Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
		=Total Cover	
% Bare Ground in Herb Stratum 5	% Cover of Biotic Crust 0		

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: **0** (A)
Total Number of Dominant Species Across All Strata: **3** (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: **0%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species	**0**	x1 =	**0**
FACW species	**0**	x2 =	**0**
FAC species	**10**	x3 =	**30**
FACU species	**30**	x4 =	**120**
UPL species	**55**	x5 =	**275**
Column Totals:	**95** (A)		**425** (B)

Prevalence Index = B/A = **4.5**

Hydrophytic Vegetation Indicators:
Dominance Test is >50%
Prevalence Index is ≤3.0[1]
Morphological Adaptationd[1] (Provide supporting data in Remarks or on a separate sheet)
Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes No X

Remarks:

SOIL

Sampling Point: DP-3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	10 YR 3/2	100					Sandy loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X* **No** ___

Remarks: Note, required redox to meet F6 were not evident, however, they are likely masked by the dark soil.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): ___

Water Table Present? Yes ___ No X Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes X No ___ Depth (inches): 12

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: SVLC 23 Property City/County: Roseville/ Placer County Sampling Date: 4.16.2020
Applicant/Owner: WP Sierra View, LLC/ SVLC 23, LLC State: CA Sampling Point: DP-4
Investigator(s): Bonnie Peterson/Madrone Eco Section, Township, Range: M 11N 06E 35
Landform (hillslope, terrace, etc.): Valley floor Local relief (concave, convex, none): Concave Slope (%): <2
Subregion (LRR): Mediterranean California (LRR C) Lat: 38.76627448 Long: -121.282582 Datum: NAD 83
Soil Map Unit Name: 142 - Cometa-Ramona sandy loams, 1 to 5% slopes NWI Classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** Yes X No
Hydric Soil Present?	Yes *X	No	
Wetland Hydrology Present?	Yes X	No	

Remarks:Located in lowest point of SW-5

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status
Tree Stratum (Plot size:)			
1.			
2.			
3.			
4.			
	0	=Total Cover	
Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	0	=Total Cover	
Herb Stratum (Plot size: 1 meter sq)			
1. *Leontodon saxatilis*	5	N	FACU
2. *Ranunculus bonariensis*	5	N	OLB
3. *Rumex crispus*	10	Y	FAC
4. *Festuca perennis*	25	Y	FAC
5. *Juncus bufonus*	t	N	OBL
6.			
7.			
8.			
	45	=Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
		=Total Cover	

% Bare Ground in Herb Stratum 55 % Cover of Biotic Crust 0

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: **2** (A)
Total Number of Dominant Species Across All Strata: **2** (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:
OBL species	**5** x1 =	**5**
FACW species	**0** x2 =	**0**
FAC species	**35** x3 =	**105**
FACU species	**5** x4 =	**20**
UPL species	**0** x5 =	**0**
Column Totals:	**45** (A)	**130** (B)

Prevalence Index = B/A = **2.9**

Hydrophytic Vegetation Indicators:
X Dominance Test is >50%
X Prevalence Index is ≤3.0[1]
Morphological Adaptationd[1] (Provide supporting data in Remarks or on a separate sheet)
Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No

Remarks:

SOIL

Sampling Point: DP-4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-14	10 YR 3/2	100					Sandy loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** *X **No** ___

Remarks: Note, required redox to meet F6 were not evident, however, they are likely masked by the dark soil.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): _____

Water Table Present? Yes X No ___ Depth (inches): 12

Saturation Present? (includes capillary fringe) Yes X No ___ Depth (inches): 10

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: SVLC 23 Property City/County: Roseville/ Placer County Sampling Date: 4.16.2020
Applicant/Owner: WP Sierra View, LLC/ SVLC 23, LLC State: CA Sampling Point: DP-5
Investigator(s): Bonnie Peterson/Madrone Eco Section, Township, Range: M 11N 06E 35
Landform (hillslope, terrace, etc.): Valley floor Local relief (concave, convex, none): slope Slope (%): 2
Subregion (LRR): Mediterranean California (LRR C) Lat: 38.7662729 Long: -121.2826705 Datum: NAD 83
Soil Map Unit Name: 142 - Cometa-Ramona sandy loams, 1 to 5% slopes NWI Classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	No X	**Is the Sampled Area within a Wetland?** Yes No X
Hydric Soil Present?	Yes X*	No	
Wetland Hydrology Present?	Yes X	No	

Remarks: Up slope of SW-5, visable shift in vegetation.

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status
Tree Stratum (Plot size:)			
1.			
2.			
3.			
4.			
	0	=Total Cover	
Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	0	=Total Cover	
Herb Stratum (Plot size: 1 meter sq)			
1. *Festuca bromoides*	30	Y	FACU
2. *Leontodon saxatilis*	35	Y	FACU
3. *Trifolium campestre*	30	Y	UPL
4. *Briza minor*	t	N	FAC
5.			
6.			
7.			
8.			
	95	=Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
		=Total Cover	
% Bare Ground in Herb Stratum 5	% Cover of Biotic Crust 0		

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: **0** (A)
Total Number of Dominant Species Across All Strata: **3** (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: **0%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species	**0**	x1 =	**0**
FACW species	**0**	x2 =	**0**
FAC species	**0**	x3 =	**0**
FACU species	**35**	x4 =	**140**
UPL species	**30**	x5 =	**150**
Column Totals:	**65** (A)		**290** (B)

Prevalence Index = B/A = **4.5**

Hydrophytic Vegetation Indicators:
_____ Dominance Test is >50%
_____ Prevalence Index is ≤3.0[1]
_____ Morphological Adaptationd[1] (Provide supporting data in Remarks or on a separate sheet)
_____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes No X

Remarks:

SOIL

Sampling Point: DP-5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-14	10 YR 3/2	100					Sandy loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X* **No** ___

Remarks: Note, required redox to meet F6 were not evident, however, they may be masked by the dark soil.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): _____

Water Table Present? Yes X No ___ Depth (inches): 12

Saturation Present? (includes capillary fringe) Yes X No ___ Depth (inches): 10

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: SVLC 23 Property City/County: Roseville/ Placer County Sampling Date: 5.15.2020
Applicant/Owner: WP Sierra View, LLC/ SVLC 23, LLC State: CA Sampling Point: DP-6
Investigator(s): Bonnie Peterson/Madrone Eco Section, Township, Range: M 11N 06E 35
Landform (hillslope, terrace, etc.): Valley floor Local relief (concave, convex, none): Concave Slope (%): <2
Subregion (LRR): Mediterranean California (LRR C) Lat: 38.7615538 Long: -121.2270614 Datum: NAD 83
Soil Map Unit Name: 141 - Cometa-Fiddyment complex, 1 to 5% slopes NWI Classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** Yes X No
Hydric Soil Present?	Yes X	No	
Wetland Hydrology Present?	Yes X	No	

Remarks: Located in SW-7, this feature was previously mapped as two smaller features for the purposes for branchiopod surveys, but upon collection of three parameter data was remapped to one larger feature.

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status
Tree Stratum (Plot size:)			
1.			
2.			
3.			
4.			
	0	=Total Cover	
Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	0	=Total Cover	
Herb Stratum (Plot size: 1 meter sq)			
1. *Rumex crispus*	8	N	FAC
2. *Festuca perennis*	8	N	FAC
3. *Polypogon monspellensis*	2	N	FACW
4. *Juncus bufonius*	10	N	FACW
5. *Ranunculus bonariensis*	15	N	OBL
6. *Cynodon dactylon*	45	Y	FACU
7. *Hordeum marinum*	2	N	FAC
8.			
	90	=Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
		=Total Cover	

% Bare Ground in Herb Stratum 10 % Cover of Biotic Crust 10

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: **0** (A)
Total Number of Dominant Species Across All Strata: **1** (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: **0%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species	**15**	x1 =	**15**
FACW species	**12**	x2 =	**24**
FAC species	**18**	x3 =	**54**
FACU species	**45**	x4 =	**180**
UPL species	**0**	x5 =	**0**
Column Totals:	**90** (A)		**273** (B)

Prevalence Index = B/A = **3.0**

Hydrophytic Vegetation Indicators:
Dominance Test is >50%
X Prevalence Index is ≤3.0[1]
Morphological Adaptationd[1] (Provide supporting data in Remarks or on a separate sheet)
Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No

Remarks:

SOIL

Sampling Point: DP-6

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-3	10 YR 3/2	98	gravel				Gravely loam	
3 - 12	10YR 4/2	95	7.5 yr 4/4	5	C	m	Gravely loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- X Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- X Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): ___

Water Table Present? Yes ___ No X Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No X Depth (inches): ___

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: SVLC 23 Property City/County: Roseville/ Placer County Sampling Date: 5.15.2020
Applicant/Owner: WP Sierra View, LLC/ SVLC 23, LLC State: CA Sampling Point: DP-7
Investigator(s): Bonnie Peterson/Madrone Eco Section, Township, Range: M 11N 06E 35
Landform (hillslope, terrace, etc.): Valley floor Local relief (concave, convex, none): none Slope (%): <1
Subregion (LRR): Mediterranean California (LRR C) Lat: 38.76152805 Long: -121.2270614 Datum: NAD 83
Soil Map Unit Name: 141 - Cometa-Fiddyment complex, 1 to 5% slopes NWI Classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	No X	**Is the Sampled Area within a Wetland?** Yes No X
Hydric Soil Present?	Yes X	No	
Wetland Hydrology Present?	Yes	No X	

Remarks: Located at upland limit of SW-7.

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status
Tree Stratum (Plot size:)			
1.			
2.			
3.			
4.			
	0	=Total Cover	
Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	0	=Total Cover	
Herb Stratum (Plot size: 1 meter sq)			
1. *Elymus caput-medusea*	25	Y	UPL
2. *Festuca perennis*	25	Y	FAC
3. *Leontodon saxatilis*	25	Y	FACU
4. *Brodea elegans*	5	N	FACU
5. *Lupinus bicolor*	trace	N	OBL
6. *Trifolium dubium*	5	N	FACU
7. *Briza minor*	2	N	FAC
8.			
	87	=Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
		=Total Cover	

% Bare Ground in Herb Stratum 13 % Cover of Biotic Crust

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: **1** (A)
Total Number of Dominant Species Across All Strata: **3** (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: **33%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:
OBL species	**0** x1 =	**0**
FACW species	**0** x2 =	**0**
FAC species	**27** x3 =	**81**
FACU species	**35** x4 =	**140**
UPL species	**25** x5 =	**125**
Column Totals:	**87** (A)	**346** (B)

Prevalence Index = B/A = **4.0**

Hydrophytic Vegetation Indicators:
- Dominance Test is >50%
- Prevalence Index is ≤3.0[1]
- Morphological Adaptationd[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes No X

Remarks:

SOIL

Sampling Point: DP-7

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	10YR 4/2	90	7.5 yr 4/4	5	C	m	Gravely loam	
			5 YR 4/6	5	C	m	Gravely loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): ___

Water Table Present? Yes ___ No X Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No X Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: SVLC 23 Property City/County: Roseville/ Placer County Sampling Date: 5.15.2020
Applicant/Owner: WP Sierra View, LLC/ SVLC 23, LLC State: CA Sampling Point: DP-8
Investigator(s): Bonnie Peterson/Madrone Eco Section, Township, Range: M 11N 06E 35
Landform (hillslope, terrace, etc.): Valley floor Local relief (concave, convex, none): concave Slope (%): <2
Subregion (LRR): Mediterranean California (LRR C) Lat: 38.76138093 Long: -121.2270614 Datum: NAD 83
Soil Map Unit Name: 141 - Cometa-Fiddyment complex, 1 to 5% slopes NWI Classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** Yes X No
Hydric Soil Present?	Yes X	No	
Wetland Hydrology Present?	Yes X	No	

Remarks: Located at in SW-8

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	0	=Total Cover	

Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	0	=Total Cover	

Herb Stratum (Plot size: 1 meter sq)			
1. *Epilobium torreyi*	15	Y	FACW
2. *Navarretia intertexta*	15	Y	FACW
3. *Triteleia hyacinthia*	5	N	FAC
4. *Lythrum hyssopifolium*	15	Y	OBL
5. *Hordeum marinum*	10	N	FAC
6. *Ranunculus bonarensis*	10	N	OBL
7. *Leontodon saxatilis*	20	Y	FACU
8. *Briza minor*	trace	N	FAC
	90	=Total Cover	

Woody Vine Stratum (Plot size:)			
1.			
2.			
		=Total Cover	

% Bare Ground in Herb Stratum 5 % Cover of Biotic Crust 5

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: **3** (A)
Total Number of Dominant Species Across All Strata: **4** (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: **75%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species	**25**	x1 =	**25**
FACW species	**30**	x2 =	**60**
FAC species	**15**	x3 =	**45**
FACU species	**20**	x4 =	**80**
UPL species	**0**	x5 =	**0**
Column Totals:	**90** (A)		**210** (B)

Prevalence Index = B/A = **2.3**

Hydrophytic Vegetation Indicators:
X Dominance Test is >50%
X Prevalence Index is ≤3.0[1]
Morphological Adaptationd[1] (Provide supporting data in Remarks or on a separate sheet)
Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No X

Remarks:

SOIL

Sampling Point: DP-8

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	10YR 4/2	95	7.5 yr 4/4	5	C	m	Gravely loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- X Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): ___

Water Table Present? Yes ___ No X Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No X Depth (inches): ___

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: SVLC 23 Property City/County: Roseville/ Placer County Sampling Date: 5.15.2020
Applicant/Owner: WP Sierra View, LLC/ SVLC 23, LLC State: CA Sampling Point: DP-9
Investigator(s): Bonnie Peterson/Madrone Eco Section, Township, Range: M 11N 06E 35
Landform (hillslope, terrace, etc.): Valley floor Local relief (concave, convex, none): None Slope (%): 0
Subregion (LRR): Mediterranean California (LRR C) Lat: 38.76135796 Long: -121.2270614 Datum: NAD 83
Soil Map Unit Name: 142 - Cometa-Ramona sandy loams, 1 to 5% slopes NWI Classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	No X	**Is the Sampled Area within a Wetland?** Yes No X
Hydric Soil Present?	Yes X	No	
Wetland Hydrology Present?	Yes X	No	

Remarks: Located in a swale between SW-8 and SW-10. No hydrology observed during wet season branchiopod surveys.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	0	=Total Cover	

Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	0	=Total Cover	

Herb Stratum (Plot size: 1 meter sq)			
1. *Bromus hordeaceus*	15	N	FACU
2. *Festuca perennis*	15	N	FAC
3. *Elymus caput-medusa*	25	Y	UPL
4. *Leontodon saxatilis*	25	Y	FACU
5. *Triteleia hyacinthia*	2	N	FAC
6. *Epilobium torreyi*	2	N	FACW
7. *Rumex crispus*	2	N	FAC
8. *Briza minor*	2	N	FAC
	88	=Total Cover	

Woody Vine Stratum (Plot size:)			
1.			
2.			
		=Total Cover	

% Bare Ground in Herb Stratum 12 % Cover of Biotic Crust

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: **0** (A)
Total Number of Dominant Species Across All Strata: **2** (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: **0%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species	**0**	x1 =	**0**
FACW species	**2**	x2 =	**4**
FAC species	**21**	x3 =	**63**
FACU species	**40**	x4 =	**160**
UPL species	**25**	x5 =	**125**
Column Totals:	**88** (A)		**352** (B)

Prevalence Index = B/A = **4.0**

Hydrophytic Vegetation Indicators:
- Dominance Test is >50%
- X Prevalence Index is ≤3.0[1]
- Morphological Adaptationd[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No X

Remarks:

SOIL

Sampling Point: DP-9

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	10 YR 4/2	90	7.5 YR 4/4	10	C	M/PL	Gravely loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- X Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): ___

Water Table Present? Yes ___ No X Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No X Depth (inches): ___

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: SVLC 23 Property City/County: Roseville/ Placer County Sampling Date: 5.20.2020
Applicant/Owner: WP Sierra View, LLC/ SVLC 23, LLC State: CA Sampling Point: DP-10
Investigator(s): Bonnie Peterson/Madrone Eco Section, Township, Range: M 11N 06E 35
Landform (hillslope, terrace, etc.): Valley floor Local relief (concave, convex, none): Concave Slope (%): <2
Subregion (LRR): Mediterranean California (LRR C) Lat: 38.76615526 Long: -121.2829282 Datum: NAD 83
Soil Map Unit Name: 142 - Cometa-Ramona sandy loams, 1 to 5% slopes NWI Classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** Yes X No
Hydric Soil Present?	Yes X	No	
Wetland Hydrology Present?	Yes X	No	

Remarks: Located in SW-1.

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status
Tree Stratum (Plot size:)			
1.			
2.			
3.			
4.			
	0	=Total Cover	
Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	0	=Total Cover	
Herb Stratum (Plot size: _1 Sq meter____)			
1. *Polypogon monspeliensis*	10	N	FACW
2. *Lythrum hyssopifolium*	5	N	OBL
3. *Leontodon saxatilis*	20	Y	FACU
4. *Eleocharis macrostachya*	20	Y	OBL
5. *Festuca perennis*	30	Y	FAC
6. *Plagiobothrys stipitatus*	5	N	FACW
7.			
8.			
	90	=Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
		=Total Cover	
% Bare Ground in Herb Stratum 5	% Cover of Biotic Crust 5		

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: **3** (A)
Total Number of Dominant Species Across All Strata: **3** (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:
OBL species	**25** x1 =	**25**
FACW species	**15** x2 =	**30**
FAC species	**30** x3 =	**90**
FACU species	**20** x4 =	**80**
UPL species	**0** x5 =	**0**
Column Totals:	**90** (A)	**225** (B)

Prevalence Index = B/A = **2.5**

Hydrophytic Vegetation Indicators:
X Dominance Test is >50%
X Prevalence Index is ≤3.0[1]
Morphological Adaptationd[1] (Provide supporting data in Remarks or on a separate sheet)
Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No

Remarks:

SOIL

Sampling Point: DP-10

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	7.5 YR 4/1	95	2.5 YR 4-6	5	C	m/pl	Loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- X Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- X Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): ___

Water Table Present? Yes ___ No X Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No X Depth (inches): ___

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: SVLC 23 Property City/County: Roseville/ Placer County Sampling Date: 5.20.2020
Applicant/Owner: WP Sierra View, LLC/ SVLC 23, LLC State: CA Sampling Point: DP-11
Investigator(s): Bonnie Peterson/Madrone Eco Section, Township, Range: M 11N 06E 35
Landform (hillslope, terrace, etc.): 142 - Cometa-Ramona sandy Local relief (concave, convex, none): none Slope (%): <1
Subregion (LRR): Mediterranean California (LRR C) Lat: 38.7661764 Long: 38.7661764 Datum: NAD-83
Soil Map Unit Name: 142 - Cometa-Ramona sandy loams, 1 to 5% slopes NWI Classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No ____ (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ____ No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** Yes ____ No X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks: Upland point slightly upslope of SW-1

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status
Tree Stratum (Plot size: ____)			
1.			
2.			
3.			
4.			
	0	=Total Cover	
Sapling/Shrub Stratum (Plot size: ____)			
1.			
2.			
3.			
4.			
5.			
	0	=Total Cover	
Herb Stratum (Plot size: _1 Sq meter____)			
1. *Aegilops triuncialis*	30	Y	UPL
2. *Elymus caput-medusae*	30	Y	UPL
3. *Acmispon americanus*	5	N	UPL
4. *Eschscholzia lobbii*	5	N	UPL
5. *Holocarpha virgata ssp. Virgata*	5	N	UPL
6. *Erodium botrys*	5	N	FACU
7. *Leontodon saxatilis*	5	N	FACU
8.			
	85	=Total Cover	
Woody Vine Stratum (Plot size: ____)			
1.			
2.			
		=Total Cover	

% Bare Ground in Herb Stratum 15 % Cover of Biotic Crust 0

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: **0** (A)
Total Number of Dominant Species Across All Strata: **2** (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: **0%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species	**0**	x1 =	**0**
FACW species	**0**	x2 =	**0**
FAC species	**0**	x3 =	**0**
FACU species	**10**	x4 =	**40**
UPL species	**75**	x5 =	**375**
Column Totals:	**85** (A)		**415** (B)

Prevalence Index = B/A = **4.9**

Hydrophytic Vegetation Indicators:
____ Dominance Test is >50%
____ Prevalence Index is ≤3.0[1]
____ Morphological Adaptationd[1] (Provide supporting data in Remarks or on a separate sheet)
____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No X

Remarks:

SOIL

Sampling Point: DP-11

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	7.5 YR 3/2	100					Loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** _____ **No** X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____

Water Table Present? Yes _____ No X Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No X Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: SVLC 23 Property City/County: Roseville/ Placer County Sampling Date: 5.20.2020
Applicant/Owner: WP Sierra View, LLC/ SVLC 23, LLC State: CA Sampling Point: DP-12
Investigator(s): Bonnie Peterson/Madrone Eco Section, Township, Range: M 11N 06E 35
Landform (hillslope, terrace, etc.): Valley floor Local relief (concave, convex, none): Concave Slope (%): <2
Subregion (LRR): Mediterranean California (LRR C) Lat: 38.76644879 Long: -121.282915 Datum: NAD 83
Soil Map Unit Name: 142 - Cometa-Ramona sandy loams, 1 to 5% slopes NWI Classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** Yes X No
Hydric Soil Present?	Yes X	No	
Wetland Hydrology Present?	Yes X	No	

Remarks: Located in SW-3.

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status
Tree Stratum (Plot size:)			
1.			
2.			
3.			
4.			
	0	=Total Cover	
Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	0	=Total Cover	
Herb Stratum (Plot size: _1 Sq meter____)			
1. *Festuca perennis*	75	N	FAC
2. *Rumex crispus*	2	Y	FAC
3.			
4.			
5.			
6.			
7.			
8.			
	77	=Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
		=Total Cover	

% Bare Ground in Herb Stratum 15 % Cover of Biotic Crust 0

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: **1** (A)
Total Number of Dominant Species Across All Strata: **1** (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:
OBL species	**0**	x1 = **0**
FACW species	**0**	x2 = **0**
FAC species	**77**	x3 = **231**
FACU species	**0**	x4 = **0**
UPL species	**0**	x5 = **0**
Column Totals:	**77** (A)	**231** (B)

Prevalence Index = B/A = **3.0**

Hydrophytic Vegetation Indicators:
X Dominance Test is >50%
X Prevalence Index is ≤3.0[1]
Morphological Adaptationd[1] (Provide supporting data in Remarks or on a separate sheet)
Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No

Remarks:

SOIL

Sampling Point: DP-12

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	7.5 YR 4/1	95	2.5 YR 4-6	5	C	m/pl	Loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- X Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): ___

Water Table Present? Yes ___ No X Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No X Depth (inches): ___

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Did not pond for most of the rainy season/ protocal level branchiopod survey period.

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: SVLC 23 Property City/County: Roseville/ Placer County Sampling Date: 5.20.2020
Applicant/Owner: WP Sierra View, LLC/ SVLC 23, LLC State: CA Sampling Point: DP-13
Investigator(s): Bonnie Peterson/Madrone Eco Section, Township, Range: M 11N 06E 35
Landform (hillslope, terrace, etc.): 142 - Cometa-Ramona sandy Local relief (concave, convex, none): None Slope (%): 0
Subregion (LRR): Mediterranean California (LRR C) Lat: 38.7664577 Long: -121.2829424 Datum: NAD 83
Soil Map Unit Name: 142 - Cometa-Ramona sandy loams, 1 to 5% slopes NWI Classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	No X	**Is the Sampled Area within a Wetland?** Yes No X
Hydric Soil Present?	Yes	No X	
Wetland Hydrology Present?	Yes	No X	

Remarks: Upland point slightly upslope of SW-1

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	0	=Total Cover	

Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	0	=Total Cover	

Herb Stratum (Plot size: 1 Sq meter)			
1. *Aegilops triuncialis*	1	N	UPL
2. *Elymus caput-medusae*	85	Y	UPL
3. *Acmispon americanus*	1	N	UPL
4. *Avena barbata*	5	N	UPL
5. *Erodium botrys*	1	N	FACU
6. *Festuca perennis*	1	N	FAC
7.			
8.			
	94	=Total Cover	

Woody Vine Stratum (Plot size:)			
1.			
2.			
		=Total Cover	

% Bare Ground in Herb Stratum 15 % Cover of Biotic Crust 0

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: **0** (A)
Total Number of Dominant Species Across All Strata: **1** (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: **0%** (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species	**0**	x1 =	**0**
FACW species	**0**	x2 =	**0**
FAC species	**1**	x3 =	**3**
FACU species	**1**	x4 =	**4**
UPL species	**92**	x5 =	**460**
Column Totals:	**94** (A)		**467** (B)

Prevalence Index = B/A = **5.0**

Hydrophytic Vegetation Indicators:
Dominance Test is >50%
Prevalence Index is ≤3.0[1]
Morphological Adaptationd[1] (Provide supporting data in Remarks or on a separate sheet)
Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes No X

Remarks:

SOIL

Sampling Point: DP-13

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	7.5 YR 3/2	100					Loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** _____ **No** X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____

Water Table Present? Yes _____ No X Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No X Depth (inches): _____

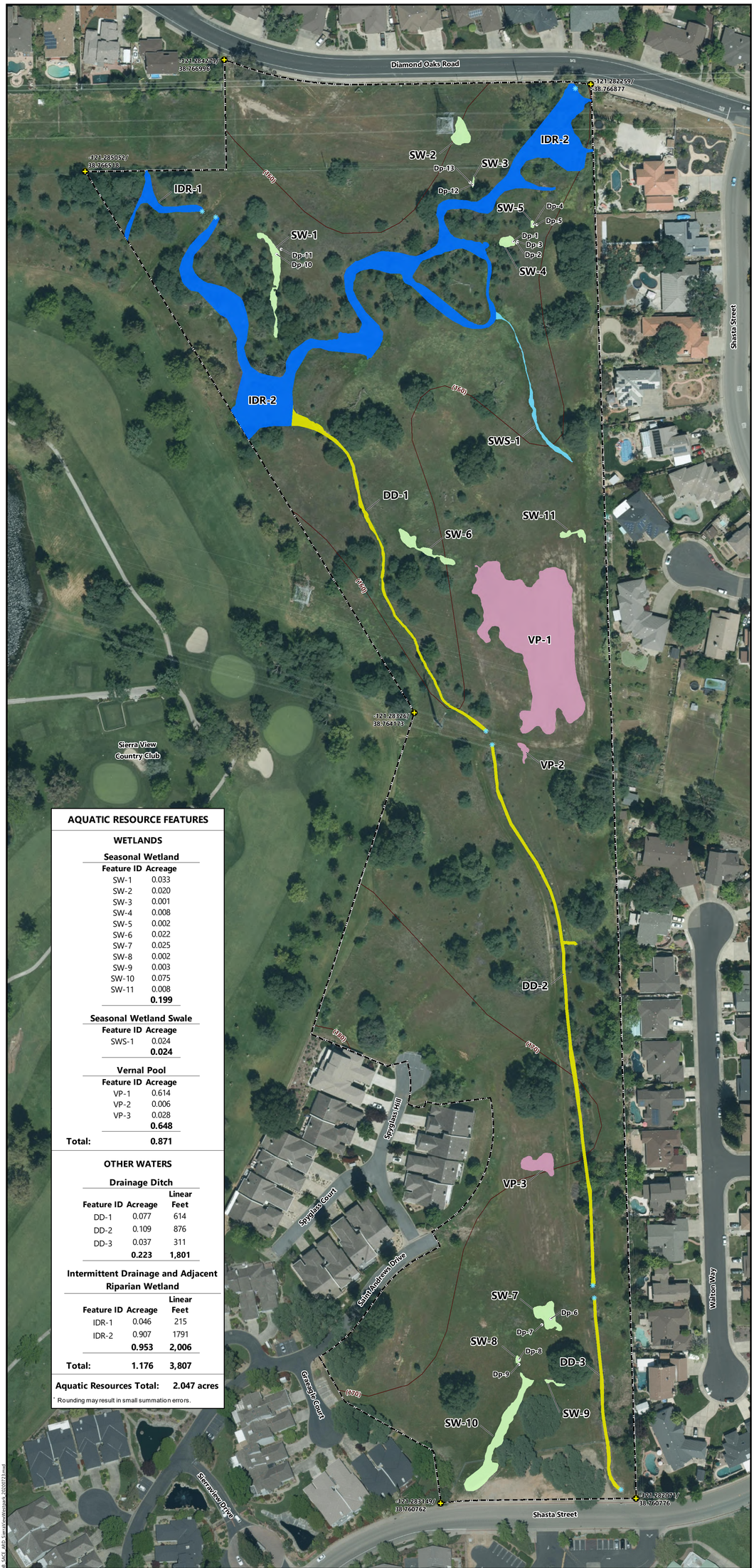
Wetland Hydrology Present? **Yes** _____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Attachment B

Aquatic Resources Delineation



AQUATIC RESOURCE FEATURES

WETLANDS

Seasonal Wetland

Feature ID	Acreage
SW-1	0.033
SW-2	0.020
SW-3	0.001
SW-4	0.008
SW-5	0.002
SW-6	0.022
SW-7	0.025
SW-8	0.002
SW-9	0.003
SW-10	0.075
SW-11	0.008
	0.199

Seasonal Wetland Swale

Feature ID	Acreage
SWS-1	0.024
	0.024

Vernal Pool

Feature ID	Acreage
VP-1	0.614
VP-2	0.006
VP-3	0.028
	0.648

Total: 0.871

OTHER WATERS

Drainage Ditch

Feature ID	Acreage	Linear Feet
DD-1	0.077	614
DD-2	0.109	876
DD-3	0.037	311
	0.223	**1,801**

Intermittent Drainage and Adjacent Riparian Wetland

Feature ID	Acreage	Linear Feet
IDR-1	0.046	215
IDR-2	0.907	1791
	0.953	**2,006**

Total: 1.176 3,807

Aquatic Resources Total: 2.047 acres

* Rounding may result in small summation errors.

Notes:
Scale: 1 inch = 45 feet
Coordinate System: California State Plane, Zone II
Datum: NAD83
Vertical Datum: NAVD 88
Projection: Lambert Conformal Conic
Aerial Base: City of Roseville
Aerial Base Flown: 22 April 2019
Topographic Contours: USGS NED 1/3 arc-second for SacramentoW, California. 1 October 2018
Date Map Prepared: 23 July 2020
Map Prepared by: N. Bente
Delineation Performed by: B. Peterson

N
0 45 90 180
Feet

- Study Area Boundary (23 acres)
- Data Point
- Reference Point
- Culvert
- Ground Surface Elevation, 10 foot contour

Prepared For:
SVLC 23, LLC
105 Alta Vista Drive
Roseville, CA 95678

Aquatic Resources (2.047 acres)

Wetlands (0.871 acre)
- Vernal Pool (0.648 acre)
- Seasonal Wetland (0.199 acre)
- Seasonal Wetland Swale (0.024 acre)

Other Waters (1.176 acres)
- Drainage Ditch (0.223 acre)
- Intermittent Drainage and Adjacent Riparian Wetland (0.953 acre)

Aquatic Resources Delineation SVLC 23 Property

Roseville, Placer County, California

MADRONE ECOLOGICAL CONSULTING
8421 Auburn Boulevard, Suite 248
Citrus Heights, California 95610
(916) 822.3220 | www.madroneeco.com

C:\Maps\Sierra View Wetlands - WORK Maps\MXD\MXDs_JobFolders\8_CAD_GIS_SierraViewWetlands_20200723.mxd

Attachment C

Plant Species Observed within the Study Area

SVLC 23 Property
Plant Species Observed 15 and 16 April and 15 and 20 May 2020

Species Name	**Common Name**	**AW Wetland Rating**
Achyrachaena mollis	Blow wives	FAC
Acmispon americanus var. americanus	Spanish lotus	UPL
Aegilops triuncialis	Barbed goat grass	UPL
Agrostis stolonifera	Creeping bent	FACW
Ailanthus altissima	Tree of heaven	FACU
Alisma lanceolatum	Water plantain	OBL
Asclepias fascicularis	Narrow-leaf milkweed	FAC
Avena fatua	Wild oat	UPL
Briza minor	Annual quaking grass	FAC
Brodiaea elegans subsp. elegans	Harvest brodiaea	FACU
Bromus hordeaceus	Soft chess	FACU
Callitriche marginata	Winged water starwort	OBL
Calochortus luteus	Yellow mariposa lily	UPL
Carduus pycnocephalus subsp. pycnocephalus	Italian thistle	UPL
Carex barbarae	Santa barbara sedge	FAC
Castilleja campestris subsp. campestris	Yellow owl's clover	FACW
Catalpa bignonioides	Southern catalpa	UPL
Centaurea solstitialis	Yellow star-thistle	UPL
Centromadia fitchii	Fitch's spikeweed	FACU
Chlorogalum angustifolium	Narrowleaf soap plant	UPL
Chlorogalum pomeridianum	Wavy-leaf soap plant	UPL
Cynodon dactylon	Bermuda grass	FACU
Cynosurus echinatus	Bristly dogtail grass	UPL
Cyperus difformis	Variable flat sedge	OBL
Cyperus eragrostis	Tall nutsedge	FACW
Delphinium sp.	Larkspur	UPL
Deschampsia danthonioides	Annual hair grass	FACW
Dichelostemma capitatum	Blue dicks	FACU
Dichelostemma multiflorum	Wild hyacinth	UPL
Eleocharis macrostachya	Creeping spikerush	OBL
Elymus caput-medusae	Medusa head	UPL
Epilobium canum	California fuchsia, zauschneria	UPL
Epilobium torreyi	Torrey's willow-herb	FACW
Erigeron canadensis	Horseweed	FACU
Erodium botrys	Filaree	FACU
Eryngium castrense	Great valley coyote-thistle	OBL
Erythranthe guttata	Seep-spring monkeyflower	OBL
Festuca perennis	Rye grass	FAC
Gleditsia triacanthos	Honey locust	FAC
Glyceria declinata	Low manna grass	FACW
Gratiola ebracteata	Bractless hedge-hyssop	OBL
Holocarpha virgata subsp. virgata	Slender tarweed	UPL
Hypericum perforatum subsp. perforatum	Klamathweed	FACU
Juncus bufonius	Toad rush (group 1)	FACW

SVLC 23 Property
Plant Species Observed 15 and 16 April and 15 and 20 May 2020

Species Name	**Common Name**	**AW Wetland Rating**
Lactuca serriola	Prickly lettuce	FACU
Leontodon saxatilis subsp. saxatilis	Hairy hawkbit	FACU
Lupinus bicolor	Miniature lupine	UPL
Lythrum hyssopifolia	Hyssop loosestrife	OBL
Micropus californicus	Q-tips	FACU
Navarretia intertexta	Needle leaf navarretia	FACW
Parthenocissus quinquefolia	Virgina creeper	FAC
Paspalum dilatatum	Dallis grass	FAC
Persicaria punctata	Dotted smartweed	OBL
Plagiobothrys greenei	Greene's spiny-nut popcornflower	FACW
Plagiobothrys stipitatus var. micranthus	Slender popcorn flower	FACW
Plantago erecta	Dotseed plantain	UPL
Plantago lanceolata	English plantain	FAC
Pogogyne zizyphoroides	Sacramento beardstyle	OBL
Polygonum aviculare subsp. depressum	Prostrate knotweed	FAC
Populus fremontii subsp. fremontii	Fremont cottonwood	FAC
Prunus cerasifera	Cherry plum	UPL
Pseudognaphalium luteoalbum	Pearly everlasting	FAC
Pseudognaphalium microcephalum	Wright's cudweed	FACU
Psilocarphus brevissimus var. brevissimus	Dwarf woollyheads	FACW
Pyrus calleryan	Callery pear	NL
Quercus douglasii	Blue oak	UPL
Quercus lobata	Valley oak	FACU
Quercus wislizeni var. wislizeni	Interior live oak	UPL
Ranunculus bonariensis var. trisepalus	Carter’s buttercup	OBL
Rosa californica	California rose	FAC
Rosa sp.	Cultivated rose	UPL
Rubus armeniacus	Himalayan blackberry	FAC
Rumex crispus	Curly dock	FAC
Salix exigua	Sandbar willow	FACW
Salix sp.	Willow	UPL
Schoenoplectus acutus var. occidentalis	Common tule	OBL
Sonchus asper subsp. asper	Prickly sow thistle	UPL
Torilis arvensis	Tall sock-destroyer	UPL
Tragopogon dubius	Yellow salsify	UPL
Triadica sebifera	Chinese tallowtree	FAC
Trifolium glomeratum	Clustered clover	UPL
Trifolium hirtum	Rose clover	UPL
Trifolium subterraneum	Subterranean clover	UPL
Triteleia hyacinthina	White brodiaea, fool's onion	FAC
Typha latifolia	Broad-leaved cattail	OBL
Vicia sativa	Spring vetch	FACU
Vicia villosa	Hairy vetch, winter vetch	UPL
Vitis californica	California wild grape	FACU

Attachment D

GIS Shapefiles and the Aquatic Resources Excel Spreadsheet

Attachment E

Representative Site Photographs

Season Wetland SW-2 facing south, 15 May 2020

Seasonal wetland (SW-3), facing south, 15 May 2020

Seasonal wetland (SW-1), facing south, 15 May 2020

Seasonal wetland (SW-4), facing west, 16 April 2020

Seasonal wetland (SW-5), facing west, 16 April 2020

Seasonal wetland swale(SWS-1), facing northwest, 16 April 2020

Drainage ditch (DD-1) facing northwest, 18 May 2020

Intermittent drainage (IDR-2) facing south, 18 May 2020

Intermittent drainage (IDR-1) facing west, 18 May 2020

Intermittent drainage (IDR-2) upper reach, City storm drain outfall facing south, 23 July 2020

Seasonal wetland (SW-10) facing south, 18 May 2020

Seasonal wetland (SW-9) facing east, 18 May 2020

Seasonal wetland (SW-7) facing north, 18 May 2020

Attachment F

Permission to Enter

Sierra View
COUNTRY CLUB

July 30, 2020

Project Manager
Regulatory Division
U.S. Army Corps of Engineers
1325 J Street, Room 1350
Sacramento, California 95814-2922

Re: SVLC 23, LLC Access

This letter serves as written permission to enter the SVLC 23, LLC property shown on the attached **Figure 1** when accompanied by Madrone Ecological Consulting, LLC (Madrone) staff. When accompanied by Madrone staff, you may dig soil pits by hand and collect plant materials related to the verification of potential Waters of the U.S. on the SVLC 23, LLC property. If you have any questions, please contact Sarah VonderOhe at Madrone (916) 822-3230 or svonderohe@madroneeco.com.

Sincerely,

John Welch
President/CEO
Sierra View Land Company

PC EXHIBIT J

MND ATTACHMENT 8

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SACRAMENTO DISTRICT
1325 J STREET
SACRAMENTO CA 95814-2922

June 4, 2021

Regulatory Division (SPK-2020-00625)

SVLC 23, LLC
c/o Sierra View Land Company
Attn: Mr. John Welch
105 Alta Vista Drive
Roseville, CA 95678

Dear Mr. Welch:

We are responding to your August 13, 2020, request for an approved jurisdictional determination for the SVLC 23 Property site. The approximately 23-acre project site is located adjacent to, and just north of Shasta Street and south of Diamond Oaks Road and to the east of the Sierra View Country Club, at coordinates (NAD83) Latitude 38.7643°, Longitude -121.2830°, Roseville, Placer County, California.

Based on available information, we concur with your aquatic resources delineation for the site, as depicted on the enclosed July 23, 2020, *Aquatic Resources Delineation SVLC 23 Property* drawing(s) prepared by N. Bente of Madrone Ecological Consulting (enclosure 1). Approximately 2.047 acres of aquatic resources, consisting of 0.199 acres of seasonal wetlands, 0.024 acres of seasonal wetland swale, 0.871 acres of vernal pools, 1,801 linear feet of ephemeral drainages, and 2,006 linear feet of intermittent drainage are present within the survey area. This letter verifies that the location and boundaries of wetlands were delineated consistent with the wetland definition at 33 CFR §328.3(c)(16), the 1987 *Corps of Engineers Wetlands Delineation Manual* (Wetlands Research Program Technical Report Y-87-1) and the applicable regional supplements; the location and boundaries of tidal waters conform with the high tide line defined at 33 CFR §328.3(c)(4); and the location and boundaries of non-tidal waters conform with the ordinary high water mark definition at 33 CFR §328.3(c)(7), Regulatory Guidance Letter 05-05, and any applicable regional guide.

Of these aquatic resources, we have determined that those features identified as SWS-1, IDR-1, and IDR-2, totaling 0.992 acres are waters of the United States pursuant to 33 CFR Part 328 and are regulated under Section 404 of the Clean Water Act; and**,** features DD-1, 2, 3, and SW-1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and VP-1, 2, 3, totaling 1.055 acres are not waters of the U.S., regulated under Section 404 of the Clean Water Act or under Section 10 of the Rivers and Harbors Act.

We are enclosing a copy of the *Approved Jurisdictional Determination Form* for your site (enclosure 2).

This approved jurisdictional determination is valid for five years from the date of this letter, unless new information warrants revision of the determination before the expiration date. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 Code of Federal Regulations (CFR) Part 331. A *Notification of Appeal Process (NAP) and Request for Appeal (RFA) Form* is enclosed (enclosure 3). If you request to appeal this

determination, you must submit a completed RFA form to the South Pacific Division Office at the following address: Administrative Appeal Review Officer, Army Corps of Engineers, South Pacific Division, CESPD-PDO, 1455 Market Street, 2052B, San Francisco, California 94103-1399, Telephone: 415-503-6574, FAX: 415-503-6646.

In order for an RFA to be accepted by the Corps, we must determine that the form is complete, that it meets the criteria for appeal under 33 CFR Part 331.5, and that the form was received by the Division Office within 60 days of the date of the NAP. It is not necessary to submit an RFA form to the Division Office unless you object to the determination in this letter.

We recommend that you provide a copy of this letter and notice to all other affected parties, including any individual who has an identifiable and substantial legal interest in the property.

The delineation included herein has been conducted to identify the location and extent of the aquatic resource boundaries and/or the jurisdictional status of aquatic resources for purposes of the Clean Water Act for the particular site identified in this request. This delineation and/or jurisdictional determination may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should discuss the applicability of a certified wetland determination with the local USDA service center, prior to starting work.

We appreciate feedback, especially about interaction with our staff and our processes.

Please refer to identification number SPK-2020-00625 in any correspondence concerning this project. If you have any questions, please contact Mr. Nathaniel Duyck at U.S. Army Corps of Engineers, Regulatory Division, 1325 J Street, Room 1350, Sacramento, California 95814, by email at nathaniel.f.duyck@usace.army.mil, or telephone at (916) 557-6883. For program information or to complete our Customer Survey, visit our website at www.spk.usace.army.mil/Missions/Regulatory.aspx.

Sincerely,

Chandra Jenkins
Chief, California Delta Section
Regulatory Division

Enclosures

cc:
Ms. Sarah VanderOhe; Madrone Ecological Services, svonderohe@madroneEco.com
Ms. Stephanie Tadlock, California Regional water Quality Control Board, stephanie.tadlock@waterboards.ca.gov
Mr. Joseph Morgan, U.S. EPA, morgan.joseph@epamail.epa.gov

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: John Welch, Sierra View Land Company Attn: Mr. John Welch	File No.: SPK-2020-00625	Date: June 1, 2021

Attached is:		See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
	PERMIT DENIAL	C
→	APPROVED JURISDICTIONAL DETERMINATION	D
	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at *http://www.usace.army.mil/cecw/pages/reg_materials.aspx* or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

- OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit.

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

- APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer (address on reverse). This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer (address on reverse). This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.

- APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer (address on reverse). This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also, you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:

U.S. Army Corps of Engineers

Phone: (916) 557-6883, FAX 916-557-7803
Email: Nathaniel.F.Duyck@usace.army.mil

If you only have questions regarding the appeal process you may also contact:

Thomas J. Cavanaugh
Administrative Appeal Review Officer
U.S. Army Corps of Engineers
South Pacific Division
1455 Market Street, 2052B
San Francisco, California 94103-1399
Phone: 415-503-6574, FAX: 415-503-6646)
Email: Thomas.J.Cavanaugh@usace.army.mil

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15-day notice of any site investigation and will have the opportunity to participate in all site investigations.

	Date:	Telephone number:
_____ Signature of appellant or agent.		

Revised Cultural Resources Inventory and Evaluation Report

Sierra View Country Club
Placer County, California

Prepared For:

Westpark Communities
1420 Rocky Ridge Drive, Suite 265
Roseville, California 95661

Prepared By:

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS
2525 Warren Drive
Rocklin, California 95677

Revised June 2021

MANAGEMENT SUMMARY

In 2020, ECORP Consulting, Inc. was retained by Westpark Communities to conduct a cultural resources inventory for the proposed Sierra View Country Club Project in Placer County, California. Westpark Communities proposes to develop approximately 23.1 acres located east of the Sierra View Country Club Golf Course in Roseville, Placer County, California.

The inventory included a records search, literature review, and field survey conducted in two phases. The records search results indicated that four previous cultural resources studies have been conducted within a portion of the Project Area. As a result of those studies, one historic-period resource has previously been recorded within the Project Area: the historic-era Western Area Power Administration transmission line (P-31-3280), which has previously been determined not eligible for the National Register of Historic Places (NRHP).

As a result of the survey, two cultural resources were recorded: SV-001, a Sacramento Municipal Utilities District (SMUD) 230-kilovolt (kV) transmission line; and SV-002, a SMUD 115-kV distribution line. These historic-age built environment resources were evaluated based on survey-level data and archival research relative to the criteria for inclusion in the NRHP and the California Register of Historical Resources (CRHR). Both resources were determined not eligible under any criteria for the NRHP or CRHR and, therefore, they are not considered Historical Resources for purposes of the California Environmental Quality Act or Historic Properties for the purposes of Section 106 of the National Historic Preservation Act. Until the lead agencies concur with these cultural resource identification and evaluation, no ground-disturbing activities should occur. Recommendations for the management of unanticipated discoveries are also provided.

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LIST OF ATTACHMENTS

Attachment A – Records Search Confirmation and Historical Society Coordination
Attachment B – Sacred Lands File Coordination
Attachment C – Project Area Photographs
Attachment D – ***Confidential*** Cultural Resource Site Locations and Site Records

LIST OF ACRONYMS AND ABBREVIATIONS

AB	Assembly Bill
AC	Alternating Current
APE	Area of Potential Effects
APN	Assessor Parcel Number
BLM	Bureau of Land Management
BP	Before present

LIST OF ACRONYMS AND ABBREVIATIONS

CCR	California Code of Regulations
CCTS	Central California Taxonomic System
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CHRIS	California Historical Resources Information System
CRHR	California Register of Historical Resources
DC	Direct Currents
DPR	Department of Parks and Recreation
GLO	General Land Office
MLD	Most Likely Descendant
NAHC	Native American Heritage Commission
NCIC	North Central Information Center
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act
NPS	National Park Service
NRHP	National Register of Historic Places
OHP	Office of Historic Preservation
PFE	Pacific Fruit Express
PRC	Public Resources Code
Project	Sierra View Country Club Project
RPA	Registered Professional Archaeologist
SHPO	State Historic Preservation Officer
SMUD	Sacramento Municipal Utilities District
USACE	U.S. Army Corps of Engineers
USC	U.S. Code
USGS	U.S. Geological Survey
WAPA	Western Area Power Administration

1.0 INTRODUCTION

In 2020, ECORP Consulting, Inc. was retained by Westpark Communities to conduct a cultural resources inventory of the proposed Sierra View Country Club Project located in the city of Roseville, Placer County, California. A survey of the property was required to identify potentially eligible cultural resources (archaeological sites and historic buildings, structures, and objects) that could be affected by the Project.

1.1 Project Location

The Project Area consists of approximately 23.1 acres of property located in the northwestern quarter of Section 35, the northeastern quarter of Section 34, the southeastern quarter of Section 27, and the southwestern quarter of Section 26 of Township 11 North, Range 6 East, Mount Diablo Base and Meridian as depicted on the 1992 Roseville, California U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle map (Figure 1). It is also known as Assessor Parcel Number (APN) 015-011-029. The Project Area is located east of the Sierra View Country Club golf course, north of Shasta Street, and south of Diamond Oaks Road in Roseville, California.

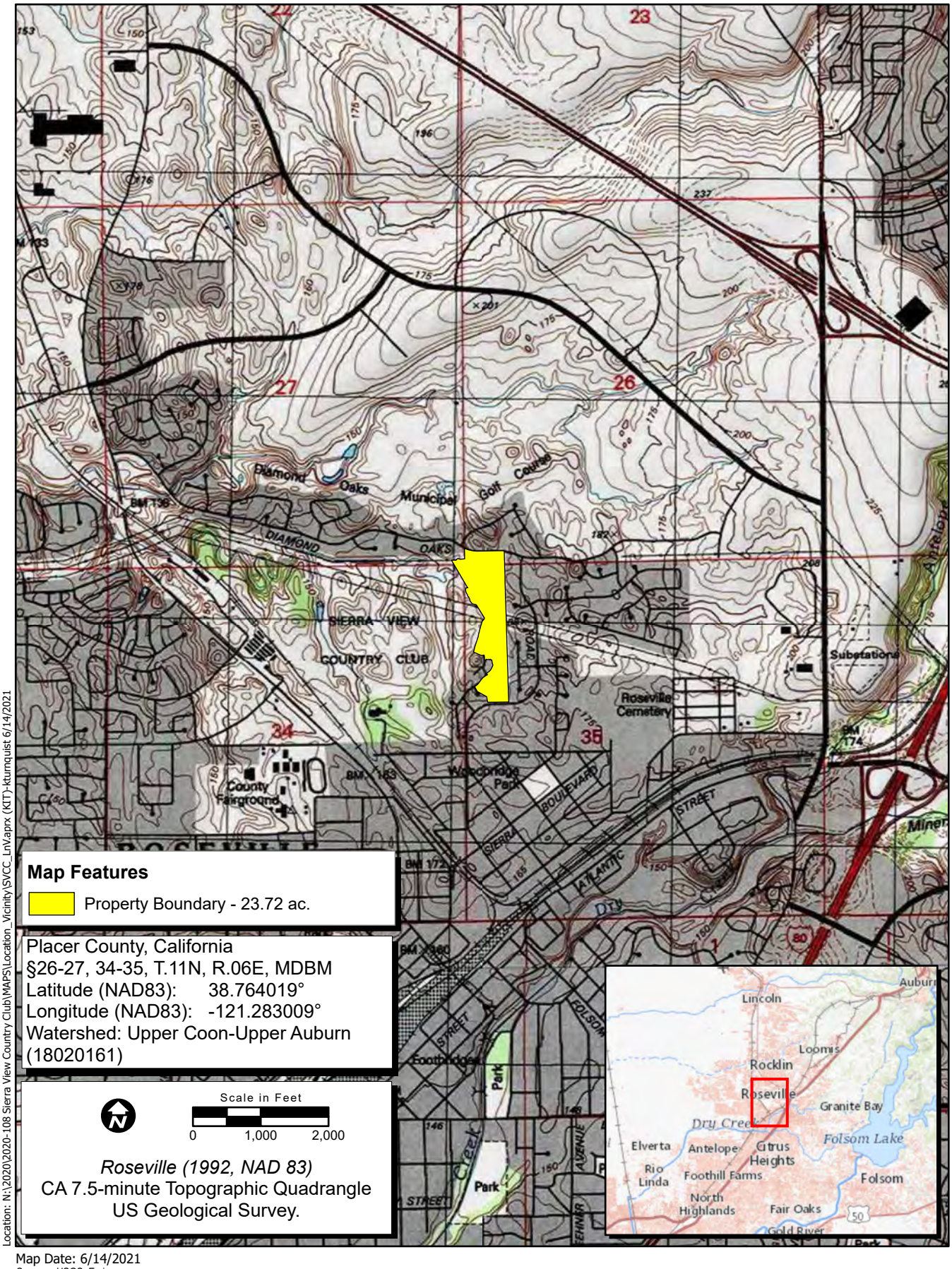
1.2 Project Description and Area of Potential Effects

The Proposed Project entails the construction of infill development and related infrastructure for single-family residences. No additional Project details were available at the time of the study, but sufficient information about the nature and type of the Project was available to inform this cultural resources inventory, including the potential for subsurface resources.

The Area of Potential Effects (APE) consists of the horizontal and vertical limits of a project and includes the area within which significant impacts or adverse effects to Historical Resources or Historic Properties could occur as a result of the project. The APE is defined for projects subject to regulations implementing Section 106 (federal law and regulations). For projects subject to the California Environmental Quality Act (CEQA), the term Project Area is used rather than APE. For the purpose of this document, the terms Project Area and APE are interchangeable.

The horizontal APE consists of all areas where activities associated with a project are proposed and in the case of the current Project, equals the Project Area subject to environmental review under the National Environmental Policy Act (NEPA) and CEQA. This includes areas proposed for construction, vegetation removal, grading, trenching, stockpiling, staging, paving, and other elements described in the official Project description. The horizontal APE is illustrated on Figure 1 and represents the survey coverage area. It measures approximately 0.42 mile in length (north-south) by 800 feet in width (east-west).

The vertical APE is described as the maximum depth below the surface to which excavations for project foundations and facilities will extend. Therefore, the vertical APE includes all subsurface areas where archaeological deposits could be affected. The subsurface vertical APE varies across the Project. This study assumes the vertical APE will not extend 20 feet below the current surface, and therefore, review of geologic and soils maps was necessary to determine the potential for buried archaeological sites that cannot be seen on the surface.



Location: N:\2020\2020-108 Sierra View Country Club\MAPS\Location_Vicinity\SVCC_LnV.aprx (KIT)-kturnquist 6/14/2021

Map Date: 6/14/2021
Sources: USGS, Esri

Figure 1. Project Location and Vicinity

The vertical APE also is described as the maximum height of structures that could impact the physical integrity and integrity of setting of cultural resources, including districts and traditional cultural properties. This study assumes the vertical APE will not exceed 30 feet above the ground surface.

1.3 Regulatory Context

To meet the regulatory requirements of this Project, this cultural resources investigation was conducted pursuant to the provisions for the treatment of cultural resources contained within Section 106 of the National Historic Preservation Act (NHPA) and in CEQA (Public Resources Code [PRC] § 21000 et seq.) The goal of NHPA and CEQA is to develop and maintain a high-quality environment that serves to identify the significant environmental effects of the actions of a proposed project and to either avoid or mitigate those significant effects where feasible. CEQA pertains to all proposed projects that require state or local government agency approval, including the enactment of zoning ordinances, the issuance of conditional use permits, and the approval of development project maps. The NHPA pertains to projects that entail some degree of federal funding or permit approval.

The NHPA and CEQA (Title 54 U.S. Code [USC] Section 100101 et seq. and Title 14, California Code of Regulations [CCR], Article 5, § 15064.5) apply to cultural resources of the historical and pre-contact periods. Any project with an effect that may cause a substantial adverse change in the significance of a cultural resource, either directly or indirectly, is a project that may have a significant effect on the environment. As a result, such a project would require avoidance or mitigation of impacts to those affected resources. Significant cultural resources must meet at least one of four criteria that define eligibility for listing on either the California Register of Historical Resources (CRHR; PRC § 5024.1, Title 14 CCR, § 4852) or the National Register of Historic Places (NRHP) (36 Code of Federal Regulations [CFR] 60.4). Cultural resources eligible for listing on the NRHP are considered Historic Properties under 36 CFR Part 800 and are automatically eligible for the CRHR. Resources listed on or eligible for inclusion in the CRHR are considered Historical Resources under CEQA.

Tribal Cultural Resources are defined in Section 21074 of the California PRC as sites, features, places, cultural landscapes (geographically defined in terms of the size and scope), sacred places, and objects with cultural value to a California Native American tribe that are either included in or determined to be eligible for inclusion in the CRHR, or are included in a local register of historical resources as defined in subdivision (k) of Section 5020.1, or are a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. Section 1(b)(4) of Assembly Bill (AB) 52 established that only California Native American tribes, as defined in Section 21073 of the California PRC, are experts in the identification of Tribal Cultural Resources and impacts thereto. Because ECORP does not meet the definition of a California Native American tribe, this report only addresses information for which ECORP is qualified to identify and evaluate, and that which is needed to inform the cultural resources section of CEQA documents. This report, therefore, does not identify or evaluate Tribal Cultural Resources. Should California Native American tribes ascribe additional importance to or interpretation of archaeological resources described herein, or provide information about non-archeological Tribal Cultural Resources, that information is documented separately in the AB 52 tribal consultation record between the tribe(s) and lead agency, and summarized in the Tribal Cultural Resources section of the CEQA document, if applicable.

In addition, in the event that the Project may affect Waters of the U.S., thereby requiring the Project proponent to meet the requirements of Section 404 of the Clean Water Act and obtain a permit from the U.S. Army Corps of Engineers (USACE) Sacramento District Regulatory Division, this report was prepared to contribute to compliance with the 2014 *Sacramento District Regulatory Branch Guidelines for Compliance with Section 106 of the National Historic Preservation Act of 1966, as amended*. Moreover, because the Project may qualify as a federal undertaking, regulations (36 CFR 800) implementing Section 106 of the NHPA require that cultural resources be identified and then evaluated using NRHP eligibility criteria.

1.4 Report Organization

The following report documents the study and its findings and was prepared in conformance with the California Office of Historic Preservation's (OHP) *Archaeological Resource Management Reports: Recommended Contents and Format.* Attachment A includes a confirmation of the records search with the California Historical Resources Information System (CHRIS) and historical society coordination. Attachment B contains documentation of a search of the Sacred Lands File. Attachment C presents photographs of the Project Area, and Attachment D contains confidential cultural resource site locations and site records.

Sections 6253, 6254, and 6254.10 of the California Code authorize state agencies to exclude archaeological site information from public disclosure under the Public Records Act. In addition, the California Public Records Act (Government Code § 6250 et seq.) and California's open meeting laws (The Brown Act, Government Code § 54950 et seq.) protect the confidentiality of Native American cultural place information. Under Exemption 3 of the federal Freedom of Information Act (5 USC 5), because the disclosure of cultural resources location information is prohibited by the Archaeological Resources Protection Act of 1979 (16 USC 470hh) and Section 307103 of the NHPA, it is also exempted from disclosure under the Freedom of Information Act. Likewise, the Information Centers of the CHRIS maintained by the OHP prohibit public dissemination of records search information. In compliance with these requirements, the results of this cultural resource investigation were prepared as a confidential document, which is not intended for public distribution in either paper or electronic format.

2.0 SETTING

2.1 Environmental Setting

The Project Area is located in the transition zone between the Central Valley and the Sierra Nevada foothills. It is located to the east of an active golf course and is surrounded by suburban residential development to the north and east, and an elementary school to the south. The terrain is relatively flat, and elevations range from 150 to 170 feet above mean sea level. The south fork of Pleasant Grove Creek splits to the northwest and tributaries run 0.4 mile to the north and 0.4 mile to the west of the Project Area.

2.2 Geology and Soils

Rosenthal and Willis (2017) describe the geology of the Sacramento Valley as a large, asymmetric, structural trough (syncline) formed by westward-tilting blocks of plutonic and metamorphic rocks on the eastern side, and highly folded and faulted blocks of metamorphic rocks (Franciscan) on the western side. This basin has been partially filled by a thick sequence (up to 12.4 miles [20 kilometers] thick) of sedimentary rocks and alluvial deposits that range from late Jurassic to Historical in age. During the Pleistocene, erosion of the Sierra Nevada led to the deposition of large alluvial fans at the base of the foothills along the eastern side of the Sacramento Valley. Glacial conditions are generally credited for the deposition of these fans, while subsequent interglacial periods are marked by landscape stability, soil formation, and channel incision. Subsequent depositional cycles during the Holocene progressively buried downstream sections of many older alluvial fans and led to the formation of inset stream terraces and nested alluvial fans along the foothills (Rosenthal and Willis 2017).

According to the U.S. Department of Agriculture's Natural Resources Conservation Service (NRCS) Web Soil Survey website (NRCS 2020), two soil types are located within the Project Area: Cometa-Ramona sandy loam (142) consist of fine loamy mixed, thermic, moderately deep, moderately well-drained soils found on older stream terraces that formed in alluvium from granitic rock sources; and Cometa-Fiddyment complex (141), 1 to 5 percent slopes, consists of moderately deep moderately well-drained to well-drained soils formed in consolidated sediments from mixed rock sources and alluvium from granitic rock sources; found on older stream terraces and nearly level to rolling terraces.

The potential exists for buried pre-contact archaeological sites in the Project Area due to the presence of alluvium along the tributaries to the south fork of Pleasant Grove Creek to the north and west of the Project Area and the likelihood of pre-contact archaeological sites existing along perennial waterways.

2.3 Vegetation and Wildlife

The Project Area is within an oak woodland setting. Annual grassland represents the dominant vegetation community within the Project Area. Representative plant species that may be present in this general area include medusahead grass (*Taeniatherum caput-medusae*), little quaking grass (*Briza minor*), ryegrass (*Lolium multiflorum*), slender wild oat (*Avena barbata*), soft brome (*Bromus hordeaceus*), vulpia (*Vulpia* sp.), Mediterranean barley (*Hordeum marinum*), sticky tarweed (*Holocarpha virgata*), rose clover (*Trifolium hirtum*), Fremont's tidy-tips (*Layia fremontii*), and yellow star-thistle (*Centaurea solstitialis*).

Wildlife species that have the potential to occur in the Project Area include black-tailed jackrabbit (*Lepus californicus*), rabbit (*Sylvilagus* sp.), gray squirrel (*Sciurus griseus*), coyote (*Canis latrans*), striped skunk (*Mephitis mephitis*), raccoon (*Procyon lotor*), red-tailed hawk (*Buteo jamaicensis*), prairie falcon (*Falco mexicanus*), California quail (*Callipepla californica*), mourning dove (*Zenaidura macroura*), Western scrub-jay (*Aphelocoma californica*), rattlesnake (*Crotalus viridus*), Pacific tree frog (*Pseudacris regilla*), and western fence lizard (*Sceloporus occidentalis*).

3.0 CULTURAL CONTEXT

3.1 Regional Pre-contact History

It is generally believed that human occupation of California began at least 10,000 years before present (BP). The archaeological record indicates that between approximately 10,000 and 8,000 BP, a predominantly hunting economy existed, characterized by archaeological sites containing numerous projectile points and butchered large animal bones. Animals that were hunted probably consisted mostly of large species still in existence today. Bones of extinct species have been found but cannot definitively be associated with human artifacts. Although small animal bones and plant grinding tools are rarely found within archaeological sites of this period, small game and floral foods were probably exploited on a limited basis. A lack of deep cultural deposits from this period suggests that groups included only small numbers of individuals who did not often stay in one place for extended periods (Wallace 1978).

Around 8,000 BP, there was a shift in focus from hunting towards a greater reliance on plant resources. Archaeological evidence of this trend consists of a much greater number of milling tools (e.g., metates and manos) for processing seeds and other vegetable matter. This period, which extended until around 5,000 years BP, is sometimes referred to as the Millingstone Horizon (Wallace 1978). Projectile points are found in archaeological sites from this period, but they are far fewer in number than from sites dating to before 8,000 BP. An increase in the size of groups and the stability of settlements is indicated by deep, extensive middens at some sites from this period (Wallace 1978).

In sites dating to after about 5,000 BP, archaeological evidence indicates that reliance on both plant gathering and hunting continued as in the previous period, with more specialized adaptation to particular environments. Mortars and pestles were added to metates and manos for grinding seeds and other vegetable material. Flaked-stone tools became more refined and specialized, and bone tools were more common. During this period, new peoples from the Great Basin began entering southern California. These immigrants, who spoke a language of the Uto-Aztecan linguistic stock, seem to have displaced or absorbed the earlier population of Hokan-speaking peoples. During this period, known as the Late Horizon, population densities were higher than before and settlement became concentrated in villages and communities along the coast and interior valleys (Erlandson 1994; McCawley 1996). Regional subcultures also started to develop, each with its own geographical territory and language or dialect (Kroeber 1925; McCawley 1996; Moratto 1984). These were most likely the basis for the groups encountered by the first Europeans during the eighteenth century (Wallace 1978). Despite the regional differences, many material culture traits were shared among groups, indicating a great deal of interaction (Erlandson 1994). The introduction of the bow and arrow into the region sometime around 2,000 BP is indicated by the presence of small projectile points (Wallace 1978; Moratto 1984).

3.2 Local Pre-contact History

This section provides a regional overview with contextual elements drawn from California's Central Valley Region, the Western Foothills Region, and from the transition zone itself where the Project is located. There has been more extensive research and study of Central Valley prehistory than the prehistory of the Sierra Nevada foothill zone, but a fair amount of cultural overlap exists within these regions. This section

includes the most recent and readily available research of both regions (Rosenthal et al. 2007) and includes some reference to the climactic changes that swept the Sierra Nevada being a catalyst for population movement that led to cultural change in the foothills.

California's Great Central Valley has long held the attention of archaeologists and was a focus of early research in California. Archaeological work during the 1920s and 1930s led to the cultural chronology for central California presented by Lillard, Heizer, and Fenenga in 1939. This chronology was based on the results of excavations conducted in the lower Sacramento River Valley. This chronology identified three archaeological cultures, named Early, Transitional, and Late (Lillard et al. 1939).

Heizer (1949) redefined the description of these three cultures. He subsumed the three cultural groups into three time periods, designated the Early, Middle, and Late Horizons. He primarily focused his research and reexamination of Lillard et al. (1939) on the Early Horizon, which he named Windmiller. He also intimated that new research and a reanalysis of existing data would be initiated for cultures associated with the Middle and Late Horizons; however, he did not complete this work and other research filled in the gaps.

Following years of documenting artifact similarities among sites in the San Francisco Bay region and the Delta, Beardsley (1948, 1954) formatted his findings into a cultural model known as the Central California Taxonomic System (CCTS). This system proposed a linear, uniform sequence of cultural succession in Central California, and explicitly defined Early, Middle, and Late Horizons for cultural change. Archaeological researchers have subsequently refined and redefined aspects of the CCTS. For instance, Fredrickson (1973, 1974, and 1994) reviewed general economic, technological, and mortuary traits between archaeological assemblages across the region. He separated cultural, temporal, and spatial units from each other and assigned them to six chronological periods: Paleo-Indian (12,000 to 8,000 BP); Lower, Middle, and Upper Archaic (8,000 BP to AD 500); and Upper and Lower Emergent (AD 500 to 1800).

Fredrickson further defined three cultural patterns: The Windmiller (named after Heizer 1949 and Lillard et al. 1939), the Berkeley, and the Augustine patterns, and assigned them to the Early, Middle, and Late horizons of the CCTS. These patterns were defined to reflect the general sharing of lifeways within groups in a specific geographic region. The Windmiller pattern of the Early Horizon included cultural patterns dating from 5,000 to 3,000 BP; the Berkeley Pattern of the Middle Horizon (also known as the Cosumnes cultural pattern after Ragir 1972), included cultural patterns dating from 3,000 BP to AD 500, and the Augustine Pattern of the Late Horizon included the cultural patterns from AD 500 to the historic period.

Fredrickson's (1974) Paleo-Archaic-Emergent cultural sequence was redefined by Rosenthal, White, and Sutton (2007). Rosenthal et al.'s recalibrated sequence is divided into three broad periods: The Paleoindian Period (11,550 to 8,550 cal. BC); the three-staged Archaic period, consisting of the Lower Archaic (8,550 to 5,550 cal. BC), Middle Archaic (5,550 to 550 cal. BC), and Upper Archaic (550 cal. BC to cal. AD 1100); and the Emergent Period (cal. AD 1100 to Historic) (Rosenthal et al. 2007). The three divisions of the Archaic Period correspond to climate changes. This is the most recently developed sequence and is now commonly used to interpret Central California prehistory. The aforementioned periods are characterized by the following:

3.2.1 Paleo-Indian Period

This period began when the first people began to inhabit what is now known as the California culture area. It was commonly believed these first people subsided on big game and minimally processed foods, (i.e., hunters and gatherers), presumably with no trade networks. More recent research indicates these people may have been more sedentary, relied on some processed foods, and traded (Rosenthal et al. 2007). Populations likely consisted of small groups traveling frequently to exploit plant and animal resources.

3.2.2 Archaic Period

This period was characterized by an increase in plant exploitation for subsistence, more elaborate burial accoutrements, and increase in trade network complexity (Bennyhoff and Fredrickson 1994). The three divisions that correspond to pre-contact climate change are characterized by the following aspects (Rosenthal et al. 2007):

3.2.2.1 Lower Archaic Period

This period is characterized by cycles of widespread floodplain and alluvial fan deposition. Artifact assemblages from this period include chipped stone crescents and early wide-stemmed points, marine shell beads, eastern Nevada obsidian, and obsidian from the north Coast Ranges. These types of artifacts found on sites dating to this period indicate trade was occurring in multiple directions. A variety of plant and animal species were also utilized, including acorns, wild cucumber, and manzanita berries.

3.2.2.2 Middle Archaic Period

This period is characterized by a drier climate period. Rosenthal et al. (2007) identified two distinct settlement/subsistence patterns in this period: the Foothills Tradition and the Valley Tradition. Functional artifact assemblages consisting primarily of locally sourced flaked stone and groundstone cobbles characterize the Foothills Tradition, while the Valley Tradition was generally characterized by diverse subsistence practices and extended periods of sedentism.

3.2.2.3 Upper Archaic Period

This period is characterized by abrupt change to wetter and cooler environmental climate conditions. Much greater cultural diversity is evident from this period. More specialized artifacts, such as bone tools, ceremonial blades, polished and groundstone plummets, saucer and saddle *Olivella* shell beads, *Haliotis* shell ornaments, and a variety of groundstone implements are characteristic of this period.

3.2.3 Emergent Period

This period is most notably marked by the introduction of the bow and arrow, the emergence of social stratification linked to wealth, and more expansive trade networks signified by the presence of clam disk beads that were used as currency (Moratto 1984). The Augustine pattern (the distinct cultural pattern of the Emergent Period) is characterized by the appearance of small projectile points (largely obsidian),

rimmed display mortars, flanged steatite pipes, flanged pestles, and chevron-designed bird-bone tubes. Large mammals and small seeded resources appear to have made up a larger part of the diet during this period (Fredrickson 1968; Meyer and Rosenthal 1997).

The following discussion summarizes the cultural patterns and the different local developments that are represented in archaeological deposits in the region surrounding the current Project Area.

The Windmiller Pattern of the Early Horizon (as defined by Beardsley 1948), dates to the Middle Archaic (as defined by Rosenthal et al. 2007) and may be the most extensively studied of all the cultural patterns defined for the Central Valley. In fact, the similarity noted between elements of Windmiller and materials from other sites may have been the catalyst for early archaeologists identifying the material cultural "blending" of groups in the Central Valley during this period. The temporal span for Windmiller has been updated and reanalyzed several times in the archaeological literature (Fredrickson 1973, 1974; Heizer 1949; Moratto 1984; Ragir 1972). The date originally proposed for the emergence of Windmiller was 4,500 BP (Lillard et al. 1939; Ragir 1972), because the culture at 4,000 years ago appeared to have been fully developed and seemed to have been well integrated into the regional economic system.

Characteristics to identify the Windmiller pattern have been presented by multiple authors over time (Fredrickson 1973, 1974; Heizer 1949; Moratto 1984; Ragir 1972). Most notable characteristics are:

- large, heavy stemmed and leaf-shaped projectile points commonly made of a variety of materials other than obsidian;
- perforate charmstones;
- *Haliotis* and *Olivella* shell beads and ornaments;
- trident fish spears;
- baked clay balls (presumably for cooking in baskets);
- flat slab milling stones;
- small numbers of mortars; and
- ventrally extended burials oriented toward the west.

The subsistence pattern of Windmiller groups probably emphasized hunting and fishing, with supplemental seed collecting (possibly including acorns) (Heizer 1949; Moratto 1984; Ragir 1972).

Windmiller groups acquired obsidian from at least two Coast Ranges and three trans-Sierran sources, *Haliotis* and *Olivella* shells and ornaments from the coast, and quartz crystals from the Sierra Nevada foothills (Heizer 1949; Ragir 1972). It is widely hypothesized that the bulk of these materials were acquired through trade; however, some may have been acquired as part of seasonal movements between the Central Valley and the Sierra Nevada foothills.

There is evidence for seasonal transhumance in the distribution of Windmiller artifacts, sites, and burial patterns. Johnson's work (1967, 1970) along the edge of the Sierra Nevada foothills at Camanche Reservoir and CA-AMA-56, the Applegate site, suggests a link between Windmiller groups of the Central

Valley and the Sierra Nevada mortuary caves. Johnson (1970) suggested that his data reveals a pattern of gradual change from the Early through the Middle Horizon (as defined by Beardsley 1948), rather than a displacement of local groups by foreign populations as theorized by Baumhoff and Olmsted (1963) based on ethnolinguistic evidence. Rondeau (1980), also working at the edge of the Central Valley at CA-ELD-426, the Bartleson Mound, identified components of the Early Horizon (as defined by Beardsley 1948). He (1980) even postulated a potential relationship between the Early Horizon cultures and the Martis Complex (a basalt preferring culture in the Martis Valley of the Sierra Nevada). In addition, analysis of Windmiller burial orientation (Schulz 1970) and skeletal analyses (e.g., Harris Lines) by McHenry (1968) suggest a high percentage of winter death among Windmiller groups. Incorporating all of this data, Moratto (1984) postulated that Windmiller groups were exploiting the foothills of the Sierra Nevada during the summer and returning in the winter to villages in the Central Valley as early as 4,000 BP.

Excavations at CA-PLA-500 (Wohlgemuth 1984), the Sailor Flat site located near CA-PLA-101, sites at the Twelve Bridges Golf Course now known as Catta Verdera Country Club in Lincoln, and Spring Garden Ravine site CA-PLA-101 provide examples of Windmiller sites that had items in their cultural assemblages similar to the material culture of groups elsewhere in California and the foothills.

The succeeding Middle Horizon, namely the Cosumnes Culture after Ragir (1972), the Berkeley Pattern after Fredrickson (1974), and absorbed into the Middle and Upper Archaic designations by Rosenthal et al. (2007) was first recognized at site CA-SAC-66. Much less published material discusses the patterns defined for this era than does Windmiller; none the less, some of the most notable characteristics are:

- tightly flexed burials with variable orientation;
- red ochre stains in burials;
- distinctive *Olivella* and *Haliotis* beads and ornaments;
- distinctive charmstones;
- cobble mortars and evidence of wooden mortars;
- numerous bone tools and ornaments;
- large, heavy foliate and lanceolate concave base projectile points made of materials other than obsidian; and
- objects of baked clay.

Further classification of the Middle Archaic (as defined by Rosenthal et al. 2007) into the Foothills Tradition and Valley Tradition helped to clarify the different types of cultural sequences which occurred during these time periods. Functional artifact assemblages consisting primarily of locally sourced flaked stone and groundstone cobbles characterize the Foothills Tradition, with very few trade goods. Sites that represent the Valley Tradition are much fewer in number and are generally characterized by much more diverse subsistence practices and extended periods of sedentism. Specialized tools, trade goods, and faunal refuse that indicate year-round occupation are evident on sites of the Valley Tradition (Rosenthal et al. 2007). Distinct artifacts attributed to this tradition include one of the oldest dated shell bead lots in

Central California (4,160 BP) and a particular type of pestle used with a wooden mortar (Meyer and Rosenthal 1997).

The Sierra Nevada experienced significant climactic shifts and concomitant vegetation change throughout the Holocene, but pollen analysis and climactic records indicate that the current climate pattern and primary constituents of vegetation communities were in place by the Middle Archaic around 1,000 BC (Hull 2007). Seasonal transhumance practiced by indigenous populations of the Sierra may have become more consistent during this period of relative environmental stasis.

Paleobotanical analysis from sites of the Foothills Tradition including CA-CAL-789, CA-CAL-629, and CA-CAL-630 confirm that acorns and pine nuts were preferred for subsistence (Rosenthal and McGuire 2004; Wohlgemuth 2004) Sites near the Project Area associated with the Valley Tradition are rare in the early Middle Archaic (ca. 5,550 to 2,050 cal. BC) but include the Reservation Road site (CA-COL-247), and two buried sites in the northern Diablo Range (CA-CCO-637 and CA-CCO-18/548). Sites associated with later portions of the Middle Archaic (post-2,050 cal. BC) near the Project Area include CA-SAC-107 and CA-BUT-233, both of which produced elaborate material culture and diverse dietary and technological assemblages.

The next era in the region is identified as the Late Horizon by Beardsley (1948, 1954), the Hotchkiss Culture by Ragir (1972), and the Augustine Pattern by Fredrickson (1974). The culture was formed by populations during the later Upper Archaic and Emergent Periods, as defined by Rosenthal et al. (2007), and ranges in age from around 550 cal. BC to contact (dates vary between the different models of prehistory developed for the region). The Upper Archaic, as discussed above, corresponds with the late Holocene change in environmental conditions to a wetter and cooler climate. The Emergent Period and Late Horizon are markedly represented by the introduction of bow-and-arrow technology, as well as more pronounced cultural diversity as reflected in diversity of burial posturing, artifact styles, and material culture. Cultural patterns for this era are represented in the northern Sacramento Valley, namely within the Whiskeytown Pattern, at sites CA-SHA-47, CA-SHA-571/H, CA-SHA-890, CA-SHA-891, and CA-SHA-892 (Sundahl 1982, 1992).

This era primarily represents both local innovation and the blending of new cultural traits introduced into the Central Valley. The Emergent Occupation (as defined by Rosenthal et al. 2007) coincides with the Augustine Pattern (Fredrickson 1974) in the lower Sacramento Valley/Delta region, and with the Sweetwater and Shasta complexes in the northern Sacramento Valley (Fredrickson 1974; Kowta 1988; Sundahl 1982). The emergence of the Augustine Pattern appears to have been associated with the expansion of Wintun populations from the north, which appears to have led to an increase in settlements in the area after 550 BP (Bennyhoff 1994; Moratto 1984).

During this period in the Sierra Nevada, paleoenvironmental data suggests severe droughts occurred from around AD 892 to 1112 and AD 1210 to 1350 (Hull 2007; Lindström 1990; Stine 1994). These drier conditions surely affected the seasonal resource procurement rounds of the native populations during this time, and likely led to an influx of population movement and cultural blending into the foothills zone and Central Valley by Sierra Nevada groups.

Despite the varying designations, this emergent era is distinguished in the archaeological record by intensive fishing, extensive use of acorns, elaborate ceremonialism, social stratification, and cremation of the dead. Artifacts associated with the defined patterns (Augustine, Emergent, Hotchkiss) include bow-and-arrow technology (evidenced by small projectile points), mortars and pestles, and fish harpoons with unilaterally or bilaterally placed barbs in opposed or staggered positions (Bennyhoff 1950). Mortuary patterns include flexed burials and cremations, with elaborate material goods found in association with prestigious individuals. A local form of pottery, Cosumnes brownware, emerged in the lower Sacramento Valley (Rosenthal et al. 2007). Sites contain this ceramic type in their artifact assemblage near the Project Area include CA-SAC-6, CA-SAC-67, CA-SAC-107, CA-SAC-265, and CA-SAC-329. Human animal effigies are also a marker of this emergent era around the Project Area and are present at sites CA-SAC-6, CA-SAC-16, CA-SAC-29, CA-SAC-267, and CA-SAC-267.

3.3 Ethnography

Prior to the arrival of European-Americans in the region, indigenous groups speaking more than 100 different languages and occupying a variety of ecological settings inhabited California. Kroeber (1925, 1936), and others (i.e., Driver 1961; Murdock 1960), recognized the uniqueness of California's indigenous groups and classified them as belonging to the California culture area. Kroeber (1925) further subdivided California into four subculture areas: Northwestern, Northeastern, Southern, and Central.

When the first European explorers entered the regions between 1772 and 1821, an estimated 100,000 people, about 1/3 of the state's native population, lived in the Central Valley (Moratto 1984). At least seven distinct languages of Penutian stock were spoken among these populations: Wintu, Nomlaki, Konkow, River Patwin, Nisenan, Miwok, and Yokuts. Common linguistic roots and similar cultural and technological characteristics indicate that these groups shared a long history of interaction (Rosenthal et al. 2007). The Central area (as defined by Kroeber 1925) encompasses the current Project Area and includes the Nisenan or Southern Maidu.

Ethnographically, the Project Area is in the southwestern portion of the territory occupied by the Penutian-speaking Nisenan. Nisenan inhabited the drainages of the Yuba, Bear, and American rivers, and also the lower reaches of the Feather River, extending from the east banks of the Sacramento River on the west to the mid to high elevations of the western flank of the Sierra Nevada to the east (Wilson and Towne 1978). The territory extended from the area surrounding the current city of Oroville on the north to a few miles south of the American River in the south. The Sacramento River bounded the territory on the west, and in the east, it extended to a general area located within a few miles of Lake Tahoe.

As a language group, Nisenan (meaning "from among us" or "of our side") are members of the Maiduan Family of the Penutian stock and are generally divided into three groups based on dialect differences: the Northern Hill (mountain) Nisenan in the Yuba River drainage; the Valley Nisenan along the Sacramento River; and the Southern Hill (foothills) Nisenan along the American River (Beals 1933; Kroeber 1925; Wilson and Towne 1978). Individual and extended families "owned" hunting and gathering grounds, and trespassing was discouraged (Kroeber 1925; Wilson and Towne 1978). Residence was generally patrilocal, but couples actually had a choice in the matter (Wilson and Towne 1978).

The basic social and economic group for the Nisenan was the family or household unit. The nuclear or extended family formed a corporate unit. These basic units were combined into distinct village or hamlet groups, each largely composed of consanguine relatives (Beals 1933; Littlejohn 1928). Lineage groups were important political and economic units that combined to form tribelets, which were the largest sociopolitical unit identified for Nisenan (Wilson and Towne 1978). Each tribelet had a chief or headman who exercised political control over all villages within it. Villages typically included family dwellings, acorn granaries, a sweathouse, and a dance house, owned by the chief. The role of chief seems to have been an advisory role with little direct authority (Beals 1933) but with the support of the shaman and the elders, the word of the chief became virtually the law (Wilson and Towne 1978). Tribelets assumed the name of the head village where the chief resided (Beals 1933; Levy 1978).

The office of tribelet chief was hereditary, with the chieftainship being the property of a single patrilineage within the tribelet. Tribelet populations of Valley Nisenan were as large as 500 persons (Wilson and Towne 1982), while foothill and mountain tribelets ranged between 100 and 300 persons (Levy 1978; Littlejohn 1928). Each tribelet owned a bounded tract of land and exercised control over its natural resources (Littlejohn 1928). Beals (1933) estimated that Nisenan tribelet territories averaged approximately 10 miles along each boundary, or 100 square miles, with foothill territories tending to encompass more area than mountain territories. Littlejohn (1928) noted that in many instances, these boundaries were indicated by piles of stones. Regardless, Nisenan groups tended to stay within their village areas except during the summer season when groups of people would sojourn into the mountains to hunt and gather (Littlejohn 1928).

Nisenan practiced seasonal migration, a subsistence strategy involving moving from one area or elevation to another to harvest plants, fish, and hunt game across contrasting ecosystems that were in relatively close proximity to each other. Valley Nisenan generally did not range beyond the valley and lower foothills, while foothill and mountain groups ranged across a more extensive area that included jointly shared territory whose entry was subject to traditional understandings of priority of ownership and current relations between the groups (d'Azevedo 1963).

During most of the year, Nisenan usually lived in permanent villages located below 2,500 feet that generally had a southern exposure, were surrounded by an open area, and were located above, but close to watercourses (Littlejohn 1928). The rather large uninhabited region between the 3,000-foot contour and the summit of the Sierra Nevada was considered "open ground" that was only used by communities living along its edge (Littlejohn 1928). Beals (1933) noted that permanent villages in the foothills and mountains were usually located on high ground between rivers. Valley villages were also usually located on raised areas to avoid flooding. Littlejohn (1928) stated that at one time or another there were settlements located on every small stream within Nisenan territory, but permanent villages were not located in steep, dark, narrow canyons of large rivers, or at altitudes where deep snows persisted throughout the winter. In fact, permanent occupation sites above 3,500 feet were only located in protected valleys (Littlejohn 1928).

The availability of resources influenced the location of Nisenan permanent villages, since they acquired a proportion of their food resources from the general area surrounding them (Littlejohn 1928; Wilson and Towne 1978). Other essential and critical food resources were obtained during the summer, when small

base camps were established at higher altitudes in proximity to a water source. Individuals would stage expeditions to acquire natural, faunal, and plant resources from these camps (Littlejohn 1928; Wilson and Towne 1978).

Communally organized Nisenan task groups exploited a wide variety of resources. Communal hunting drives were undertaken to obtain deer, quail, rabbits, and grasshoppers. Bears were hunted in the winter when their hides were at their best condition. Runs of salmon in the spring and fall provided a regular supply of fish, while other fish such as suckers, pike, whitefish, and trout were obtained with snares, fish traps, or with various fish poisons such as soaproot (Beals 1933; Faye 1923; Wilson and Towne 1978). Birds were caught with nooses or large nets and were also occasionally shot with bow and arrow. Game was prepared by roasting, baking, or drying. In addition, salt was obtained from a spring near modern-day Rocklin (Wilson and Towne 1978).

Acorns were gathered in the fall and stored in granaries for use during the rest of the year. Although acorns were the staple of the Nisenan diet, they also harvested roots like wild onion and "Indian potato," which were eaten raw, steamed, baked, or dried and processed into flour cakes to be stored for winter use (Wilson and Towne 1978). Buckeye, pine nuts, hazelnuts, and other edible nuts further supplemented the diet. Key resources such as acorns, salmon, and deer were ritually managed through ceremonies to facilitate successful exploitation and equitable distribution of resources (Beals 1933; Swezey 1975; Swezey and Heizer 1977).

Trade was important with goods traveling from the coast and valleys up into the Sierra Nevada mountains and beyond to the east, and vice versa. Coastal items like shell beads, salmon, salt, and foothill pine nuts were traded for resources from the mountains and farther inland, such as bows and arrows, deer skins, and sugar pine nuts. In addition, obsidian was imported from the north (Wilson and Towne 1978).

Nisenan built residential dwellings, ceremonial structures, semi-subterranean sweat lodges, and menstruation huts (Wilson and Towne 1978). The typical hill and mountain dwelling was the conical bark house made by overlapping three or four layers of bark with no interior support. A thatched house was used at lower elevations, consisting of a conical framework of poles that was covered by brush, grass, or tules. Semi-subterranean earth lodge roundhouses were also built by hill and mountain groups and used for ceremonial gatherings, assemblies, local feasts, and for housing visitors (Beals 1933; Levy 1978).

Flaked and ground stone tools were common among the Nisenan and included knives, arrow and spear points, club heads, arrow straighteners, scrapers, rough cobble and shaped pestles, bedrock mortars, grinding stones (metates), pipes, charms, and short spears (Barrett 1917; Beals 1933; Voegelin 1942; Wilson and Towne 1978). Beals (1933) also noted that certain colored stone points were considered "lucky," and could be traded for four or five other projectile points. In addition, obsidian was highly valued and imported. Nisenan informants stated that obsidian only came from a place to the north, outside of Nisenan territory (Littlejohn 1928). Littlejohn (1928) also noted that soapstone was used for bowl mortars, although informants of Wilson and Towne (1978) claimed that neither they nor their ancestors made mortars.

Wood was used for a variety of tools and weapons, including both simple and sinew-backed bows, arrow shafts and points, looped stirring sticks, flat-bladed mush paddles, pipes, and hide preparation tools

(Wilson and Towne 1978). Cordage was made from plant material and was used to construct fishing nets and braided and twined tumplines. Soaproot brushes were commonly used during grinding activities to collect meal or flour. Specialized food processing and cooking techniques included the grinding and leaching of ground acorn and buckeye meal; burning of umbelliferae, a plant with cabbage-like leaves, to obtain salt; and roasting various foods in earth ovens (d'Azevedo 1986; Wilson and Towne 1978). Both hill and valley groups used the bedrock mortar and pestle (both rough cobble and shaped) to grind acorns, pine nuts, seeds, other plant foods, and meat. A soaproot brush was used to sweep ground meal into mortar cups and collect flour. Fist-sized, heated stones were used to cook or warm liquid-based foods such as acorn gruel and pine nut meal. Whole acorns were stored in granaries, and pine nuts were stored in large pine bough covered caches (Wilson and Towne 1978).

Nisenan groups managed many wild plants, primarily by controlled burning which removed underbrush and encouraged growth of edible grasses, seed producing plants, and other useful plant resources (e.g., basketry materials) (Blackburn and Anderson 1993). The use of fire for environmental modification and as an aid in hunting is frequently mentioned in the ethnographic literature relating to the Nisenan. Littlejohn (1928) noted that the lower foothills in the valley oak zone were thickly covered with herbaceous vegetation that was annually burned by the Nisenan to remove and limit its growth while facilitating the growth of oaks for harvesting acorns. The annual fires destroyed seedlings but did not harm established oak trees. Beals (1933) also noted that the Nisenan regularly burned the land, primarily for the purpose of driving game, and consequently created much more open stands of timber than currently exist in the area. Beals (1933) informants stated that before their traditional burning regimes were halted by European-Americans, "it was often a mile or more between trees on the ridges." In addition to removing underbrush, improving travel conditions, and facilitating plant growth, burning may also have improved areas of deer forage, potentially altering migratory patterns of deer populations by lessening their need to seek fresh forage on a seasonal basis (Matson 1972).

Nisenan used baskets for a variety of tasks, including storage, cooking, serving and processing foods, traps, cradles, hats, cages, seed beaters, and winnowing trays. Basket manufacturing techniques included both twining and coiling, and baskets were decorated with a variety of materials and designs. Other woven artifacts include tule matting and netting made of milkweed, sage fibers, or wild hemp (Wilson and Towne 1978).

Like most indigenous cultures, Nisenan groups had a holistic epistemology; a theorem of holistic knowledge in which any subject is a composite of all other subjects, and every aspect of knowledge is interconnected. The Nisenan world contained many ineffable supernatural beings and spirits, and all natural objects were endowed with potential supernatural powers (Beals 1933).

Stories about world creation and human origins vary amongst different ethnographic accounts as well as amongst different groups. Some expressed the idea that the world has always existed, but in different forms; some told that everything was made by someone, and that all birds and animals were once human; others told of a flood that killed the first people because they were bad (Kroeber 1929). In creation stories there was a culture hero, usually who created earth, and Coyote the trickster who introduced death and conflict to a once utopian existence (Beals 1933; Kroeber 1929).

Ethnographic accounts of specific religious practices were stymied by several factors, including reluctance on behalf of Nisenan groups to discuss their religion, many variations in cultural practices, and disease epidemics during contact period. Certain central themes were identified by Gifford (1927), who divided Nisenan religious ceremonies into three chronological strata: indigenous dances (early); northern-influenced dances of the *Kuksu* or god-impersonating cult performed in dance houses; and a *Kuksu* religious revival circa 1870 adapted to the Ghost Dance religion.

The *Kuksu* cult was the major religious system in Central California and was practiced by the Nisenan in various forms. Cult membership was reserved for initiated few, who danced disguised as the spirits of deities (Heizer 1962). Other religious ceremonies included a mourning ceremony, an annual ritual for the dead performed in the fall in which dancers covered their faces with ash and wailed and cried around a central brush pyre (Gifford 1927). This ceremony was observed and documented among mountain groups but little is known about whether valley and foothills groups performed similar rites (Wilson and Towne 1978). Other ceremonial dances included a *Kamin* dance celebrated in late March to mark the beginning of spring; the *Weda* or Flower dance of late April; a *Dappe* or Coyote Dance; and a *Nemulsa* or "Big Festival" to which people came from a distance to celebrate (Gifford 1927).

The Nisenan had two types of doctors or shamans, curing and religious, both of whom performed their rituals publicly in the village dance house (Wilson and Towne 1978). The curing shamans could be of either sex and possessed certain charms and medicines. They diagnosed feeling and sucked out the area of pain to remove the offending object (such as dead fly, a small bone, a blood clot), which was displayed, and then buried immediately. Curing shamans were only paid if they cured the afflicted patient (Wilson and Towne 1978). The religious shaman, or *oshpe*, represented the supernatural and was a dominant figure in dance house rituals. He gained control over spirits by dreams or esoteric encounters, and it was believed he could conjure up spirits and voices of the deceased (Wilson and Towne 1978).

The Spanish arrived on the Central California coast in 1769. Early contact with the first Spanish explorers to enter California was limited to the peripheries of Nisenan territory; they occurred mainly to the south on lands of the Miwok which had been explored by José Canizares in 1776, with only ephemeral explorations into Nisenan lands. There are no records of Nisenan groups being removed to the missions. They did, however, receive escapees from the missions, as well as pressure of displaced Miwok populations on their southern borders. The first known occupation by European-Americans was marked by American and Hudson Bay Company fur trappers in the late 1820s establishing camps in Nisenan territories. This occupation was thought to have been peaceful (Wilson and Towne 1978).

In 1833 a deadly epidemic (probably malaria) swept through the Sacramento Valley and had a devastating effect on Nisenan populations. Entire villages were lost and surviving Nisenan retreated into the hills. An estimated 75 percent of their population was wiped out, and only a handful were left to face the gold miners and settlers who were soon to follow (Cook 1955). Captain John Sutter settled in Nisenan territory in 1839, and through force and persuasion he coerced most of the remaining Valley Nisenan to be on peaceful terms (Wilson and Towne 1978).

The mountain Nisenan groups encountered Europeans in their territory but were not adversely affected by the epidemics and early settlers. The discovery of gold, however, led to their territory being overrun

within a matter of a few years. James Marshal's 1848 gold discovery was in the middle of Nisenan territory, and thousands of miners were soon living in the area. This dynamic led to widespread killing, destruction, and persecution of the Nisenan and their culture. The few survivors were relegated to working in agriculture, logging, ranching, or domestic pursuits (Wilson and Towne 1978). A native culture resurgence occurred around 1870 with influence from the Ghost Dance revival, but by 1890s the movement had all but ended in dissolution. By the time of the Great Depression, it was said that no living Nisenan could remember a time before European-American contact (Wilson and Towne 1978).

The turn of the century was fraught with deplorable conditions for the surviving Nisenan populations, marked by low educational attainment, high unemployment, poor housing and sanitation, and prevalence of alcoholism. The 1960 U.S. census (California State Advisory Commission of Indian Affairs 1966 as cited in Wilson and Towne 1978) reported 1,321 Native Americans resided in the counties originally held as Nisenan territory, but none had tribal affiliation. Sacramento County listed 802 Native Americans, of which only four were known descendants of the Valley Nisenan. El Dorado, Placer, Yuba, and Nevada counties had several Nisenan families in the 1970s who are descended from mountain groups and could speak the language and retained knowledge of traditional lifeways (Wilson and Towne 1978).

A few people still practiced Nisenan customs through the turn of the twenty-first century, but the old ways have been largely lost. Despite the hardships on their people through the past few centuries, many modern Native American populations participate in pan-Indian activities and celebrations. Nisenan descendants continue to be active in social movements and organizations that seek to improve the Native American situation in the dominant America culture.

3.4 Regional History

The first European to visit California was Spanish maritime explorer Juan Rodriguez Cabrillo in 1542. Cabrillo was sent north by the Viceroy of New Spain (Mexico) to look for the Northwest Passage. Cabrillo visited San Diego Bay, Catalina Island, San Pedro Bay, and the northern Channel Islands. The English adventurer Francis Drake visited the Miwok Native American group at Drake's Bay or Bodega Bay in 1579. Sebastian Vizcaíno explored the coast as far north as Monterey in 1602. He reported that Monterey was an excellent location for a port (Castillo 1978).

Colonization of California began with the Spanish Portolá land expedition. The expedition, led by Captain Gaspar de Portolá of the Spanish army and Father Junipero Serra, a Franciscan missionary, explored the California coast from San Diego to the Monterey Bay Area in 1769. As a result of this expedition, Spanish missions to convert the native population, presidios (forts), and pueblos (towns) were established. The Franciscan missionary friars established 21 missions in Alta California (the area north of Baja California) beginning with Mission San Diego in 1769 and ending with the mission in Sonoma established in 1823. The purpose of the missions and presidios was to establish Spanish economic, military, political, and religious control over the Alta California territory. No missions were established in the Central Valley. The nearest missions were in the vicinity of San Francisco Bay and included Mission San Francisco de Asis (Dolores) established in 1776 on the San Francisco peninsula, Mission Santa Clara de Asis at the south end of San Francisco Bay in 1777, Mission San Jose in 1797, Mission San Rafael, established as an *asistencia* in 1817 and a full mission in 1823, and Mission San Francisco Solano in Sonoma in 1823 (Castillo 1978;

California Spanish Missions 2011). Presidios were established at San Francisco and Monterey. The Spanish took little interest in the area and did not establish any missions or settlements in the Central Valley.

After Mexico became independent from Spain in 1821, what is now California became the Mexican province of Alta California with its capital at Monterey. In 1827, American trapper Jedediah Smith traveled along the Sacramento River and into the San Joaquin Valley to meet other trappers of his company who were camped there, but no permanent settlements were established by the fur trappers (Thompson and West 1880).

The Mexican government closed the missions in the 1830s and former mission lands, as well as previously unoccupied areas, were granted to retired soldiers and other Mexican citizens for use as cattle ranches. Much of the land along the coast and in the interior valleys became part of Mexican land grants or "ranchos" (Robinson 1948). During the Mexican period there were small towns at San Francisco (then known as Yerba Buena) and Monterey. The rancho owners lived in one of the towns or in an adobe house on the rancho. The Mexican Period includes the years 1821 to 1848.

John Sutter, a European immigrant, built a fort at the confluence of the Sacramento and American rivers in 1839 and petitioned the Mexican governor of Alta California for a land grant, which he received in 1841. Sutter built a flour mill and grew wheat near the fort (Bidwell 1971). Gold was discovered in the flume of Sutter's lumber mill at Coloma on the South Fork of the American River in January 1848 (Marshall 1971). The discovery of gold initiated the 1849 California Gold Rush, which brought thousands of miners and settlers to the Sierra foothills east and southeast of Sacramento.

The American period began when the Treaty of Guadalupe Hidalgo was signed between Mexico and the U.S. in 1848. As a result of the treaty, Alta California became part of the U.S. as the territory of California. Rapid population increase occasioned by the Gold Rush of 1849 allowed California to become a state in 1850. Most Mexican land grants were confirmed to the grantees by U.S. courts, but usually with more restricted boundaries, which were surveyed by the U.S. Surveyor General's office. Land outside the land grants became federal public land that was surveyed into sections, quarter-sections, and quarter-quarter sections. The federal public land could be purchased at a low fixed price per acre or could be obtained through homesteading (after 1862) (Robinson 1948).

3.5 Project Area History

Roseville was originally named Junction because it was located where the California Central Railroad crossed the proposed route of the Central Pacific Railroad, a segment of the First Transcontinental Railroad. The name Roseville was given to the Central Pacific Railroad station and was named either for the most popular girl at a picnic (Gudde 1969) or was named for the nearby ranch of Rose Spring, owned by Judge James McGinley (Thompson and West 1882).

On April 25, 1864, the Central Pacific Railroad was completed from Sacramento to Roseville and soon trains were traveling to and from Sacramento on a daily basis (Department of Parks and Recreation [DPR] 1979). The Central Pacific Railroad connected with the Union Pacific Railroad at Promontory Point, Utah, in 1869 to form the First Transcontinental Railroad. The Central Pacific Railroad later merged with the Southern Pacific Railroad and was known as the Southern Pacific Railroad after 1885. The town served as a

stopping point for the transportation needs of the local farmers and ranchers. Between 1906 and 1909, Roseville became one of the fastest growing towns in the area when the Southern Pacific Railroad repair facilities and roundhouse, originally located in the neighboring city of Rocklin, were moved to Roseville. By the 1920s, Roseville had one of the largest freight yards west of the Mississippi River. During the early to mid-1900s, the town remained an important railroad depot; however, once Interstate 80 was completed, and other means of transportation became available, the depot was finally closed in 1972 (Davis 1993). Although Roseville was hit hard by the decline in railroad transportation, the town has proceeded to grow due to the introduction of many industrial headquarters and the central location of the city within the Sacramento Valley.

Roseville had its beginnings in the aftermath of the California Gold Rush when discouraged gold seekers left the mineral regions to take up farming along rich creek bottom lands. These pioneers formed the nucleus of what was to become the "first families" of Roseville. One of the first sections of southwestern Placer County to be settled was the rich lands of the Dry Creek District, located approximately three miles southwest of the Project Area (City of Roseville 2020; Davis 1964).

Among the European settlers of the Dry Creek District was Martin A. Schellhous who came to California with his wife and acquired a 240-acre ranch. Having brought a number of cattle with him from Michigan, Schellhous turned his attention to raising stock. Later diversifying and expanding his agricultural pursuits, he planted vineyards, orchards, and fields of grain on his property (City of Roseville 2020).

Between 1870 and 1879, Roseville experienced slow but steady development. New construction already underway and reported in the Placer Herald of January 1, 1870 included a new hotel, known as the Roseville Hotel, being erected by Daniel S. Neff, who had formerly operated the 17 Mile House on the old Auburn Road located in Sacramento County. The Roseville Hotel became one of the more prominent businesses in Roseville during the 1870s (Davis 1964). By 1890, though growth had not spiked, a movement toward a more industrial base had begun and business activity increased (City of Roseville 2020).

Fruit shipping became an important factor in the economy of Roseville at the beginning of the twentieth century. Figures compiled by the Roseville Board of Trade for 1901 revealed that during that year alone, more than 781,000 pounds of fresh deciduous fruits had been shipped from Roseville, along with 3,000 boxes of oranges, 22,380 pounds of pickled olives, and 8,000 pounds of olive oil. Hand-in-hand with the increased activity of shipping fruit was a great upsurge in viticulture. Historic records indicate that a total of 1,195,436 boxes of grapes were shipped from the Roseville depot in 1901 (City of Roseville 2020; Davis 1964).

The new State Highway was routed through Roseville in 1912. Roads were paved commencing at the lower end of Riverside Avenue and connecting to the State Highway on Lincoln Road. While Roseville was launching its new government and contributing its share to the war effort during World War I, the city continued to grow. In a 2.5-year period (September 1911 to January 1914), more than 110 new buildings were erected. Population increased from 2,608 in 1910 to 4,477 in 1920. By 1924, the Southern Pacific Railroad purchased 200 acres of land between Roseville and Antelope for relocation of Pacific Fruit

Express (PFE) shops and construction of 77 miles of new tracks to be used by both Southern Pacific and PFE. By June 1927, the new facilities were in operation (City of Roseville 2020).

The considerable building and commercial development that characterized Roseville throughout the 1920s was curbed drastically by the Great Depression; however, municipal improvements continued to progress in spite of the Depression. Although Roseville had become a "city" in 1909, it was not until 1935 that voters, by a 443 to 194 count, permitted the community to become a "charter city," which gave residents the ability to change how their city is governed. Between 1941 and 1942, no major building activity was reported in the columns of The Press Tribune. By the latter date, however, approximately 1,000 new residents had moved to Roseville; most of them worked in nearby defense installations or for the railroad (City of Roseville 2020).

The population boom, which hit southern California with sudden swiftness in the late 1940s and spread quickly to northern California in the following decades, focused on southwestern Placer County after 1960. George Buljan served as mayor during this period of rapid growth and great change. Buljan served on the City Council for 24 years. The city, among other things, named a middle school after him, which is located off Washington Boulevard, north of the Project Area. The population boom of the 1960s continued through the 1970s, and commercial and residential development continued through the turn of the twenty-first century.

3.5.1 Historical Context of Transmission Lines

The following broad historical overview of electric transmission is included to provide a sense of the historical developments, techniques, and significant events associated with electric transmission systems. Specific historical accounts and important information about electric transmission systems are often not documented in the historical record because these types of systems primarily serve a utilitarian function and their historical developments through time are linked to the service they provide. In order to assess whether or not a specific electric transmission line is relevant within the historical developments of these types of utilities, it is important to identify the major significant events of electric transmission, important companies, and other developments through time in addition to the property-specific information identified during focused archival research.

3.5.1.1 Electric Transmission in California

The number of electric utility companies in California significantly increased in the 1880s to meet the demand of the growing population and widespread use of Thomas Edison's new version of the incandescent light bulb (Adams 2010). Electric utility companies prior to the 1880s typically used low-voltage direct currents (DC), also invented by Edison, which transmitted electricity only about three miles. Because the electricity could not travel a long distance, only urban, densely populated areas could economically be served by these electric companies. Despite the limitations of DC systems, the California Electric Light Company of San Francisco was the first to begin installing long-distance electric transmission lines in California in 1879 (Adams 2010).

The alternating current (AC) system was developed later by Nikola Tesla and William Stanley (of the Westinghouse Company) and was more powerful than the DC system, with the capability of transmitting

higher voltages of electricity a significantly further distance (Adams 2010). California first saw use of the AC system when electrical engineer Almerian Decker and his partners opened the San Antonio Light and Power Company and in 1892 transmitted electricity over 14 miles in Pomona (JRP Historical Consulting, LLC 2007). In 1895 the Folsom power plant, designed by James Lighthipe of General Electric, produced and transmitted power to Sacramento approximately 22 miles away (JRP 2007). By the end of the 1890s, several cities in California began to use AC systems in their power plants because of the capability to transmit electricity longer distances. Another new invention in electrical transmission and distribution was the "converter," also called the transformer. Transformers are designed to reduce high electrical voltages passing along transmission lines to lower voltages to be safely distributed to residences and businesses (Adams 2010).

Electric transmission lines throughout California continued to grow in length significantly into the twentieth century. In 1899, the Edison Electric Company, predecessor of Southern California Edison, used glazed porcelain insulators to hold the conductor wire, which allowed construction of an 83-mile-long electric transmission line from the Santa Ana River to Los Angeles, the longest line at the time (Adams 2010). The length of electric transmission lines continued to increase over the next decade. In 1901, the Bay Counties Power Company constructed a 142-mile-long electric transmission line from the Colgate Powerhouse in the Sierra Nevada to Oakland. John Debo Galloway was the engineer who designed the 142-mile-long transmission line, which is given credit for being the longest in the world at the time. Galloway was a major pioneer in the design of electric transmission lines in California (Adams 2010).

Pacific Gas and Electric (PG&E) is one of the oldest electric utility companies in California. The California Electric Light Company was originally founded in 1879 by George Roe. The California Electric Light Company later opened the Folsom Powerhouse to develop hydroelectric power and distribute it to the area. This event was significant because it required the transmission of electricity over a long distance, a range achieved by only a few at the time. At this time, several electric utility companies were springing up throughout California, all competing in the electricity sales market. The Folsom Powerhouse and long-distance electric transmission capabilities of the California Electric Light Company gave them a significant advantage over competitors. Eventually, PG&E was formed in 1905 as a merger of the San Francisco Gas and Electric Company and the California Gas and Electric Corporation. Since formation, the company has expanded operations throughout the U.S. Currently, PG&E operates thousands of miles of electric transmission systems in California powering millions of homes (PG&E 2014).

3.5.2 Engineering

In order to adequately determine the eligibility of SV-001, Sacramento Municipal Utilities District (SMUD) 230-kV transmission line and SV-002, SMUD 115-kV distribution line for inclusion on the NRHP and CRHR, it is essential to understand the mechanical and physical components of the tower structures and poles supporting the conductor wires. All of the components and technologies of electric transmission lines discussed below are currently in use by PG&E, SMUD, and other electric utility companies in California and were included in this report to assist in the evaluation of the historic-age transmission lines within the Project Area.

The basic considerations of electric transmission tower and distribution pole construction focus on safety and structural load requirements. Towers and poles are designed to be able to withstand specific loads depending on environmental surroundings. A tower built in a valley must be able to withstand the structural loads of heavy winds while a tower built on a high mountain must be able to withstand the structural loads of heavy ice. A structure also has to withstand heavy stresses that are imposed on it, such as the tension of the wires it is supporting, the weight of conductors, stresses from guy wires stabilizing the towers, and the angles in the lines (Gonen 2009). Transmission towers span a variety of environments in long transmission systems, and therefore, tower foundations are selected depending on the characteristics of the ground at the location of a particular tower. Since towers typically stand on four angled legs, the foundation they sit on is generally designed to cover a small surface. These foundations are called spread foundations and contain steel plates and grillages set in concrete (Adams 2010).

Conductor wires are typically made of copper or aluminum metals (Sevick 2001). Aluminum is a lighter metal and is stronger than copper, but not as conductive of electricity. Insulators are used as separators between the conductor and the structure holding the wire. Insulators are typically made of porcelain, glass treated with epoxy resins, or fiberglass, though porcelain is the most commonly used (Gonen 2009). There are several types of insulators commonly used on today's electric transmission lines. These are the pin type, suspension type, and strain type insulators. Pin insulators are designed and commonly used for small-voltage transmission lines under 44 kV. Suspension insulators hold the conductor wire suspended from an arm of a tower and are typically seen on high-voltage transmission lines (Gonen 2009). Strain insulators are designed to withstand heavy stress and are typically used where a transmission line system turns a curve or crosses an obstruction or where a system closes off a circuit. In addition, high-voltage electric transmission lines typically support overhead grounding wire. Overhead grounding wires are designed to absorb electrical impulses in the atmosphere that could interfere with electrical currents in the conductor wire or damage the transmission line (Gonen 2009).

4.0 METHODS

4.1 Personnel Qualifications

All phases of the cultural resources investigation were conducted or supervised by Registered Professional Archaeologist (RPA) Lisa Westwood, who meets the Secretary of the Interior's Professional Qualifications Standards for prehistoric and historical archaeology. Staff archaeologist Laurel Zickler-Martin, RPA, conducted the background research and Senior Archaeologist Theadora Fuerstenberg, RPA, prepared the report with assistance from Staff Archaeologist Megan Webb. Fieldwork was conducted in two phases by Megan Webb, Senior Archaeologist Brian S. Marks, and Project Assistant Shannon Joy. The architectural history evaluation and analysis of the transmission towers was conducted by Senior Architectural Historian Jeremy Adams, who meets the Secretary of the Interior's Professional Qualifications Standards for architectural history and built environment. Lisa Westwood provided technical report review and quality assurance.

Lisa Westwood, the Principal Investigator, has 26 years of experience. She holds a B.A. in Anthropology and an M.A. in Anthropology (Archaeology). She has participated in or supervised numerous survey, testing, and data recovery excavations, has recorded and mapped hundreds of pre-contact and historical

sites, and has cataloged, identified, and curated hundreds of thousands of artifacts. She has conducted evaluations of cultural resources for eligibility to the NRHP and CRHR and is well versed in impact assessment and development of mitigation measures for CEQA and Section 106 (NHPA) projects. She is the Director of Cultural Resources for ECORP.

Theadora Fuerstenberg is a Senior Archaeologist for ECORP. She holds a B.A. in Anthropology and an M.A. in Cultural Resources Management, and has more than 16 years of experience, specializing in historic-era California, pre-contact central, southeastern, northern coastal California, and the Great Basin. Her principal professional abilities include identification and treatment of cultural resources and preparation of technical documents as required for compliance with CEQA, NEPA, and Sections 106 and 110 of the NHPA; conducting archival and background research; directing large and complex archaeological survey and archaeological excavations; directing and performing laboratory analysis of pre-contact and historic-era collections; and writing research designs, management plans, and reports for archaeological and cultural resource management projects.

Jeremy Adams meets the Secretary of the Interior's Standards for Architectural History and History, holding a B.A. in History and a M.A. in History (Public History). Mr. Adams has more than 11 years of experience specializing in historic resources of the built environment. He is skilled in carrying out historical research at repositories such as city, state, and private archives, libraries, CHRIS information centers, and historical societies. He has experience conducting field reconnaissance and intensive surveys. Mr. Adams has conducted evaluations of cultural resources for eligibility to the NRHP and CRHR.

Megan Webb is a Staff Archaeologist for ECORP and has more than five years of experience in cultural resources management, primarily in California. She holds a B.A. in Anthropology and has participated in all aspects of archaeological fieldwork, including survey, test excavation, and data recovery, in addition to months of archaeological laboratory experience.

Brian S. Marks has been an archaeologist since 1997, and has been working in cultural resources management in California since 2010 following eight years of archaeological work in the southeast U.S. Dr. Marks holds a Ph.D. and an M.S. in Anthropology. He has participated or supervised well over 200 survey, testing, and data recovery excavations; has recorded and mapped a multitude of pre-contact and historical sites including Civil War battlefields, Gold Rush boom towns, submerged pre-contact sites, and others. He has conducted evaluations of cultural resources for eligibility to the NRHP and CRHR and is well versed in impact assessment and development of mitigation measures for CEQA and Section 106 (NHPA) projects. He is a Senior Archaeologist for ECORP.

Shannon Joy is a Project Assistant and has more than two years of experience in cultural resources management in California. She is currently completing her B.A. in Anthropology (Archaeology) and has participated in all aspects of archaeological fieldwork, including survey, test excavation, and data recovery.

Laurel Zickler-Martin is a Staff Archaeologist at ECORP with over 10 years of experience in cultural resources management in California and the Great Basin, as well as project experience in Washington state and Oregon. Ms. Zickler-Martin has conducted all aspects of archaeological fieldwork, laboratory work, and reporting, including survey, site recording, test excavation, data recovery, and monitoring; cataloging, artifact analysis, curation, and collections and database management; CHRIS records searches,

archival research, preparation of DPR and IMACS site forms, determinations of NRHP and CRHR eligibility for archaeological and built environment resources, and preparation of and contributions to numerous technical reports. Faunal and human osteology analysis are Ms. Zickler-Martin's areas of specialization.

4.2 Records Search Methods

ECORP requested a records search for the property with the North Central Information Center (NCIC) of the CHRIS at California State University, Sacramento on June 17, 2020 (NCIC search #PLA-20-71; Attachment A). The purpose of the records search was to determine the extent of previous surveys within a 0.5-mile (800-meter) radius of the Proposed Project location, and whether previously documented pre-contact or historic archaeological sites, architectural resources, or traditional cultural properties exist within this area.

In addition to the official records and maps for archaeological sites and surveys in Placer County, the following historic references were also reviewed: Historic Property Data File for Placer County (OHP 2012); The National Register Information System (National Park Service [NPS] 2020); *Office of Historic Preservation, California Historical Landmarks* (OHP 2020); California Historical Landmarks (OHP 1996 and updates); California Points of Historical Interest (OHP 1992 and updates); Directory of Properties in the Historical Resources Inventory (1999); *Caltrans Local Bridge Survey* (Caltrans 2019); *Caltrans State Bridge Survey* (Caltrans 2018); and *Historic Spots in California* (Kyle 2002).

Other references examined include a RealQuest Property Search and historic General Land Office (GLO) land patent records (Bureau of Land Management [BLM] 2020). Historic maps reviewed include:

- 1855 BLM GLO Plat map for Township 11 North Range 6 East;
- 1891 USGS Sacramento, California topographic quadrangle map (1:125,000 scale);
- 1910 USGS Roseville, California topographic quadrangle map (1:31,680 scale);
- 1953 USGS Roseville, California topographic quadrangle map (1:24,000 scale);
- 1967 USGS Roseville, California topographic quadrangle map (1:24,000 scale);
- 1967 photo revised 1981 USGS Roseville, California topographic quadrangle map (1:24,000 scale); and
- 1992 USGS Roseville, California topographic quadrangle map (1:24,000 scale).

Historic aerial photos taken in 1947, 1957, 1964, 1966, and more recent aerial photos from 1993, 1998, 2002, 2005, 2009, 2010, 2012, 2014, and 2016 were also reviewed for any indications of property usage and built environment.

The nearest local historical register is limited to the city of Sacramento and does not extend to the area subject to this assessment.

4.3 Sacred Lands File Coordination Methods

In addition to the records search, ECORP contacted the California Native American Heritage Commission (NAHC) on June 17, 2020 to request a search of the Sacred Lands File for the APE (Attachment B). This search will determine whether or not Sacred Lands have been recorded by California Native American tribes within the APE, because the Sacred Lands File is populated by members of the Native American community who have knowledge about the locations of tribal resources. The responsibility to formally consult with the Native American community, however, lies exclusively with the federal and local agencies under applicable state and federal law. ECORP was not delegated authority by the lead agencies to conduct tribal consultation.

4.4 Other Interested Party Consultation Methods

ECORP mailed letters to the Placer County Historical Society and the Roseville Historical Society on June 17, 2020 to solicit comments or obtain historical information that the repository might have regarding events, people, or resources of historical significance in the area (Attachment A). No response has been received to date.

4.5 Field Methods

On June 23, 2020 and June 14, 2021, ECORP subjected the APE to intensive pedestrian surveys under the guidance of the *Secretary of the Interior's Standards for the Identification of Historic Properties* (NPS 1983) using transects spaced 15 meters apart (Figure 2). ECORP expended one person-day in the field. At that time, the ground surface was examined for indications of surface or subsurface cultural resources. The general morphological characteristics of the ground surface were inspected for indications of subsurface deposits that may be manifested on the surface, such as circular depressions or ditches. Whenever possible, the locations of subsurface exposures caused by such factors as rodent activity, water or soil erosion, or vegetation disturbances were examined for artifacts or for indications of buried deposits. No subsurface investigations or artifact collections were undertaken during the pedestrian survey.

All cultural resources encountered during the survey were recorded using DPR 523-series forms approved by the California OHP. The resources were photographed, mapped using a handheld Global Positioning System receiver, and sketched as necessary to document their presence using appropriate DPR forms.

Location: N:\2020\2020-108 Sierra View Country Club\MAPS\Cultural_Resources\SVCC_SurveyCoverage_20210611.mxd (KIT)-kturnquist 6/14/2021

Map Date: 6/14/2021
Photo Source: NAIP 2018

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

Figure 2. Survey Coverage

2020-108 Sierra View Country Club

5.0 RESULTS

5.1 Records Search

Eighteen previous cultural resource investigations have been conducted within 0.5 mile of the property, covering approximately 20 percent of the total area surrounding the property within the record search radius. The previous studies within the records search radius were conducted between 1979 and 2015. A list of the previous reports is provided in Attachment A. The results of the records search indicated that the transmission line right-of-way (a maximum of 200-foot-wide corridor) located within the property has been previously surveyed for cultural resources in 1986, 2001, and again in 2002; however, these studies were conducted in smaller segments, at different times, by different consultants, as many as 34 years ago under obsolete standards, and did not cover the entire APE. Therefore, a pedestrian survey of the entire 23.1-acre APE was conducted for the current Project under current (2014) USACE protocols. As a result of these studies, no cultural resources other than the Western Area Power Administration (WAPA) transmission line (P-31-3280) were identified in the APE.

The records search also determined that nine previously recorded pre-contact and historic period cultural resources are located within 0.5 mile of the Project Area. Of these, one is believed to be associated with Native American occupation of the vicinity, and eight are historic-period sites, associated with early European-American ranching and mining activities and built environment (railroads, bridges, roads, transmission line, and the Old Roseville Historic District). A list of the previously recorded resources is provided in Attachment A. The only site identified within the APE was the previously recorded 1950s WAPA transmission lines (P-31-3280).

The OHP's *Built Environment Resource Directory for Placer County* (dated March 3, 2020) did not include any resources within the Project Area (OHP 2020).

The National Register Information System (NPS 2020) failed to reveal any eligible or listed properties within the Project Area. The nearest National Register property, The Carnegie Library, is 0.5 mile southwest of the Project Area in downtown Roseville.

Resources listed as *California Historical Landmarks* (OHP 1996) and by the OHP (OHP 2020) were reviewed on June 17, 2020. The nearest listed landmark is #780-1: First transcontinental railroad, Roseville (plaque located 0.7 mile southwest of the Project Area).

A review of *Historic Spots in California* (Kyle 2002) mentions that the track of the Central Pacific Railroad reached the junction at Roseville on April 25, 1864. In 1908 the Southern Pacific Railroad moved its roundhouse to Roseville from neighboring Rocklin, making Roseville one of the largest railroad centers in the U.S.

Historic GLO land patent records from the BLM's patent information database (BLM 2020) showed that the State of California received a patent for the land in the northwestern quarter of Section 35 of Township 11 North, Range 6 East on July 3, 1871, under the California Enabling Act of 1853 (10 Stat. 244). The enabling act granted lands to states to support schools. This encompasses the majority of the Project Area land.

A RealQuest online property search for APN 015-011-029 revealed the property consists of 23.1 acres of vacant land. No other property history information was on record with RealQuest.

The Caltrans Bridge Local and State Inventories (Caltrans 2018, 2019) listed one bridge, Bridge No. 19C0067, (previously recorded as P-31-3747). The bridge carries Sierra Boulevard over the Union Pacific Railroad, and Amtrak, and is located 0.5 mile southwest of the Project Area. It is a concrete continuous arch bridge that was constructed in 1929, and it was evaluated by Caltrans as a Category 2, eligible for the NRHP. No bridges are located within the APE.

The *Handbook of North American Indians* (Wilson and Towne 1978) lists the nearest Native American village as *Pichiku*, located within several miles southwest of the Project Area.

5.2 Map Review and Aerial Photographs

The review of historical aerial photographs and maps of the Project Area provide information on the past land uses of the property and potential for buried archaeological sites. Based on this information, the property has been an undeveloped property since the 1850s. Following is a summary of the review of historical maps and photographs.

- The 1855 BLM GLO Plat map for Township 11 North Range 6 East does not show any features mapped within or in the immediate vicinity of the Project Area. The Project Area land is situated between the south fork of Pleasant Grove Creek and Dry Creek.
- The 1891 USGS Sacramento, California topographic quadrangle map (1:125,000 scale) shows the town of Roseville and the Southern Pacific Railroad going through it, but no features are mapped within or in the immediate vicinity of the Project Area.
- The 1910 USGS Roseville, California topographic quadrangle map (1:31,680 scale) shows that the Project Area land is undeveloped and located north of the town of Roseville. No development is depicted within the Project Area.
- Aerial photographs from 1947 show the Project Area, and land north of Roseville, as undeveloped oak woodland.
- The 1953 USGS Roseville, California topographic quadrangle map (1:24,000 scale) shows the Project Area as being located on property owned by the Sierra View County Club, with one transmission line transecting the Project Area, which is the line that corresponds to previously recorded resource P-31-3280.
- Aerial photographs from 1957 and 1966 show the country club developed adjacent to the west of the Project Area; however, the Project Area remains undeveloped. The WAPA transmission line towers of previously recorded resource P-31-3280 are present on the 1957 photographs.
- The 1967 USGS Roseville, California topographic quadrangle map (1:24,000 scale) shows one transmission line within the Project Area, the Diamond Oaks and the Sierra View golf courses, and the route of today's Shasta Street and Diamond Oaks Road north and south of the APE. Only the transmission line is present within the APE.

- The 1967 photo revised 1981 USGS Roseville, California topographic quadrangle map (1:24,000 scale) shows no changes to the Project Area land.
- Aerial photographs taken in 1981 show the residential properties located directly east of the Project Area in its early stages of construction. The Project Area remains east of the Sierra View golf course and with one historic-period transmission line (P-31-3280).
- The 1992 USGS Roseville, California topographic quadrangle map (7.5-minute) shows the Project Area east of the Sierra View Country Club and with two transmission lines traveling across the APE.
- Aerial photographs from 1993 show a north-south trending drainage through the northern portion of the Project Area. The 1993 aerial shows two transmission lines within the Project Area: the historic-period transmission line (P-31-3280) and a modern line.
- Aerial photographs from 1998 to present show the Project Area as it exists today, undeveloped land situated east of the Sierra View golf course and surrounded by residential development.

In sum, the property has been undeveloped and vacant since at least 1855, and by 1953 a single transmission line is mapped traveling southeast/northwest through the center of the APE. By 1957, the Sierra View County Club constructed a golf course to the west. By 1993, a second, modern transmission line is present within the Project Area.

5.3 Sacred Lands File Results

A search of the Sacred Lands File by the NAHC failed to indicate the presence of Native American cultural resources in the Project Area. A record of all correspondence is provided in Attachment B.

5.4 Other Interested Party Consultation Results

No responses to the letters sent to the Placer County Historical Society and the Roseville Historical Society have been received as of the preparation of this document.

5.5 Field Survey Results

ECORP surveyed the property in two phases. Initially, a survey was performed for the original 21.2-acre Project Area for cultural resources on June 23, 2020. Following a subsequent change to the project footprint, which added additional area that was not previously surveyed, ECORP carried out a supplemental 1.9-acre survey on June 14, 2021.

Ground visibility during the original survey in 2020 was approximately 40 to 60 percent due to low-lying grasses (one to three inches tall) and shrubs covering the majority of the survey area (Figure 3). The Project Area is comprised of undeveloped oak woodland setting located east of the existing Sierra View golf course, bordered by Diamond Oaks Road on the north and Shasta Street on the south. A seasonal drainage with riparian vegetation meanders through the northern and eastern portions of the Project Area (Figure 4). Patches of exposed soil from rodent activity was also inspected, and the exposed soil consisted of a light brown to reddish brown soil with no cultural indications.

The central portion of the Project Area contains a transmission line corridor with two parallel lines. The northern line was built in the 1950s and has been previously recorded as P-31-3280 (WAPA transmission line; Figure 5). The southern line (Roseville – Elverta 230-kV transmission line) was determined to be modern (built in the early 1990s) and therefore not recorded as a cultural resource (Figure 5). During the survey, ECORP confirmed that the 460-foot-wide segment of the WAPA transmission line crosses the property; however, the tower itself is not located within the Project Area.

Ground visibility during the 2021 supplemental survey was approximately 10 to 40 percent due to low-lying grasses, with areas of near 100 percent visibility along the access roads. ECORP archaeologists observed one modern electrical distribution line and two historic-period lines within this newly added acreage: a SMUD 230kV transmission line (SV-001), and a SMUD 115kV distribution line (SV-002). The two historic-period electrical lines are first visible on 1966 aerial photographs, and the modern distribution line is first visible in the 1981 aerial photograph. Site descriptions follow, and confidential DPR site records are provided in Attachment D.

Figure 3. APE overview from south (view north; June 23, 2020).

Figure 4. Riparian vegetation within northern portion of APE (view north; June 23, 2020).

Figure 5. Transmission lines within central portion of APE (view west; June 23, 2020).

Figure 6. Overview of supplemental 1.9-acre Project Area and SV-001 from Diamond Oaks Road (view southeast, June 14, 2021).

5.5.1 Cultural Resources

5.5.1.1 P-31-3280 (WAPA Transmission Line)

This transmission line was originally recorded in July 2001 by Rand Herbert as a lattice-type steel tower transmission line constructed in 1952 and used to distribute power from the Folsom and Nimbus dams. A segment of the transmission line located north of Baseline Road, west of the Project Area, was later updated and evaluated by Mark Beason in December 2006 (JRP 2007). Beason described the transmission towers as retaining integrity; however, they did not appear to meet the criteria for listing on either the CRHR or the NRHP.

During the 2020 survey, ECORP observed the line from the Project Area and the lattice-type steel towers are located outside of the Project Area but the line is situated above the Project Area land. It could not be determined if the towers or lines had been updated or altered since their original construction, but they appeared to be in overall good condition (Figure 7).

Figure 7. P-31-3280 transmission tower (view south; June 23, 2020).

According to Beason, the lines have not made a significant contribution to the broad patterns of history (Criterion A), were not associated with persons known to have made important advancements in high-voltage transmission lines (Criterion B), are not the first of their kind or of unusual or rare design (Criterion C), and did not appear to be a source of information important in history (Criterion D). ECORP did not encounter any new information during the current study to suggest the lines are now eligible and agrees with the prior evaluations that the segment of P-31-3280 within the survey area is not eligible for the NRHP or CRHR under any criteria.

This resource was previously determined not eligible by the USACE, with concurrence from the State Historic Preservation Officer (SHPO) as part of the Placer Vineyards Specific Plan project. On July 29, 2016, the USACE made a determination that P-31-3280 is not a historic property and consulted with the SHPO on that finding. On September 30, 2016, the SHPO concurred with the USACE's finding of not eligible (COE-2012-1022-001; SPK-2003-00670). Site P-31-3280 is neither a historic property under Section 106 of the NHPA nor a historical resource under CEQA.

5.5.1.2 5.5.1.2 SV-001 (SMUD 230kV Transmission Line)

This transmission line has lattice-type steel towers and was constructed between 1957 and 1966, based on historic aerials. The line is used to distribute power between the Folsom and Elverta substations. Electrical line systems often bear names associated with regional landmarks or historically significant individuals; however, archival research yielded no evidence of such nomenclature for this line.

During the current survey, ECORP observed the transmission line and one of its lattice-type steel tower within the Project Area.

Figure 8. Overview: SV-001, SMUD 230kV transmission line; Diamond Oaks Road, right (view west, June 14, 2021).

5.5.1.3 SV-002 (SMUD 115kV Distribution Line)

This distribution line is a typical wood pole line with standard cross arms and porcelain insulators constructed between 1957 and 1966 based on historic aerials; it is used to distribute power within the Roseville area. Electrical line systems often bear names associated with regional landmarks or historically significant individuals; however, archival research yielded no evidence of such nomenclature for this line.

During the current survey, ECORP observed the distribution line and one of its wooden poles within the Project Area (Figure 9). Based on aerial photographs, this pole was relocated approximately 75 feet to the west sometime between 2007 and 2009.

Figure 9. Overview: SV-002, SMUD 115kV distribution line (view southwest, June 14, 2021).

Evaluation Summary for P-31-3280, SV-001 and SV-002 (SMUD 115kV Distribution Line)

The newly recorded electrical lines SV-001 and SV-002 are not significantly associated with any historical events related to economic or population growth or developments in electric transmission in California, the Country, or the region. The transmission lines are common and have not made a significant contribution to the broad patterns of history (Criterion A). No known significant individuals or groups are associated with the lines, and the companies with which they are associated did not make greater historical contribution as a result of the lines (Criterion B). The transmission lines are common, utilitarian, steel lattice and wooden pole construction, are not the first of their kind or of unusual or rare design, do not exhibit any special engineering characteristics, and are not associated with master engineers known to have made important advancements in high-voltage transmission, tower construction, or engineering. These electrical lines and their components are designed to efficiently transmit electricity, but do not include any unique features that exemplify that purpose. (Criterion C). Furthermore, the research potential of these electrical lines is exhausted with archival research and recording efforts herein. The lines are not a source of information important in history (Criterion D).

Resource P-31-003280 (WAPA transmission line) was previously determined not eligible by the USACE, with concurrence from the SHPO; however, SV-001 and SV-002 have not been subject to agency review yet. Based on these assessments, ECORP recommends the three resources within the Project Area, P-31-003280 (WAPA Transmission Line), SV-001 (SMUD 230kV transmission line), and SV-002 (SMUD 115kV distribution line) be considered not eligible for the NRHP or CRHR under any criteria, Further, these sites

do not contribute to any known or suspected historic districts, nor are they considered to be Historic Properties for the purpose of Section 106 NHPA, nor Historical Resources under CEQA.

Lastly, these electrical infrastructure resources are not listed in the local register of historical resources, as defined in PRC 5020.1(k), have not been identified as significant in an historical resources survey, as defined in PRC 5024.1(g), and have not been determined to be historically significant by the CEQA lead agency [CCR Title 14, § 15064.5(a)]. Therefore, it is not a historical resource under CEQA and is not a historic property under Section 106 of the NHPA.

Integrity

The two transmission lines and one distribution line are in overall good condition and remain in their original alignment corridor. It could not be determined whether the towers for the transmission lines had been updated or altered since their original construction, but the distribution line pole within the Project Area had been moved sometime between 2007 and 2009. Therefore, transmission lines P-31-3280 and SV-001 retain integrity of location, setting, feeling, and association, but their integrity of materials, workmanship, and design are uncertain. Distribution line SV-002 retains integrity of association and feeling, but not of location or setting, and its integrity of materials, workmanship, or design is uncertain. Regardless of integrity, none of the three electrical lines recorded during this study are eligible under any criteria to the NRHP or CRHR, (Table 1).

Table 1. Evaluation and Integrity Summary

Resource #	Criterion A	Criterion B	Criterion C	Criterion D	Retains Integrity?
P-31-3280	Not Eligible	Not Eligible	Not Eligible	Not Eligible	Yes
SV-001	Not Eligible	Not Eligible	Not Eligible	Not Eligible	Yes
SV-002	Not Eligible	Not Eligible	Not Eligible	Not Eligible	Yes

6.0 MANAGEMENT CONSIDERATIONS

6.1 Conclusions

As a result of the records search and 2020 inventory, one historic period transmission line was found to have been previously recorded within the Project Area. The historic period transmission line, resource P-31-3280, has previously been determined not eligible for the NRHP or CRHR under any criteria, with SHPO concurrence. As a result of the 2021 supplemental inventory, two additional historic-period SMUD electrical lines (SV-001, 230kV transmission line and SV-002, 115kV distribution line) were recorded within the expanded Project Area. Both of these newly recorded electrical lines were evaluated under NRHP and CRHR criteria and were determined not eligible. Therefore, no Historic Properties under Section 106 of the NHPA or Historical Resources under CEQA will be affected by the Proposed Project. Until the lead agencies concur with the identification and evaluation of eligibility of cultural resources, including archaeological sites, standing structures, no ground-disturbing activity or demolition should occur.

6.2 Likelihood for Subsurface Cultural Resources

Due to the presence of alluvium along Dry Creek and the southern branch of Pleasant Grove Creek and given the likelihood of pre-contact archaeological sites located along perennial waterways, the potential exists for buried pre-contact archaeological sites in the Project Area. ECORP recommends that any unanticipated (or post-review) discoveries found during Project construction be managed through a procedure designed to assess and treat the find as quickly as possible and in accordance with applicable state and federal law.

6.3 Post-Review Discoveries

If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 50-foot radius of the discovery. A qualified professional archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for pre-contact and historic archaeologist shall be retained to evaluate the significance of the find and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:

- If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately, and no agency notifications are required.
- If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, they shall immediately notify the lead federal agency, the lead CEQA agency, and applicable landowner. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures if the find is determined to be a Historical Resource under CEQA or a Historic Property under Section 106. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not a Historical Resource or Historic Property; or 2) that the treatment measures have been completed to their satisfaction.
- If the find includes human remains, or remains that are potentially human, they shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the Placer County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located

(AB 2641). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.

The lead agency is responsible for ensuring compliance with these mitigation measures because damage to significant cultural resources is in violation of CEQA and Section 106. Section 15097 of Title 14, Chapter 3, Article 7 of CEQA, *Mitigation Monitoring or Reporting*, "the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program."

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LIST OF ATTACHMENTS

Attachment A – Records Search Confirmation and Historical Society Coordination

Attachment B – Sacred Lands File Coordination

Attachment C – Project Area Photographs

Attachment D – ***Confidential*** Cultural Resource Site Locations and Site Records

ATTACHMENT A

Records Search Confirmation and Historical Society Coordination

California Historical Resources Information System

NORTH CENTRAL INFORMATION CENTER

AMADOR
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6/18/2020 NCIC File No.: PLA-20-71

Laurel Zickler-Martin
ECORP Consulting, Inc.
2525 Warren Drive
Rocklin, CA 95677

Re: 2020-108_Sierra View

The North Central Information Center received your records search request for the project area referenced above, located on the Roseville USGS 7.5' quad. The following reflects the results of the records search for the project area and a ½-mi radius.

As indicated on the data request form, the locations of resources and reports are provided in the following format: ☒ custom GIS maps ☒ shapefiles

Resources within project area:	P-31-3280
Resources outside project area, within radius:	P-31-77 P-31-560 P-31-773 P-31-816 P-31-964 P-31-3672 P-31-3747 P-31-4240
Reports within project area:	355 2807 7130 9188
Reports outside project area, within radius:	274 367 396 2077 2604 2935 6675 7745 8619 10041 10434 10856 12430 12441

Resource Database Printout (list): ☒ enclosed ☐ not requested ☐ nothing listed/NA

Resource Database Printout (details): ☒ enclosed ☐ not requested ☐ nothing listed/NA

Resource Digital Database Records: ☒ enclosed ☐ not requested ☐ nothing listed/NA

Report Database Printout (list): ☒ enclosed ☐ not requested ☐ nothing listed/NA

Report Database Printout (details): ☒ enclosed ☐ not requested ☐ nothing listed/NA

Report Digital Database Records: ☒ enclosed ☐ not requested ☐ nothing listed/NA

Resource Record Copies: ☒ enclosed ☐ not requested ☐ nothing listed/NA

Report Copies: ☒ enclosed ☐ not requested ☐ nothing listed/NA

Built Environment Resources Directory:	☒ enclosed	☐ not requested	☐ nothing listed/NA
Archaeological Determinations of Eligibility:	☒ enclosed	☐ not requested	☐ nothing listed/NA
CA Inventory of Historic Resources (1976):	☒ enclosed	☐ not requested	☐ nothing listed/NA
Caltrans Bridge Survey:	☐ enclosed	☒ not requested	☐ nothing listed/NA
Ethnographic Information:	☐ enclosed	☒ not requested	☐ nothing listed/NA
Historical Literature:	☐ enclosed	☒ not requested	☐ nothing listed/NA
Historical Maps:	☐ enclosed	☒ not requested	☐ nothing listed/NA
Local Inventories:	☐ enclosed	☐ not requested	☒ nothing listed/NA
GLO and/or Rancho Plat Maps:	☐ enclosed	☒ not requested	☐ nothing listed/NA
Shipwreck Inventory:	☐ enclosed	☒ not requested	☐ nothing listed/NA
Soil Survey Maps:	☐ enclosed	☒ not requested	☐ nothing listed/NA

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Sincerely,

Paul Rendes, Coordinator
North Central Information Center

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
000274		1986	Maniery, James Gary and Mary L. Maniery	Cultural Resources Inventory and Evaluation of Rich, Shenker, and Carlsberg Parcels, Roseville, Placer County, California.	Public Anthropological Research	31-000038, 31-000039, 31-000040, 31-000041, 31-000042, 31-000043, 31-000044, 31-000045, 31-000554
000355		1986	Mikkelsen, Pat	An Archeological Reconnaissance of a 14 Mile Long Transmission Line Corridor Between the Elverta Street Substation, Sacramento County, and the Berry Street Substation, Placer County, California.	Far Western Anthropological Research Group, Inc.	
000367		1982	Foster, John W. and Daniel G. Foster	An Archeological Reconnaissance of the Diamond Oaks North Property, Placer County, California.	Foothill Archaeological Services	31-000075, 31-000076, 31-000077, 31-000078, 31-000079, 31-000080, 31-000081, 31-000082, 31-000083, 31-000084, 31-000085, 31-000086, 31-000087, 31-000088, 31-000089, 31-000090, 31-000556, 31-000557, 31-000558, 31-000559, 31-000560, 31-000773
000396		1979	Peak, Ann S.	Cultural Resource Assessment of Sacramento Municipal Utility District's Project C, Phase I, 230kV Tansmission Line, Tower No. 355, Placer County to Elverta Substation, Sacramento County, California.	Peak & Associates, Inc.	
002077		1990		Cultural Resource Assessment of the Atlantic Street Widening Project, City of Roseville, California.	Peak & Associates	
002604		2001	Self, William	Inspection of Line 64, 48, and 20 in Yuba, Placer and Sacramento Counties, California	William Self Associates	
002807		2001	Hatoff, B. and A. Wesson	Roseville Energy Facility Cultural Resources Appendix J of Application for Certification	URS	31-000263, 31-001254, 31-001255, 31-001256
002935		1999	Jones and Stokes Associates, Inc.	Cultural Resources Inventory Report for Williams Fiber Optic Cable System: Sacramento to CA/NV State Border	Jones and Stokes Associates, Inc.	29-000169, 29-000613, 29-000940, 29-000942, 29-000944, 29-000947, 29-000948, 29-000949, 29-000950, 31-000671, 31-000796, 31-000964, 31-001211, 31-001249, 31-001267, 31-001268, 31-001269, 31-001270, 31-001271, 31-001272, 31-001273, 31-001274, 31-001275, 31-001277, 31-001278, 31-001279, 31-001280, 31-001281, 31-001283, 31-001284, 31-001285, 31-001286, 31-001287, 31-001288, 31-001289, 31-001290, 31-001291, 31-001294, 31-002629, 34-000505, 34-005121

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
006675		2003	Jessica B. Feldman	Caltrans Historic Bridges Inventory Update	Myra L. Frank & Associates, Inc.	03-001482, 03-001620, 03-001786, 03-001787, 09-003308, 09-005046, 09-005050, 09-005231, 09-005425, 09-005426, 09-005427, 09-005428, 29-000814, 29-000815, 29-000945, 29-003146, 29-003155, 31-002962, 31-003747, 31-005380, 31-005381, 31-005382, 31-005383, 31-006344, 34-001291, 34-001374, 34-001375, 34-001376, 34-001377, 34-001610, 34-002396, 34-002434, 34-002469, 34-002470, 34-003386, 34-004293, 34-004294, 34-004295, 34-004296, 34-004297, 34-004298, 34-004299, 58-002552, 58-002624, 58-002625, 58-002627, 58-002628, 58-002629
006675A		2004	Christopher McMorris	Caltrans Historic Bridge Inventory Update: Timber Truss, Concrete Truss, and Suspension Bridges	JRP Historical Consulting	
006675B		2004	Christopher McMorris and Andrew Hope	Caltrans Historic Bridge Inventory Update: Metal Truss, Movable, and Steel Arch Bridges	JRP Historical Consulting (McMorris); Caltrans (Hope)	
006675C		2004	Christopher McMorris	Caltrans Historic Bridge Inventory Update: Concrete Arch Bridges	JRP Historical Consulting	
006675D		2004	Andrew Hope	Caltrans Statewide Historic Bridge Inventory Update Survey and Evaluation of Common Bridge Types	Caltrans	
007130		2002	Brian Hatoff and R. Egherman	Roseville Energy Facility Cultural Resources	URS	31-000964, 31-002679, 31-002681, 31-002682, 31-002683, 31-002684, 31-002685, 31-002686, 31-003280, 34-000440, 34-000455, 34-000490, 34-000491, 34-000505, 34-000507, 34-000508, 34-000606, 34-000698, 34-000746, 34-001550, 34-001551, 34-001552, 34-001666
007745		1987	McCarthy, Helen, Margaret Scully, and Clinton Blount	Cultural Resources Survey of the Proposed Sacramento to Roseville Pipeline Project Contrct SPPL-1994	Theodoratus Cultural Research Inc.	
008619		2006	Cindy Arrington et al	Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project, State of California	SWCA Environmental Consultants	

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
009188		2002	Wendy J. Nelson and Kimberley Carpenter	Cultural Resources Survey for Right-of-Way Maintenance Along the Western Area Power Administration Transmission Lines Volumes I, II, and II	Far Western Anthropological Group	31-000964, 31-003280, 34-000066, 34-000121, 34-000335, 34-000343, 34-000441, 34-000445, 34-000455, 34-000490, 34-000491, 34-000505, 34-000508, 34-000606, 34-000625, 34-000746, 34-000858, 34-000860, 34-000861, 34-000862, 34-001302
009188A		2002	Rand F. Herbert and Amanda Blosser	Cultural Resources Survey for Right of Way Maintenance Along the Western Area Power Administration Transmission Lines in Sacramento, Placer, and Sutter Counties, California, Volume III: Historic Properties Report	JRP Historical Consulting Services	
010041		2009	Ric Windmiller	Negative Archaeological Survey Report Washington Boulevard Frontage Improvements Project, City of Roseville, Placer County, California	Private consultant	
010434		1997	John W. Snyder	Central Pacific Transcontinental Railroad, Sacramento to Nevada State Line - HAER CA-196	P.S. Preservation Services	29-000613, 31-000964, 31-003845, 31-003846, 31-003847, 31-003848, 31-003849, 31-003850, 31-003851, 34-000505
010856		2011	Lorna Billat	Sierra View County Club: New Tower ("NT") Submission Packet FCC Form 620	EarthTouch, Inc	
012430		2016	Mary Connell	Tiger Paw	Tetra Tech	
012441		2015	Jana Morehouse and Lance Rom	Archeological & Historic Architecture Records Review for the UP PTC Valley Subdivision, Mileposts 106.70, 108.20, 109.92, 111.50, 114.60, 118.50, 120.40, 124.80, 127.00, Placer County	Quality Services, Inc.	

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-31-000077		Other - IF #3	Other	Historic	AH08	1991 (Marianne L. Russo, NCIC)	000367
P-31-000560	CA-PLA-000434	Other - site 5; Other - IF-6; Other - IF-5; Other - Diamond Oaks {5)	Site	Prehistoric	AP04	1982 (Terry Brown-Sampson, Michael Sampson, D. Foster, J. Foster, C. McKee); 1982 (Terry Brown-Sampson, Michael Sampson, D. Foster, J. Foster, C. McKee, Unknown)	000367
P-31-000773	CA-PLA-000647H	Other - H 3; Other - 28 T; Other - 28 U; Other - 28 V; Other - 28 W; Other - IF #1; Other - IF #2; Other - IF #3; Other - IF #4; Other - IF #5	Site	Historic	AH11; HP46	; 1999 (Chris Morgan, Kelly Long, and Deb Sterling, Pacific Legacy, Inc); 2012 (Stephen Pappas, ECORP Consulting, Inc)	000367, 000368, 000380, 000416, 003827, 003832, 003868, 006945, 007180, 007533, 011047
P-31-000816	CA-PLA-000690H	Resource Name - California Central Railroad; Other - Map Reference #3; Other - Roseville A-1; Other - CCRR 1; Other - Union Pacific Railroad	Structure, Site	Historic	AH07	1990 (Patti Johnson, Sannie Osborn, US Army Corps of Engineers); 1999 (W.L. Norton, S.M. Atchley, Jones & Stokes Associates); 2000 (Unknown, JRP Historical Consulting Services); 2008 (Heidi Koenig); 2012 (Ric Windmiller); 2019 (Dylan Stapleton, Natural Investigations Company)	004058, 004872, 009376, 010998, 013013

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-31-000964	CA-PLA-000841H	Other - First Transcontinental Railroad; Other - Southern Pacific Railroad (now known as the Union Pacific Railroad); Other - Transcontinental Railroad; Other - CIHR 138; Other - CIHR 136; CHL - 780-2; CHL - 780-1; CHL - 780-3; CHL - 780-4; Resource Name - Central Pacific Rail Road Company of California; Resource Name - Central Pacific Railroad Company of California; Other - Site #2 Abandoned Railroad Grade; Other - REF 41-H; Other - WAPA 13	Structure, Site	Historic	AH07; HP39	1979 (Jim Arbuckle); 1979 (Jim Arbuckle); 1979 (Jim Arbuckle); 1979 (Jim Arbuckle); 1998 (W.L. Norton, Jones& Stokes Associates); 1999 (W.L. Norton, S.M. Atchley); 2001 (Rand Herbert, Amanda Blosser, JRP); 2002 (Amanda Blosser, Toni Webb, JRP); 2005 (Cynthia Toffelmier, JRP Historical Consulting Services); 2007 (Staff, David Levy Forestry); 2007 (Denise Jurich, Jesse Martinez, PBS&J); 2007 (Steven Melvin and Joseph Freeman, JRP)	002935, 003874, 007130, 007340, 008967, 009188, 009326, 009362, 010434, 010815, 012125, 012261, 012744
P-31-003280		Resource Name - WAPA Transmission Line; Other - REF 40-H; Other - WAPA 12	Structure	Historic	AH07; HP11	2001 (Rand Herbert, JRP Historical Consulting, LLC); 2001 (Rand Herbert, Amanda Blosser, JRP Historical Consulting Services); 2002 (Amanda Blosser, Andy Walters, JRP Historical Consulting Services); 2006 (Mark A. Beason, JRP Historical Consulting, LLC); 2010 (Stephen Pappas, Jay Baker, ECORP Consulting, Inc); 2012 (Ric Windmiller); 2015 (S. Pappas, M. Webb, ECORP Consulting, Inc.)	007130, 007726, 009188, 010590, 010998, 012443
P-31-003672		Resource Name - Lincoln Road; Other - Route 3; Other - WB-1	Other	Historic	AH07	2008 (Ric Windmiller, Consulting Archaeologist)	
P-31-003747		Resource Name - Sierra Bridge; Other - Bridge #19C-67; Other - Bridge 19C-67	Structure	Historic	HP19; HP80	1985; 1986; 2003 (TW/CT, JRP Historical Consulting)	006675

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-31-004240		Resource Name - Old Town Roseville Historic District; OHP PRN - 5678-0003-9999	District	Historic	HP06	1981 (Edwin S. Astone, Leonard Davis, Astone & Associates)	

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

June 17, 2020

Placer County Historical Society
P.O. Box 5643
Auburn, CA 95604

RE: Cultural Resources Identification Effort for the Sierra View Project, Placer County, California T11N, R6E, Sections 26, 27, 34, 35 (ECORP Project No. 2020-108).

Dear Placer County Historical Society:

ECORP Consulting, Inc. has been retained to assist in the planning of the development on the project indicated above. As part of the identification effort, we are seeking information from all parties that may have knowledge of or concerns with historic properties or cultural resources in the area of potential effect.

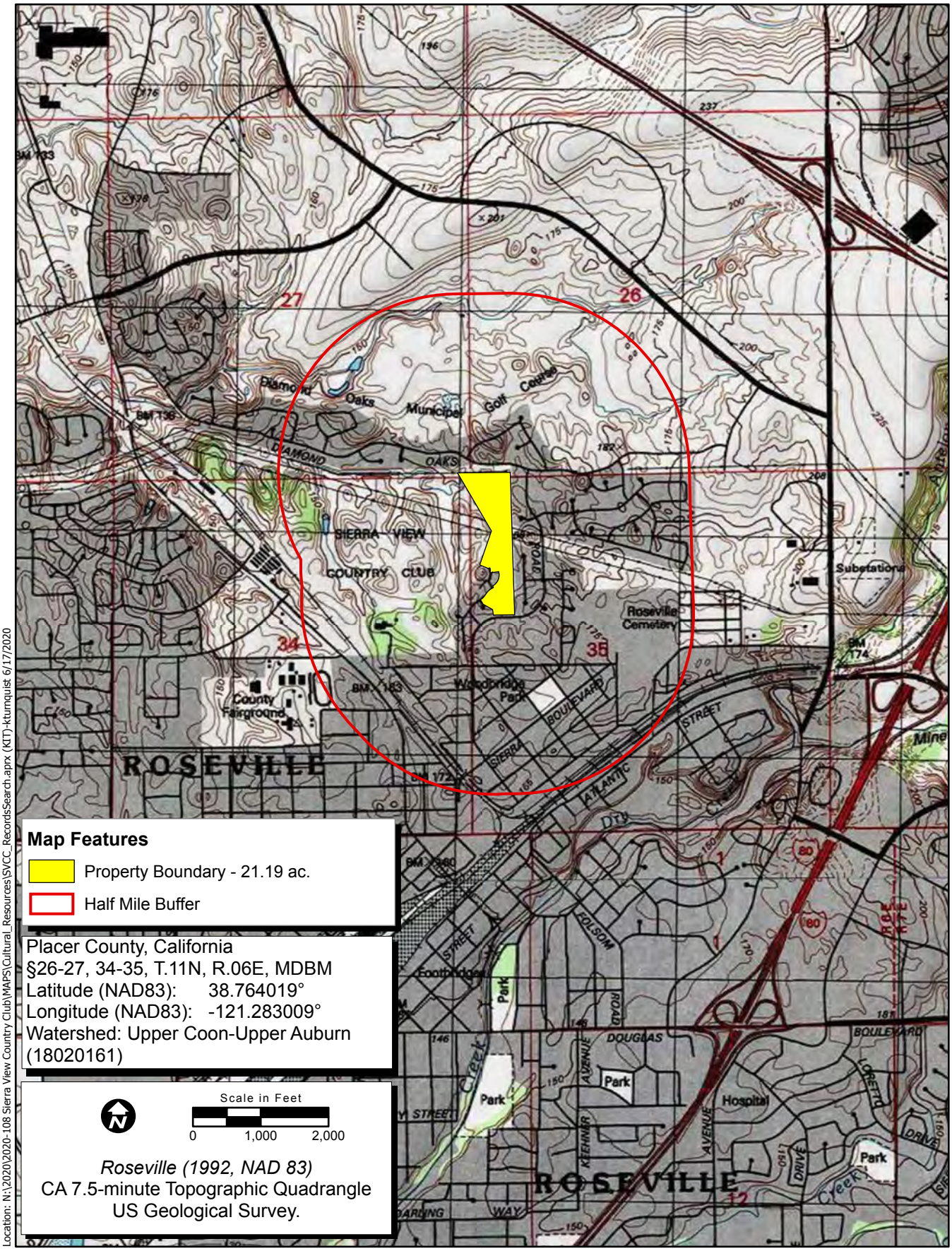
Included is a map showing the project area outlined. We would appreciate input on this undertaking from the historical society with concerns about possible cultural properties or potential impacts within or adjacent to the area of potential effect. If possible, please email or fax your response to my attention at (916) 782-9134 or lzicklermartin@ecorpconsulting.com. If you have any questions, please contact me at (916) 782-9100.

Thank you in advance for your assistance in our cultural resource management study.

Sincerely,

Laurel Zickler-Martin, M.A.
Staff Archaeologist

Attachment



Location: N:\2020\2020-108 Sierra View Country Club\MAPS\Cultural_Resources\SVCC_RecordsSearch.aprx (KIT)-kturnquist 6/17/2020

Map Date:

Sources:

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

Records Search

2020-108 Sierra View Country Club

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

June 17, 2020

Roseville Historical Society
557 Lincoln Steet
Roseville, CA 95678

RE: Cultural Resources Identification Effort for the Sierra View Project, Placer County, California T11N, R6E, Sections 26, 27, 34, 35 (ECORP Project No. 2020-108).

Dear Roseville Historical Society:

ECORP Consulting, Inc. has been retained to assist in the planning of the development on the project indicated above. As part of the identification effort, we are seeking information from all parties that may have knowledge of or concerns with historic properties or cultural resources in the area of potential effect.

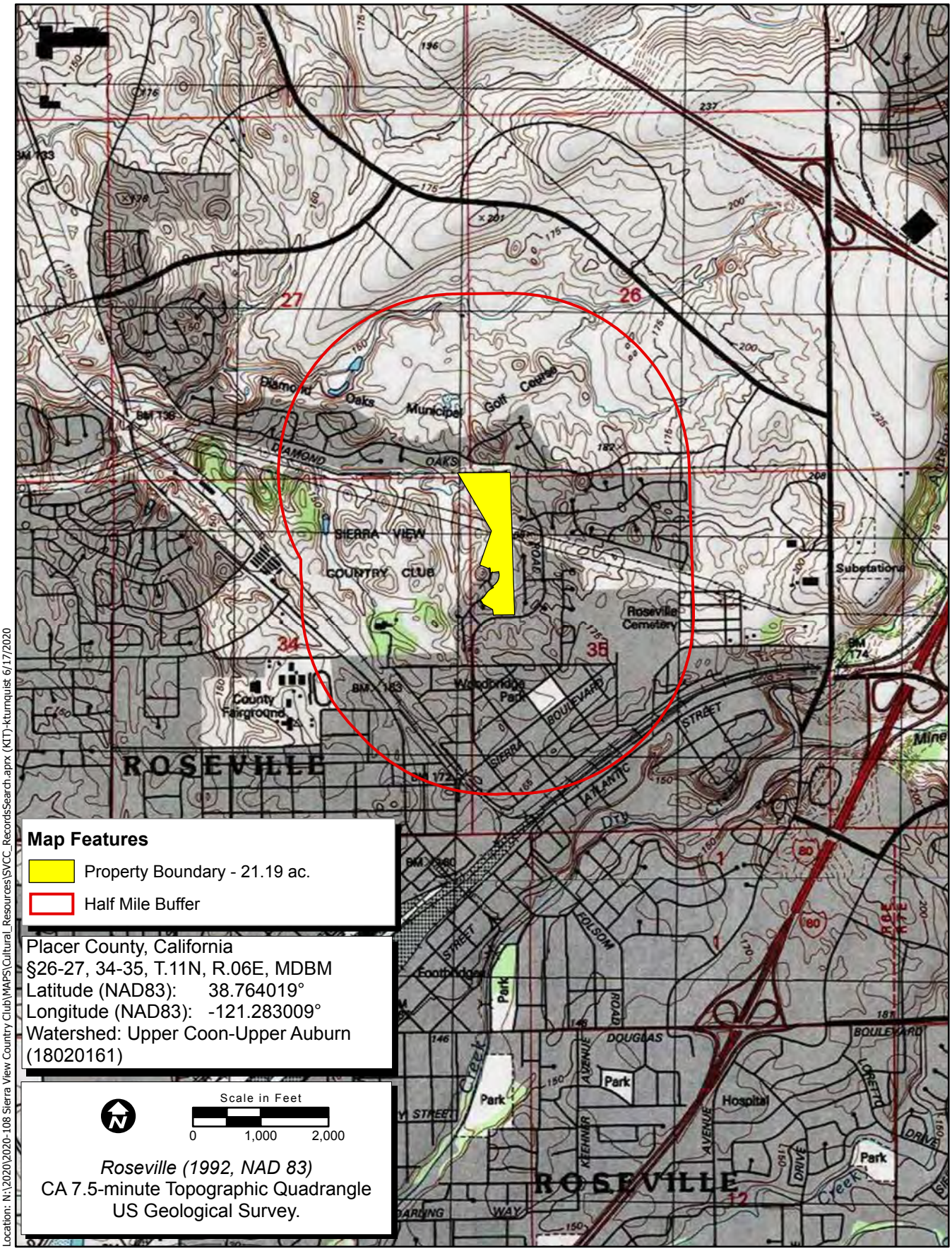
Included is a map showing the project area outlined. We would appreciate input on this undertaking from the historical society with concerns about possible cultural properties or potential impacts within or adjacent to the area of potential effect. If possible, please fax your response to my attention at (916) 782-9134. If you have any questions, please contact me at (916) 782-9100 or lzicklermartin@ecorpconsulting.com.

Thank you in advance for your assistance in our cultural resource management study.

Sincerely,

Laurel Zickler-Martin, M.A.
Staff Archaeologist

Attachment



Location: N:\2020\2020-108 Sierra View Country Club\MAPS\Cultural_Resources\SVCC_RecordsSearch.aprx (KIT)-kturnquist 6/17/2020

Map Date:

Sources:

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

Records Search

2020-108 Sierra View Country Club

ATTACHMENT B

Sacred Lands File Coordination

Sacred Lands File & Native American Contacts List Request

Native American Heritage Commission
1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691
916-373-3710
916-373-5471 – Fax
nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Project: 2020-108_Sierra View

County: Placer

USGS Quadrangle Name: Roseville

Township: 11N **Range:** 06E **Section(s):** 26, 27, 34, 35

Company/Firm/Agency: ECORP Consulting, Inc.

Street Address: 2525 Warren Drive

City: Rocklin **Zip:** 95677

Phone: 916.782.9100

Fax: 916.782.9134

Email: lzicklermartin@ecorpconsulting.com

Project Description:

See attached letter and map.

June 17, 2020

Native American Heritage Commission
1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691
nahc@nahc.ca.gov

RE: Cultural Resources Identification Effort for the Sierra View Project, Township 11N, Range 06E, Sections 26, 27, 34, 35

Dear NAHC Staff:

ECORP Consulting, Inc. has been retained to assist in the planning of the development on the project indicated above. As part of the identification effort, we are seeking information from all parties that may have knowledge of or concerns with historic properties or cultural resources in the area of potential effect.

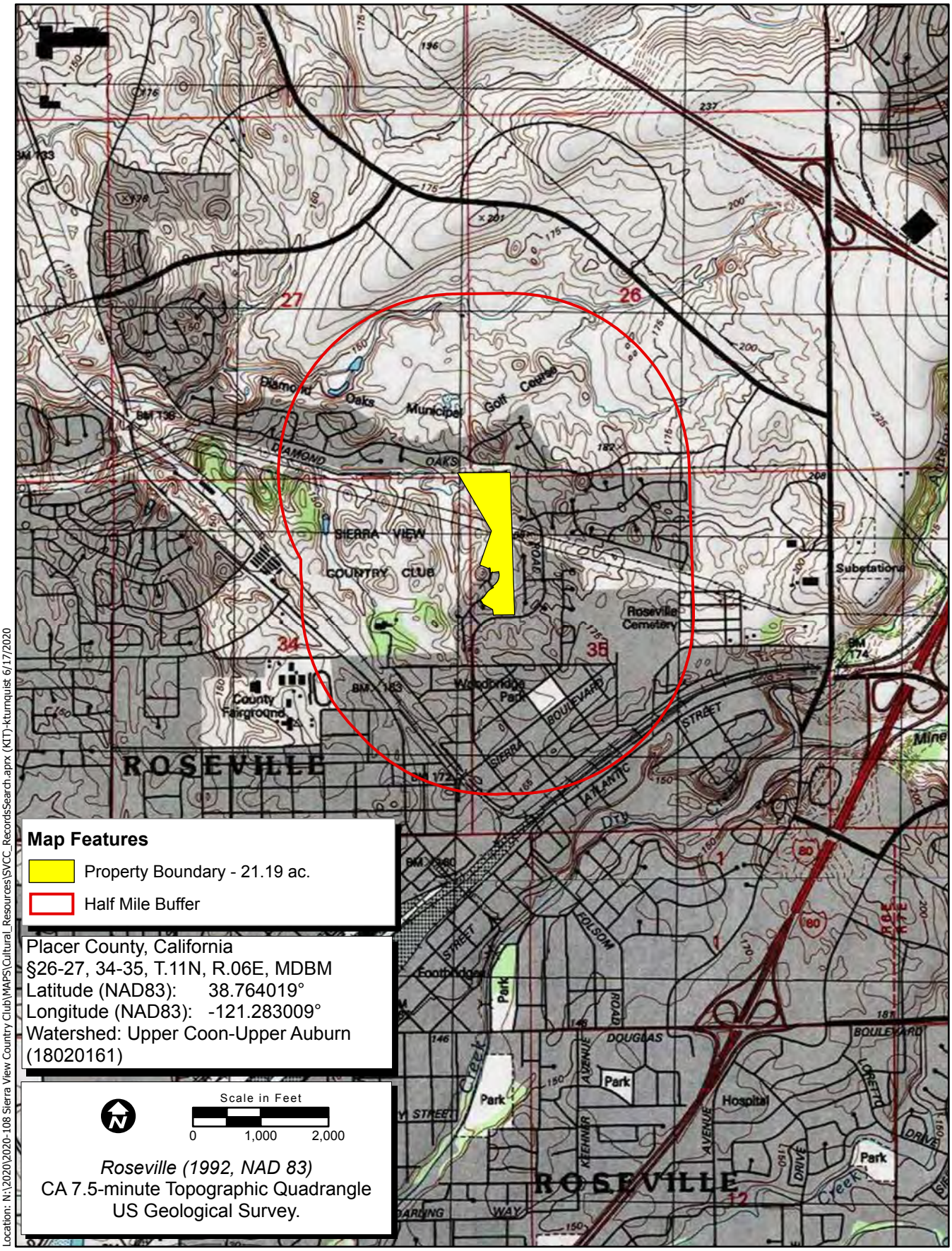
Included is a map showing the project area outlined. We would appreciate the results of your search of the Sacred Lands File and list of tribal contacts who can be contacted to provide input on this undertaking.

Please email or fax your response to my attention at lzicklermartin@ecorpconsulting.com or (916) 782-9134. If you have any questions, please contact me at (916) 782-9100.

Thank you in advance for your assistance.

Sincerely,

Laurel Zickler-Martin, M.A.
Staff Archaeologist



Location: N:\2020\2020-108 Sierra View Country Club\MAPS\Cultural_Resources\SVCC_RecordsSearch.aprx (KIT)-kturnquist 6/17/2020

Map Date:

Sources:

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

Records Search

2020-108 Sierra View Country Club

NATIVE AMERICAN HERITAGE COMMISSION

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
Marshall McKay
Wintun

COMMISSIONER
William Mungary
Paiute/White Mountain Apache

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
[**Vacant**]

COMMISSIONER
[Vacant]

EXECUTIVE SECRETARY
Christina Snider
Pomo

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

June 19, 2020

Laurel Zickler-Martin

ECORP Consulting, Inc.

Via Email to: lzicklermartin@ecorpconsulting.com

Re: **Sierra View Project (2020-108), Placer County**

Dear Ms. Zickler-Martin:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Nancy.Gonzalez-Lopez@nahc.ca.gov.

Sincerely,

Nancy Gonzalez-Lopez
Cultural Resources Analyst

Attachment

Native American Heritage Commission
Native American Contact List
Placer County
6/19/2020

Shingle Springs Band of Miwok Indians
Regina Cuellar, Chairperson
P.O. Box 1340 Maidu
Shingle Springs, CA, 95682 Miwok
Phone: (530) 387 - 4970
Fax: (530) 387-8067
rcuellar@ssband.org

Tsi Akim Maidu
Grayson Coney, Cultural Director
P.O. Box 510 Maidu
Browns Valley, CA, 95918
Phone: (530) 383 - 7234
tsi-akim-maidu@att.net

United Auburn Indian Community of the Auburn Rancheria
Gene Whitehouse, Chairperson
10720 Indian Hill Road Maidu
Auburn, CA, 95603 Miwok
Phone: (530) 883 - 2390
Fax: (530) 883-2380
bguth@auburnrancheria.com

Colfax-Todds Valley Consolidated Tribe
Clyde Prout, Chairperson
P.O. Box 4884 none Maidu
Auburn, CA, 95604 Miwok
Phone: (530) 577 - 3558
miwokmaidu@yahoo.com

Colfax-Todds Valley Consolidated Tribe
Pamela Cubbler, Treasurer
P.O. Box 4884 Maidu
Auburn, CA, 95604 Miwok
Phone: (530) 320 - 3943
pcubbler@colfaxrancheria.com

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Sierra View Project (2020-108), Placer County.

ATTACHMENT C

Updated Project Area Photographs

State of California — The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI#**

PHOTOGRAPH RECORD

Trinomial

Page 1 of 1 **Resource/Project Name:** Sierra View **Year** 2020
Camera: Lens Size: 35mm
Film Type and Speed: Digital Negatives Kept at: ECORP Consulting, Inc.

Mo.	Day	Time	Exp./Frame	Subject/Description	View Toward	Accession #
6	23			APE overview from southeast corner	North	IMG_001
6	23			APE overview from southeast corner	NW	IMG_002
6	23			Dense vegetation surrounding drainage	SE	IMG_003
6	23			Dense vegetation surrounding drainage	East	IMG_004
6	23			Transmission towers within APE	West	IMG_005
6	23			APE overview from center	North	IMG_006
6	23			Eastern APE boundary near residential parcels	South	IMG_007
6	23			Transmission towers within APE	West	IMG_008
6	23			Northern APE boundary overview	West	IMG_009
6	23			Dense vegetation surrounding drainage at north end of property	North	IMG_010
6	23			Northern APE boundary overview	West	IMG_011
6	23			P-31-3280 transmission tower (tower not in APE)	South	IMG_012
6	23			P-31-3280 transmission tower footing (tower not in APE)	North	IMG_013
6	23			P-31-3280 transmission tower (tower not in APE)	West	IMG_014
6	23			Overview of P-31-3280 transmission line	East	IMG_015
6	23			P-31-3280 transmission tower (tower not in APE)	West	IMG_016
6	23			Transmission towers within APE	West	IMG_017
6	23			Modern transmission tower	West	IMG_018
6	23			Modern transmission tower, plague	Detail	IMG_019
6	23			Modern transmission tower footing	North	IMG_020
6	23			Modern transmission tower	North	IMG_021
6	23			Modern transmission tower	North	IMG_022
6	23			Golf course greens near APE	North	IMG_023
6	23			Golf course greens near APE	South	IMG_024
6	23			Overview of APE near townhomes (western edge)	North	IMG_025
6	23			Overview of southern portion of APE	East	IMG_026
6	23			Area north of Shasta Street	East	IMG_027
6	23			Overview of APE from south	North	IMG_028

IMG_0001

IMG_0002

IMG_0003

IMG_0004

IMG_0005

IMG_0006

IMG_0007

IMG_0008

IMG_0009

IMG_0010

IMG_0011

IMG_0012

IMG_0013

IMG_0014

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IMG_0016

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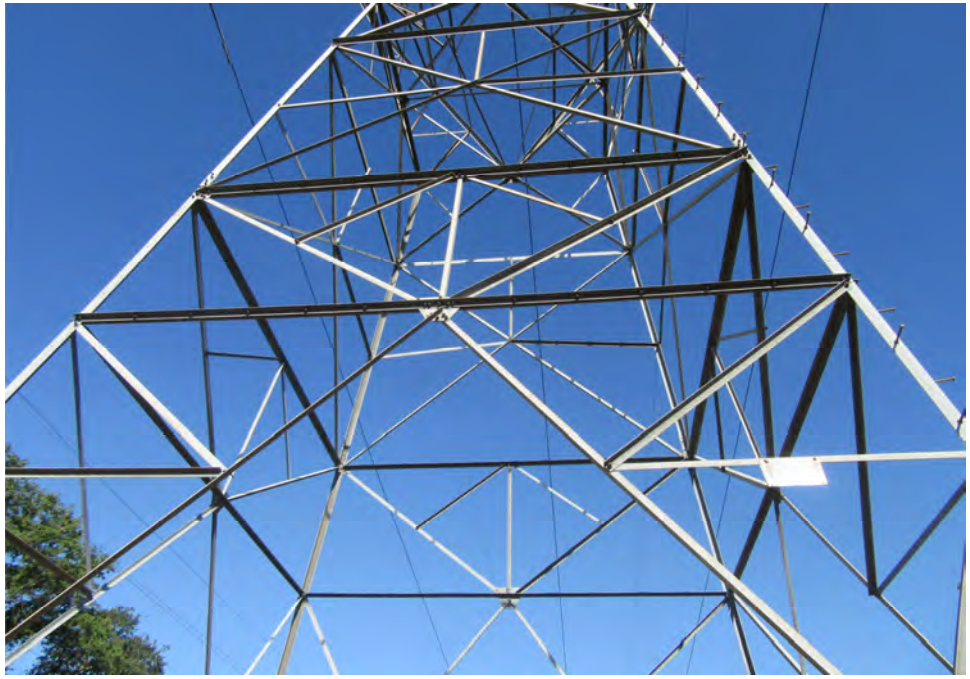
IMG_0027

IMG_0028



NEYER IND
1-92
2288-100
35260
6130 F-K
POLE 1-1

State of California — The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI#**

PHOTOGRAPH RECORD

Trinomial

Page of **Resource/Project Name: Sierra View Country Club** **Year** June 2021
Camera: Samsung Galaxy S9 Lens Size: 35mm
Film Type and Speed: Cell Phone Originals Kept at: ECORP Consulting, Inc.

Mo.	Day	Time	Exp./Frame	Subject/Description	View Toward	Accession #
06	14	9:06am	20210614_090655	Modern transmission line & access road	East	001
06	14	9:12am	20210614_091239	Transmission lines	West	002
06	14	9:12am	20210614_091244	Transmission lines	West	003
06	14	9:14am	20210614_091421	Project APE overview from Diamond Oaks Road	Southeast	004
06	14	9:14am	20210614_091427	Project APE overview from Diamond Oaks Road with transmission line in background	South	005

20210614_090655.jpg

20210614_091239.jpg

20210614_091244.jpg

20210614_091421.jpg

20210614_091427.jpg

State of California — The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI#**

PHOTOGRAPH RECORD

Trinomial

Page of **Resource/Project Name: Sierra View Country Club** **Year** June 2021
Camera: Samsung Galaxy S10 Lens Size: 35mm
Film Type and Speed: Cell Phone Originals Kept at: ECORP Consulting, Inc.

Mo.	Day	Time	Exp./Frame	Subject/Description	View Toward	Accession #
06	14	9:06am	20210614_090644	Ground surface overview	East	006
06	14	9:06am	20210614_090647	View of western 20% of APE	West	007
06	14	9:10am	20210614_091033	Overgrown area in eastern portion of APE.	South	008
06	14	9:14am	20210614_091411	Exposed piping and utility access	South	009
06	14	9:14am	20210614_091459	Exposed bedrock in NW portion of APE	North	010
06	14	9:15am	20210614_091554	Buried Utility access	North	011
06	14	9:19am	20210614_091934	Wooden transmission pole	Southwest	012

20210614_090644.jpg

20210614_090647.jpg

20210614_091033.jpg

20210614_091411.jpg

20210614_091459.jpg

20210614_091554.jpg

20210614_091934.jpg

Confidential Cultural Resource Site Locations and Site Records

This Attachment contains information on the specific location of cultural resources. This information is not for publication or release to the general public. It is for planning, management and research purposes only. Information on the specific location of pre-contact and historic sites is exempt from the Freedom of Information Act and California Public Records Act.

Map Features

- Project Boundary - 23.72 ac.
- Site Boundary

Sources: NAIP 2018

ECORP- N:\2020\2020-108 Sierra View Country Club\MAPS\Cultural_Resources\SVCC_CRM_OV_20210615.mxd (KIT)-kturnquist 6/15/2021

Map Date: 6/15/2021

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

Scale in Feet
0 250

Attachment D. Cultural Resources Overview

2020-108 Sierra View Country Club

1. Impacts observed since site formation/use:
☐ Constructed trail ☐ Wildlife path ☐ Grading ☐ Recreational use by humans (campfire ring, etc.) ☐ Fire
☐ Erosion ☐ Vandalism/pothunting/artifact collection ☐ New vegetation growth ☐ Modern trash deposits
☐ Fire break ☐ Construction ☐ Vegetation removal ☒ None ☐ Other (explain):

2. Is the site location narrative accurate?
☒ Yes ☐ No (explain):

3. Is the site description narrative accurate?
☒ Yes ☐ No (explain):

4. Were new photos taken? Attach photograph record and paste representative photo below.
☒ Yes ☐ No (explain):

5. Date of site revisit: June 23, 2020

6. Revisited by: M. Webb; ECORP Consulting, Inc., 2525 Warren Drive, Rocklin, CA 55677

7. Reason for revisit (check all that apply):
☐ USACE 2-year requirement ☐ Collect GPS data/Impact Mapping ☐ Evaluation of Eligibility
☐ Change in project area conditions (fire, flood, etc.) ☒ Other (explain): Inventory of property

8. Report citation: ECORP Consulting, Inc. 2020 *Cultural Resources Inventory Report for the Sierra View Country Club Project, Placer County, California.* Prepared for Westpark Communities.

9. Were survey grade UTM coordinates gathered?
☒ Yes ☐ No (explain):

10. Remarks: This transmission line was originally recorded in July 2001 by Rand Herbert as a lattice-type steel tower transmission line constructed in 1952 and used to distribute power from the Folsom and Nimbus dams. A segment of the transmission line located north of Baseline Road, west of the Project Area, was later updated and evaluated by Mark Beason in December 2006 (JRP 2007). Beason described the transmission towers as retaining integrity; however, they did not appear to meet the criteria for listing on either the CRHR or the NRHP.

During the current survey, ECORP observed the line from the Project Area and the lattice-type steel towers are located outside of the Project Area but the line is situated above the Project Area land. It could not be determined if the towers or lines had been updated or altered since their original construction, but they appeared to be in overall good condition.

According to Beason, the lines have not made a significant contribution to the broad patterns of history (Criterion A), were not associated with persons known to have made important advancements in high-voltage transmission lines (Criterion B), are not the first of their kind or of unusual or rare design (Criterion C), and did not appear to be a source of information important in history (Criterion D). ECORP did not encounter any new information during the current study to suggest the lines are now eligible. Therefore, the segment of P-31-3280 within the survey area is not eligible for the NRHP or CRHR under any criteria. In addition, on July 29, 2016, the USACE made a determination that P-31-3280 is not a historic property and consulted with the SHPO on that finding. On September 30, 2016, the SHPO concurred with the USACE's finding of not eligible (COE-2012-1022-001; SPK-2003-00670). Site P-31-3280 is neither a historic property under NHPA nor a historical resource under CEQA.

P-31-3280 transmission tower (view south; June 23, 2020).

P-31-3280 transmission tower and modern line (view west; June 23, 2020).

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary # P-31-3280
HRI #
Trinomial

Page 3 **of** 3

***Resource Name or #:** WAPA Transmission Line

***Map Name:** Roseville and Citrus Heights, CA

***Scale:** 1:24,000

***Date of Map:** 1992

Location: N:\2020\2020-108 Sierra View Country Club\MAPS\Cultural_Resources\SVCC_CRM_DPR_LOCATION_20200629.mxd (J-kurnquist 6/29/2020

***Required Information**

0 1,000 2,000 4,000 Feet

0 250 500 1,000 Meters

DPR 523J (1/95)

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION **PRIMARY RECORD**		Primary # HRI # Trinomial NRHP Status Code
Other Listings Review Code	Reviewer	Date

 *__Resource Name or #:__ SV-001

P1. Other Identifier: SMUD 230kV

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County:** Placer

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Roseville **Date:** 1992 **T** 11N; **R** 06E; SW ¼ **of Sec** 26**;** M.D.**B.M.**

c. Address: N/A City: Roseville Zip:

d. UTM: Zone: 10; 649063 mE / 4292289 mN (western end); 649234 mE / 4292289 mN (eastern end)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 150 – 170ft AMSL

The resource is located 55 feet south of Diamond Oaks Road and 225 feet west-northwest of Shasta Street in Roseville, CA.

***P3a. Description:**

Resource SV-001 is a SMUD 230kV transmission line located on the southern side of Diamond Oaks Road, within a proposed addition to Sierra View Country Club in the City of Roseville. This transmission line is of lattice-type steel tower construction, built between 1957 and 1966 based on review of historic aerials. The line is used to transmit power between the Folsom and Elverta substations. It could not be determined whether the towers or lines had been updated or altered since their original construction, but they appeared to be in overall good condition.

***P3b. Resource Attributes:** (List attributes and codes) HP39 Other (utility line)

***P4. Resources Present:** ☐Building ☒Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Overview of SV-001 (SMUD 230kV transmission line) from Diamond Oaks Road (view southeast, Acc# 004 (20210614_091421)

***P6. Date Constructed/Age and Sources:** ☒Historic

***P7. Owner and Address:**
Sacramento Municipal Utility District
6301 S Street
Sacramento, CA 95817

***P8. Recorded by:**
Brian S. Marks and Shannon Joy
ECORP Consulting, Inc.
2525 Warren Drive
Rocklin, CA 95677

***P9. Date Recorded:** 6/14/2021

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** ECORP. 2021. *Revised Cultural Resources Inventory and Architectural History Evaluation Report, Sierra View Country Club, Placer County, California*. Prepared For: Westpark Communities, 1420 Rocky Ridge Drive, Suite 265 Roseville, California 95661.

***Attachments:** ☐NONE ☒Location Map ☐Sketch Map ☐Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code

*Resource Name or # SV-001

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Electrical transmission
B4. Present Use: same
***B5. Architectural Style:** N/A
***B6. Construction History:** (Construction date, alterations, and date of alterations)

***B7. Moved?** ☐No ☐Yes ☒Unknown **Date:** **Original Location:**
***B8. Related Features:**

B9a. Architect:
b. Builder:
***B10. Significance: Theme:**
Area:
Period of Significance: **Property Type:** **Applicable Criteria:**
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Transmission line SV-001 is not significantly associated with any historical events related to economic or population growth or developments in electric transmission in California, the Country, or the region. The transmission line is common and has not made a significant contribution to the broad patterns of history (Criterion A). No known significant individuals or groups are associated with the line, and the companies it is associated with did not make greater historical contribution as a result of the construction or use of the line (Criterion B). Resource SV-001 is ofcommon, utilitarian, steel lattice construction, is not the first of its kind or of unusual or rare design, nor does it exhibit any special engineering characteristics, and it is not associated with master engineers known to have made important advancements in high-voltage transmission, tower construction, or engineering. This electrical line and its components are designed to efficiently transmit electricity, but do not include any unique features which exemplify that purpose. (Criterion C). Furthermore, the research potential of this electrical line is exhausted with archival research and recording efforts herein; the resource is not a source of information important in history (Criterion D).

The transmission line SV-001is in overall good condition and remains in its original alignment corridor. It could not be determined whether the towers had been updated or altered since their original construction.Therefore, transmission line SV-001 retains integrity of location, setting, feeling, and association, but its integrity of materials, workmanship, and design are uncertain. Regardless of integrity,this electrical line is not eligible to the NRHP or CRHR under any criteria.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

B13. Remarks: None

***B14. Evaluator:** L. Zickler-Martin; J. Adams

***Date of Evaluation:** 06/15/2021

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

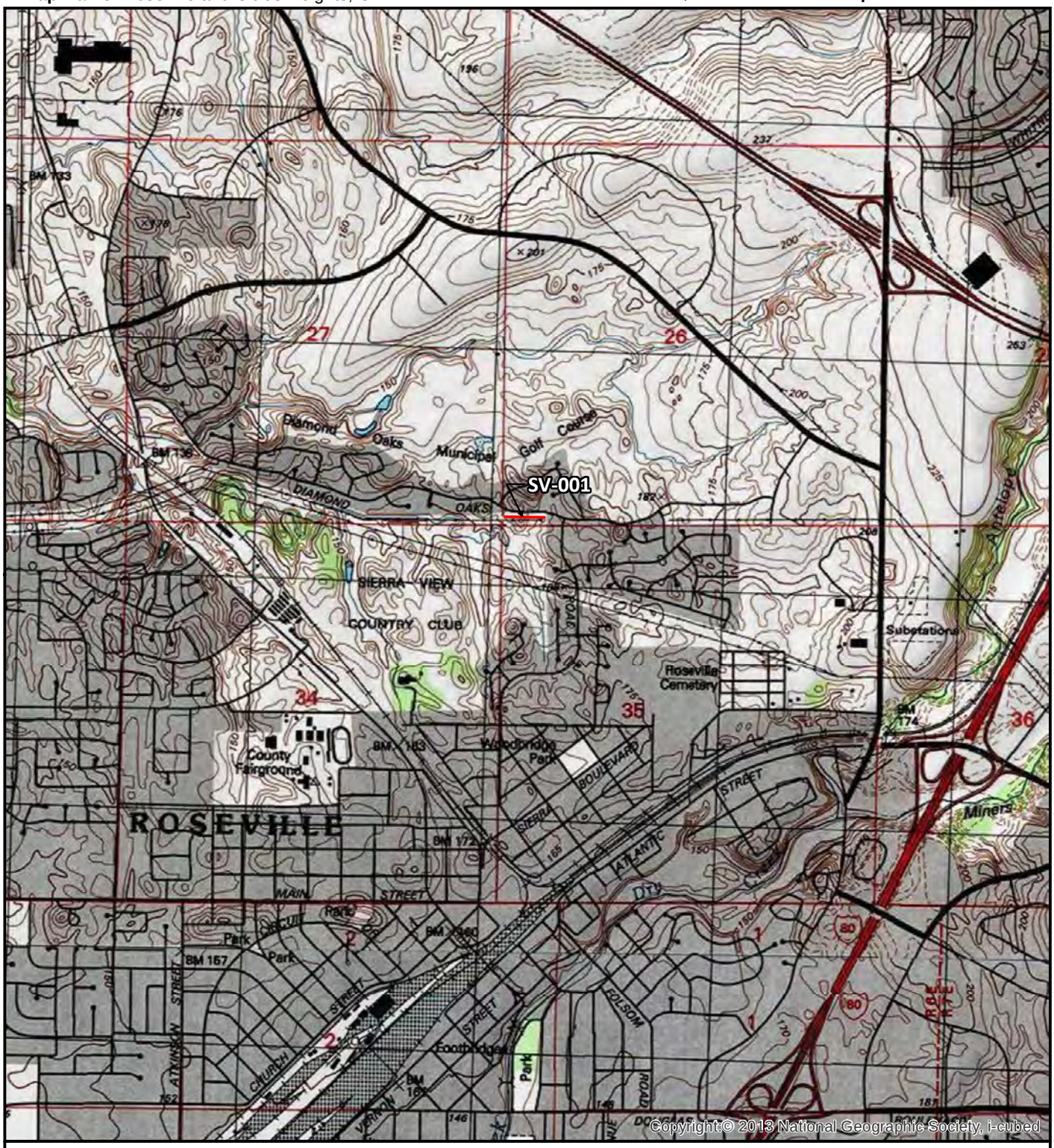
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI #
Trinomial

Page 3 **of** 3 ***Resource Name or #:** SV-001

***Map Name:** Roseville and Citrus Heights, CA ***Scale:** 1:24,000 ***Date of Map:** 1992



Location: N:\2021\2020-108 Sierra View Country Club\MAPS\Cultural_Resources\SVCC_CRM_DPR_LOCATION_20210615.mxd (j.kumquist 6/15/2021

***Required Information**

0 1,000 2,000 4,000 Feet
0 250 500 1,000 Meters

DPR 523J (1/95)

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION **PRIMARY RECORD**	Primary # HRI # Trinomial NRHP Status Code	
Other Listings Review Code	Reviewer	Date

Page 1 **of** 3 *__Resource Name or #:__ SV-002

P1. Other Identifier: SMUD 115kV

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County:** Placer

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Roseville **Date:** 1992 **T** 11N; **R** 06E; SW ¼ **of Sec** 26; M.D.**B.M.**

c. Address: N/A City: Roseville Zip:

d. UTM: Zone: 10; 649063 mE / 4292289 mN (western end); 649234 mE / 4292289 mN (eastern end)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 150 – 170ft AMSL

The resource is located 55 feet south of Diamond Oaks Road and 225 feet west-northwest of Shasta Street in Roseville, CA.

***P3a. Description:**

This distribution line is a typical wood pole line with standard cross arms and porcelain insulators, constructed between 1957 and 1966 based on review of historic aerial photographs. The line is used to distribute power within the Roseville area. The pole within the current Project Area was relocated approximately 75 feet to the west sometime between 2007 and 2009, based also on review of aerial photographs. It could not be determined if the remaining poles or lines had been updated or altered since their original construction, but they appeared to be in overall good condition.

***P3b. Resource Attributes:** (List attributes and codes) HP39 Other (utility line)

***P4. Resources Present:** ☐Building ☒Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: Overview: SV-002, SMUD 115kV distribution line (view southwest, Acc# 012 (20210614_091934)

***P6. Date Constructed/Age and Sources:** ☒Historic

***P7. Owner and Address:**
Sacramento Municipal Utility District
6301 S Street
Sacramento, CA 95817

***P8. Recorded by:**
Brian S. Marks and Shannon Joy
ECORP Consulting, Inc.
2525 Warren Drive
Rocklin, CA 95677

***P9. Date Recorded:** 6/14/2021

***P10. Survey Type:** Intensive pedestrian

***P11. Report Citation:** ECORP. 2021. *Revised Cultural Resources Inventory and Architectural History Evaluation Report, Sierra View Country Club, Placer County, California*. Prepared For: Westpark Communities, 1420 Rocky Ridge Drive, Suite 265 Roseville, California 95661.

***Attachments:** ☐NONE ☒Location Map ☐Sketch Map ☐Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code**

***Resource Name or #** SV-002

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Electrical distribution B4. Present Use: same
***B5. Architectural Style:** N/A
***B6. Construction History:** (Construction date, alterations, and date of alterations)

***B7. Moved?** ☐**No** ☒**Yes** (one pole) ☐**Unknown** **Date:** 2007 - 2009 **Original Location:** ~75 feet east
***B8. Related Features:**

B9a. Architect: b. Builder:
***B10. Significance: Theme:** **Area:**
Period of Significance: **Property Type:** **Applicable Criteria:**
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Distribution line SV-002 is not significantly associated with any historical events related to economic or population growth or developments in electric transmission in California, the Country, or the region. The distribution line is common and has not made a significant contribution to the broad patterns of history (Criterion A). No known significant individuals or groups are associated with the line, and the companies it is associated with did not make greater historical contribution as a result of the construction or use of the line (Criterion B). Resource SV-002 is of common, utilitarian, wooden pole construction, is not the first of its kind or of unusual or rare design, nor does it exhibit any special engineering characteristics, and it is not associated with master engineers known to have made important advancements in electrical distribution or engineering. This electrical line and its components are designed to efficiently transmit electricity, but do not include any unique features which exemplify that purpose (Criterion C). Furthermore, the research potential of this electrical line is exhausted with archival research and recording efforts herein; the resource is not a source of information important in history (Criterion D).

The The transmission line SV-002 is in overall good condition, but the distribution line pole within the current Project Area was moved sometime between 2007 and 2009. Therefore, SV-002 retains integrity of association and feeling, but not of location or setting, and its integrity of materials, workmanship, or design is uncertain. Regardless of integrity, none of the three electrical lines recorded during this study are eligible to the NRHP or CRHR, under any criteria.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

B13. Remarks: None

***B14. Evaluator:** L. Zickler-Martin; J. Adams

***Date of Evaluation:** 06/15/2021

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

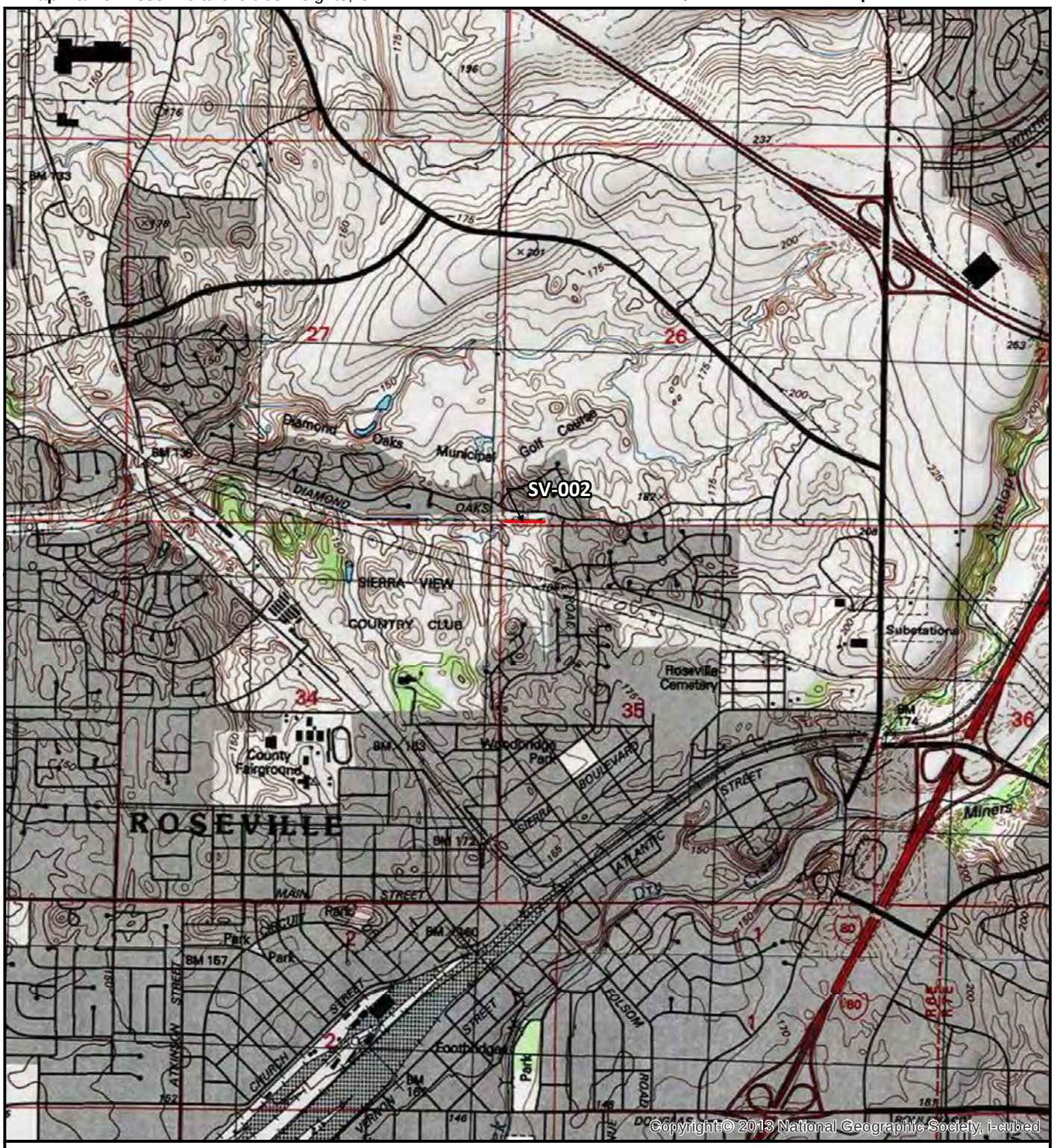
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI #
Trinomial

Page X **of** X ***Resource Name or #:** SV-002

***Map Name:** Roseville and Citrus Heights, CA ***Scale:** 1:24,000 ***Date of Map:** 1992



Location: N:\2021\2020-108 Sierra View Country Club\MAPS\Cultural_Resources\SVCC_CRM_DPR_LOCATION_002_20210615.mxd (-)kumquist 6/15/2021

***Required Information**

0 1,000 2,000 4,000 Feet
0 250 500 1,000 Meters

DPR 523J (1/95)

RANEY PLANNING & MANAGEMENT, INC. 20 years

WWW.RANEYMANAGEMENT.COM

NORTHERN CALIFORNIA
1501 SPORTS DRIVE, SUITE A
SACRAMENTO, CA 95834
TEL: 916.372.6100 · FAX: 916.419.6108

October 13, 2021

Casey Shorrock
Remy Moose Manley, LLP
555 Capitol Mall, Suite 800
Sacramento, CA 95814

Subject: Greenhouse Gas Emissions Calculations for the Sierra View Project

Dear Ms. Shorrock:

At your request, Raney has prepared the following memorandum to present the anticipated greenhouse gas (GHG) emissions associated with construction and operation of the Sierra View Project (proposed project), and to compare such estimates to the applicable thresholds of significance.

Project Summary

The approximately 23.10-acre project site is located east of the Sierra View Country Club, at 360 Diamond Oaks Road, in Roseville, California (see Figure 1). The site is comprised of two parcels: Infill Planning Parcel 3 and Infill Planning Parcel 100. The project site is bound by Shasta Street to the north and Diamond Oaks Road to the south. Surrounding land uses primarily consist of single-family housing to the north, east, and south. The project site is currently undeveloped and ungraded, but has been subject to previous disturbance from maintenance and emergency access roads. The majority of the project site, identified as Infill Planning Parcel 100, is designated in the City of Roseville General Plan for Medium Density Residential and zoned for R3 (Multi-Family Housing). The northernmost portion of the project site, identified as Infill Parcel 3, is designated in the City's General Plan as Low Density Residential and zoned for R1 (Single-Family Residential).

The proposed project would consist of amending the General Plan land use designation and modifying the zoning for the project site in order to reduce the property's existing planned housing density. The majority of Infill Planning Parcel 100 would be redesignated from Medium Density Residential to Low Density Residential and rezoned from R3 (Multi-Family Housing) to RS/DS (Small Lot Residential with Development Standards). A portion of Infill Planning Parcel 3 would be rezoned from R1 (Single-Family Residential) to RS/DS. A Tentative Subdivision Map is proposed to divide the project site into 86 total lots for future development of 75 low density residential units (see Figure 2).

The proposed project would require the following approvals and entitlements:

- Approval of the Mitigated Negative Declaration;
- General Plan Amendment for a portion of Infill Planning Parcel 100 from Medium Density Residential to Low Density Residential;
- Rezoning for a portion of Infill Planning Parcel 100 from R3 to RS/DS and a portion of Infill Planning Parcel 3 from R1 to RS/DS;
- Tentative Subdivision Map including 75 single-family residential lots; and
- Tree Permit.

Figure 1
Project Site Location

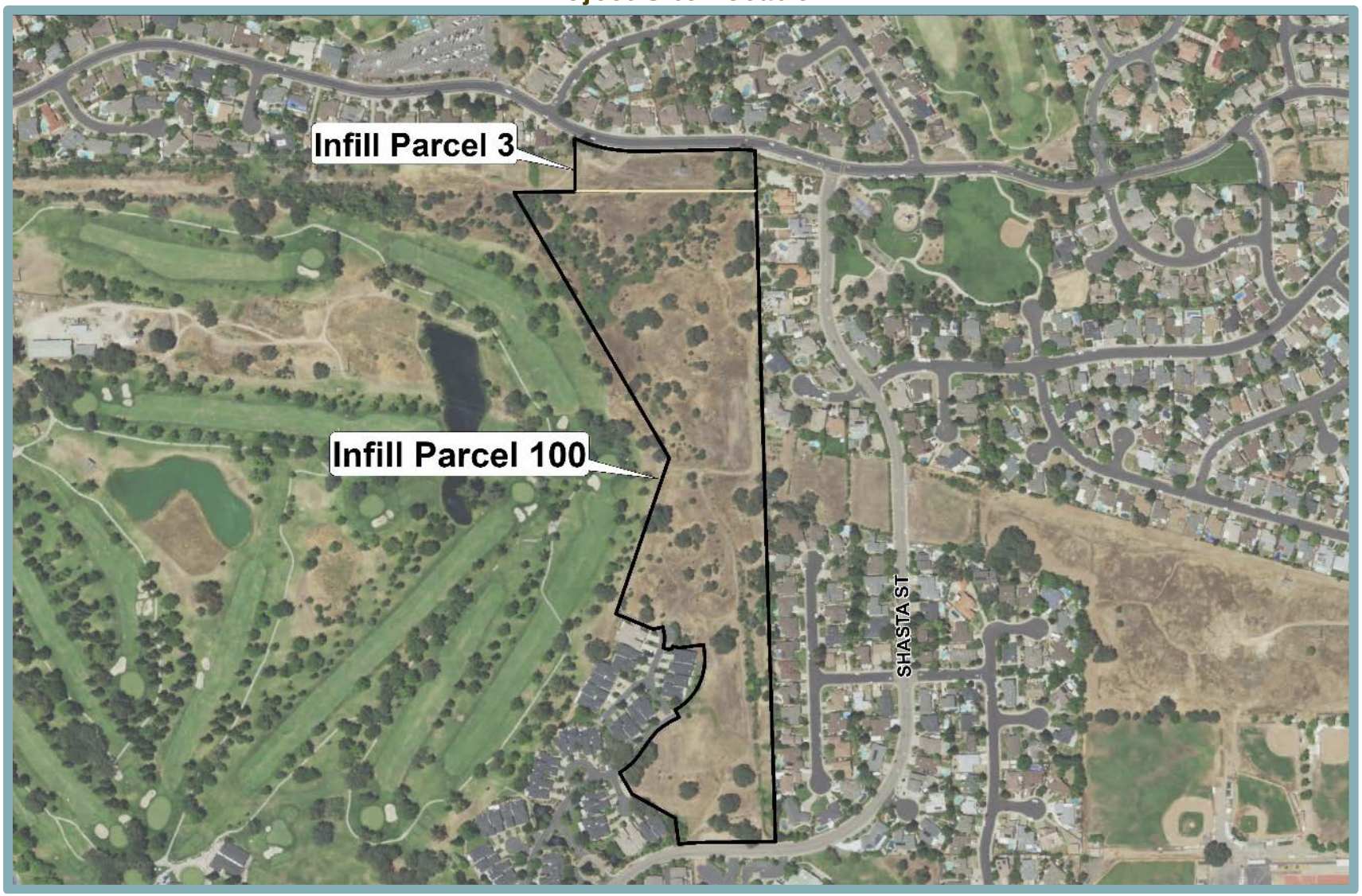
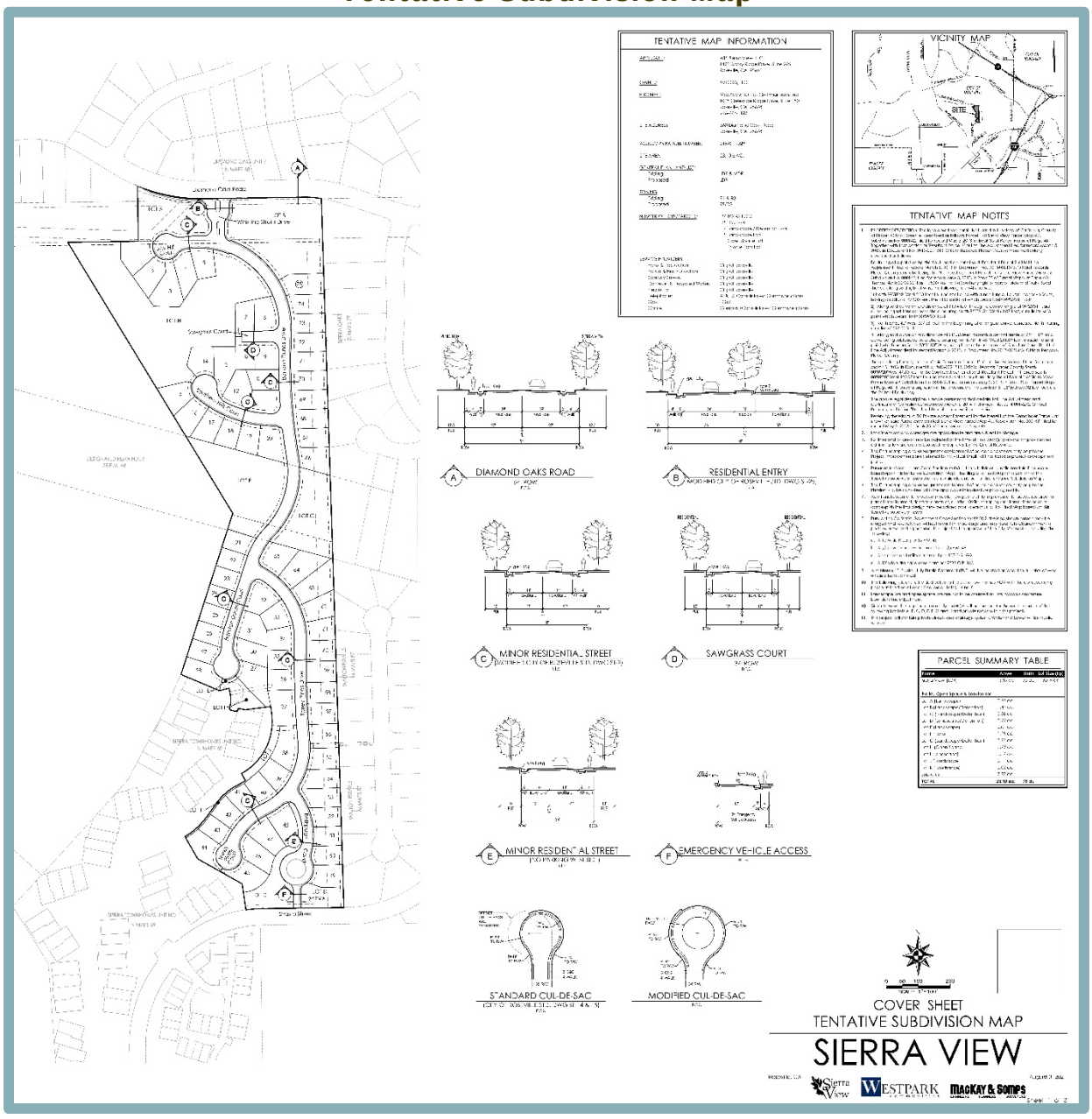


Figure 2
Tentative Subdivision Map



Background

GHGs are gases that absorb and emit radiation within the thermal infrared range, trapping heat in the earth's atmosphere. Some GHGs occur naturally and are emitted into the atmosphere through both natural processes and human activities. Other GHGs are created and emitted solely through human activities. The principal GHGs that enter the atmosphere due to human activities are carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), and fluorinated carbons. Other common GHGs include water vapor, ozone, and aerosols. The increase in atmospheric concentrations of GHG due to human activities has resulted in more heat being held within the atmosphere, which is the accepted explanation for global climate change.

The project site is located within the Sacramento Valley Air Basin and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). On October 13, 2016, the PCAPCD adopted GHG emissions thresholds. The thresholds were designed to analyze a project's compliance with applicable State laws including Assembly Bill (AB) 32 and Senate Bill (SB) 32.[1] As noted in Appendix A, Implementation Measures (Operational Air Quality and Greenhouse Gas Emissions), of the City's General Plan, the City of Roseville relies on PCAPCD thresholds for determining significance conclusions.[2] As a result, this analysis uses PCAPCD thresholds of significance.

The PCAPCD's GHG thresholds include a bright-line threshold for the construction and operational phases of land use projects and stationary source projects, a screening level threshold for the operational phase of land use projects, and efficiency thresholds for the operational phase of land use projects that result in GHG emissions that fall between the bright-line threshold and the screening level threshold. Any project with GHG emissions below the screening level threshold of 1,100 $MTCO_2e$/yr is judged by the PCAPCD as having a less-than-significant impact related to GHG emissions, and would not conflict with any State or regional GHG emissions reduction goals.

Construction GHG Emissions

The unmitigated maximum annual construction-related emissions from the proposed project were estimated to be 719.07 $MTCO_2e$/yr over the approximately two-year construction period. In total, construction of the proposed project would generate approximately 1,467.67 $MTCO_2e$.

As compared to the PCAPCD's bright-line threshold of 10,000 $MTCO_2e$/yr, the maximum annual emissions related to implementation of the proposed project would be well below the PCAPCD's threshold, and project construction would not be considered to result in a cumulatively considerable contribution to global climate change.

Operational GHG Emissions

The estimated operational GHG emissions in the first year of full buildout (2024), are presented in Table 1. As shown in the table, the proposed project would result in operational GHG emissions below the PCAPCD's 1,100 $MTCO_2e$/yr operational screening threshold of significance. Thus, operations of the proposed project would not be considered to result in a cumulatively considerable contribution to global climate change.

---

1 Placer County Air Pollution Control District. *California Environmental Quality Act Thresholds of Significance: Justification Report*. October 2016.

2 City of Roseville. *City of Roseville General Plan 2035, Appendix A: Implementation Measures* [page A-21]. August 2020.

Table 1 Unmitigated Operational GHG Emissions (Year 2024)	
Emission Source	**GHG Emissions ($MTCO_2e$/yr)**
Area	54.41
Energy	95.25
Mobile	705.26
Solid Waste	38.92
Water	12.80
TOTAL ANNUAL GHG EMISSIONS	**906.65**
PCAPCD Threshold of Significance	**1,100**
Exceeds Threshold?	**NO**
Source: CalEEMod, October 2021 (see Attachment).	

Conclusion

Based on the information presented above, construction and operations of the proposed project would not be considered to generate GHG emissions that would have a significant impact on the environment and, therefore, would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Consequently, the project would not result in a cumulatively considerable incremental contribution to impacts related to GHG emissions or climate change and the project's impact would be less than significant.

If you have any questions regarding the contents of this document, please do not hesitate to contact me at (916) 372-6100, or via email at rods@raneymanagement.com.

Best Regards,

Rod Stinson

Vice President

phone. (916) 372-6100 1501 Sports Drive, Suite A Sacramento, CA 95834

fax. (916) 419-6108 www.raneymanagement.com

RANEY PLANNING & MANAGEMENT, INC. 20 years

Attachment 1
CalEEMod Results

Sierra View Project - Placer County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Sierra View Project

Placer County APCD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	75.00	Dwelling Unit	23.10	135,000.00	215

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	74
Climate Zone	2			**Operational Year**	2024
Utility Company	Roseville Electric				
CO2 Intensity (lb/MWhr)	384.66	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CO2 intensity factor adjusted per the RPS projections used in City's GP EIR.

Land Use - Lot acreage adjusted per site plan.

Construction Phase - Architectural coating assumed to occur concerrent to building construction.

Trips and VMT -

Grading -

Area Mitigation - Only natural gas hearth and low VOC paints per PCAPCD regulations

Energy Mitigation -

Water Mitigation - Outdoor water conservation strategy applied to reflect complaince with MWELO.

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstructionPhase	NumDays	20.00	370.00

Sierra View Project - Placer County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblGrading	MaterialExported	0.00	65,000.00
tblGrading	MaterialImported	0.00	23,000.00
tblLandUse	LotAcreage	24.35	23.10
tblProjectCharacteristics	CO2IntensityFactor	471.98	384.66

2.0 Emissions Summary

Sierra View Project - Placer County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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					
2022	0.4315	3.1062	2.4513	7.6500e-003	0.4057	0.1148	0.5204	0.1534	0.1069	0.2603	0.0000	700.1845	700.1845	0.0979	0.0552	719.0709
2023	0.9794	3.4737	4.4481	7.7900e-003	0.1309	0.1674	0.2983	0.0340	0.1567	0.1906	0.0000	682.8449	682.8449	0.1594	7.4200e-003	689.0393
2024	0.1048	0.2813	0.3846	6.7000e-004	0.0113	0.0130	0.0242	2.9300e-003	0.0121	0.0151	0.0000	59.0427	59.0427	0.0135	6.1000e-004	59.5633
Maximum	**0.9794**	**3.4737**	**4.4481**	**7.7900e-003**	**0.4057**	**0.1674**	**0.5204**	**0.1534**	**0.1567**	**0.2603**	**0.0000**	**700.1845**	**700.1845**	**0.1594**	**0.0552**	**719.0709**

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					
2022	0.4315	3.1062	2.4513	7.6500e-003	0.4057	0.1148	0.5204	0.1534	0.1069	0.2603	0.0000	700.1842	700.1842	0.0979	0.0552	719.0705
2023	0.9794	3.4737	4.4481	7.7900e-003	0.1309	0.1674	0.2983	0.0340	0.1567	0.1906	0.0000	682.8442	682.8442	0.1594	7.4200e-003	689.0386
2024	0.1048	0.2813	0.3846	6.7000e-004	0.0113	0.0130	0.0242	2.9300e-003	0.0121	0.0151	0.0000	59.0426	59.0426	0.0135	6.1000e-004	59.5633
Maximum	**0.9794**	**3.4737**	**4.4481**	**7.7900e-003**	**0.4057**	**0.1674**	**0.5204**	**0.1534**	**0.1567**	**0.2603**	**0.0000**	**700.1842**	**700.1842**	**0.1594**	**0.0552**	**719.0705**

Sierra View Project - Placer County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	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**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**6-1-2022**	**8-31-2022**	1.9137	1.9137
2	**9-1-2022**	**11-30-2022**	1.1709	1.1709
3	**12-1-2022**	**2-28-2023**	1.1315	1.1315
4	**3-1-2023**	**5-31-2023**	1.1253	1.1253
5	**6-1-2023**	**8-31-2023**	1.1247	1.1247
6	**9-1-2023**	**11-30-2023**	1.1138	1.1138
7	**12-1-2023**	**2-29-2024**	0.7569	0.7569
		Highest	1.9137	1.9137

Sierra View Project - Placer County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	5.3344	0.0983	6.3657	0.0106		0.8176	0.8176		0.8176	0.8176	77.4718	33.4002	110.8720	0.0724	6.0900e-003	114.4971
Energy	9.5700e-003	0.0818	0.0348	5.2000e-004		6.6100e-003	6.6100e-003		6.6100e-003	6.6100e-003	0.0000	198.1647	198.1647	0.0107	2.8100e-003	199.2700
Mobile	0.3859	0.5758	3.6589	7.3900e-003	0.7372	6.6100e-003	0.7438	0.1975	6.2100e-003	0.2037	0.0000	693.2450	693.2450	0.0432	0.0367	705.2599
Waste						0.0000	0.0000		0.0000	0.0000	15.7115	0.0000	15.7115	0.9285	0.0000	38.9246
Water						0.0000	0.0000		0.0000	0.0000	1.5503	6.4947	8.0450	0.1598	3.8300e-003	13.1801
Total	**5.7299**	**0.7558**	**10.0594**	**0.0185**	**0.7372**	**0.8308**	**1.5680**	**0.1975**	**0.8304**	**1.0279**	**94.7336**	**931.3046**	**1,026.0382**	**1.2146**	**0.0494**	**1,071.1317**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

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	0.6338	0.0523	0.5762	3.2000e-004		6.8000e-003	6.8000e-003		6.8000e-003	6.8000e-003	0.0000	54.0760	54.0760	1.8900e-003	9.7000e-004	54.4138
Energy	9.5700e-003	0.0818	0.0348	5.2000e-004		6.6100e-003	6.6100e-003		6.6100e-003	6.6100e-003	0.0000	94.6893	94.6893	1.8100e-003	1.7400e-003	95.2520
Mobile	0.3859	0.5758	3.6589	7.3900e-003	0.7372	6.6100e-003	0.7438	0.1975	6.2100e-003	0.2037	0.0000	693.2450	693.2450	0.0432	0.0367	705.2599
Waste						0.0000	0.0000		0.0000	0.0000	15.7115	0.0000	15.7115	0.9285	0.0000	38.9246
Water						0.0000	0.0000		0.0000	0.0000	1.5503	6.1184	7.6687	0.1598	3.8200e-003	12.8019
Total	**1.0293**	**0.7098**	**4.2699**	**8.2300e-003**	**0.7372**	**0.0200**	**0.7572**	**0.1975**	**0.0196**	**0.2171**	**17.2618**	**848.1287**	**865.3905**	**1.1352**	**0.0432**	**906.6521**

	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	**82.04**	**6.09**	**57.55**	**55.42**	**0.00**	**97.59**	**51.71**	**0.00**	**97.64**	**78.88**	**81.78**	**8.93**	**15.66**	**6.54**	**12.55**	**15.36**

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	6/1/2022	6/14/2022	5	10	
2	Grading	Grading	6/15/2022	8/2/2022	5	35	
3	Paving	Paving	8/3/2022	8/30/2022	5	20	

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4	Building Construction	Building Construction	8/31/2022	1/30/2024	5	370	
5	Architectural Coating	Architectural Coating	9/14/2022	2/13/2024	5	370	

Acres of Grading (Site Preparation Phase): 15

Acres of Grading (Grading Phase): 105

Acres of Paving: 0

Residential Indoor: 273,375; Residential Outdoor: 91,125; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Pavers	2	8.00	130	0.42
Building Construction	Paving Equipment	2	8.00	132	0.36
Building Construction	Rollers	2	8.00	80	0.38
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Architectural Coating	Air Compressors	1	6.00	78	0.48

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	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	11,000.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	15	27.00	8.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	15	27.00	8.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	5.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Site Preparation - 2022

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					0.0983	0.0000	0.0983	0.0505	0.0000	0.0505	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0159	0.1654	0.0985	1.9000e-004		8.0600e-003	8.0600e-003		7.4200e-003	7.4200e-003	0.0000	16.7197	16.7197	5.4100e-003	0.0000	16.8549
Total	**0.0159**	**0.1654**	**0.0985**	**1.9000e-004**	**0.0983**	**8.0600e-003**	**0.1064**	**0.0505**	**7.4200e-003**	**0.0579**	**0.0000**	**16.7197**	**16.7197**	**5.4100e-003**	**0.0000**	**16.8549**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Site Preparation - 2022

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	2.5000e-004	1.8000e-004	2.2000e-003	1.0000e-005	7.1000e-004	0.0000	7.1000e-004	1.9000e-004	0.0000	1.9000e-004	0.0000	0.5730	0.5730	2.0000e-005	2.0000e-005	0.5783
Total	**2.5000e-004**	**1.8000e-004**	**2.2000e-003**	**1.0000e-005**	**7.1000e-004**	**0.0000**	**7.1000e-004**	**1.9000e-004**	**0.0000**	**1.9000e-004**	**0.0000**	**0.5730**	**0.5730**	**2.0000e-005**	**2.0000e-005**	**0.5783**

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					0.0983	0.0000	0.0983	0.0505	0.0000	0.0505	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0159	0.1654	0.0985	1.9000e-004		8.0600e-003	8.0600e-003		7.4200e-003	7.4200e-003	0.0000	16.7197	16.7197	5.4100e-003	0.0000	16.8549
Total	**0.0159**	**0.1654**	**0.0985**	**1.9000e-004**	**0.0983**	**8.0600e-003**	**0.1064**	**0.0505**	**7.4200e-003**	**0.0579**	**0.0000**	**16.7197**	**16.7197**	**5.4100e-003**	**0.0000**	**16.8549**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Site Preparation - 2022

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	2.5000e-004	1.8000e-004	2.2000e-003	1.0000e-005	7.1000e-004	0.0000	7.1000e-004	1.9000e-004	0.0000	1.9000e-004	0.0000	0.5730	0.5730	2.0000e-005	2.0000e-005	0.5783
Total	**2.5000e-004**	**1.8000e-004**	**2.2000e-003**	**1.0000e-005**	**7.1000e-004**	**0.0000**	**7.1000e-004**	**1.9000e-004**	**0.0000**	**1.9000e-004**	**0.0000**	**0.5730**	**0.5730**	**2.0000e-005**	**2.0000e-005**	**0.5783**

3.3 Grading - 2022

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					0.1660	0.0000	0.1660	0.0647	0.0000	0.0647	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0634	0.6798	0.5082	1.0900e-003		0.0286	0.0286		0.0263	0.0263	0.0000	95.4356	95.4356	0.0309	0.0000	96.2072
Total	**0.0634**	**0.6798**	**0.5082**	**1.0900e-003**	**0.1660**	**0.0286**	**0.1947**	**0.0647**	**0.0263**	**0.0910**	**0.0000**	**95.4356**	**95.4356**	**0.0309**	**0.0000**	**96.2072**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Grading - 2022

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	0.0215	0.8742	0.1780	3.4800e-003	0.0926	8.1500e-003	0.1008	0.0255	7.8000e-003	0.0333	0.0000	333.6929	333.6929	9.1000e-004	0.0524	349.3433
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	9.7000e-004	6.8000e-004	8.5600e-003	2.0000e-005	2.7500e-003	1.0000e-005	2.7600e-003	7.3000e-004	1.0000e-005	7.4000e-004	0.0000	2.2282	2.2282	7.0000e-005	6.0000e-005	2.2490
Total	**0.0224**	**0.8749**	**0.1865**	**3.5000e-003**	**0.0954**	**8.1600e-003**	**0.1035**	**0.0262**	**7.8100e-003**	**0.0340**	**0.0000**	**335.9210**	**335.9210**	**9.8000e-004**	**0.0525**	**351.5923**

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					0.1660	0.0000	0.1660	0.0647	0.0000	0.0647	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0634	0.6798	0.5082	1.0900e-003		0.0286	0.0286		0.0263	0.0263	0.0000	95.4354	95.4354	0.0309	0.0000	96.2071
Total	**0.0634**	**0.6798**	**0.5082**	**1.0900e-003**	**0.1660**	**0.0286**	**0.1947**	**0.0647**	**0.0263**	**0.0910**	**0.0000**	**95.4354**	**95.4354**	**0.0309**	**0.0000**	**96.2071**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Grading - 2022

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	0.0215	0.8742	0.1780	3.4800e-003	0.0926	8.1500e-003	0.1008	0.0255	7.8000e-003	0.0333	0.0000	333.6929	333.6929	9.1000e-004	0.0524	349.3433
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	9.7000e-004	6.8000e-004	8.5600e-003	2.0000e-005	2.7500e-003	1.0000e-005	2.7600e-003	7.3000e-004	1.0000e-005	7.4000e-004	0.0000	2.2282	2.2282	7.0000e-005	6.0000e-005	2.2490
Total	**0.0224**	**0.8749**	**0.1865**	**3.5000e-003**	**0.0954**	**8.1600e-003**	**0.1035**	**0.0262**	**7.8100e-003**	**0.0340**	**0.0000**	**335.9210**	**335.9210**	**9.8000e-004**	**0.0525**	**351.5923**

3.4 Paving - 2022

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	0.0110	0.1113	0.1458	2.3000e-004		5.6800e-003	5.6800e-003		5.2200e-003	5.2200e-003	0.0000	20.0276	20.0276	6.4800e-003	0.0000	20.1895
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0110**	**0.1113**	**0.1458**	**2.3000e-004**		**5.6800e-003**	**5.6800e-003**		**5.2200e-003**	**5.2200e-003**	**0.0000**	**20.0276**	**20.0276**	**6.4800e-003**	**0.0000**	**20.1895**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Paving - 2022

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	4.2000e-004	2.9000e-004	3.6700e-003	1.0000e-005	1.1800e-003	1.0000e-005	1.1800e-003	3.1000e-004	1.0000e-005	3.2000e-004	0.0000	0.9549	0.9549	3.0000e-005	3.0000e-005	0.9639
Total	**4.2000e-004**	**2.9000e-004**	**3.6700e-003**	**1.0000e-005**	**1.1800e-003**	**1.0000e-005**	**1.1800e-003**	**3.1000e-004**	**1.0000e-005**	**3.2000e-004**	**0.0000**	**0.9549**	**0.9549**	**3.0000e-005**	**3.0000e-005**	**0.9639**

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	0.0110	0.1113	0.1458	2.3000e-004		5.6800e-003	5.6800e-003		5.2200e-003	5.2200e-003	0.0000	20.0275	20.0275	6.4800e-003	0.0000	20.1895
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0110**	**0.1113**	**0.1458**	**2.3000e-004**		**5.6800e-003**	**5.6800e-003**		**5.2200e-003**	**5.2200e-003**	**0.0000**	**20.0275**	**20.0275**	**6.4800e-003**	**0.0000**	**20.1895**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Paving - 2022

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	4.2000e-004	2.9000e-004	3.6700e-003	1.0000e-005	1.1800e-003	1.0000e-005	1.1800e-003	3.1000e-004	1.0000e-005	3.2000e-004	0.0000	0.9549	0.9549	3.0000e-005	3.0000e-005	0.9639
Total	**4.2000e-004**	**2.9000e-004**	**3.6700e-003**	**1.0000e-005**	**1.1800e-003**	**1.0000e-005**	**1.1800e-003**	**3.1000e-004**	**1.0000e-005**	**3.2000e-004**	**0.0000**	**0.9549**	**0.9549**	**3.0000e-005**	**3.0000e-005**	**0.9639**

3.5 Building Construction - 2022

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	0.1236	1.1766	1.3615	2.1900e-003		0.0606	0.0606		0.0565	0.0565	0.0000	190.0804	190.0804	0.0529	0.0000	191.4035
Total	**0.1236**	**1.1766**	**1.3615**	**2.1900e-003**		**0.0606**	**0.0606**		**0.0565**	**0.0565**	**0.0000**	**190.0804**	**190.0804**	**0.0529**	**0.0000**	**191.4035**

Sierra View Project - Placer County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2022

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	1.3100e-003	0.0379	0.0113	1.5000e-004	7.8200e-003	3.5000e-004	8.1700e-003	2.1200e-003	3.3000e-004	2.4500e-003	0.0000	14.1473	14.1473	6.0000e-005	2.1400e-003	14.7866
Worker	6.6000e-003	4.6400e-003	0.0581	1.6000e-004	0.0348	1.0000e-004	0.0349	8.9200e-003	9.0000e-005	9.0100e-003	0.0000	15.1260	15.1260	4.7000e-004	4.4000e-004	15.2678
Total	**7.9100e-003**	**0.0425**	**0.0694**	**3.1000e-004**	**0.0426**	**4.5000e-004**	**0.0430**	**0.0110**	**4.2000e-004**	**0.0115**	**0.0000**	**29.2734**	**29.2734**	**5.3000e-004**	**2.5800e-003**	**30.0544**

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	0.1236	1.1766	1.3615	2.1900e-003		0.0606	0.0606		0.0565	0.0565	0.0000	190.0801	190.0801	0.0529	0.0000	191.4033
Total	**0.1236**	**1.1766**	**1.3615**	**2.1900e-003**		**0.0606**	**0.0606**		**0.0565**	**0.0565**	**0.0000**	**190.0801**	**190.0801**	**0.0529**	**0.0000**	**191.4033**

Sierra View Project - Placer County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2022

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	1.3100e-003	0.0379	0.0113	1.5000e-004	7.8200e-003	3.5000e-004	8.1700e-003	2.1200e-003	3.3000e-004	2.4500e-003	0.0000	14.1473	14.1473	6.0000e-005	2.1400e-003	14.7866
Worker	6.6000e-003	4.6400e-003	0.0581	1.6000e-004	0.0348	1.0000e-004	0.0349	8.9200e-003	9.0000e-005	9.0100e-003	0.0000	15.1260	15.1260	4.7000e-004	4.4000e-004	15.2678
Total	**7.9100e-003**	**0.0425**	**0.0694**	**3.1000e-004**	**0.0426**	**4.5000e-004**	**0.0430**	**0.0110**	**4.2000e-004**	**0.0115**	**0.0000**	**29.2734**	**29.2734**	**5.3000e-004**	**2.5800e-003**	**30.0544**

3.5 Building Construction - 2023

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	0.3387	3.1950	4.0077	6.4700e-003		0.1573	0.1573		0.1466	0.1466	0.0000	561.6954	561.6954	0.1559	0.0000	565.5926
Total	**0.3387**	**3.1950**	**4.0077**	**6.4700e-003**		**0.1573**	**0.1573**		**0.1466**	**0.1466**	**0.0000**	**561.6954**	**561.6954**	**0.1559**	**0.0000**	**565.5926**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

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	2.3900e-003	0.0961	0.0305	4.2000e-004	0.0231	5.8000e-004	0.0237	6.2700e-003	5.5000e-004	6.8200e-003	0.0000	40.3939	40.3939	1.2000e-004	6.1100e-003	42.2170
Worker	0.0181	0.0122	0.1597	4.7000e-004	0.1027	2.8000e-004	0.1030	0.0264	2.5000e-004	0.0266	0.0000	43.5324	43.5324	1.2700e-003	1.2000e-003	43.9210
Total	**0.0205**	**0.1082**	**0.1902**	**8.9000e-004**	**0.1258**	**8.6000e-004**	**0.1267**	**0.0326**	**8.0000e-004**	**0.0334**	**0.0000**	**83.9264**	**83.9264**	**1.3900e-003**	**7.3100e-003**	**86.1380**

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	0.3387	3.1950	4.0077	6.4700e-003		0.1573	0.1573		0.1466	0.1466	0.0000	561.6948	561.6948	0.1559	0.0000	565.5920
Total	**0.3387**	**3.1950**	**4.0077**	**6.4700e-003**		**0.1573**	**0.1573**		**0.1466**	**0.1466**	**0.0000**	**561.6948**	**561.6948**	**0.1559**	**0.0000**	**565.5920**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

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	2.3900e-003	0.0961	0.0305	4.2000e-004	0.0231	5.8000e-004	0.0237	6.2700e-003	5.5000e-004	6.8200e-003	0.0000	40.3939	40.3939	1.2000e-004	6.1100e-003	42.2170
Worker	0.0181	0.0122	0.1597	4.7000e-004	0.1027	2.8000e-004	0.1030	0.0264	2.5000e-004	0.0266	0.0000	43.5324	43.5324	1.2700e-003	1.2000e-003	43.9210
Total	**0.0205**	**0.1082**	**0.1902**	**8.9000e-004**	**0.1258**	**8.6000e-004**	**0.1267**	**0.0326**	**8.0000e-004**	**0.0334**	**0.0000**	**83.9264**	**83.9264**	**1.3900e-003**	**7.3100e-003**	**86.1380**

3.5 Building Construction - 2024

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	0.0271	0.2527	0.3387	5.5000e-004		0.0119	0.0119		0.0111	0.0111	0.0000	47.5326	47.5326	0.0132	0.0000	47.8615
Total	**0.0271**	**0.2527**	**0.3387**	**5.5000e-004**		**0.0119**	**0.0119**		**0.0111**	**0.0111**	**0.0000**	**47.5326**	**47.5326**	**0.0132**	**0.0000**	**47.8615**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2024

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	2.0000e-004	8.0800e-003	2.5400e-003	3.0000e-005	1.9600e-003	5.0000e-005	2.0000e-003	5.3000e-004	5.0000e-005	5.8000e-004	0.0000	3.3504	3.3504	1.0000e-005	5.1000e-004	3.5017
Worker	1.4300e-003	9.2000e-004	0.0127	4.0000e-005	8.6900e-003	2.0000e-005	8.7100e-003	2.2300e-003	2.0000e-005	2.2500e-003	0.0000	3.5908	3.5908	1.0000e-004	9.0000e-005	3.6215
Total	**1.6300e-003**	**9.0000e-003**	**0.0152**	**7.0000e-005**	**0.0107**	**7.0000e-005**	**0.0107**	**2.7600e-003**	**7.0000e-005**	**2.8300e-003**	**0.0000**	**6.9412**	**6.9412**	**1.1000e-004**	**6.0000e-004**	**7.1231**

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	0.0271	0.2527	0.3387	5.5000e-004		0.0119	0.0119		0.0111	0.0111	0.0000	47.5325	47.5325	0.0132	0.0000	47.8614
Total	**0.0271**	**0.2527**	**0.3387**	**5.5000e-004**		**0.0119**	**0.0119**		**0.0111**	**0.0111**	**0.0000**	**47.5325**	**47.5325**	**0.0132**	**0.0000**	**47.8614**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2024

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	2.0000e-004	8.0800e-003	2.5400e-003	3.0000e-005	1.9600e-003	5.0000e-005	2.0000e-003	5.3000e-004	5.0000e-005	5.8000e-004	0.0000	3.3504	3.3504	1.0000e-005	5.1000e-004	3.5017
Worker	1.4300e-003	9.2000e-004	0.0127	4.0000e-005	8.6900e-003	2.0000e-005	8.7100e-003	2.2300e-003	2.0000e-005	2.2500e-003	0.0000	3.5908	3.5908	1.0000e-004	9.0000e-005	3.6215
Total	**1.6300e-003**	**9.0000e-003**	**0.0152**	**7.0000e-005**	**0.0107**	**7.0000e-005**	**0.0107**	**2.7600e-003**	**7.0000e-005**	**2.8300e-003**	**0.0000**	**6.9412**	**6.9412**	**1.1000e-004**	**6.0000e-004**	**7.1231**

3.6 Architectural Coating - 2022

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	0.1781					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.9800e-003	0.0549	0.0707	1.2000e-004		3.1900e-003	3.1900e-003		3.1900e-003	3.1900e-003	0.0000	9.9577	9.9577	6.5000e-004	0.0000	9.9739
Total	**0.1861**	**0.0549**	**0.0707**	**1.2000e-004**		**3.1900e-003**	**3.1900e-003**		**3.1900e-003**	**3.1900e-003**	**0.0000**	**9.9577**	**9.9577**	**6.5000e-004**	**0.0000**	**9.9739**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Architectural Coating - 2022

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	5.4000e-004	3.8000e-004	4.7700e-003	1.0000e-005	1.5300e-003	1.0000e-005	1.5400e-003	4.1000e-004	1.0000e-005	4.2000e-004	0.0000	1.2414	1.2414	4.0000e-005	4.0000e-005	1.2530
Total	**5.4000e-004**	**3.8000e-004**	**4.7700e-003**	**1.0000e-005**	**1.5300e-003**	**1.0000e-005**	**1.5400e-003**	**4.1000e-004**	**1.0000e-005**	**4.2000e-004**	**0.0000**	**1.2414**	**1.2414**	**4.0000e-005**	**4.0000e-005**	**1.2530**

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	0.1781					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.9800e-003	0.0549	0.0707	1.2000e-004		3.1900e-003	3.1900e-003		3.1900e-003	3.1900e-003	0.0000	9.9577	9.9577	6.5000e-004	0.0000	9.9739
Total	**0.1861**	**0.0549**	**0.0707**	**1.2000e-004**		**3.1900e-003**	**3.1900e-003**		**3.1900e-003**	**3.1900e-003**	**0.0000**	**9.9577**	**9.9577**	**6.5000e-004**	**0.0000**	**9.9739**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Architectural Coating - 2022

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	5.4000e-004	3.8000e-004	4.7700e-003	1.0000e-005	1.5300e-003	1.0000e-005	1.5400e-003	4.1000e-004	1.0000e-005	4.2000e-004	0.0000	1.2414	1.2414	4.0000e-005	4.0000e-005	1.2530
Total	**5.4000e-004**	**3.8000e-004**	**4.7700e-003**	**1.0000e-005**	**1.5300e-003**	**1.0000e-005**	**1.5400e-003**	**4.1000e-004**	**1.0000e-005**	**4.2000e-004**	**0.0000**	**1.2414**	**1.2414**	**4.0000e-005**	**4.0000e-005**	**1.2530**

3.6 Architectural Coating - 2023

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	0.5936					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0249	0.1694	0.2355	3.9000e-004		9.2100e-003	9.2100e-003		9.2100e-003	9.2100e-003	0.0000	33.1923	33.1923	1.9900e-003	0.0000	33.2419
Total	**0.6185**	**0.1694**	**0.2355**	**3.9000e-004**		**9.2100e-003**	**9.2100e-003**		**9.2100e-003**	**9.2100e-003**	**0.0000**	**33.1923**	**33.1923**	**1.9900e-003**	**0.0000**	**33.2419**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Architectural Coating - 2023

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	1.6800e-003	1.1300e-003	0.0148	4.0000e-005	5.1000e-003	3.0000e-005	5.1300e-003	1.3600e-003	2.0000e-005	1.3800e-003	0.0000	4.0308	4.0308	1.2000e-004	1.1000e-004	4.0668
Total	**1.6800e-003**	**1.1300e-003**	**0.0148**	**4.0000e-005**	**5.1000e-003**	**3.0000e-005**	**5.1300e-003**	**1.3600e-003**	**2.0000e-005**	**1.3800e-003**	**0.0000**	**4.0308**	**4.0308**	**1.2000e-004**	**1.1000e-004**	**4.0668**

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	0.5936					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0249	0.1694	0.2354	3.9000e-004		9.2100e-003	9.2100e-003		9.2100e-003	9.2100e-003	0.0000	33.1923	33.1923	1.9900e-003	0.0000	33.2419
Total	**0.6185**	**0.1694**	**0.2354**	**3.9000e-004**		**9.2100e-003**	**9.2100e-003**		**9.2100e-003**	**9.2100e-003**	**0.0000**	**33.1923**	**33.1923**	**1.9900e-003**	**0.0000**	**33.2419**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Architectural Coating - 2023

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	1.6800e-003	1.1300e-003	0.0148	4.0000e-005	5.1000e-003	3.0000e-005	5.1300e-003	1.3600e-003	2.0000e-005	1.3800e-003	0.0000	4.0308	4.0308	1.2000e-004	1.1000e-004	4.0668
Total	**1.6800e-003**	**1.1300e-003**	**0.0148**	**4.0000e-005**	**5.1000e-003**	**3.0000e-005**	**5.1300e-003**	**1.3600e-003**	**2.0000e-005**	**1.3800e-003**	**0.0000**	**4.0308**	**4.0308**	**1.2000e-004**	**1.1000e-004**	**4.0668**

3.6 Architectural Coating - 2024

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	0.0731					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.8900e-003	0.0195	0.0290	5.0000e-005		9.7000e-004	9.7000e-004		9.7000e-004	9.7000e-004	0.0000	4.0852	4.0852	2.3000e-004	0.0000	4.0910
Total	**0.0760**	**0.0195**	**0.0290**	**5.0000e-005**		**9.7000e-004**	**9.7000e-004**		**9.7000e-004**	**9.7000e-004**	**0.0000**	**4.0852**	**4.0852**	**2.3000e-004**	**0.0000**	**4.0910**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Architectural Coating - 2024

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	1.9000e-004	1.2000e-004	1.7000e-003	1.0000e-005	6.3000e-004	0.0000	6.3000e-004	1.7000e-004	0.0000	1.7000e-004	0.0000	0.4836	0.4836	1.0000e-005	1.0000e-005	0.4877
Total	**1.9000e-004**	**1.2000e-004**	**1.7000e-003**	**1.0000e-005**	**6.3000e-004**	**0.0000**	**6.3000e-004**	**1.7000e-004**	**0.0000**	**1.7000e-004**	**0.0000**	**0.4836**	**0.4836**	**1.0000e-005**	**1.0000e-005**	**0.4877**

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	0.0731					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.8900e-003	0.0195	0.0290	5.0000e-005		9.7000e-004	9.7000e-004		9.7000e-004	9.7000e-004	0.0000	4.0852	4.0852	2.3000e-004	0.0000	4.0910
Total	**0.0760**	**0.0195**	**0.0290**	**5.0000e-005**		**9.7000e-004**	**9.7000e-004**		**9.7000e-004**	**9.7000e-004**	**0.0000**	**4.0852**	**4.0852**	**2.3000e-004**	**0.0000**	**4.0910**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Architectural Coating - 2024

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	1.9000e-004	1.2000e-004	1.7000e-003	1.0000e-005	6.3000e-004	0.0000	6.3000e-004	1.7000e-004	0.0000	1.7000e-004	0.0000	0.4836	0.4836	1.0000e-005	1.0000e-005	0.4877
Total	**1.9000e-004**	**1.2000e-004**	**1.7000e-003**	**1.0000e-005**	**6.3000e-004**	**0.0000**	**6.3000e-004**	**1.7000e-004**	**0.0000**	**1.7000e-004**	**0.0000**	**0.4836**	**0.4836**	**1.0000e-005**	**1.0000e-005**	**0.4877**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	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	0.3859	0.5758	3.6589	7.3900e-003	0.7372	6.6100e-003	0.7438	0.1975	6.2100e-003	0.2037	0.0000	693.2450	693.2450	0.0432	0.0367	705.2599
Unmitigated	0.3859	0.5758	3.6589	7.3900e-003	0.7372	6.6100e-003	0.7438	0.1975	6.2100e-003	0.2037	0.0000	693.2450	693.2450	0.0432	0.0367	705.2599

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	708.00	715.50	641.25	2,003,850	2,003,850
Total	708.00	715.50	641.25	2,003,850	2,003,850

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-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Single Family Housing	10.80	7.30	7.50	42.60	21.00	36.40	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Single Family Housing	0.466187	0.061512	0.210180	0.153350	0.034639	0.008391	0.014417	0.011935	0.000556	0.000412	0.031993	0.000977	0.005450

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Percent of Electricity Use Generated with Renewable 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	0.0000	0.0000	0.0000	0.0000	0.0000
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	103.4754	103.4754	8.8800e-003	1.0800e-003	104.0180
NaturalGas Mitigated	9.5700e-003	0.0818	0.0348	5.2000e-004		6.6100e-003	6.6100e-003		6.6100e-003	6.6100e-003	0.0000	94.6893	94.6893	1.8100e-003	1.7400e-003	95.2520
NaturalGas Unmitigated	9.5700e-003	0.0818	0.0348	5.2000e-004		6.6100e-003	6.6100e-003		6.6100e-003	6.6100e-003	0.0000	94.6893	94.6893	1.8100e-003	1.7400e-003	95.2520

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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					
Single Family Housing	1.77441e+006	9.5700e-003	0.0818	0.0348	5.2000e-004		6.6100e-003	6.6100e-003		6.6100e-003	6.6100e-003	0.0000	94.6893	94.6893	1.8100e-003	1.7400e-003	95.2520
Total		**9.5700e-003**	**0.0818**	**0.0348**	**5.2000e-004**		**6.6100e-003**	**6.6100e-003**		**6.6100e-003**	**6.6100e-003**	**0.0000**	**94.6893**	**94.6893**	**1.8100e-003**	**1.7400e-003**	**95.2520**

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	1.77441e+006	9.5700e-003	0.0818	0.0348	5.2000e-004		6.6100e-003	6.6100e-003		6.6100e-003	6.6100e-003	0.0000	94.6893	94.6893	1.8100e-003	1.7400e-003	95.2520
Total		**9.5700e-003**	**0.0818**	**0.0348**	**5.2000e-004**		**6.6100e-003**	**6.6100e-003**		**6.6100e-003**	**6.6100e-003**	**0.0000**	**94.6893**	**94.6893**	**1.8100e-003**	**1.7400e-003**	**95.2520**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Single Family Housing	593054	103.4754	8.8800e-003	1.0800e-003	104.0180
Total		**103.4754**	**8.8800e-003**	**1.0800e-003**	**104.0180**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Single Family Housing	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Sierra View Project - Placer County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

Use only Natural Gas Hearths

	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	0.6338	0.0523	0.5762	3.2000e-004		6.8000e-003	6.8000e-003		6.8000e-003	6.8000e-003	0.0000	54.0760	54.0760	1.8900e-003	9.7000e-004	54.4138
Unmitigated	5.3344	0.0983	6.3657	0.0106		0.8176	0.8176		0.8176	0.8176	77.4718	33.4002	110.8720	0.0724	6.0900e-003	114.4971

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	0.0845					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5272					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	4.7060	0.0919	5.8090	0.0105		0.8145	0.8145		0.8145	0.8145	77.4718	32.4906	109.9624	0.0715	6.0900e-003	113.5657
Landscaping	0.0167	6.4100e-003	0.5567	3.0000e-005		3.0900e-003	3.0900e-003		3.0900e-003	3.0900e-003	0.0000	0.9097	0.9097	8.7000e-004	0.0000	0.9315
Total	**5.3344**	**0.0983**	**6.3657**	**0.0106**		**0.8176**	**0.8176**		**0.8176**	**0.8176**	**77.4718**	**33.4002**	**110.8720**	**0.0724**	**6.0900e-003**	**114.4971**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

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	0.0845					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5272					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	5.3700e-003	0.0459	0.0195	2.9000e-004		3.7100e-003	3.7100e-003		3.7100e-003	3.7100e-003	0.0000	53.1664	53.1664	1.0200e-003	9.7000e-004	53.4823
Landscaping	0.0167	6.4100e-003	0.5567	3.0000e-005		3.0900e-003	3.0900e-003		3.0900e-003	3.0900e-003	0.0000	0.9097	0.9097	8.7000e-004	0.0000	0.9315
Total	**0.6338**	**0.0523**	**0.5762**	**3.2000e-004**		**6.8000e-003**	**6.8000e-003**		**6.8000e-003**	**6.8000e-003**	**0.0000**	**54.0760**	**54.0760**	**1.8900e-003**	**9.7000e-004**	**54.4138**

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	7.6687	0.1598	3.8200e-003	12.8019
Unmitigated	8.0450	0.1598	3.8300e-003	13.1801

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Single Family Housing	4.88655 / 3.08065	8.0450	0.1598	3.8300e-003	13.1801
Total		**8.0450**	**0.1598**	**3.8300e-003**	**13.1801**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Single Family Housing	4.88655 / 2.46452	7.6687	0.1598	3.8200e-003	12.8019
Total		**7.6687**	**0.1598**	**3.8200e-003**	**12.8019**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	15.7115	0.9285	0.0000	38.9246
Unmitigated	15.7115	0.9285	0.0000	38.9246

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Single Family Housing	77.4	15.7115	0.9285	0.0000	38.9246
Total		**15.7115**	**0.9285**	**0.0000**	**38.9246**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Single Family Housing	77.4	15.7115	0.9285	0.0000	38.9246
Total		**15.7115**	**0.9285**	**0.0000**	**38.9246**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

TECHNICAL MEMORANDUM

DATE: August 3, 2021

TO: City of Roseville

FROM: Cindy Gwaltney

CC: Ryan O'Keefe, WP Sierra View, LLC.; Allison Wathen, Eric Crow

SUBJECT: Preliminary Storm Drainage Evaluation for Sierra View

Introduction & Overview

This Technical Memorandum (TM) is a technical drainage assessment for a proposed development project on the ±23.1-acre Sierra View site in the City of Roseville, which documents the existing (current) conditions prior to construction of the Sierra View development and the proposed drainage conveyance and mitigation systems. The existing conditions modeled herein will establish performance criteria for the proposed conditions to pose no impact on the surrounding properties. This Technical Memorandum provides a tentative map level of analysis.

The contributary area analyzed for Sierra View is comprised of offsite development area including low density residential, medium density residential, a school, park, golf course, and undeveloped land. The site is located north of Shasta Street, east of Sierra View Country Club Golf Course, south of Diamond Oaks Road, and west of Shasta Street (Figure 1). The Sierra View site lies between an existing golf course and previously developed residential areas. The existing topography drains to both the north and south, eventually finding a release path north of the Sierra View Country Club golf course into the Pleasant Grove Creek South Branch Sierra View Tributary (Exhibit 1, Appendix A).

Purpose

This TM is a drainage evaluation that supports the project entitlements for Sierra View. This TM evaluates the site's existing conditions, proposed project conditions, and provides a preliminary assessment of the storm drainage infrastructure as well as mitigation measures for flood control, hydromodification, and storm water quality.

Previous Studies

No previous studies were utilized in the preparation of this report.

Topography

The topography for the site is from two sources: aerial topography which was specifically flown for the Sierra View site and LiDAR topography provided by the City of Roseville. The aerial topography covers the future development site and the LiDAR covers areas outside of the flown topography. The datum for the survey is based on NAD83 California Zone II in US-FT. The LiDAR topography was received in grid and was converted to ground to correspond with the project's horizontal positioning. The factor used for the conversion from grid to ground is 1.000072779. These topographies were combined in AutoCAD Civil 3D to create a surface for input into HEC-RAS. The topography was exported from AutoCAD with a 1-foot grid spacing for detailed mapping accuracy within HEC-RAS. Both sources of topography are in the North American Vertical Datum of 1988 (NAVD88).

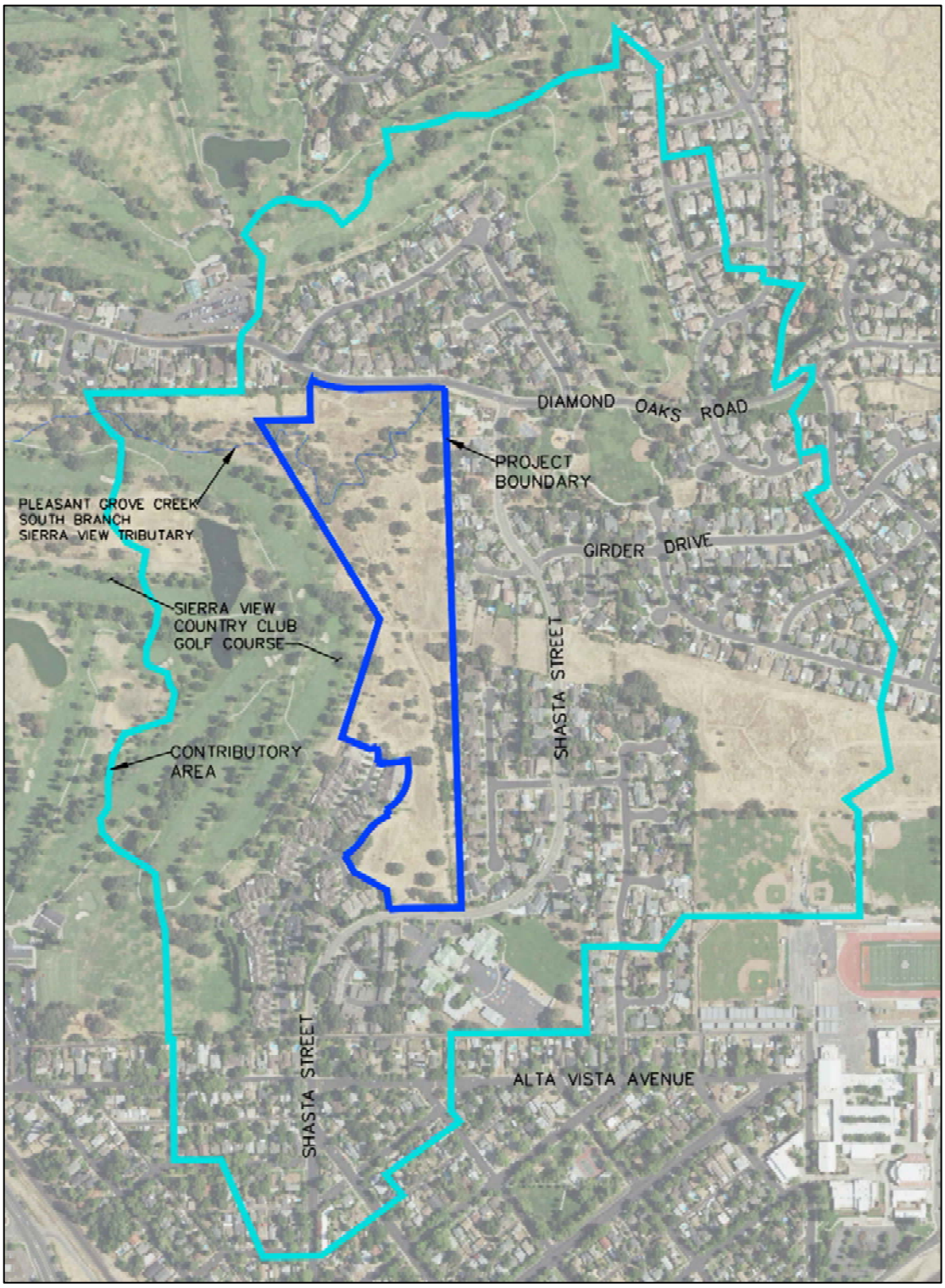


Figure 1. Project Boundary, Contributory Area, and Site Location

Soils Information

The soil type for the study area is entirely D type soil. D type soil has a low infiltration rate which will produce the greatest runoff for the hydraulic model and is therefore the most conservative soil type for mapping purposes. The USGS Web Soil Survey for the project site and surrounding area can be seen below in Figure 2. Areas highlighted in red are D type soil.

Figure 2. Project Soil Map

ULOP

In 2007, the State of California enacted six bills to improve flood management, one of which pertains to the Sacramento and San Joaquin river basins. Senate Bill 5 (SB5) is intended to bolster the relationship between local land use planning decisions and flood management practices. The requirement of SB5 is that an Urban Level of Flood Protection (ULOP) be given in specific areas of the Sacramento and San Joaquin river basins. ULOP is defined as the level of protection necessary to withstand a 1-in-200 chance of flooding in any given year. There are five location criteria that all must be met in order for the ULOP to apply. The site was evaluated to ascertain the applicability of the ULOP criteria and determined that the proposed project does not meet the criterion of having watersheds with a contributing area of 10 or more square miles (6400 acres), and therefore, the project is not subject to SB5 legislation.

FEMA Information

The Federal Emergency Management Agency's (FEMA) Flood Insurance Study (FIS) Flood Insurance Rate Map (FIRM) encompassing the project area is FIRM Panel ID# 06061C0943H, effective November 2, 2018. As is shown in Figure 2 below, no established regulatory floodplains are located within, or adjacent to, the subject site. A Letter of Map Revision for the existing conditions floodplain is not required for this project due to having less than 1 square mile of contributary area to a conveyance system on or adjacent to the property.

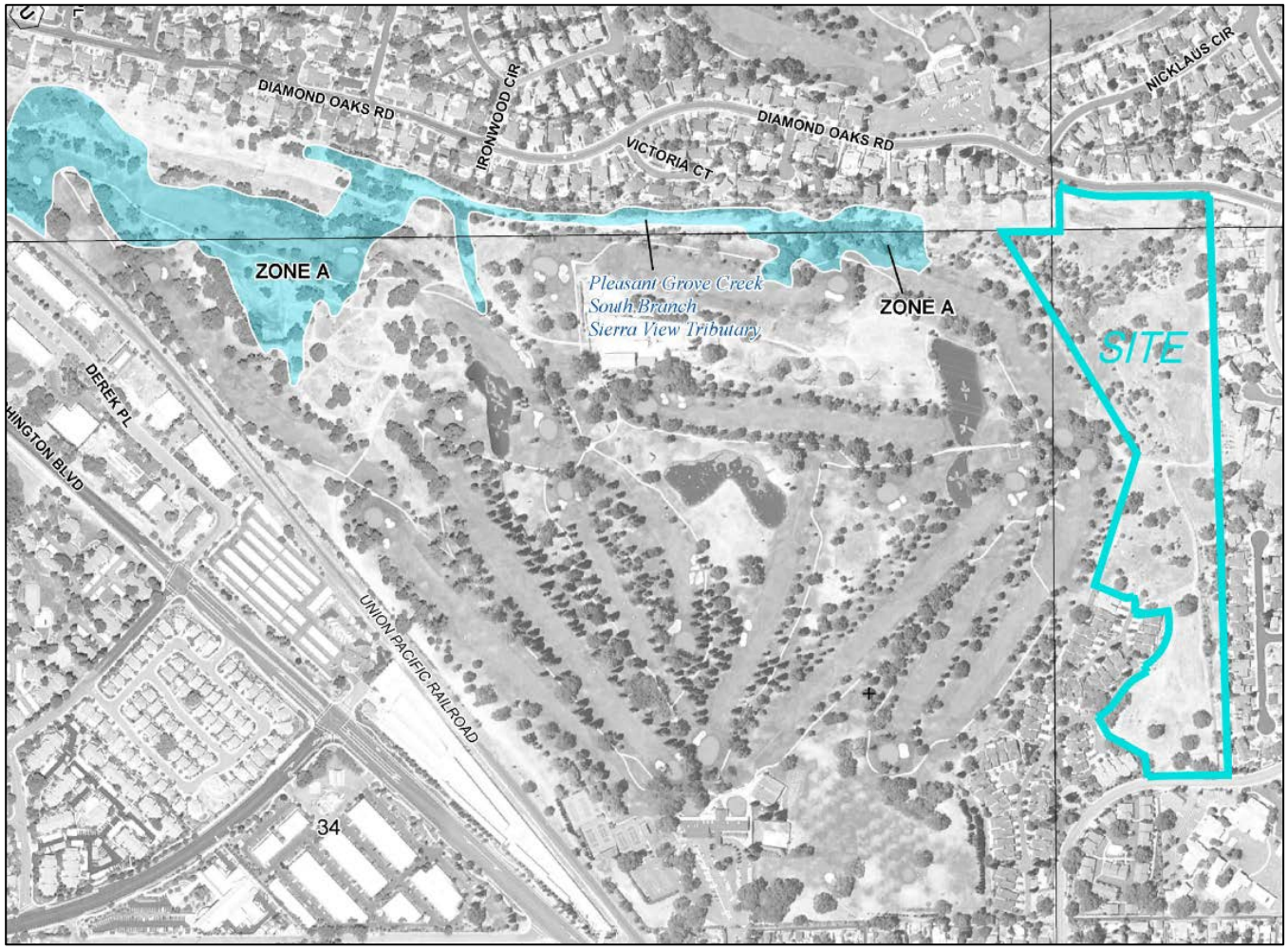


Figure 3. Portion of FEMA FIRM 06061C0943H

Methodologies and Assumptions

Model Selections and Standards

In accordance with the City and County standards, several hydrologic and hydraulic models were utilized to evaluate the impacts of the proposed development. Section 10 Drainage of the City's Design Standards was referenced for the development of the analysis herein. In addition to the City's standards, the hydrologic and hydraulic methods and standards included in the Placer County Flood Control and Water Conservation District Stormwater Management Manual (SWMM) were referenced as needed. The following report subsections provide an overview of the software, data, and parameters used in the modeling presented herein.

Floodplain Hydrologic and Hydraulic Modeling

Several hydrologic and hydraulic models were utilized to evaluate the floodplain in the existing and proposed conditions. For the floodplain analysis, this TM utilizes a two-step modeling process:

1. **Hydrology.** The runoff for each watershed was determined by using the US Army Corps of Engineers' Hydrologic Engineering Center HEC-1 Flood Hydrograph Package and Placer County's preprocessor PDP2 software for generating design event precipitation. The HEC-1 model was created without precipitation data (PI) cards to be run through the Placer County PDP2 Preprocessor. The Preprocessor takes elevation data,

project location, recurrence interval, and storm centering as input and produces a set of PI cards for each watershed. The project location is set west of the Sierras, the recurrence intervals modeled are the 1% or the 100-year storm, 10% or the 10-year storm, and the 50% or the 2-year storm. After the Preprocessor runs, the HEC-1 program is run normally and a data storage system (dss) file is produced which contains all hydrographs for the study area. The HEC-1 file, including results and input, can be found in Appendix B.

2. **Hydraulics.** The hydrographs generated in HEC-1 were incorporated into a US Army Corps of Engineers' Hydraulic Engineering Center (HEC) River Analysis System (RAS) software package (HEC-RAS 2D program version 5.0.7). Due to the site's topography, a 2D model was chosen instead of a 1D model to better capture the multiple flow paths for the site. An unsteady state analysis was used to determine the peak flow and water surface elevations using the geometry of the respective existing and proposed topographies. The results of this step are the stage and flow hydrographs at the compliance points identified on Exhibits 1 and 2 (Appendix A). Also resulting are 100-year 24-hour inundation boundaries shown on Exhibits 1 and 2, respectively.

These two steps were utilized in a comprehensive, iterative approach for both flood control and hydromodification analyses. First, the existing conditions hydrology was prepared. Then existing conditions hydraulic analysis was prepared to evaluate the existing conditions floodplain information—the baseline for existing flooding conditions. In parallel, HEC-1 and HEC-RAS modeling for the existing conditions 2-year 24-hour event was analyzed to determine the hydromodification baseline information.

Next, the proposed conditions hydrology and hydraulics were established. This information was then used to verify that sufficient flood control and hydromodification mitigation is proposed onsite.

HEC-1 Modeling Parameters

Impervious Cover

Impervious cover for the offsite watersheds was determined using the parcel map for the surrounding development. Areas with low density residential lots were assumed to be 40% impervious cover, medium density residential lots and school sites were assumed to have 50% impervious cover, parks and golf course assumed to have 5% impervious cover, and open space assumed to be 2% cover. While most sheds fall into a single impervious cover type, some sheds cover multiple impervious conditions. In sheds that contain more than one condition, the area of each land use type was measured in AutoCAD and a composite rate was established for the watershed.

The impervious cover for the proposed onsite watersheds consists of low density residential at 40% impervious cover, roadway corridor at 85% impervious cover, park and graded areas at 5% impervious cover, and open space at 2%. The offsite watershed impervious rates remain unchanged for the proposed conditions modeling.

Watershed Routing

Watershed routing is performed in HEC-1 using the Muskingum-Cunge routing method. UK and RD cards were used to model the sheet flow and channel flow of each watershed to its terminus. The UK card for sheet flow is input with a maximum length of 300-feet for natural conditions and an average lot depth length for proposed conditions watersheds. The RD card was used to model the remaining watercourse length to the end of the watershed. For piped systems, the largest diameter pipe was used to avoid constricting the flow and the slope of the overland route was used for the pipe slope if the slope was unknown. For natural sheds EX08 and EX10, the RD card for the watercourse length ended in the middle of the watershed. This is done due to the method in which the resultant hydrograph would be input into HEC-RAS. The hydrograph input location in HEC-RAS would be over many cells in the center of the watershed. By this method, if the HEC-1 routing were to be taken to the terminus of the watershed, it would overestimate the time of concentration of the watershed. Watershed routing is depicted on Exhibits 1 and 2 included in Appendix A.

In the proposed conditions, there are a couple of clarifications regarding how some sheds were modeled. Small sheds consisting of rear draining lots were combined with adjacent sheds to ensure that sheds are large enough for HEC-1 to properly process whilst preserving the flood control element of the watershed. Additionally, the existing shed, EX04, which discharges to the site in a 21-inch pipe on the eastern boundary of the project in the existing conditions is routed in HEC-1 through shed DEV09 and then combined with DEV09 prior to discharging into the detention basin DBC proposed to be located at roughly the center of the project.

In both the existing conditions and proposed conditions, sheds EX02 and EX03, discharge to a natural channel in the northeast corner of the project. No detailed drainage study is available for this offsite area. It is assumed, through study of the topography, that the runoff of these sheds, both piped and from overland release, discharge to the same location.

Storm Centering

Storm centering is not applied since the contributary shed area is under 0.5-square miles. Per Table 5-1 in the SWMM, an area of 0.5-square miles and less for the 10-year and larger events do not require storm centering. Although storm centering would influence the 2-year 24-hour event, this event is for comparison purposes only so there is no risk in removing the storm centering aspect of the hydrology.

HEC-RAS Modeling Parameters

2D Cell Spacing

Once the topography was imported into HEC-RAS, a 2D surface area was established which covered the open space from Shasta Street north to the golf course. The 2D area was set to a cell spacing of 4-feet. This spacing captures the low-flow channel onsite while allowing for timely model runs. A decreased cell size would greatly increase the computational time required for the model without adding increased accuracy. While an increased cell size would decrease the time required to run the model, increased cell sizes run the risk of not fully capturing the low-flow channel. With these considerations, a 4-foot cell spacing was used in the model.

The 2D area limits are higher in elevation than what is inundated by the 100-year event with the exception of two locations. The first location is the downstream limit of the model where a boundary condition is used to end the model. The second location is at the southwest corner of the Sierra View property near the existing 18-inch storm drain system. Shasta Street was prevented from flooding to establish a conservative floodplain onsite. If Shasta Street were to flood, there is an overland release route down Sierraview Drive to the same location as the 18-inch culvert discharges.

Manning's 'n' Values

The model contains a single composite manning's 'n' value of 0.06. The existing floodplain conditions are grasses with occasional trees or brush, consistent with a 'n' value of 0.06 in the overbank. The channel itself could be considered to have a lower 'n' value due to the straight and uniform nature of the channel, as well as the limited vegetation in stretches of the channel. However, portions of the channel do exhibit brushy growth which will inhibit flows of all stages. Due to the sporadic areas of increased vegetation the channel was also modeled with a 'n' value of 0.06. This roughness value is carried through in the proposed conditions modeling.

Hydrograph Input

There are two types of hydrographs input into the HEC-RAS model: point discharge hydrographs and natural area discharge hydrographs. The point discharge hydrographs are hydrographs which are applied at a single (or few) cell(s). They are input as flow hydrographs and are a result of a storm drain outfall entering the HEC-RAS model at one location. The second type of hydrograph input, the natural area hydrographs, are input over many cells in HEC-RAS. These hydrographs are also input as flow hydrographs but they cover many cells in the open space and simulate that rainfall occurs over a large area, not at a single point.

Downstream Conditions

The downstream condition of the HEC-RAS model is a normal depth of 0.0065. This was calculated using the slope of the downstream channel.

Existing Conditions

The existing Sierra View site has four contributing storm drain outfalls from the adjacent previously developed residential areas. The model area contains an additional three existing storm drain outfalls outside of the Sierra View property boundary. Each outfall has a contributing watershed which was developed from the existing storm drain system maps and topography. The drainage system map and Exhibit 1, which shows the topography, are included in Appendix A. Further detail on the watersheds and their characteristics is discussed in the Hydrology section below.

The Sierra View site itself is a moderately sloped site which drains to a central channel. The existing man-made channel conveys flow from south to north, eventually turning west towards the golf course. There is an additional drainage path in the southwest corner of the site which drains a small portion of the land area to a low point and an 18-inch storm drain which drains the site west through an existing development. The southern drainage eventually releases towards the north and re-joins the main conveyance path north of the golf course. Just downstream of the confluence is the end of the hydrologic and hydraulic models. This location was chosen as a boundary condition due to the topography creating a single discharge location which could be easily compared to the proposed condition for compliance.

Existing Watersheds

A total of 10 watersheds were established for the hydrologic analysis of the site's existing conditions. Seven of these watersheds are already developed and contribute to the site through their existing storm drain systems. The remaining three watersheds are primarily open space watersheds, two of which are onsite and one of which is downstream of the Sierra View site. Exhibit 1 included with this TM depicts the hydrologic data utilized herein.

HEC-RAS Model Hydraulic Features

The existing conditions HEC-RAS model contains limited hydraulic features, three culverts. The first two culverts, culvert 1 and culvert 2, are small culverts in the man-made channel for off-road crossings. These culverts are both short in length and are inserted into the model at the channel invert. The culverts are modeled with a Manning's 'n' value of 0.02 to account for sedimentation and overgrowth. Both culverts have limited capacity and overtop in the 100-year event. The third culvert is the storm drain system which conveys flow from the southwest portion of the Sierra View property west through an existing residential development. The storm drain system was modeled as a single full-length culvert of the smallest diameter pipe, 18-inch. An initial model run with a 'n' value of 0.015 was performed but was later changed in the final model run to a value of 0.02 to account for bend losses through manholes. The 18-inch culvert drains the low point in the topography and discharges to the west into the golf course.

Proposed Conditions

The proposed Sierra View development site consists of 23.1-acres of which 18.9-acres are proposed to have an increase in imperviousness. The overall watershed analyzed herein consists of 255.2-acres at an impervious rate of 25% of which the proposed project site is a part of. The proposed development includes the addition of 76 low density residential lots, supporting roadways, a park site, and detention facilities which, since the proposed development is a small fraction of the overall watershed, the impervious rate minimally increases from 25% to 28% in the proposed conditions.

Proposed Watersheds

The offsite watersheds shown on Exhibits 1 and 2 remain unchanged from the existing conditions analysis. The watersheds within the project boundary are adjusted to reflect the development and grading proposed with the Sierra View project. Exhibit 2 depicts the proposed conditions watersheds.

Proposed Storm Drain Infrastructure

The proposed project would utilize surface and subsurface infrastructure to convey flows to storm water quality facilities and detention basins before discharging from the site. For the onsite storm drainage infrastructure, a spreadsheet was used to calculate runoff and to perform hydraulic calculations for the proposed development. The Unit Peak Discharge Method was used to calculate the 10-year and the 100-year events' peak flows while Manning's equations were used for the hydraulic calculations. The drainage system is analyzed assuming full buildout of all contributary areas and includes upstream contributary areas as applicable. The impervious rates for the contributary watersheds are the same as utilized in the HEC-1 hydrologic modeling.

The modeling parameters for the onsite storm drainage infrastructure utilize a Manning's 'n' value of 0.015 and a minimum pipe flowing full velocity of 2.0 feet-per-second. The 10-year hydraulic grade line shall stay at a minimum 1-foot below all manhole rims and inlet grates. For the 100-year event, local streets shall not have more than 4-inches above the top back of curb. The design tailwater for each outfall is the water surface elevation developed in the HEC-RAS model at the outfall pipe location.

The existing offsite sheds, EX02 and EX03, discharge to a natural channel in the northeast corner of the project upstream of a proposed roadway crossing. These sheds are conveyed to this location via pipes and overland release grading. To convey the flows under the proposed roadway crossing without creating an adverse impact to the existing upstream systems, large box culverts are proposed under the roadway. The intent of the culvert crossing, as sized, is to not raise water surface elevations further upstream at the existing pipes' outfalls above the existing conditions elevations.

Two existing offsite sheds, EX04 and EX05, are proposed to be conveyed in pipes through the proposed project. The analysis shows that the proposed development can adequately convey offsite discharges through the project with no adverse effects. Pipes proposed are sized to avoid increased backwater effect on the existing storm drain systems which discharge to the site.

Existing shed EX04 discharges to the proposed project on the east boundary via a 21-inch existing outfall pipe. This outfall pipe is proposed to directly connect to proposed infrastructure and conveyed north before being discharged.

Existing shed EX05 discharges from a 24-inch pipe in the south that will be allowed to pond onsite before getting picked up and conveyed north in pipes. A portion of this flow goes to the existing 18-inch pipe in the southwest corner of the proposed project site. Flows contributing to the existing 18-inch pipe and to the proposed pipe that discharges to the north, are split so that water surface elevations and discharges in the proposed condition are less than or equal to that in the existing conditions for the events analyzed herein. Results at this location are included in Appendix C. Exhibit 3 shows the proposed storm drain system, sheds, and pertinent results.

HEC-RAS Model Hydraulic Features

The proposed conditions HEC-RAS model includes the proposed grading for the site as well as several pipes and culverts. The topography outside of the project boundary remain the same as in existing conditions. The changes to the HEC-RAS model for the proposed conditions geometry include the proposed roadway crossings, areas of fill, and excavation for detention mitigation basins. Pipes were added for conveyance and to achieve the timing from routing through pipes for the sheds that do not include the routing within the HEC-1 hydrologic modeling. The splitting of flows between the existing conditions 18-inch pipe in the southwest and the proposed 36-inch pipe is an example of flows routed within pipes in HEC-RAS. The 18-inch pipe in the proposed conditions remains the same as it is

modeled in the existing conditions. In that same area, a 36-inch pipe is proposed to pickup the discharges from the offsite shed EX05 which were previously split between the existing 18-inch pipe and an existing ditch that flowed north through the project. The proposed 36-inch pipe is intended to convey flows that previously were conveyed in the existing ditch. These flows, as in the existing conditions, will be conveyed north through the project. The length and slope are the total pipe run length proposed with a composite slope determined by the outfall invert downstream, the most upstream invert and the total length of pipe.

Proposed Project Detention Mitigation

With the addition of impervious area and infrastructure to a site without mitigation measures in place, peak flows, volumes, and velocities are anticipated to increase. While the proposed project would add impervious area and would use conveyance systems that concentrate flows, it would also utilize features to mitigate the predicted increases in flows, volumes, and velocities. Increases in peak flows and volumes would be mitigated by detention basins for the 10-year and 100-year 24-hour events. Increases in velocities may be mitigated with rock outfall protection or other dissipation features suitable to site conditions. The conversion of sheet flows to concentrated flows can also reduce the natural infiltration of runoff into the soil. Adding landscaped areas and storm water quality measures, discussed later in this TM, can increase infiltration of a developed site. The rates used in Placer County per the County's Stormwater Management Manual show that the infiltration rates for landscaping such as lawns and shrubs is higher than that of open space for all soil types. This includes areas such as parks and planted roadsides. Although the total area available for infiltration would decrease due to the addition of impervious cover, these landscaped areas can assist, along with the addition of storm water quality measures, in balancing the overall infiltration for a developed site. The criteria used for the development of detention within this study are summarized below.

- Detention facilities shall be used to control the post-development 2-year, 10-year, and 100-year 24-hour event peak flow.
- All storage facilities shall drawdown within 72-hours.
- Basins shall have a minimum of 1-foot of freeboard above the high water level on the emergency spillway or 2-feet of freeboard above the 100-year high water level in the basin, whichever is more stringent.

To attenuate the proposed conditions peak flow rates to be less than existing conditions peak flow rates, detention for the 2-year 24-hour, 10-year 24-hour, and 100-year 24-hour events is needed. One basin is necessary to mitigate the flood control events for the proposed project. Basin DBC located in the central portion of the project detains flows by way of a road crossing and a discharge culvert. The discharge culvert is sized to detain sufficient flows to mitigate for flood control for the proposed site.

Detention is also occurring due to the proposed road crossing of the floodplain in the northern part of the proposed site. To not create a backwater effect on the existing outfall pipes from sheds EX02 and EX03, the culverts crossing under the roadway in the northern part of the site are sized to minimize the amount of water detained, however, some detention does occur. Grading upstream of these culverts is proposed to provide volume due to the reduction of the floodplain from the road crossing. The preliminary results of these areas are shown below in Table 1.

Table 1: Preliminary Detention Facility Results

Detention Facility	DBC	DBN
10-Yr Peak Inflow (cfs)	56	200
100-Yr Peak Inflow (cfs)	120	347
10-Yr Peak Outflow (cfs)	29	171
100-Yr Peak Outflow (cfs)	46	294
10-Yr Water Surface Elev. (ft)	162.6	158.7
100-Yr Water Surface Elev. (ft)	163.9	159.3

Storm Water Quality & Hydromodification

Storm water is a valuable resource and it is the intention of the proposed project to maintain storm water quality using source controls and Low Impact Development (LID) measures. These measures, through structures and operations, infiltration, evapotranspiration, and biotreatment can provide water quality treatment and recharge groundwater supplies, protect and enhance natural habitat and biodiversity, and add aesthetic value to new development.

The proposed project would create more than one acre of impervious surface. Due to this, it is considered a Hydromodification Management Project per the Phase II MS4 Permit and is required to provide storm water treatment for the 85th percentile event and hydromodification for the 2-year event. A multi-layered approach is taken to ensure that these requirements are met per the SWQDM. The discussion below outlines the types of measures that could be incorporated into the project to meet the requirements of the SWQDM.

To evaluate the storm water quality provisions and hydromodification management for the development, the West Placer Storm Water Quality Design Manual (SWQDM) was referenced and utilized in this analysis. While the storm water quality calculations follow the procedures outlined within that manual by utilizing the provided templates, hydromodification compliance was proven by comparing the existing conditions to the proposed conditions peak flows at the project boundary as determined in the HEC-RAS model for the 2-year 24-hour event.

The first line of defense in maintaining storm water quality is to keep urban runoff from commingling with clean water through the use of Source Controls. This can be done using structural and operational measures at the pollutant source. At this level of analysis, source control measures are not included however, measures may be specified at the improvement plan level of design and implemented with construction.

Potential structural measures may include covering of trash receptacles and using efficient irrigation to reduce overspray. Operational measures may include using good housekeeping measures to minimize the generation of pollutants, make stormwater pollution prevention measures a part of standard operating procedures, and employee training programs.

Storm water runoff into local creeks could introduce pollutants and could cause hydromodification, which would be mitigated by implementing various LID features including trees, soil amendments, disconnected impervious areas, vegetated swales, and bioretention. These LID measures not only treat runoff through natural physical and biological treatment processes but also reduce the amount of runoff through infiltration and evapotranspiration. This will keep developed flows from degrading downstream creek systems due to erosion; while, at the same time, capture and remove urban pollutants from runoff flows from the developed areas prior to discharging the treated flows from the site.

The proposed project would also incorporate tree plantings throughout the site. Trees, at a minimum, decrease storm water runoff volume, reduce amount of pollutants to reach downstream, are aesthetically pleasing, as well as have a cooling effect through shade and evapotranspiration.

Soil quality amendments would also be added at a rate of 9 square-feet of 1-foot deep soil amendment per each tree planting, thus assisting the trees in becoming established as well as improving the soil. Additional soil amendments of 200 square-feet at 1-foot deep per rear draining lot is also proposed. Soil quality amendments improve soil infiltration rates, reduce surface runoff quantities and erosion, improve soil filtration capabilities and pollutant removal, enhance plant survival rates and health, and decrease the need for landscape irrigation and fertilization.

Disconnecting impervious areas is another technique that would be implemented with the project. This includes rooftops or other hard surfaces such as streets/parking lots or sidewalks that drain directly to pervious areas such as landscape. The rooftop disconnection is achieved through disconnected roof drains that route the rooftop flows into pervious areas. The design parameter of twice the area of impervious to pervious area is used. For the proposed project, an estimated amount of 1500 square-feet of rooftop per lot is assumed. Disconnected impervious areas

have the following benefits of decreasing runoff volume, reducing peak flow rates, and encouraging groundwater recharge.

A vegetated swale would also be implemented with this project. Vegetated swales are known to reduce peak flows, decrease total runoff volume, and trap, filter and infiltrate particulates and associated pollutants. Figure 4 shows a typical vegetated swale cross-section.

Figure 4. Typical Vegetated Swale Cross-Section

Bioretention facilities would also be constructed to protect and improve water quality by removing pollutants from stormwater runoff, reduce surface runoff volume, attenuate peak flows, improve air quality and reduce heat island effects, increase groundwater recharge, and increase biodiversity. The key design parameters for the bioretention facilities proposed herein are a 3.5-foot bottom layer of coarse gravel, covered by 3-inches of pea gravel which is then topped with 1.5-feet of bioretention soil mix. Plants are an integral part of a bioretention facility. A list of plants appropriate for planting within a bioretention facility are listed within the West Placer Storm Water Quality Design Manual in Fact Sheet TR-1. The bioretention facilities require irrigation to establish the plantings and may require irrigation to maintain the health of the plantings during the dry season.

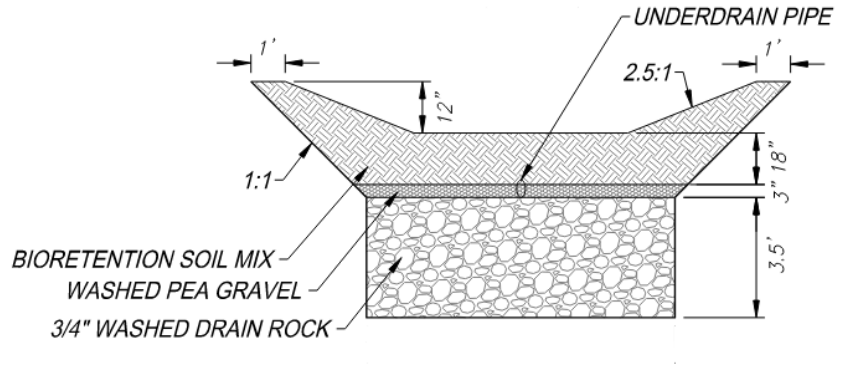


Figure 5. Typical Bioretention Cross-Section

The SWQDM Template was completed using the preliminary shed information presented herein and is included with this assessment in Appendix E. The SWQ sheds correspond to the sheds depicted on Exhibit 3. Storm water quality compliance is demonstrated on Form 3-5 with having zero water quality volume and flow in Items 5 and 6 or on Form 3-6 with having zero untreated volume in Item 14.

Hydromodification for the 2-year 24-hour event was analyzed with the inclusion of Low Impact Development (LID) measures. To meet stormwater quality requirements outlined within the West Placer Storm Water Quality Design Manual, a sufficient amount of LID features and facilities must be incorporated into a proposed site to bring the 85th percentile and 2-year event to at or below that of existing conditions. Therefore, to assess this event with LID measures applied, the percent imperviousness for proposed development within the Sierra View boundaries were reduced to

that of existing conditions. Hydrographs for the 2-year event showing compliance with hydromodification are included in Appendix C.

Existing and Proposed Project Analysis

In addition to stormwater quality and hydromodification compliance requirements, the traditional requirement for no adverse downstream impacts due to increasing peak storm drainage flows from a development must be met. Two points of discharge are identified to aid in the comparison of the existing site to the proposed site conditions. These two comparison points are at locations close to the property boundary and allow for the assessment of the mitigation measures needed to assuage the potential impacts of the proposed project on the downstream properties. Exhibits 1 and 2 show the locations of the comparison points. The comparison point locations in the proposed project conditions are in the same location as identified for the existing project conditions. This was done for ease in identifying the proposed project's potential impacts on the downstream conveyance systems.

Compliance Point 1 (CP1) is located at the southeast corner of the project and Compliance Point 2 (CP2) is located just downstream of the confluence of the major conveyance systems in the existing conditions (Exhibits 1 and 2). At these locations, the existing and proposed site conditions' peak flow rates and water surface elevations are compared. Shown in Figure 6 are the flow hydrographs for the existing and proposed conditions at the downstream limit of the model for the 100-year 24-hour event.

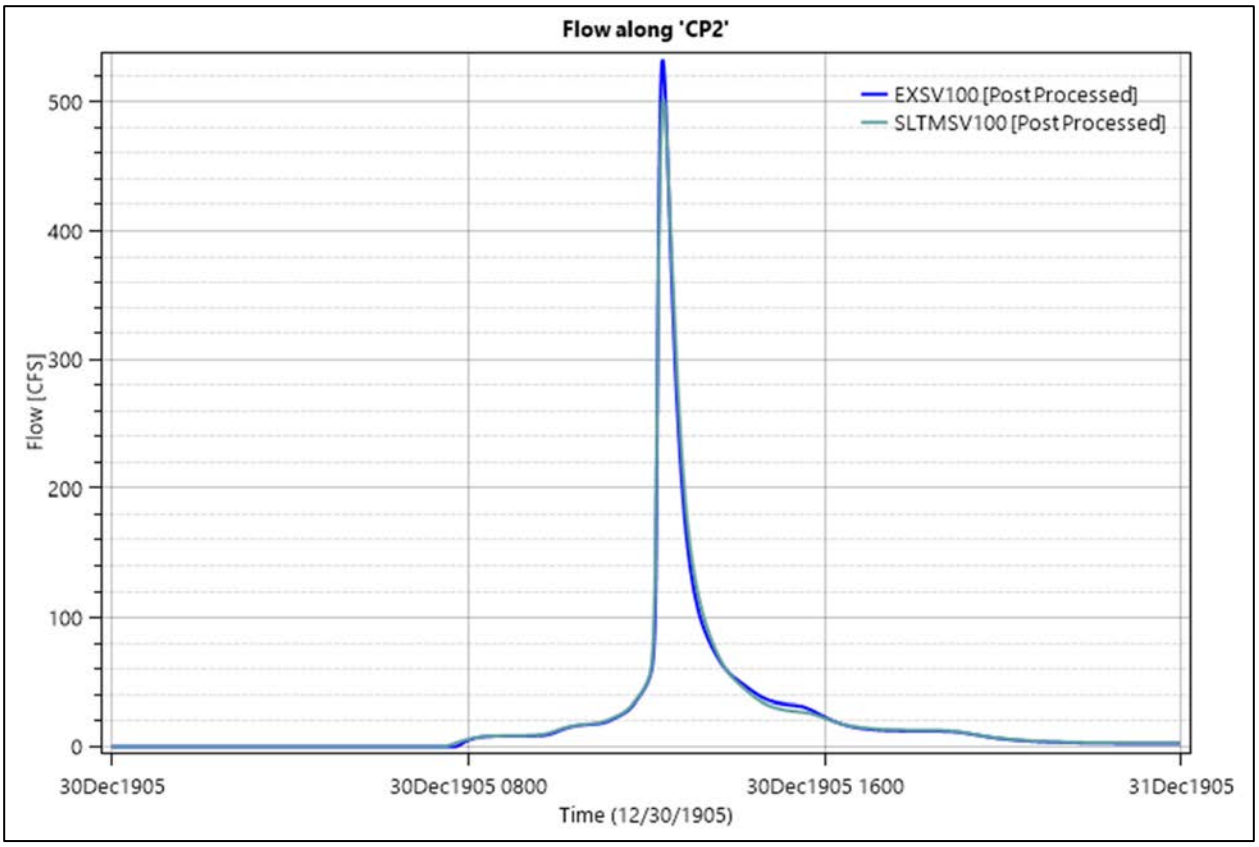


Figure 6. Flow at Downstream Limit of Model

Tables 2 and 3 summarize the comparative results for the 2-year 24-hour, 10-year 24-hour, and 100-year 24-hour events at the compliance points. As can be observed below, the post-development peak flow rates and water surface

elevations are lower than the existing conditions. Inundation boundaries for the 100-year 24-hour event for both the existing conditions and proposed conditions are shown on Exhibits 1 and 2, respectively (Appendix A). Stage and flow hydrographs for each compliance point are in Appendix C.

Table 2: Existing vs. Proposed Project Peak Flows at Comparison Points

Comparison Point	Existing Condition			Proposed Project		
	2-Year 24-Hour (cfs)	10-Year 24-Hour (cfs)	100-Year 24-Hour (cfs)	2-Year 24-Hour (cfs)	10-Year 24-Hour (cfs)	100-Year 24-Hour (cfs)
CP1	6	13	11	4	6	8
CP2	112	227	532	101	210	502

Table 3: Existing vs. Proposed Project Water Surface Elevations at Comparison Points

Comparison Point	Existing Condition			Proposed Project		
	2-Year 24-Hour (ft)	10-Year 24-Hour (ft)	100-Year 24-Hour (ft)	2-Year 24-Hour (ft)	10-Year 24-Hour (ft)	100-Year 24-Hour (ft)
CP1	163.8	165.0	165.9	162.3	163.0	164.4
CP2	149.7	150.1	151.0	149.6	150.1	150.9

Conclusion

This TM provides a preliminary assessment for the proposed project to identify potential mitigation measures for storm water quality, hydromodification, and flood control. The drainage solutions for the site include a combination of LID, bioretention, and detention basins which treat and mitigate the small increase in impervious area with the proposed project. The LID measures and bioretention facilities provide storm water quality treatment and hydromodification for the 85th percentile event and the 2-year 24-hour event, respectively. The detention basins are sized to mitigate for the peak flow increases as a result of the minimal amount of increased runoff from the proposed project.

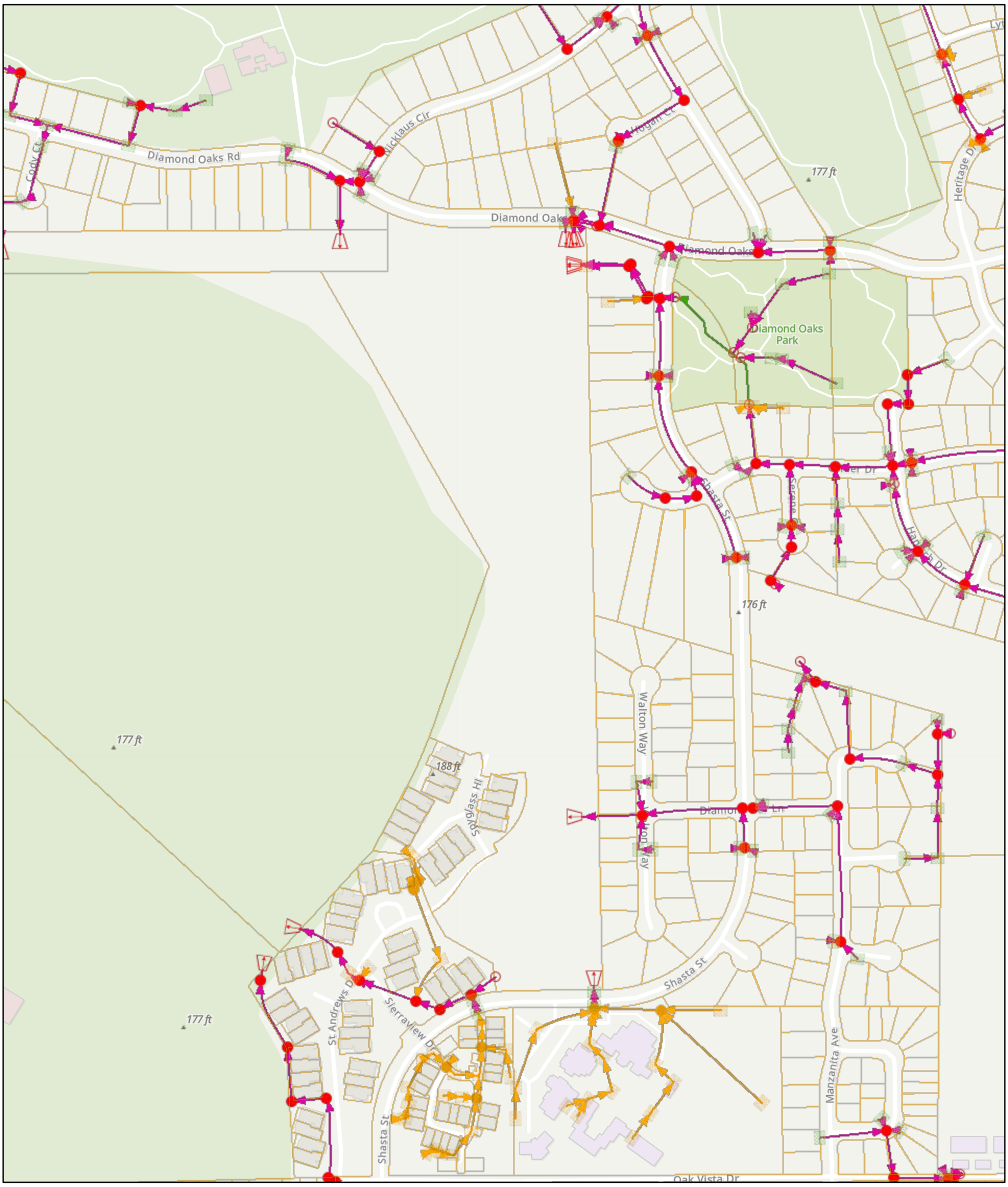
This technical memorandum establishes the existing conditions model and floodplain as well as demonstrates a developed conditions solution at a tentative map level for storm water quality, hydromodification, and flood control. Modeling of the existing conditions floodplain through the Sierra View project area results in a narrow floodplain through most of the development. Only the southernmost and northernmost portions of the property contain widened floodplain conditions. For the southern portion of the development, the proposed drainage solution includes a combination of LID, storm water quality features, and detention pond, DBC, which could treat and mitigate the proposed contributory area. At the northern end of the project the post-development drainage solutions propose LID and storm water quality measures distributed throughout the project to provide treatment prior to discharge into the open space elements of the project. For flood control and peak flow attenuation in the northern part of the project, volume created via grading adjacent to the creek system is utilized to mitigate for peak flow increases as a result of the increased runoff from development as well as reduced natural floodplain storage as a result of the development.

The analyses presented in this TM shows that the proposed site can be sufficiently conveyed, treated, and mitigated without adverse impacts upstream or downstream. It adequately details the development's drainage characteristics and is suitable for submittal to the City of Roseville.

Appendix A

Exhibits

Storm Drainage



8/13/2020, 6:38:23 AM

1:4,514

0 0.04 0.07 0.15 mi

0 0.05 0.1 0.2 km

Placer Parcel
- <all other values>
- Roseville

Main
- No
- Yes

Fitting
- No
- Yes

Low Impact Dev Feature
- No
- Yes

Proprietary Device
- No
- Yes

Manhole
- No
- Yes

Channel
- <all other values>
- No
- Yes

Outfall
- No
- Yes

Drainage Inlet
- No
- Yes

Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
City of Roseville

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EX01
7.2± ac.

EX02
55.1± ac.

EX03
63.4± ac.

EX04
13.8± ac.

EX05
10.4± ac.

EX06
19.4± ac.

EX07
14.2± ac.

EX08
39.0± ac.

EX09
5.0± ac.

EX10
27.7± ac.

L=300' S=0.023

L=620' S=0.002

L=1195' S=0.005

L=800' S=0.009

L=1170' S=0.005

L=160' S=0.020

L=930' S=0.041

L=300' S=0.053

L=180' S=0.022

L=560' S=0.016

L=1050' S=0.014

L=435' S=0.025

L=150' S=0.020

L=2575' S=0.010

L=1585' S=0.009

L=300' S=0.005

L=1280' S=0.006

L=300' S=0.020

L=115' S=0.020

L=235' S=0.030

L=1200' S=0.004

L=85' S=0.020

HERITAGE DRIVE

DIAMOND OAKS ROAD

GRIDER DRIVE

SHASTA STREET

SPYGLASS HILL

DIAMOND BAR LANE

SIERRA VIEW DRIVE

MANZANITA AVENUE

ALTA VISTA AVENUE

CP1

CP2

PLEASANT GROVE CREEK SOUTH BRANCH SIERRA VIEW TRIBUTARY

PROJECT BOUNDARY

SIERRA VIEW COUNTRY CLUB GOLF COURSE

LEGEND

- PROJECT BOUNDARY
- SHED BOUNDARY
- EXISTING 100-YEAR INUNDATION
- EX01 10.4± ac. — SUBSHED NAME & AREA
- L=170' S=0.020 — WATER COURSE LENGTH & SLOPE
- CP2 — COMPLIANCE POINT (FUTURE)

N

0 80 160 320

SCALE: 1"=160'

EXHIBIT 1

Existing Conditions

Hydrology & 100-Year Floodplain

Sierra View

City of Roseville
Scale: 1"=160'
Datum: NAVD88

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

California
July 2021
18512.000

PRELIMINARY - Subject to Revision

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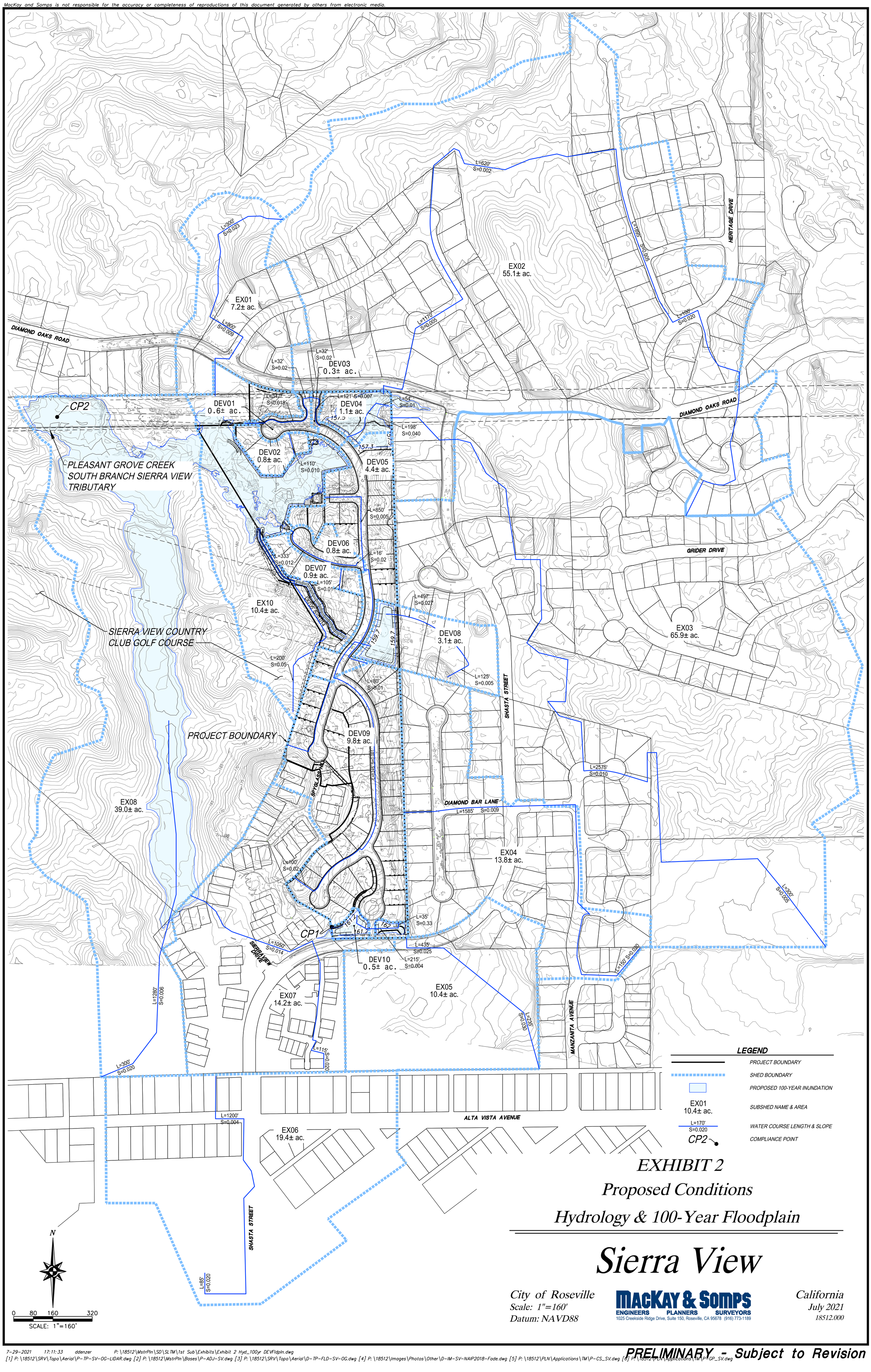

LEGEND

- PROJECT BOUNDARY
- SHED BOUNDARY
- PROPOSED 100-YEAR INUNDATION
- EX01 10.4± ac. — SUBSHED NAME & AREA
- L=170' S=0.020 — WATER COURSE LENGTH & SLOPE
- CP2 — COMPLIANCE POINT

EXHIBIT 2

Proposed Conditions

Hydrology & 100-Year Floodplain

Sierra View

City of Roseville
Scale: 1"=160'
Datum: NAVD88

MacKay & Somps
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

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EX01
7.2± ac.

EX02
55.1± ac.

DIAMOND OAKS ROAD

N201
A=0.3
Cuml. A=0.3
HGL_{10}=160.00
HGL_{100}=160.12
Q_{10}=0.48
Q_{100}=0.86

DEV01
0.6 ac

N201
0.3 ac

DEV02
0.8 ac

N301
A=0.85
Cuml. A=3.8
HGL_{10}=159.69
HGL_{100}=160.09
Q_{10}=5.62
Q_{100}=9.75

N302
A=1.76
Cuml. A=2.95
HGL_{10}=159.90
HGL_{100}=160.74
Q_{10}=4.49
Q_{100}=7.80

N402
0.9 ac

BIORETENTION FACILITY

N301
0.9 ac

N302
1.83 ac

BIORETENTION FACILITY

N401
0.3 ac

VEGETATED SWALE

DEV06
0.8 ac

N303
A=1.19
Cuml. A=1.19
HGL_{10}=160.30
HGL_{100}=161.98
Q_{10}=2.05
Q_{100}=3.59

EX03
65.9± ac.

DEV07
0.9 ac

N303
1.2 ac

EX10
10.4± ac.

C00
A=0
Cuml. A=34.49
HGL_{10}=162.63
HGL_{100}=163.87
Q_{10}=23.35
Q_{100}=42.95

SIERRA VIEW COUNTRY CLUB GOLF COURSE

C02
A=0.94
Cuml. A=34.49
HGL_{10}=163.09
HGL_{100}=163.96
Q_{10}=24.18
Q_{100}=44.52

SHASTA STREET

C04
A=2.96
Cuml. A=32.76
HGL_{10}=163.13
HGL_{100}=164.01
Q_{10}=23.68
Q_{100}=43.62

C02
0.9 ac

PROJECT BOUNDARY

C04
3.0 ac

C05
A=1.59
Cuml. A=29.8
HGL_{10}=163.18
HGL_{100}=164.19
Q_{10}=23.09
Q_{100}=42.60

SPYGLASS HILL

C03
0.8 ac

C05
1.3 ac

EX04
A=13.76
Cuml. A=13.76
HGL_{10}=166.39
HGL_{100}=167.96
Q_{10}=11.41
Q_{100}=21.36

C06
A=0.57
Cuml. A=28.21
HGL_{10}=163.21
HGL_{100}=164.27
Q_{10}=22.65
Q_{100}=41.82

C07
A=0
Cuml. A=27.64
HGL_{10}=163.32
HGL_{100}=164.31
Q_{10}=22.14
Q_{100}=41.23

DIAMOND BAR LANE

C06
0.6 ac

C08
A=0
Cuml. A=13.76
HGL_{10}=163.25
HGL_{100}=164.43
Q_{10}=11.22
Q_{100}=20.99

EX08
39.0± ac.

C09
A=1.73
Cuml. A=13.88
HGL_{10}=163.25
HGL_{100}=164.41
Q_{10}=17.92
Q_{100}=33.30

EX04
13.8± ac.

C09
1.7 ac

C11
1.3 ac

CP1

C11
A=1.25
Cuml. A=12.15
HGL_{10}=163.39
HGL_{100}=164.93
Q_{10}=17.02
Q_{100}=32.19

C12
0.3 ac

C13
0.2 ac

SIERRAVIEW DRIVE

C12
A=0.3
Cuml. A=10.9
HGL_{10}=163.40
HGL_{100}=164.99
Q_{10}=7.32
Q_{100}=20.09

EX05
A=10.39
Cuml. A=10.39
HGL_{10}=165.89
HGL_{100}=166.43
Q_{10}=14.71
Q_{100}=27.81

EX05
10.4± ac.

EX07
14.2± ac.

EX06
19.4± ac.

N
0 50 100 200
SCALE: 1"=100'

LEGEND

- SHED BOUNDARY
- PROJECT BOUNDARY
- PROPOSED STORM DRAIN LINE, MANHOLE, AND DRAIN INLET
- EXISTING STORM DRAIN
- R20 1.0 ac — SUBSHED NAME & AREA
- NODE SEQUENCE
- A — AREA TRIBUTARY TO THIS NODE (ACRES)
- A= — CUM. AREA TRIBUTARY TO THIS NODE (ACRES)
- Cuml. A= — DESIGN HYDRAULIC GRADE LINE, 10-YEAR (FEET)
- HGL_{10}= — DESIGN HYDRAULIC GRADE LINE, 100-YEAR (FEET)
- Q_{10}= — 10-YEAR DESIGN FLOW (CFS)
- Q_{100}= — 100-YEAR DESIGN FLOW (CFS)

EXHIBIT 3

On-Site Proposed Conditions

Sierra View

City of Roseville
Scale: 1"=100'
Datum: NAVD88

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

California
July 2021
18512.000

PRELIMINARY - Subject to Revision

7-30-2021 10:04:02 cgwaltney P:\18512\MstrPln\SD\SLTM\1st Sub\Exhibits\Exhibit 3 OnSiteDev.dwg
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Appendix B

HEC-1

Existing Conditions

```
IDSIERRA VIEW WATERSHED MODEL
IDSIERRA VIEW HYDROLOGICAL STUDY MAY 2021
IDModel created by MacKay & Somps
IDfor City of Roseville
IDMuskingum-Cunge hydrograph method used
IDMuskingum-Cunge routing
IDNo storm centering applied
IDEXISTING CONDITIONS - TRIB TO SOUTH BRANCH PGC SIERRA VIEW TRIB
*DIAGRAM
IT     1 30DEC05       0    1440
IO     1
KK  EX02
KMSubshed EX02
* 55.13 Ac
BA0.0861
PB
* pi e=167
BF0.0861       0       0
LU     0    0.07      27
UK   100    0.02    0.11     100
RD  1895  0.0047   0.015       1    CIRC     2.5       0
RD   620  0.0016   0.045       2    TRAP      10      10
RD  1170  0.0034   0.015       3    CIRC       3
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX02  C=FLOW   F=0YR
*
KK  EX03
KMSubshed EX03
* 63.44 Ac
BA0.0991
PB
* pi e=174.5
BF0.0991       0       0
LU     0    0.07   26.04
UK   300    0.01    0.11     100
RD  1936   0.009    0.06            TRAP      10      10
RD  1631   0.001   0.015            CIRC    3.33
```

```
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX03  C=FLOW   F=0YR
*
KK JCN23
KMCOMBINE EX02-03
HC     2
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=JCN23  C=FLOW   F=0YR
*
KK  EX04
KMSubshed EX04
* 13.76 Ac
BA0.0215
PB
* pi e=176.5
BF0.0215       0       0
LU     0    0.07      40
UK   150    0.02    0.11     100
RD  1585   0.008   0.015            CIRC    1.75       0
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX04  C=FLOW   F=0YR
*
KK  EX10
KMSubshed EX10
* 27.69 Ac
BA0.0433
PB
* pi e=168
BF0.0433       0       0
LU     0    0.07    3.14
UK   300    0.05    0.11     100
RD   927   0.011    0.08            TRAP      10      10
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX10  C=FLOW   F=0YR
```

```
*
KK  JEXN
KMCOMBINE EX02-04, 10
HC     3
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=JEXN  C=FLOW   F=0YR
*
KK  EX05
KMSubshed EX05
* 10.39 Ac
BA0.0162
PB
* pi e=175
BF0.0162       0       0
LU     0    0.07      50
UK   235    0.03    0.11     100
RD   435   0.009   0.015            CIRC       2       0
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX05  C=FLOW   F=0YR
*
KK  EX09
KMSubshed EX09
* 5.03 Ac
BA0.0079
PB
* pi e=169.5
BF0.0079       0       0
LU     0    0.07    6.77
UK   188    0.03   0.025     100
RD   560   0.016    0.08            TRAP      15      20
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX09  C=FLOW   F=0YR
*
KK JCN59
KMCOMBINE EX05 AND EX09
```

```
HC     2
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=JCN59  C=FLOW   F=0YR
*
KK  EX06
KMSubshed EX06
* 19.41 Ac
BA0.0303
PB
* pi e=161
BF0.0303       0       0
LU     0    0.07      50
UK    85    0.02   0.025     100
RD  1200   0.004   0.015            CIRC     3.5       0
RD   730   0.015   0.015            CIRC     3.5
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX06  C=FLOW   F=0YR
*
KK  EX07
KMSubshed EX07
* 14.17 Ac
BA0.0221
PB
* pi e=158
BF0.0221       0       0
LU     0    0.07      50
UK   115    0.02    0.11     100
RD  1050   0.014   0.015            CIRC     3.5       0
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX07  C=FLOW   F=0YR
*
KK  EX08
KMSubshed EX08
* 38.97 Ac
BA0.0609
```

```
PB
* pi e=154
BF0.0609       0       0
LU     0    0.07       5
UK   300    0.02    0.11     100
RD  1280   0.006    0.08            TRAP      10      10
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX08  C=FLOW   F=0YR
*
KKJCNOFF
KMCOMBINE EX06-08
HC     3
*
* WRITE AS HYDROGRAPH TO DSS
ZW      B=JCNOFF  C=FLOW   F=0YR
*
KK  EX01
KMSubshed EX01
* 7.2 Ac
BA0.0113
PB
* pi e=167
BF0.0113       0       0
LU     0    0.07   25.66
UK   300    0.02    0.11     100
RD   330   0.009    0.06            TRAP      10      10
RD   470  0.0055   0.015            CIRC     1.5
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX01  C=FLOW   F=0YR
*
KK   CP2
KMCOMBINE EX06-08
HC     4
*
* WRITE AS HYDROGRAPH TO DSS
ZW         B=CP2  C=FLOW   F=0YR
```

Existing Conditions

*

ZZ

Proposed Conditions

```
IDSIERRA VIEW WATERSHED MODEL
IDSIERRA VIEW HYDROLOGICAL STUDY MARCH 2021
IDModel created by MacKay & Somps
IDfor City of Roseville
IDMuskingum-Cunge hydrograph method used
IDMuskingum-Cunge routing
IDNo storm centering applied
IDDEVELOPED CONDITIONS - TRIB TO SOUTH BRANCH PGC SIERRA VIEW TRIB
*DIAGRAM
IT     1 30DEC05       0    1440
IO     1
KK  EX01
KMSubshed EX01
* 7.2 Ac
BA0.0113
PB
* pi e=167
BF0.0113       0       0
LU     0    0.07   25.66
UK   300    0.02    0.11     100
RD   330   0.009    0.06            TRAP      10      10
RD   470  0.0055   0.015            CIRC     1.5
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX01  C=FLOW   F=0YR
*
KK  EX02
KMSubshed EX02
* 55.13 Ac
BA0.0861
PB
* pi e=167
BF0.0861       0       0
LU     0    0.07      27
UK   100    0.02    0.11     100
RD  1895  0.0047   0.015       1    CIRC     2.5       0
RD   620  0.0016   0.045       2    TRAP      10      10
RD  1170  0.0034   0.015       3    CIRC       3
```

```
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX02  C=FLOW   F=0YR
*
KK  EX03
KMSubshed EX03
* 63.44 Ac
BA0.0991
PB
* pi e=174.5
BF0.0991       0       0
LU     0    0.07   26.04
UK   300    0.01    0.11     100
RD  1936   0.009    0.06            TRAP      10      10
RD  1631   0.001   0.015            CIRC    3.33
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX03  C=FLOW   F=0YR
*
KK  EX05
KMSubshed EX05
* 10.39 Ac
BA0.0162
PB
* pi e=175
BF0.0162       0       0
LU     0    0.07      50
UK   235    0.03    0.11     100
RD   435   0.009   0.015            CIRC       2       0
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX05  C=FLOW   F=0YR
*
KK  EX06
KMSubshed EX06
* 19.41 Ac
BA0.0303
PB
```

```
* pi e=161
BF0.0303       0       0
LU     0    0.07      50
UK    85    0.02   0.025     100
RD  1200   0.004   0.015            CIRC     3.5       0
RD   730   0.015   0.015            CIRC     3.5
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX06  C=FLOW   F=0YR
*
KK  EX07
KMSubshed EX07
* 14.17 Ac
BA0.0221
PB
* pi e=158
BF0.0221       0       0
LU     0    0.07      50
UK   115    0.02    0.11     100
RD  1050   0.014   0.015            CIRC     3.5       0
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX07  C=FLOW   F=0YR
*
KK  EX08
KMSubshed EX08
* 39.01 Ac
BA 0.061
PB
* pi e=154
BF 0.061       0       0
LU     0    0.07       5
UK   300    0.02    0.11     100
RD  1280   0.006    0.08            TRAP      10      10
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX08  C=FLOW   F=0YR
*
```

Proposed Conditions

```
KK  EX10
KMSubshed EX10
* 10.42 Ac
BA0.0163
PB
* pi e=163.5
BF0.0163       0       0
LU     0    0.07    2.32
UK   200    0.05    0.11     100
RD   705   0.014    0.08            TRAP      10      10
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX10  C=FLOW   F=0YR
*
KK   JEX
KMCombine Ex
HC     8
*
KK DEV01
KMSubshed DEV01
* 0.55 Ac
BA0.0009
PB
* pi e=160.5
BF0.0009       0       0
LU     0    0.07   55.91
UK    32    0.02    0.11     100
RD   347   0.018   0.015            TRAP       3       3
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=DEV01  C=FLOW   F=0YR
*
KK DEV02
KMSubshed DEV02
* 0.84 Ac
BA0.0013
PB
* pi e=161
```

```
BF0.0013       0       0
LU     0    0.07      40
UK    90    0.01    0.24     100
RD    20    0.01    0.04            TRAP       3      10
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=DEV02  C=FLOW   F=0YR
*
KK DEV03
KMSubshed DEV03
* 0.3 Ac
BA0.0005
PB
* pi e=163.6
BF0.0005       0       0
LU     0    0.07      77
UK    32    0.02    0.11     100
RD   121   0.007   0.015            TRAP       0      20
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=DEV03  C=FLOW   F=0YR
*
KK DEV04
KMSubshed DEV04
* 1.12 Ac
BA0.0018
PB
* pi e=161
BF0.0018       0       0
LU     0    0.07    2.75
UK    54    0.01     0.4     100
RD   198    0.04    0.06            TRAP      20      20
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=DEV04  C=FLOW   F=0YR
*
KK DEV05
KMSubshed DEV05
```

```
* 4.36 Ac
BA0.0068
PB
* pi e=164.75
BF0.0068       0       0
LU     0    0.07   45.37
UK    80    0.01    0.24     100
RD   850   0.005   0.015            CIRC     1.5       0
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=DEV05  C=FLOW   F=0YR
*
KK DEV06
KMSubshed DEV06
* 0.76 Ac
BA0.0012
PB
* pi e=160.35
BF0.0012       0       0
LU     0    0.07   57.17
UK    16    0.02    0.11     100
RD   333   0.012   0.015            TRAP       0      20
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=DEV06  C=FLOW   F=0YR
*
KK DEV07
KMSubshed DEV07
* 0.85 Ac
BA0.0013
PB
* pi e=162.2
BF0.0013       0       0
LU     0    0.07      40
UK    85    0.01    0.24     100
RD    20    0.01    0.04            TRAP       3      10
*
* WRITE AS HYDROGRAPH TO DSS
```

```
ZW       B=DEV07  C=FLOW   F=0YR
*
KK DEV08
KMSubshed DEV08
* 3.14 Ac
BA0.0049
PB
* pi e=166
BF0.0049       0       0
LU     0    0.07    2.63
UK   125    0.05     0.4     100
RD   497   0.027    0.04            TRAP      10      10
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=DEV08  C=FLOW   F=0YR
*
KK  JDEV
KMCombine Dev
HC     9
*
KK DEV10
KMSubshed DEV10
* 0.51 Ac
BA0.0008
PB
* pi e=164.5
BF0.0008       0       0
LU     0    0.07       5
UK    35    0.33     0.4     100
RD   215   0.004    0.04            TRAP       3      20
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=DEV10  C=FLOW   F=0YR
*
KK  EX04
KMSubshed EX04
* 13.76 Ac
BA0.0215
```

```
PB
* pi e=176.5
BF0.0215       0       0
LU     0    0.07      40
UK   150    0.02    0.11     100
RD  1585   0.008   0.015            CIRC    1.75       0
*
KK REX04
KMRoute EX04 thru DEV09
RD   952  0.0004   0.015            CIRC       3
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=REX04  C=FLOW   F=0YR
*
KK DEV09
KMSubshed DEV09
* 9.83 Ac
BA0.0154
PB
* pi e=170.3
BF0.0154       0       0
LU     0    0.07   42.16
UK   100    0.02    0.24     100
RD  1245   0.001   0.015            CIRC       5       0
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=DEV09  C=FLOW   F=0YR
*
KK  JCNC
KMEX04 and DEV09
HC     2
*
KK RJCNC
KMRoute EX04 and DEV09
RD   113  0.0208   0.015            CIRC       5
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=RJCNC  C=FLOW   F=0YR
```

Proposed Conditions

*

ZZ

Proposed Conditions LID

```
IDSIERRA VIEW WATERSHED MODEL
IDSIERRA VIEW HYDROLOGICAL STUDY MARCH 2021
IDModel created by MacKay & Somps
IDfor City of Roseville
IDMuskingum-Cunge hydrograph method used
IDMuskingum-Cunge routing
IDNo storm centering applied
IDDEVELOPED CONDITIONS - TRIB TO SOUTH BRANCH PGC SIERRA VIEW TRIB
*DIAGRAM
IT     1 30DEC05       0    1440
IO     1
KK  EX01
KMSubshed EX01
* 7.2 Ac
BA0.0113
PB
* pi e=167
BF0.0113       0       0
LU     0    0.07   25.66
UK   300    0.02    0.11     100
RD   330   0.009    0.06            TRAP      10      10
RD   470  0.0055   0.015            CIRC     1.5
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX01  C=FLOW   F=0YR
*
KK  EX02
KMSubshed EX02
* 55.13 Ac
BA0.0861
PB
* pi e=167
BF0.0861       0       0
LU     0    0.07      27
UK   100    0.02    0.11     100
RD  1895  0.0047   0.015       1    CIRC     2.5       0
RD   620  0.0016   0.045       2    TRAP      10      10
RD  1170  0.0034   0.015       3    CIRC       3
```

```
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX02  C=FLOW   F=0YR
*
KK  EX03
KMSubshed EX03
* 63.44 Ac
BA0.0991
PB
* pi e=174.5
BF0.0991       0       0
LU     0    0.07   26.04
UK   300    0.01    0.11     100
RD  1936   0.009    0.06            TRAP      10      10
RD  1631   0.001   0.015            CIRC    3.33
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX03  C=FLOW   F=0YR
*
KK  EX05
KMSubshed EX05
* 10.39 Ac
BA0.0162
PB
* pi e=175
BF0.0162       0       0
LU     0    0.07      50
UK   235    0.03    0.11     100
RD   435   0.009   0.015            CIRC       2       0
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX05  C=FLOW   F=0YR
*
KK  EX06
KMSubshed EX06
* 19.41 Ac
BA0.0303
PB
```

```
* pi e=161
BF0.0303       0       0
LU     0    0.07      50
UK    85    0.02   0.025     100
RD  1200   0.004   0.015            CIRC     3.5       0
RD   730   0.015   0.015            CIRC     3.5
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX06  C=FLOW   F=0YR
*
KK  EX07
KMSubshed EX07
* 14.17 Ac
BA0.0221
PB
* pi e=158
BF0.0221       0       0
LU     0    0.07      50
UK   115    0.02    0.11     100
RD  1050   0.014   0.015            CIRC     3.5       0
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX07  C=FLOW   F=0YR
*
KK  EX08
KMSubshed EX08
* 39.01 Ac
BA 0.061
PB
* pi e=154
BF 0.061       0       0
LU     0    0.07       5
UK   300    0.02    0.11     100
RD  1280   0.006    0.08            TRAP      10      10
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX08  C=FLOW   F=0YR
*
```

```
KK  EX10
KMSubshed EX10
* 10.42 Ac
BA0.0163
PB
* pi e=163.5
BF0.0163       0       0
LU     0    0.07    2.32
UK   200    0.05    0.11     100
RD   705   0.014    0.08            TRAP      10      10
*
* WRITE AS HYDROGRAPH TO DSS
ZW        B=EX10  C=FLOW   F=0YR
*
KK   JEX
KMCombine Ex
HC     8
*
KK DEV01
KMSubshed DEV01
* 0.55 Ac
BA0.0009
PB
* pi e=160.5
BF0.0009       0       0
LU     0    0.07       2
UK    32    0.02    0.11     100
RD   347   0.018   0.015            TRAP       3       3
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=DEV01  C=FLOW   F=0YR
*
KK DEV02
KMSubshed DEV02
* 0.84 Ac
BA0.0013
PB
* pi e=161
```

```
BF0.0013       0       0
LU     0    0.07       2
UK    90    0.01    0.24     100
RD    20    0.01    0.04            TRAP       3      10
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=DEV02  C=FLOW   F=0YR
*
KK DEV03
KMSubshed DEV03
* 0.3 Ac
BA0.0005
PB
* pi e=163.6
BF0.0005       0       0
LU     0    0.07       2
UK    32    0.02    0.11     100
RD   121   0.007   0.015            TRAP       0      20
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=DEV03  C=FLOW   F=0YR
*
KK DEV04
KMSubshed DEV04
* 1.12 Ac
BA0.0018
PB
* pi e=161
BF0.0018       0       0
LU     0    0.07       2
UK    54    0.01     0.4     100
RD   198    0.04    0.06            TRAP      20      20
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=DEV04  C=FLOW   F=0YR
*
KK DEV05
KMSubshed DEV05
```

```
* 4.36 Ac
BA0.0068
PB
* pi e=164.75
BF0.0068       0       0
LU     0    0.07       2
UK    80    0.01    0.24     100
RD   850   0.005   0.015            CIRC     1.5       0
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=DEV05  C=FLOW   F=0YR
*
KK DEV06
KMSubshed DEV06
* 0.76 Ac
BA0.0012
PB
* pi e=160.35
BF0.0012       0       0
LU     0    0.07       2
UK    16    0.02    0.11     100
RD   333   0.012   0.015            TRAP       0      20
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=DEV06  C=FLOW   F=0YR
*
KK DEV07
KMSubshed DEV07
* 0.85 Ac
BA0.0013
PB
* pi e=162.2
BF0.0013       0       0
LU     0    0.07       2
UK    85    0.01    0.24     100
RD    20    0.01    0.04            TRAP       3      10
*
* WRITE AS HYDROGRAPH TO DSS
```

```
ZW       B=DEV07  C=FLOW   F=0YR
*
KK DEV08
KMSubshed DEV08
* 3.14 Ac
BA0.0049
PB
* pi e=166
BF0.0049       0       0
LU     0    0.07       2
UK   125    0.05     0.4     100
RD   497   0.027    0.04            TRAP      10      10
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=DEV08  C=FLOW   F=0YR
*
KK  JDEV
KMCombine Dev
HC     9
*
KK DEV10
KMSubshed DEV10
* 0.51 Ac
BA0.0008
PB
* pi e=164.5
BF0.0008       0       0
LU     0    0.07       5
UK    15    0.33     0.4     100
RD   215   0.004    0.04            TRAP       3      20
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=DEV10  C=FLOW   F=0YR
*
KK  EX04
KMSubshed EX04
* 13.76 Ac
BA0.0215
```

```
PB
* pi e=176.5
BF0.0215       0       0
LU     0    0.07      40
UK   150    0.02    0.11     100
RD  1585   0.008   0.015            CIRC    1.75       0
*
KK REX04
KMRoute EX04 thru DEV09
RD   952  0.0004   0.015            CIRC       3
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=REX04  C=FLOW   F=0YR
*
KK DEV09
KMSubshed DEV09
* 9.83 Ac
BA0.0154
PB
* pi e=170.3
BF0.0154       0       0
LU     0    0.07    8.64
UK   100    0.02    0.24     100
RD  1245   0.001   0.015            CIRC       5       0
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=DEV09  C=FLOW   F=0YR
*
KK  JCNC
KMEX04 and DEV09
HC     2
*
KK RJCNC
KMRoute EX04 and DEV09
RD   113  0.0208   0.015            CIRC       5
*
* WRITE AS HYDROGRAPH TO DSS
ZW       B=RJCNC  C=FLOW   F=0YR
```

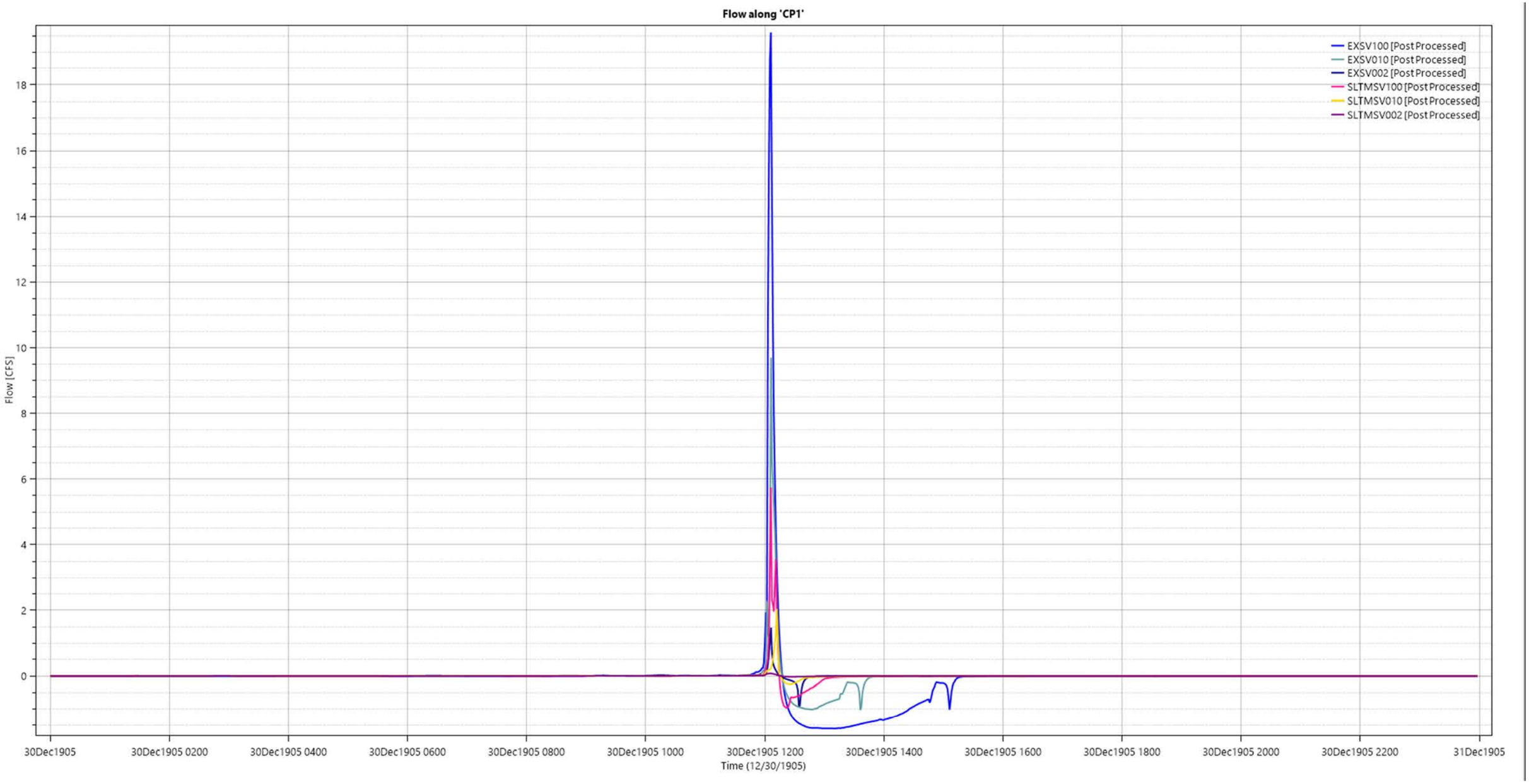
Proposed Conditions LID

*

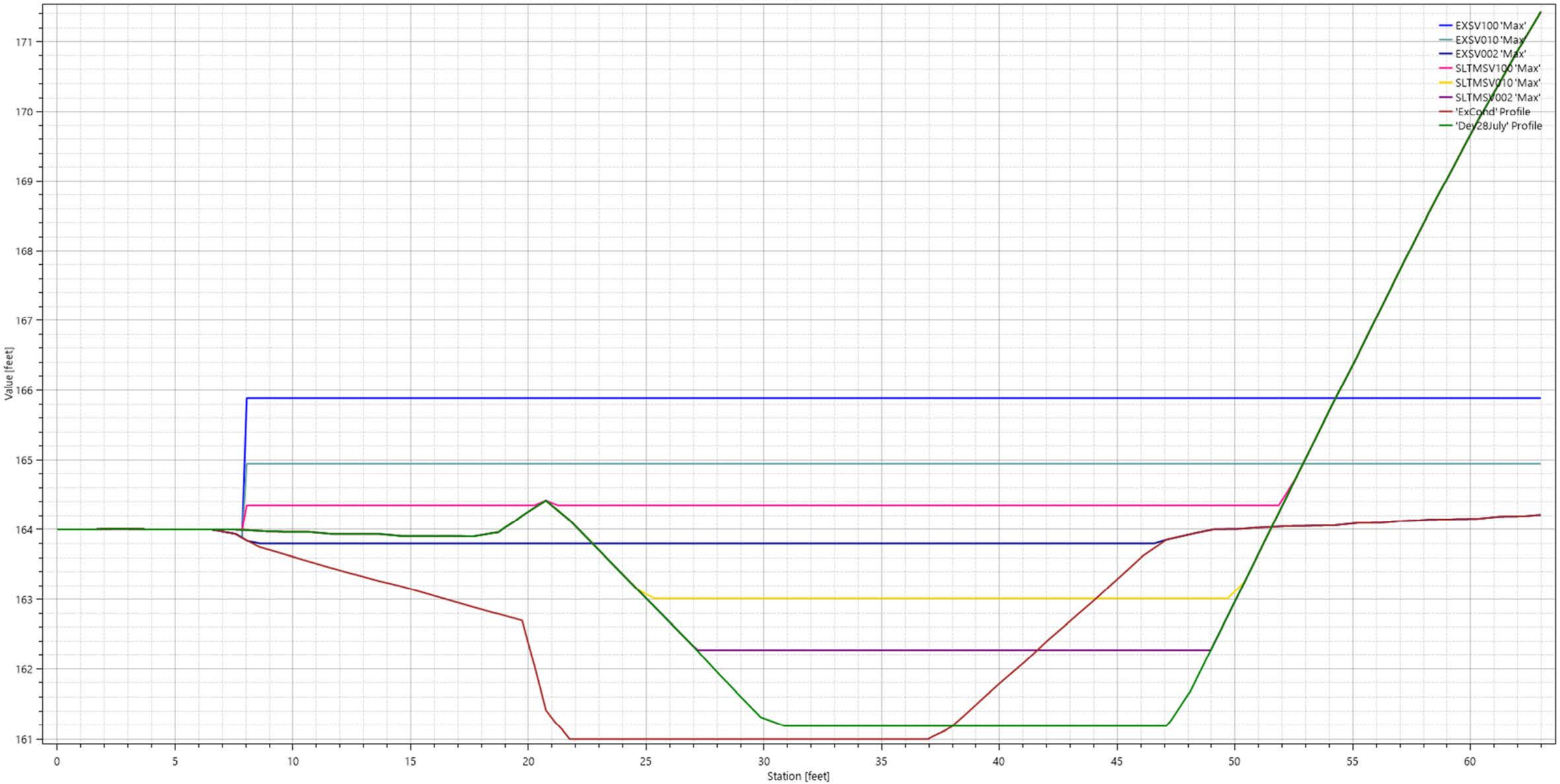
ZZ

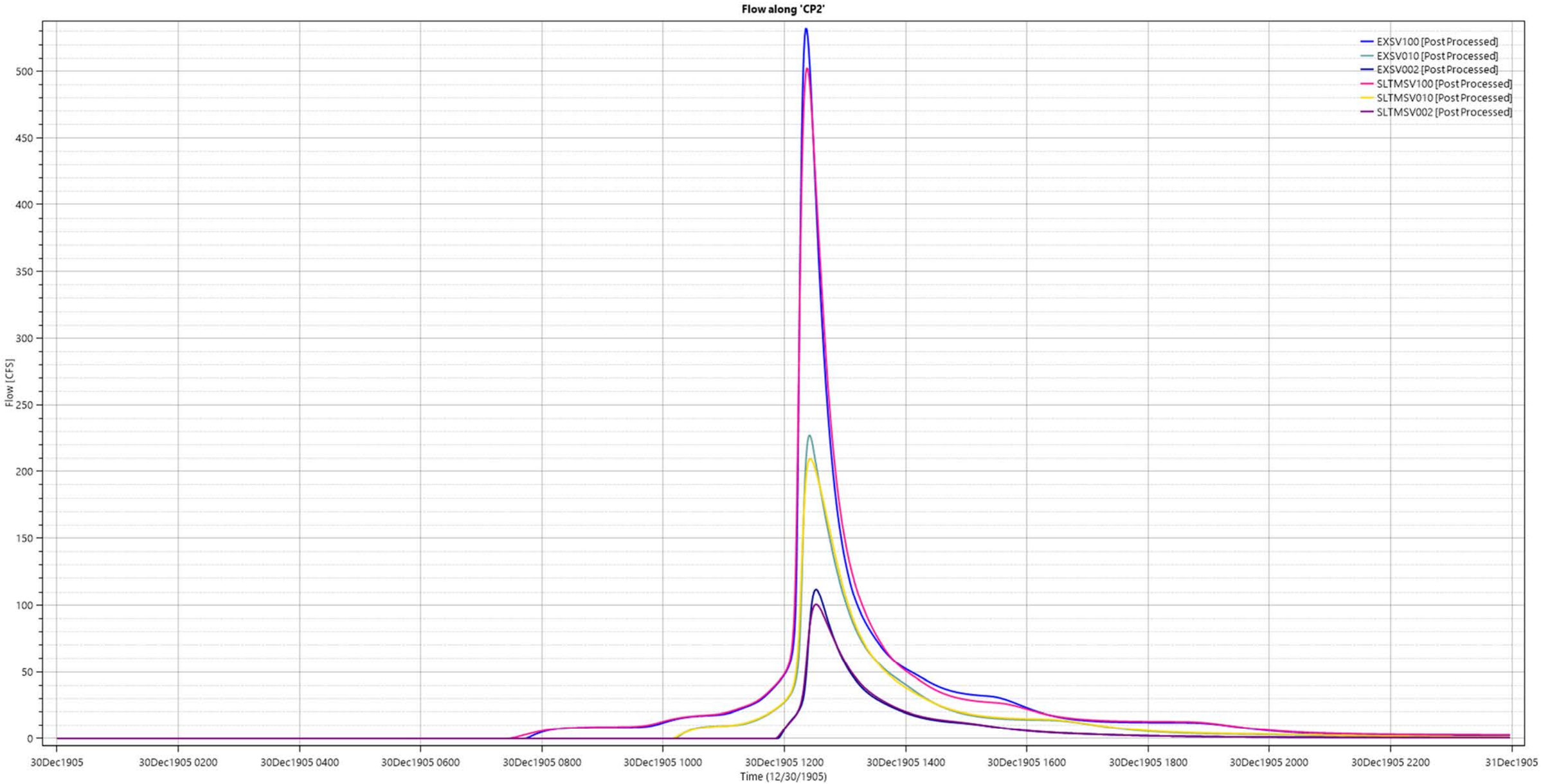
Appendix C

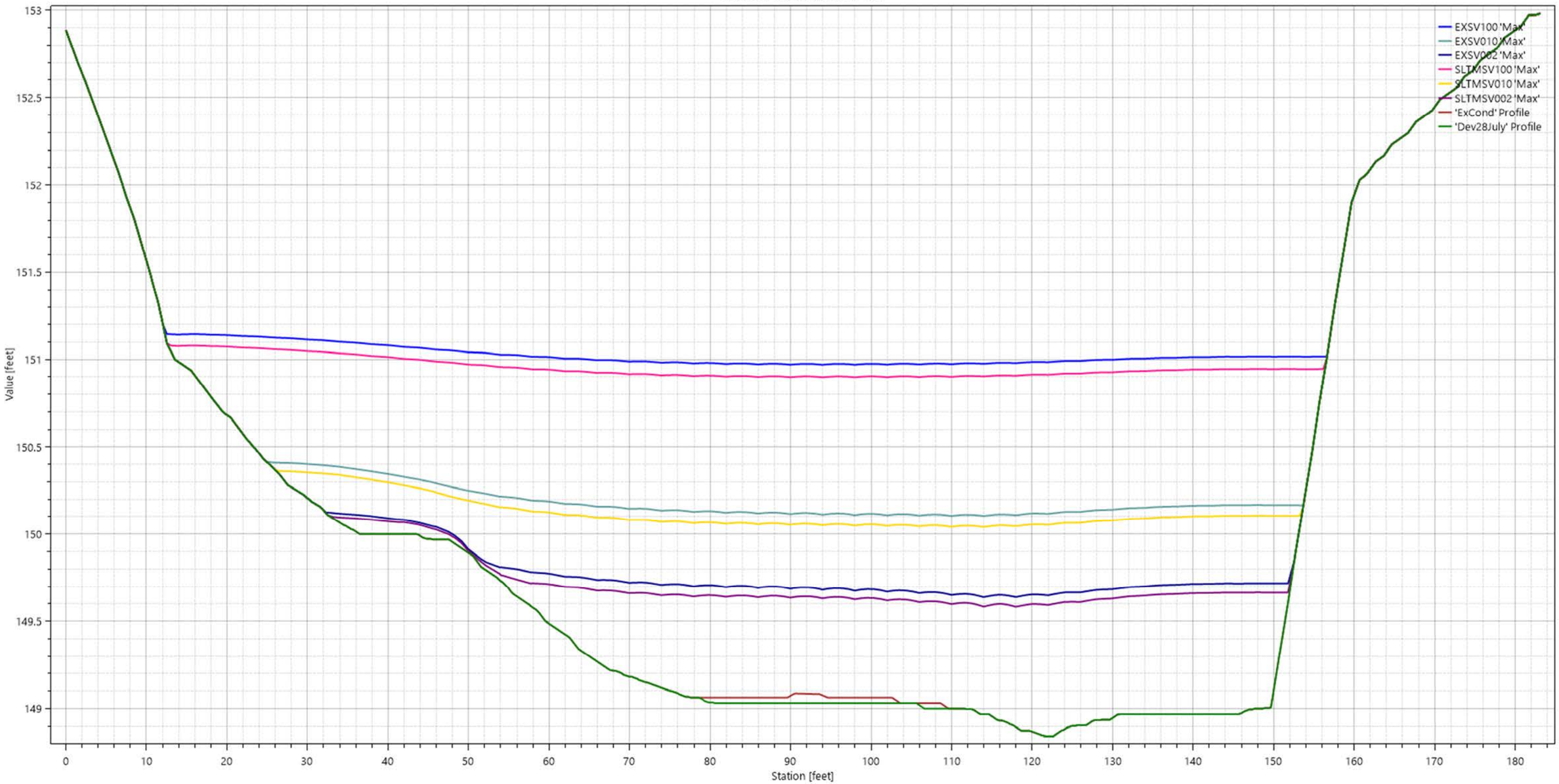
HEC-RAS


Flow along 'CP1'
EXSV100 [Post Processed]
EXSV010 [Post Processed]
EXSV002 [Post Processed]
SLTMSV100 [Post Processed]
SLTMSV010 [Post Processed]
SLTMSV002 [Post Processed]
Flow [CFS]
18
16
14
12
10
8
6
4
2
0
30Dec1905
30Dec1905 0200
30Dec1905 0400
30Dec1905 0600
30Dec1905 0800
30Dec1905 1000
30Dec1905 1200
30Dec1905 1400
30Dec1905 1600
30Dec1905 1800
30Dec1905 2000
30Dec1905 2200
31Dec1905
Time (12/30/1905)

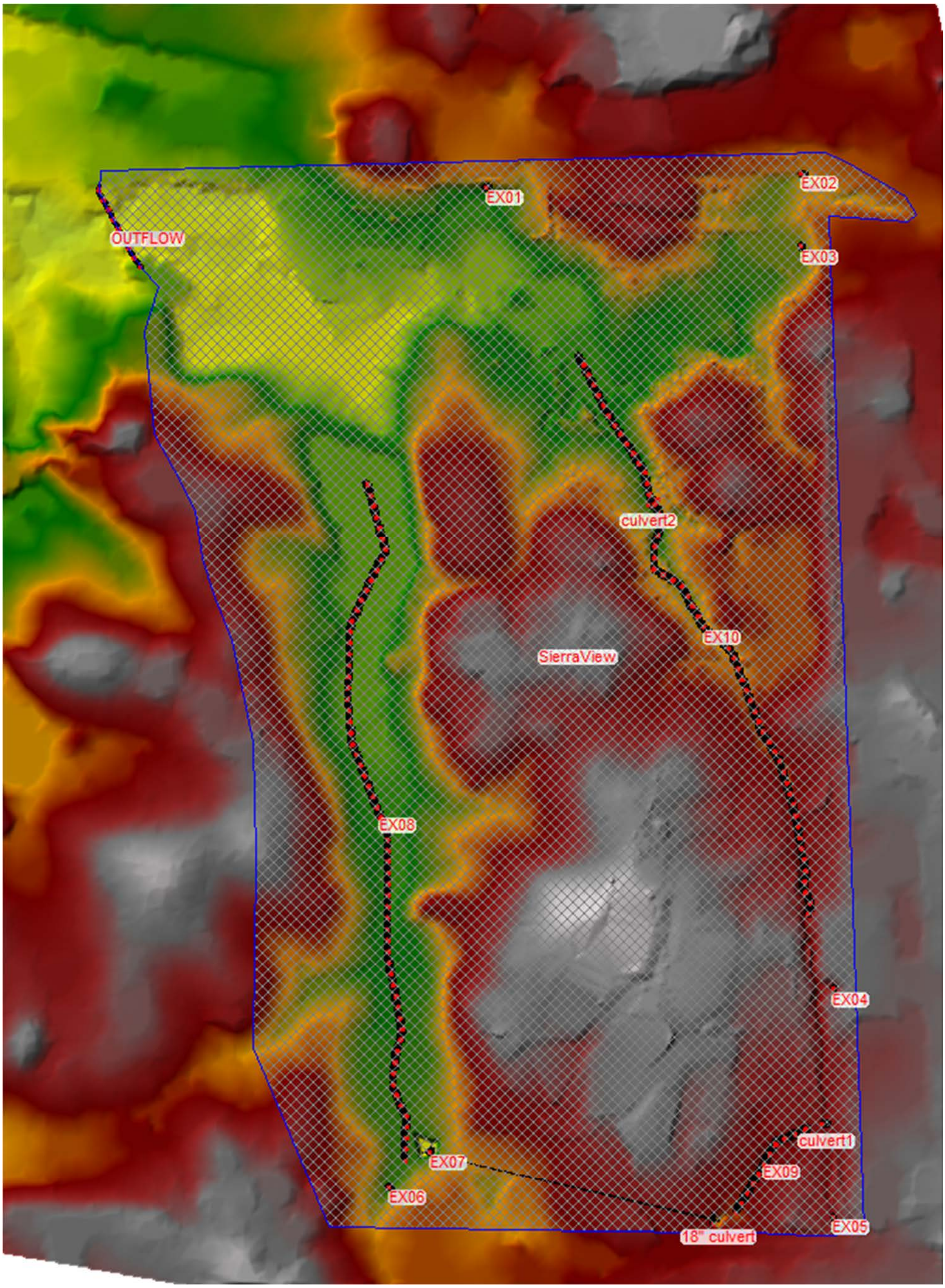
Water Surface Elevation on 'CP1'



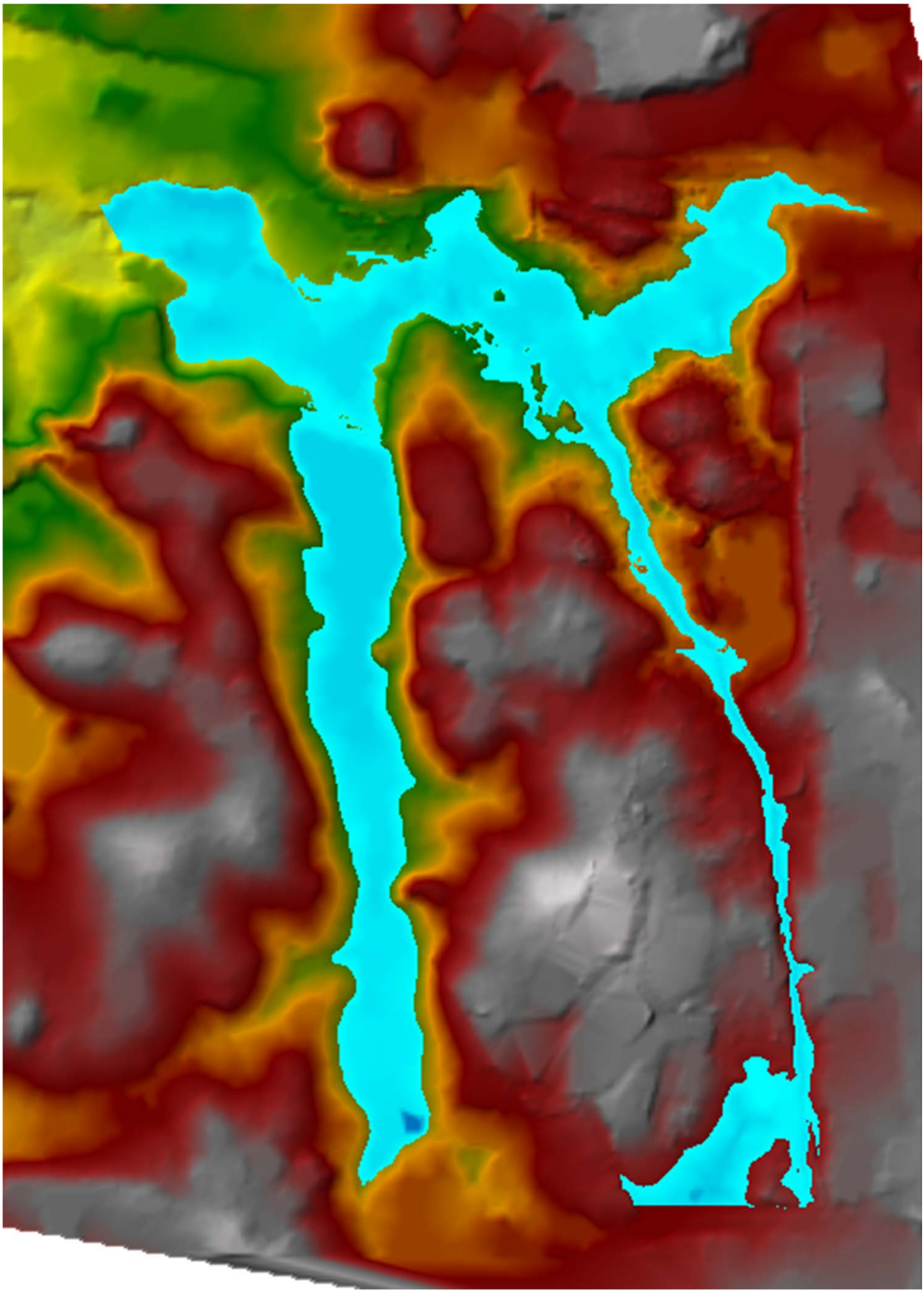

Flow along 'CP2'
EXSV100 [Post Processed]
EXSV010 [Post Processed]
EXSV002 [Post Processed]
SLTMSV100 [Post Processed]
SLTMSV010 [Post Processed]
SLTMSV002 [Post Processed]
Flow [CFS]
500
450
400
350
300
250
200
150
100
50
0
30Dec1905
30Dec1905 0200
30Dec1905 0400
30Dec1905 0600
30Dec1905 0800
30Dec1905 1000
30Dec1905 1200
30Dec1905 1400
30Dec1905 1600
30Dec1905 1800
30Dec1905 2000
30Dec1905 2200
31Dec1905
Time (12/30/1905)


Water Surface Elevation on 'CP2'
EXSV100 'Max'
EXSV010 'Max'
EXSV002 'Max'
SLTMSV100 'Max'
SLTMSV010 'Max'
SLTMSV002 'Max'
'ExCond' Profile
'Dev28July' Profile
Value [feet]
153
152.5
152
151.5
151
150.5
150
149.5
149
0
10
20
30
40
50
60
70
80
90
100
110
120
130
140
150
160
170
180
Station [feet]

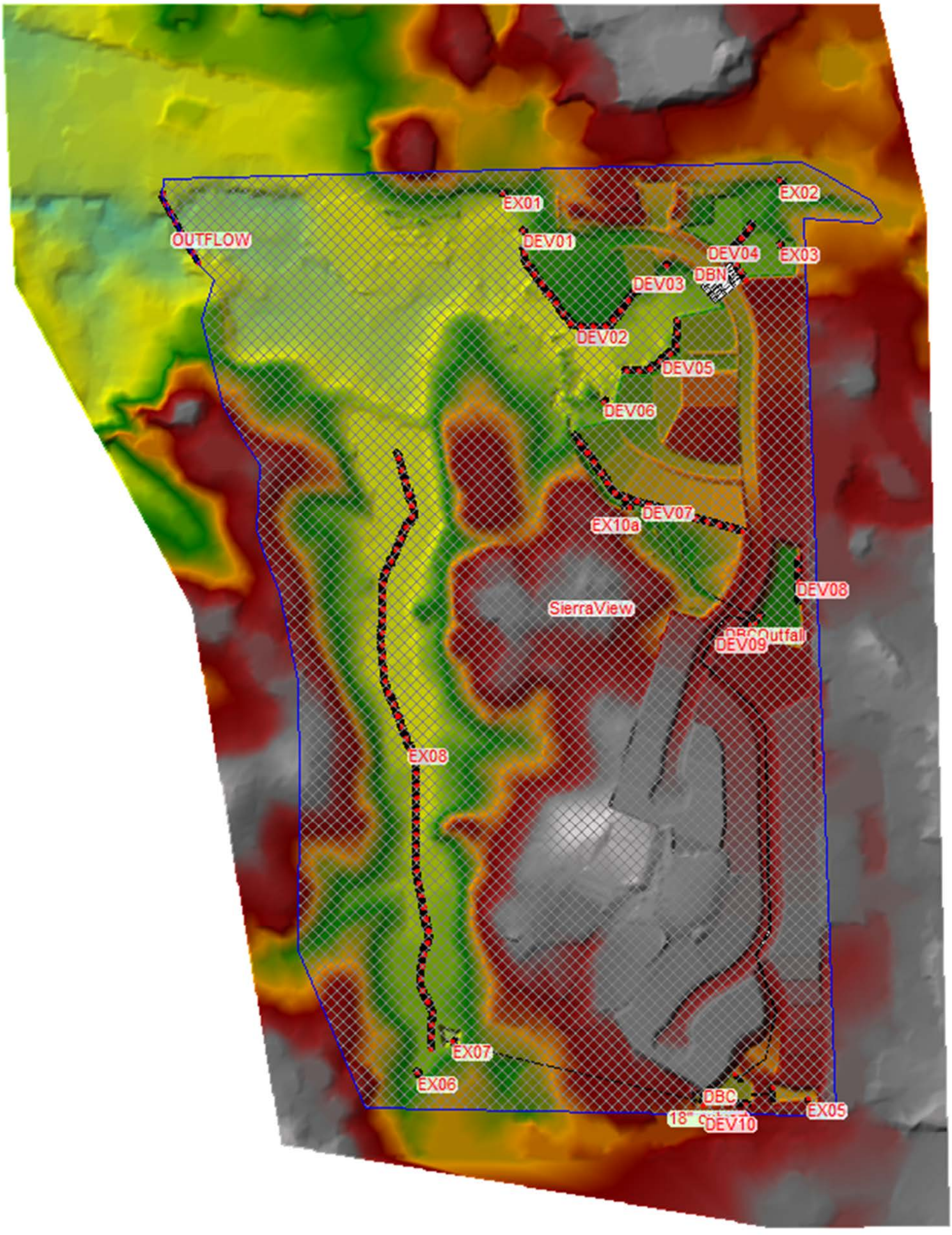
Existing Conditions HEC-RAS Model



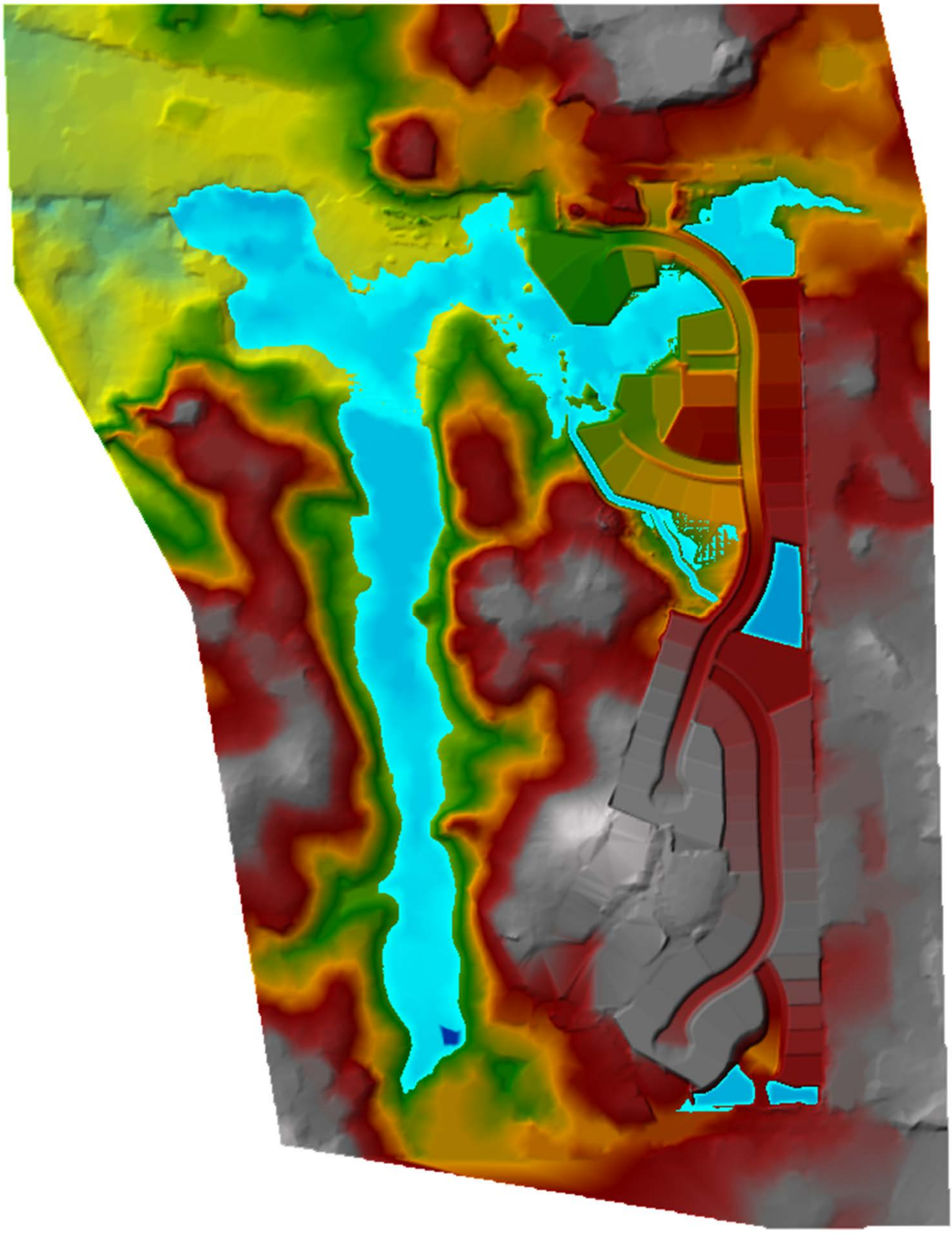
Existing Conditions 100-Year Floodplain



Proposed Conditions HEC-RAS Model



Proposed Conditions 100-Year Floodplain



Appendix D

Pipe Analysis

Land Use

Shed/ SubShed	Area	Percent Impervious Calculator			Percent Impervious Values				
		Land Use Description	Soils Group	Composite % Imperv.	Highway, Street, Parking	Resdntl. 6-8 du/ac, MDR, School, PQP	Resdntl. 4-6 du/ac, LDR	Resdntl. <0.2 du/ac, Recreation, Landscape, Park	Open space Grassland, Ag
	AC		D Soils %		85%	50%	40%	5%	2%
Pipe Subsheds (Ultimate built-out conditions)									
EX04	13.76	Residential	100%	40.0%			13.76		
EX05	10.39	Residential, School	100%	50.0%		10.39			
C03	0.79	Existing Residential (4.5 lots)	100%	50%		0.79			
C06	0.57	Existing Residential (2.5 lots)	100%	50%		0.57			
Total Offsite	**25.51**		**Composite % Imperv.:**	**45%**					
C02	0.94	Proposed Residential	100%	40%			0.94		
C04	2.96	Proposed Residential	100%	40%			2.96		
C05	1.59	Proposed Residential	100%	40%			1.59		
C09	1.73	Proposed Residential	100%	40%			1.73		
C11	1.25	Proposed Residential	100%	46%	0.17		1.08		
C12	0.30	graded area	100%	5%				0.30	
C13	0.21	graded area	100%	5%				0.21	
Total C Sheds	**8.98**		**Composite % Imperv.:**	**39%**					
N201	0.30	Roadway and overbank	100%	77%	0.27			0.03	
Total N2 Sheds	**0.30**		**Composite % Imperv.:**	**77%**					
N301	0.85	Proposed Residential, roadway, and landscape	100%	51.6%	0.22		0.63		
N302	1.76	Proposed Residential	100%	40.0%			1.76		
N303	1.19	Proposed Residential, roadway, and landscape	100%	51.3%	0.30		0.89		
Total N3 Sheds	**3.80**		**Composite % Imperv.:**	**46%**					

Peak Discharge and Pipe Calculations
10-Year

Nodes		Hydrologic Data & Results																	Hydraulic Data & Results													
U/S Node Name	D/S Node Name	Area (ac)	Cumul. Area (ac)	10-yr Adjusted 'Qp' (Eqn 10-5) (cfs)	Composite % Imperv.	Cumul. Composite % Imperv.	10-yr Unit Peak Runoff 'q' (Eqn 10-3) (cfs/ac)	10-yr Cumul. Response Time 'tr' (min)	10-yr Response Time 't$_r$' (min)	Surface Collector Response Time 't$_{tc}$' (Eqn 5-4) (min)	Manning's 'V' (ft/s) (Eqn 7-35a Brater & King)	Surface Collector Flow Length (ft)	Surface Collector Slope 's' (ft/ft)	Surface Collector Roughness Factor (n value)	10-yr Overland Response Time 't$_{to}$' (Eqn 10-2) (min)	Average Overland Flow Length (ft)	Overland Slope 's' (ft/ft)	Overland Roughness Factor (n value)	Total Infiltration (cfs)	Pipe Length (ft)	Calculated Pipe Diameter (ft) (Eqn 6-26e Brater & King)	Design Pipe Diameter (ft)	Pipe Slope (ft/ft)	Design Pipe Capacity (cfs) (Eqn 6-26b Brater & King)	Design Velocity (ft/s) (Eqn 6-26a Brater & King)	Pipe Response Time^1 (L/V/60s) (min)	10-yr HGL Slope (ft/ft) (Eqn 6-26d Brater & King)	Calc'd U/S HGL (ft)	HGL$_{10}$	U/S Rim/Grate Elevation (ft)	U/S Pipe Invert Elevation (ft)	D/S Pipe Invert Elevation (ft)	Freeboard (ft)	10-Year Depth in Pipe (ft)
C01	C00	0.00	34.49	23.35	0%	48%	0.79	36.12	0.00	0.00	0.00				0.00				3.74	65	3.90	5.00	0.0004	45.13	2.3	0.47	0.0001	162.64	162.99	168.1	159.03	159.00	5.11	3.96
C02	C01	0.94	34.49	24.18	40%	48%	0.81	34.88	10.14	2.89	2.02	350	0.019	0.015	7.25	90	0.020	0.240	3.74	171	3.96	5.00	0.0004	45.13	2.3	1.24	0.0001	163.00	163.09	168.8	159.10	159.03	5.71	3.99
C03	C02	0.79	0.79	1.64	50%	50%	2.18	7.08	7.08	0.80	2.93	140	0.040	0.015	6.28	100	0.020	0.170	0.08	312	1.02	1.00	0.0026	1.57	2.0	2.59	0.0028	163.97	163.97	173.4	159.92	159.10	9.43	1.02
C04	C02	2.96	32.76	23.68	40%	48%	0.83	33.86	11.21	3.71	2.02	450	0.019	0.015	7.49	95	0.020	0.240	3.54	141	3.93	5.00	0.0004	45.13	2.3	1.02	0.0001	163.11	163.13	168.1	159.16	159.10	4.97	3.97
C05	C04	1.59	29.80	23.09	40%	49%	0.88	31.64	13.88	6.15	0.87	320	0.004	0.015	7.73	100	0.020	0.240	3.17	285	3.89	4.50	0.0004	34.07	2.1	2.22	0.0002	163.18	163.18	169.2	159.28	159.16	6.02	3.84
C06	C05	0.57	28.21	22.65	50%	50%	0.91	30.57	8.96	2.31	0.87	120	0.004	0.024	6.65	110	0.020	0.170	2.97	138	3.86	4.50	0.0004	34.07	2.1	1.07	0.0002	163.21	163.21	169.8	159.34	159.28	6.59	3.82
C07	C06	0.00	27.64	22.14	0%	43%	0.92	30.12	0.00	0.00	0.00				0.00				3.29	58	3.83	4.50	0.0004	34.07	2.1	0.45	0.0002	163.22	163.22	171.0	159.37	159.34	7.78	3.79
C08	C07	0.00	13.76	11.22	0%	40%	0.94	29.35	0.00	0.00	0.00				0.00				1.73	93	2.75	3.00	0.0006	14.15	2.0	0.77	0.0004	163.25	163.25	170.0	159.43	159.37	6.75	2.69
EX04	C08	13.76	13.76	11.41	40%	40%	0.95	28.86	28.86	19.00	1.39	1585	0.009	0.015	9.86	150	0.020	0.240	1.73	146	1.72	1.75	0.0076	11.97	5.0	0.49	0.0069	164.26	166.39	168.20	164.72	163.61	1.81	1.67
C09	C07	1.73	13.88	17.92	40%	47%	1.40	17.08	12.63	4.91	1.04	305	0.005	0.015	7.73	100	0.020	0.240	1.55	147	3.39	4.00	0.0005	27.83	2.2	1.11	0.0002	163.25	163.25	170.4	159.45	159.37	7.15	3.36
C10	C09	0.00	12.15	16.59	0%	48%	1.48	15.45	0.00	0.00	0.00				0.00				1.34	199	3.29	3.50	0.0005	19.49	2.0	1.64	0.0004	163.32	163.32	167.4	159.55	159.45	4.08	3.21
C11	C10	1.25	12.15	17.02	46%	48%	1.51	14.74	10.44	2.71	1.97	320	0.018	0.015	7.73	100	0.020	0.240	1.34	85	3.21	3.00	0.0006	14.15	2.0	0.71	0.0009	163.39	163.39	165.7	159.61	159.55	2.31	3.21
C12	C11	0.30	10.90	7.32	5%	48%	1.51	14.68	2.77	1.61	1.04	100	0.005	0.024	1.16	15	0.250	0.240	1.19	49	1.11	3.00	0.0324	104.09	14.7	0.06	0.0002	163.40	163.40	164.5	161.20	159.61	1.10	1.46
C12	Ex18in	0.30	10.90	7.98	5%	48%	1.51	14.68	2.77	1.61	1.04	100	0.005	0.024	1.16	15	0.250	0.240	1.19	675	1.34	1.50	0.0141	10.80	6.1	1.84	0.0077	163.40	163.40	164.5	161.2	151.7	1.10	1.31
C13	C12	0.21	10.60	14.96	5%	49%	1.52	14.60	2.77	1.61	1.04	100	0.005	0.024	1.16	15	0.250	0.240	1.13	48	1.64	2.50	0.0167	45.88	9.4	0.09	0.0018	163.49	163.75	166.2	162.00	161.20	2.45	1.75
EX05	C13	10.39	10.39	14.71	50%	50%	1.52	14.55	14.55	3.13	2.32	435	0.025	0.015	11.43	235	0.030	0.240	1.09	15	1.84	2.00	0.0087	18.25	5.8	0.04	0.0056	163.84	165.89	167.52	164.09	163.96	1.63	1.80
N201	N200	0.30	0.30	0.48	77%	77%	1.65	12.38	12.38	4.65	0.87	242	0.004	0.015	7.73	100	0.020	0.240	0.01	31	0.70	1.50	0.0016	3.64	2.1	0.25	0.0000	158.40	160.00	163.50	159.15	159.10	3.50	0.85
N301	N300	0.85	3.80	5.62	52%	46%	1.59	13.26	12.01	4.28	1.04	266	0.005	0.015	7.73	100	0.020	0.240	0.43	73	1.77	1.50	0.0016	3.64	2.1	0.59	0.0038	157.43	159.69	162.80	157.92	157.80	3.11	1.77
N302	N301	1.76	2.95	4.49	40%	45%	1.64	12.54	12.52	4.79	1.05	301	0.005	0.015	7.73	100	0.020	0.240	0.34	89	1.62	1.50	0.0016	3.64	2.1	0.72	0.0024	159.90	159.90	163.10	158.07	157.92	3.20	1.62
N303	N302	1.19	1.19	2.05	51%	51%	1.83	10.09	10.09	5.94	1.23	437	0.007	0.015	4.15	50	0.020	0.170	0.12	300	1.16	1.25	0.0020	2.50	2.0	2.45	0.0013	160.30	160.30	164.90	158.92	158.32	4.60	1.13

			Tailwater:
C00		162.63	162.63
Ex18in		158.21	158.21
N200		158.40	158.40
N300		157.15	157.15

Notes:
1. Collector Response time for the pipes is based upon a pipe flowing full.

Constants used in calculations:	
Infiltration Rate for D soils:	0.12
Infiltration Factor 'Fi' (cfs/acre)	0.21
Average Elevation:	167

Peak Discharge and Pipe Calculations
100-Year

Nodes		Hydrologic Data & Results																	Hydraulic Data & Results														
U/S Node Name	D/S Node Name	Area (ac)	Cumul. Area (ac)	100-yr Adjusted 'Qp' (Eqn 10-5) (cfs)	Composite % Imperv.	Cumul. Composite % Imperv.	100-yr Unit Peak Runoff 'q' (Eqn 10-3) (cfs/ac)	100-yr Cumul. Response Time 'tr' (min)	100-yr Response Time 't$_r$' (min)	Surface Collector Response Time 't$_{tc}$' (Eqn 5-4) (min)	Manning's 'V' (ft/s) (Eqn 7-35a Brater & King)	Surface Collector Flow Length (ft)	Surface Collector Slope 's' (ft/ft)	Surface Collector Roughness Factor (n value)	100-yr Overland Response Time 't$_{to}$' (Eqn 10-2) (min)	Average Overland Flow Length (ft)	Overland Slope 's' (ft/ft)	Overland Roughness Factor (n value)	Total Infiltration (cfs)	Pipe Length (ft)	Calculated Pipe Diameter (ft) (Eqn 6-26e Brater & King)	Design Pipe Diameter (ft)	Pipe Slope (ft/ft)	Design Pipe Capacity (cfs) (Eqn 6-26b Brater & King)	Design Velocity (ft/s) (Eqn 6-26a Brater & King)	Pipe Response Time[1] (L/V/60s) (min)	100-yr HGL Slope (ft/ft) (Eqn 6-26d Brater & King)	Calc'd U/S HGL (ft)	HGL$_{100}$	U/S Rim/Grate Elevation (ft)	U/S Pipe Invert Elevation (ft)	D/S Pipe Invert Elevation (ft)	Freeboard (ft)	100-Year Depth in Pipe (ft)
C01	C00	0	34.49	42.95	0%	48%	1.35	33.16	0.00	0.00	0.0	0	0.0000	0	0.00	0	0.00	0	3.74	65	4.91	5.00	0.0004	45.13	2.30	0.47	0.0004	163.89	163.89	168.1	159.03	159.00	4.21	4.78
C02	C01	0.94	34.49	44.52	40%	48%	1.40	31.92	7.97	2.89	2.0	350	0.0190	0.015	5.08	90	0.02	0.24	3.74	171	4.97	5.00	0.0004	45.13	2.30	1.24	0.0004	163.96	163.96	168.8	159.10	159.03	4.84	4.86
C03	C02	0.79	0.79	3.13	50%	50%	4.07	5.19	5.19	0.80	2.9	140	0.0400	0.015	4.40	100	0.02	0.17	0.08	312	1.29	1.00	0.0026	1.57	2.01	2.59	0.0103	167.17	167.17	173.4	159.92	159.10	6.23	1.29
C04	C02	2.96	32.76	43.62	40%	48%	1.44	30.90	8.96	3.71	2.0	450	0.0190	0.015	5.25	95	0.02	0.24	3.54	141	4.94	5.00	0.0004	45.13	2.30	1.02	0.0004	164.01	164.01	168.1	159.16	159.10	4.09	4.81
C05	C04	1.59	29.8	42.60	40%	49%	1.54	28.69	11.56	6.15	0.9	320	0.0035	0.015	5.41	100	0.02	0.24	3.17	285	4.89	4.50	0.0004	34.07	2.14	2.22	0.0006	164.19	164.19	169.2	159.28	159.16	5.01	4.89
C06	C05	0.57	28.21	41.82	50%	50%	1.59	27.62	6.96	2.31	0.9	120	0.0035	0.024	4.66	110	0.02	0.17	2.97	138	4.86	4.50	0.0004	34.07	2.14	1.07	0.0006	164.27	164.27	169.8	159.34	159.28	5.53	4.86
C07	C06	0	27.64	41.23	0%	43%	1.61	27.16	0.00	0.00	0.0	0	0.0000	0	0.00	0	0.00	0	3.29	58	4.83	4.50	0.0004	34.07	2.14	0.45	0.0006	164.31	164.31	171.0	159.37	159.34	6.69	4.83
C08	C07	0	13.76	20.99	0%	40%	1.65	26.39	0.00	0.00	0.0	0	0.0000	0	0.00	0	0.00	0	1.73	93	3.48	3.00	0.0006	14.15	2.00	0.77	0.0013	164.43	164.43	170.0	159.43	159.37	5.57	3.48
EX04	C08	13.76	13.76	21.36	40%	40%	1.68	25.90	25.90	19.00	1.4	1585	0.0090	0.015	6.90	150	0.02	0.24	1.73	146	2.17	1.75	0.0076	11.97	4.98	0.49	0.0242	167.96	167.96	168.2	164.72	163.61	0.24	2.17
C09	C07	1.73	13.88	33.30	40%	47%	2.51	13.65	10.32	4.91	1.0	305	0.0050	0.015	5.41	100	0.02	0.24	1.55	147	4.28	4.00	0.0005	27.83	2.22	1.11	0.0007	164.41	164.41	170.4	159.45	159.37	5.99	4.28
C10	C09	0	12.15	31.19	0%	48%	2.68	12.02	0.00	0.00	0.0	0	0.0000	0	0.00	0	0.00	0	1.34	199	4.17	3.50	0.0005	19.49	2.03	1.64	0.0013	164.67	164.67	167.4	159.55	159.45	2.73	4.17
C11	C10	1.25	12.15	32.19	46%	48%	2.76	11.31	8.12	2.71	2.0	320	0.0180	0.015	5.41	100	0.02	0.24	1.34	85	4.08	3.00	0.0006	14.15	2.00	0.71	0.0031	164.93	164.93	165.7	159.61	159.55	0.77	4.08
C12	C11	0.3	10.9	20.09	5%	48%	2.77	11.26	2.42	1.61	1.0	100	0.0050	0.024	0.81	15	0.25	0.24	1.19	49	1.62	3.00	0.0324	104.09	14.74	0.06	0.0012	164.99	164.99	164.5	161.20	159.61	0.00	1.85
C12	Ex18in	0.3	10.9	8.87	5%	48%	2.77	11.26	2.42	1.61	1.0	100	0.0050	0.024	0.81	15	0.25	0.24	1.19	675	1.39	1.50	0.0141	10.80	6.11	1.84	0.0095	164.99	164.99	164.5	161.20	151.70	0.00	1.36
C13	C12	0.21	10.6	28.30	5%	49%	2.78	11.17	2.42	1.61	1.0	100	0.0050	0.024	0.81	15	0.25	0.24	1.13	48	2.09	2.50	0.0167	45.88	9.35	0.09	0.0063	165.29	165.29	166.2	162.00	161.20	0.91	2.08
EX05	C13	10.39	10.39	27.81	50%	50%	2.78	11.13	11.13	3.13	2.3	435	0.0250	0.015	8.00	235	0.03	0.24	1.09	15	2.34	2.00	0.0087	18.25	5.81	0.04	0.0201	165.60	166.43	167.5	164.09	163.96	1.09	2.34
N201	N200	0.3	0.3	0.86	77%	77%	2.93	10.06	10.06	4.65	0.9	242	0.0035	0.015	5.41	100	0.02	0.24	0.01	31	0.87	1.50	0.0016	3.64	2.06	0.25	0.0001	158.50	160.12	163.5	159.15	159.10	3.38	0.97
N301	N300	0.85	3.8	9.75	52%	46%	2.68	12.01	9.69	4.28	1.0	266	0.0050	0.015	5.41	100	0.02	0.24	0.43	73	2.17	1.50	0.0016	3.64	2.06	0.59	0.0115	158.35	160.09	162.8	157.92	157.80	2.71	2.17
N302	N301	1.76	2.95	7.80	40%	45%	2.76	11.29	10.20	4.79	1.0	301	0.0051	0.015	5.41	100	0.02	0.24	0.34	89	2.00	1.50	0.0016	3.64	2.06	0.72	0.0073	160.74	160.74	163.1	158.07	157.92	2.36	2.00
N303	N302	1.19	1.19	3.59	51%	51%	3.12	8.84	8.84	5.94	1.2	437	0.0070	0.015	2.90	50	0.02	0.17	0.12	300	1.43	1.25	0.0020	2.50	2.04	2.45	0.0041	161.98	161.98	164.9	158.92	158.32	2.92	1.43
																												Tailwater	Tailwater:					
C00																												163.87	163.87					
Ex18in																												158.59	158.59					
N200																												158.50	158.50					
N300																												157.51	157.51					

Notes:
1. Collector Response time for the pipes is based upon a pipe flowing full.

Constants used in calculations:	
Infiltration Rate for D soils:	0.12
Infiltration Factor 'Fi' (cfs/acre)	0.21
Average Elevation:	167

Appendix E

Storm Water Quality Template

Post-Construction
Storm Water Quality Plan

For:

Sierra View Small Lot Tentative Map
City of Roseville

Prepared by:

MacKay & Somps Civil Engineering, Inc.
1025 Creekside Ridge Dr., Ste 150
Roseville, CA 95678
916-773-1189

Preparation Date: July 2021

Approval Date:_____

Section 1 General Project Information

The undersigned owner of the subject property, is responsible for the implementation of the provisions of this plan, including ongoing operations and maintenance (O&M), consistent with the requirements of the West Placer Storm Water Quality Design Manual and the State of California Phase II Small MS4 General Permit (Order No: 2013-0001-DWQ). If the undersigned transfers its interest in the property, its successors-in-interest shall bear the aforementioned responsibility to implement the SWQP.

For all Regulated Projects (As identified in Form 1-2 below), the undersigned owner hereby grants access to all representatives of the Jurisdictional Agency for the sole purpose of performing O&M inspections of the installed treatment system(s) and hydromodification control(s) if any.

A copy of the final signed and fully approved SWQP shall be available on the subject site for the duration of construction and then stored with the project approval documentation and improvement plans in perpetuity.

Form 1-1 Project Identification and Owner's Certification

Project Site Address:	360 Diamond Oaks Road	
Owner Name:	Ryan O'Keefe	
Title		
Company	WP Sierra View, LLC	
Address	1420 Rocky Ridge Drive, Suite 265	
City, State, Zip Code	Roseville, CA 95661	
Email	ryan@wpcommunities.com	
Telephone #	916-990-1071	
Signature	Date	
Engineer:*	Steve Smith	PE Stamp* (Required for all Regulated Projects)
Title	Project Manager	
Company	MacKay & Somps Civil Engineering, Inc.	
Address	1025 Creekside Ridge Dr., Ste 150	
City, State, Zip Code	Roseville, CA 95678	
Email	ssmith@msce.com	
Telephone #	916-773-1189	
Signature		
Brief Description of Project: (Attach additional sheets as necessary)	+/- 23.1 acre project	

* Not required for Small Projects as determined in Form 1-2 below. Project owners are responsible for ensuring that all storm water facilities are designed by an appropriately licensed and qualified professional.

Form 1-2 Project Category	
Development Category (Select all that apply)	
[1]**Small Project** – All projects, except LUPs, that create and/or replace between 2,500-5,000 ft^2 of impervious surface or detached single family homes that create and/or replace 2,500 ft^2 or more of impervious surface and are not part of a larger plan of development.	
[2]Enter total new and/or replaced impervious surface (ft^2)	
[3]**Regulated Project** – All projects that create and/or replace 5,000 ft^2 or more of impervious surface.	X
[4]**Regulated Redevelopment Project** with equal to, or greater than 50 percent increase in impervious area	X
[5]**Regulated Redevelopment Project** with less than 50 percent increase in impervious area	
[6]Enter total pre-project impervious surface (ft^2)	0
[7]Enter total new and/or replaced impervious surface (ft^2)	310,252
[8]**Regulated Road or linear underground/overhead project (LUP)** creating 5,000 ft^2 or more of newly constructed contiguous impervious surface.	
[9]Enter total new and/or replaced impervious surface (ft^2)	
[10]**Regulated Hydromodification Management Project** – Regulated projects that create and/or replace 1 acre or more of impervious surface. A project that does not increase impervious surface area over the pre-project condition is not a hydromodification management project.	X
[11]Enter total new and/or replaced impervious surface (ft^2)	310,252

Section 3 Regulated Projects

Section 3 forms are to be completed for all Regulated Projects.

Form 3-1 Site Location and Hydrologic Features

Site coordinates: *Take GPS measurement at approximate center of site*	[1] Latitude	[2] Longitude	[3] Elevation (ft. above sea level)	[4] 85th Percentile, 24 Hour Design Storm Depth (in):
	38°45'51"N	121°16'58"W	167	0.9

[5] Receiving waters *Name of stream, lake or other downstream waterbody to which the site runoff eventually drains*	Pleasant Grove Creek South Branch Sierra View Tributary
[6] 303(d) listed pollutants of concern *Refer to State Water Resources Control Board website* www.waterboards.ca.gov/water_issues/programs/water_quality_assessment/#impaired	Bifenthrin, cyfluthrin, cypermethrin, toxicity
[7] Is Project going to be phased? *If yes, ensure that the SWQP evaluates each phase with distinct DMAs, requiring LID BMPs to address runoff at time of completion*	No

[8] *Use this form to show a conceptual schematic depicting DMAs and conveyance features connecting DMAs to the site outlet(s). An example is provided below that can be modified for the proposed project or a drawing clearly showing DMAs and flow routing may be attached.*

Example only
Modify for project specific SWQP
Use separate sheet if necessary

See Exhibit

Form 3-2 Site Assessment and Layout Documentation

	Has this Item been considered in the Site Layout and depicted in the Site Plan?	
	Yes	**Not Applicable (Include brief explanation)**
Define the development envelope and protected areas, identifying areas that are most suitable for development areas to be left undisturbed.	X	
Concentrate development on portions of the site with less permeable soils and preserve areas that can promote infiltration.		N/A, all of the site is on Type D soils
Limit overall impervious coverage of the site with paving and roofs.		N/A, conforming to local impervious coverage ordinances
Set back development from creeks, wetlands, and riparian habitats.	X	
Preserve significant trees.	X	
Conform site layout along natural landforms.	X	
Avoid excessive grading and disturbance of vegetation and soils.		N/A, site has previously been disturbed
Replicate the site's natural drainage patterns.	X	
Detain and retain runoff throughout the site.	X	

Attach a Site Plan that incorporates the applicable considerations above. Ensure that the following items are included in the Site Plan:

Site Boundary
Soil types and areal extents, test pit and infiltration test locations
Topographic data with 1 ft. contours
Existing natural hydrologic features (depressions, watercourses, wetlands, riparian corridors)
Environmentally sensitive areas and areas to be preserved.
Proposed locations and footprints of improvements creating new, or replaced, impervious surfaces
Potential pollutant sources and locations
Entire site divided into separate DMAs with unique identifiers
Existing and proposed site drainage network with flow directions and site run-on and discharge locations
Proposed design features and surface treatments used to minimize imperviousness and reduce runoff
Proposed locations and footprints of treatment and hydromodification management facilities
Design features for managing authorized non-stormwater discharges
Areas of soil and/or groundwater contamination
Existing utilities and easements
Maintenance areas

Form 3-3 Source Control Measures

Potential Pollutant Generating Activity or Source	Check One		Describe the source control measures to be implemented for each potential pollutant generating activity or source present on the project as listed in Appendix C and in the CASQA Fact Sheets. Include any special features, materials, or methods of construction that will be used.
	Present	Not Applicable	
Accidental spills or leaks	☐	☑	
Interior floor drains	☐	☑	
Parking/storage areas and maintenance	☐	☑	
Indoor and structural pest control	☐	☑	
Pools, spas, ponds, decorative fountains, and other water features	☐	☑	
Landscape/outdoor pesticide use	☑	☐	All manufacturer recommendations and regulations will be followed. Minimum amounts will be used.
Restaurants, grocery stores, and other food service operations	☐	☑	
Refuse areas	☐	☑	
Industrial Processes	☐	☑	
Outdoor storage of equipment or materials	☐	☑	
Vehicle and equipment cleaning	☐	☑	
Vehicle and equipment repair and maintenance	☐	☑	
Fuel dispensing areas	☐	☑	
Loading docks	☐	☑	
Fire sprinkler test water	☐	☑	
Drain or wash water from boiler drain lines, condensate drain lines, rooftop equipment, drainage sumps, and other sources	☐	☑	
Unauthorized non-storm water discharges	☐	☑	
Building and grounds maintenance	☐	☑	

The source control measures identified in this table shall be designed consistent with recommendations from the CASQA Stormwater BMP Handbook for New Development and Redevelopment[1], or from another equivalent manual.

[1] California Stormwater BMP Handbook New Development and Redevelopment. California Stormwater Quality Association (CASQA). January 2003.

Form 3-4 Runoff Reduction Calculator for Site Design Measures on Regulated Projects

[1]DMA ID No.			DEV01		DEV02		N201	
Site Design Measure	**Runoff Reduction Parameters**			**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**
[2] Adjacent/On-Site Stream Setbacks and Buffers	A_{imp} (ft^2)	*impervious drainage area*	-	-	-	-	-	-
	V_{85} (in)	*runoff volume from 85th percentile, 24-hour storm*	0.81		0.8		0.8	
[3] Soil Quality Improvement and Maintenance	A_{pond} (ft^2)	*ponding area*	0	-	0	372.8	0	-
	D_{pond} (ft)	*ponding depth*						
	A_{sa} (ft^2)	*soil amendment area*	0		1065		0	
	D_{sa} (ft)	*depth of amended soil*	1.0		1.0		1.0	
	n	*porosity of amended soil*	0.35		0.35		0.35	
[4] Tree Planting and Preservation	n_e	*number of new evergreen trees*	0	-	5	110.4	0	-
	n_d	*number of new deciduous trees*	0		5		0	
	A_{tc} (ft^2)	*canopy area of existing trees to remain on the property*						
	V_{85} (in)	*runoff volume from 85th percentile, 24-hour storm*	0.8		0.8		0.8	
[5] Rooftop and Impervious Area Disconnection	A_{imp} (ft^2)	*impervious drainage area*	-	-	7,500	506.3	-	-
	V_{85} (in)	*runoff volume from 85th percentile, 24-hour storm*	0.8		0.8		0.8	
[6] Porous Pavement	A_{res} (ft^2)	*area of gravel storage layer*		-	0	-		-
	D_{res} (ft)	*depth of gravel storage layer*						
	n_{agg}	*porosity of aggregate*						
	C	*efficiency factor*						
[7] Vegetated Swales	A_{imp} (ft^2)	*impervious drainage area*		-		-		-
	V_{85} (in)	*runoff volume from 85th percentile, 24-hour storm*	0.8		0.8		0.8	
[8] Rain Barrels and Cisterns	N	*number of rain barrels and/or cisterns*		-	0	-	0	-
	V_a (ft^3)	*volume of each rain barrel and/or cistern*						
[9] Do all Site Design Measures meet the design requirements outlined in the Fact Sheets?					Yes	X	No	
[10] Total Volume Reduction (ft^3)			-		989		-	
[11] Effective Treated Impervious Area (ft^2)			-		14,657		-	

Form 3-4 Runoff Reduction Calculator for Site Design Measures on Regulated Projects

[1]DMA ID No.			N3 Sheds		N4 Sheds		DEV06	
Site Design Measure	**Runoff Reduction Parameters**			**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**
[2] Adjacent/On-Site Stream Setbacks and Buffers	A_{imp} (ft^2)	*impervious drainage area*		-		-		-
	V_{85} (in)	*runoff volume from 85th percentile, 24-hour storm*	0.8		0.8		0.8	
[3] Soil Quality Improvement and Maintenance	A_{pond} (ft^2)	*ponding area*		107.1		172		9
	D_{pond} (ft)	*ponding depth*						
	A_{sa} (ft^2)	*soil amendment area*	306		492		27	
	D_{sa} (ft)	*depth of amended soil*	1.0		1.0		1.0	
	n	*porosity of amended soil*	0.35		0.35		0.35	
[4] Tree Planting and Preservation	n_e	*number of new evergreen trees*	17	375.2	4	88	2	33
	n_d	*number of new deciduous trees*	17		4		2	
	A_{tc} (ft^2)	*canopy area of existing trees to remain on the property*						
	V_{85} (in)	*runoff volume from 85th percentile, 24-hour storm*	0.8		0.8		0.8	
[5] Rooftop and Impervious Area Disconnection	A_{imp} (ft^2)	*impervious drainage area*	25,500	1,721.3	6,000	405	2,250	152
	V_{85} (in)	*runoff volume from 85th percentile, 24-hour storm*	0.8		0.8		0.8	
[6] Porous Pavement	A_{res} (ft^2)	*area of gravel storage layer*		-		-		-
	D_{res} (ft)	*depth of gravel storage layer*						
	n_{agg}	*porosity of aggregate*						
	C	*efficiency factor*						
[7] Vegetated Swales	A_{imp} (ft^2)	*impervious drainage area*		-		-		-
	V_{85} (in)	*runoff volume from 85th percentile, 24-hour storm*	0.8		0.8		0.8	
[8] Rain Barrels and Cisterns	N	*number of rain barrels and/or cisterns*		-		-		-
	V_a (ft^3)	*volume of each rain barrel and/or cistern*						
[9] Do all Site Design Measures meet the design requirements outline								
[10] Total Volume Reduction (ft^3)				**2,204**		**665**		**194**
[11] Effective Treated Impervious Area (ft^2)				**32,646**		**9,859**		**2,881**

Form 3-4 Runoff Reduction Calculator for Site Design Measures on Regulated Projects

[1]DMA ID No.			DEV07 + C Sheds w/o Swale		DEV07 + C Sheds w/ Swale	
Site Design Measure	**Runoff Reduction Parameters**			**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**
[2] Adjacent/On-Site Stream Setbacks and Buffers	A_{imp} (ft^2)	*impervious drainage area*		-		-
	V_{85} (in)	*runoff volume from 85th percentile, 24-hour storm*	0.8		0.8	
[3] Soil Quality Improvement and Maintenance	A_{pond} (ft^2)	*ponding area*		306		306
	D_{pond} (ft)	*ponding depth*				
	A_{sa} (ft^2)	*soil amendment area*	873		873	
	D_{sa} (ft)	*depth of amended soil*	1.0		1.0	
	n	*porosity of amended soil*	0.35		0.35	
[4] Tree Planting and Preservation	n_e	*number of new evergreen trees*	48	1,067	48	1,067
	n_d	*number of new deciduous trees*	49		49	
	A_{tc} (ft^2)	*canopy area of existing trees to remain on the property*				
	V_{85} (in)	*runoff volume from 85th percentile, 24-hour storm*	0.8		0.8	
[5] Rooftop and Impervious Area Disconnection	A_{imp} (ft^2)	*impervious drainage area*	72,750	4,911	72,750	4,911
	V_{85} (in)	*runoff volume from 85th percentile, 24-hour storm*	0.8		0.8	
[6] Porous Pavement	A_{res} (ft^2)	*area of gravel storage layer*		-		-
	D_{res} (ft)	*depth of gravel storage layer*				
	n_{agg}	*porosity of aggregate*				
	C	*efficiency factor*				
[7] Vegetated Swales	A_{imp} (ft^2)	*impervious drainage area*		-	167,366	11,297
	V_{85} (in)	*runoff volume from 85th percentile, 24-hour storm*	0.8		0.8	
[8] Rain Barrels and Cisterns	N	*number of rain barrels and/or cisterns*		-		-
	V_a (ft^3)	*volume of each rain barrel and/or cistern*				
[9] Do all Site Design Measures meet the design requirements outline						
[10] Total Volume Reduction (ft^3)				**6,283**		**17,580**
[11] Effective Treated Impervious Area (ft^2)				**93,082**		**260,448**

Form 3-5 Computation of Water Quality Design Criteria for Stormwater Treatment and Baseline Hydromodification Measures

DMA ID No.	DEV01	DEV02	N201	N3 Sheds	N4 Sheds	DEV06	DEV07 + C Sheds w/o Swale	DEV07 + C Sheds w/ Swale
[1]Total impervious area requiring treatment	13,416	14,636	10,062	76,143	9,757	18,870	167,366	167,366
[2] Impervious area untreated by Site Design Measures (ft^2) *Item 1 – Form 3-4 Item 11*	13,416	-	10,062	43,497	-	15,990	74,285	-
[3]Additional pervious area draining to BMP (ft^2)	10,542	21,954	3,006	89,385	14,636	14,235	260,829	260,829
[4] Composite DMA Runoff Coefficient (Rc) *Enter area weighted composite runoff coefficient representing entire DMA*	0.34	0.00	0.53	0.17	0.00	0.29	0.12	0.00
[5] Water Quality Volume (WQV) (ft^3) *WQV = 1/12 * [Item 2 + Item 3) *Item 4] * Unit WQV*	441	-	372	1,188	-	472	2,093	-
[6] Water Quality Flow (WQF) (cfs) *WQF = 1/43,200 * [0.2* (Item 2 + Item 3) * Item4]*	0.038	0.000	0.032	0.102	0.000	0.040	0.179	0.000

Form 3-6 Volume-Based Infiltrating Bioretention Measures			
[1]**DMA ID No.** *If combining multiple DMAs from Form 3-5, enter a new unique DMA ID No.*	**N201**	**N3 Sheds**	**DEV06**
[2]WQV (ft^3) *Item 5 in Form 3-5* *If combining multiple DMAs from Form 3-5, enter the sum of their respective WQVs.*	372	1188	472
[3]Surface Loading Rate *Maximum 5.0 in/hr*	5	5	5
[4]BMP Surface Area (ft^2) *Top of BMP*	258	950	347
[5]Infiltration rate of underlying soils (in/hr)	0.07	0.07	0.07
[6]Maximum ponding depth (ft) *BMP specific, see BMP design details*	0.5	0.5	0.5
[7]Ponding Depth (ft) d_{BMP} *= Minimum of (1/12 * Item 5 * 48 hrs) or Item 6*	0.28	0.28	0.28
[8]Infiltrating surface area, SA_{BMP} (ft^2) *Bottom of BMP*	215	792	289
[9]Planting media depth, d_{media} (ft)	1.5	1.5	1.5
[10]Planting media porosity	0.35	0.35	0.35
[11]Gravel depth, d_{media} (ft) *Only included in certain BMP types*	3.5	3.5	3.5
[12]Gravel porosity	0.30	0.30	0.30
[13]Retention Volume (ft^3) $V_{retention}$ *= Item 8 * [Item7 + (Item 9 * Item 10) + (Item 11 * Item 12) + (1.5* (Item 5 / 12))]*	401	1,476	539
[14]Untreated Volume (ft^3) $V_{untreated}$ *= Item 2 – Item 13* *If greater than zero, adjust BMP sizing variables and re-compute retention volume*	0	0	0
[15] Treated Flow Rate (ft^3/s) $Q_{treated}$ *= 1/43,200*(Item 3 * Item 4)*	0.0299	0.1100	0.0401
[16]Total Treated Flow Rate for Project (ft^3/s) Q_{total} *= Sum of Item 15 for all DMAs*	0.217		
[17]Is WQV for each DMA treated on-site?	**X**	**No**	

Form 5-1 BMP Inspection and Maintenance		
BMP	**Inspection Point and Frequency**	**Maintenance Activity Required**
Veg Swale	Embankments and channel/Twice a year or as needed	Repair erosion problems, remove debris and sediment
	Channel/Annual or as needed	Mow grass to no shorter than 6-inches, reseed to maintain dense turf
Bioretention Facilities	Inlets and outlets/ Twice a year	Remove debris, sediment, and litter
	Plants/Monthly or as needed	Irrigate, weed control, replace dead plants
	Standing water in excess of 72-hours/Annual or as needed	Remove accumulated sediment and flush drainage including underdrain
	Erosion, holes or voids/Annual or as needed	Repair erosion and stabilize, inspect underdrain and replace soil if needed
Trees	At each tree/as necessary	Irrigate to establish and maintain
	At each tree/annually	Remove fallen leaves and debris
	At each tree/regularly	Prune dead vegetation from trees
	At each tree/as needed	Minimize the use of chemical fertilizers
	At each tree/as necessary	Maintain lawn and turf at least 24-inches from trunk of tree
	At each tree/as necessary	Remove and replace dead trees
Soil Amended Areas	At each amended soil area/annually	Inspect for signs of compaction, waterlogging. Add soil amendments or mechanically aerate as needed.
	At each amended soil area/annually	Inspect for loss of vegetative cover and erosion. Repair eroded areas and replant vegetation as needed.

Form 6-1 Post-Construction Stormwater BMPs

Following is a summary of all BMPs included in the Project design. This checklist must be included on the cover sheet of the Improvement Plans for all Regulated Projects.

BMP		Plan Sheet Number(s)
Structural Source Controls (list BMPs)		
Site Design Measures	Stream Setbacks and Buffers	
	Soil Quality Improvement and Maintenance	**Sierra View SLTM**
	Tree Planting and Preservation	**Sierra View SLTM**
	Rooftop and Impervious Area Disconnection	**Sierra View SLTM**
	Porous Pavement	
	Vegetated Swales	**Sierra View SLTM**
	Rain Barrels and Cisterns	
Stormwater Treatment and Baseline Hydromodification Measures	Bioretention with Infiltration	**Sierra View SLTM**
	Flow-Through Planters, Tree Box Filters and Media Filters	
Hydromodification Management Measures	Supplemental Detention	**Sierra View SLTM**

Vegetated Swale
Data and Results

Swale Name	Contributing Area (ac)	SWQ Flow[1] (cfs)	Slope (ft/ft)	Manning's 'n'	Maximum Depth (ft)	Side Slope (ft:ft)	Minimum Bottom Width of each bay (ft)	No. of Bays	Minimum Length (ft)	Area per Bay (ft^2)	Wetted Perimeter per Bay (ft)	Hydraulic Radius per Bay (ft)	Velocity (fps)	Contact Time (min)	Overall Bottom Width (ft)
DEV07 + C Sheds	9.83	0.179	0.005	0.25	0.33	3	3	1	104	1.33	5.05	0.26	0.17	10.05	3.0

FEHR PEERS

TECHNICAL MEMORANDUM

Date: September 7, 2021
To: Jack Varozza, PE – City of Roseville
From: John Gard, PE – Fehr & Peers
Subject: ***Transportation Impact Study for Sierra View Residential Project***

RS21-4081

This memorandum analyzes the transportation impacts associated with construction of the Sierra View Residential Project, which would be situated west of Shasta Street and south of Diamond Oaks Road in Roseville, CA. Refer to **Figure 1** for project location and **Figure 2** for project site plan. This memorandum consists of the following sections:

- Existing Conditions
- Existing Plus Project Conditions
- Cumulative Conditions
- Vehicle Miles Traveled
- Review of Project Access

Existing Conditions

The project site would be served by the following roadways:

- Diamond Oaks Road – is an east-west, two-lane residential street with a posted speed limit of 25 miles per hour (mph) that extends 1.8 miles from Washington Boulevard to Reserve Drive. Single-family residences front the vast majority of this street. It is used to access local residences, the Diamond Oaks Golf Course, and is also used by some motorists as a cut-through route to access various destinations including Roseville High School. A motorist traveling the entirety of this roadway would encounter three all-way stop-controlled intersections, including at Diamond Oaks Road/Shasta Street.
- Shasta Street – is a north-south two-lane residential street with a posted speed limit of 25 mph that extends 1.0 miles from Diamond Oaks Road to Sierra Drive, which provides access to the "crooked bridge" connecting to Old Town Roseville. It also connects to Yosemite Avenue, which provides access to Atlantic Street and downtown Roseville and Interstate 80. Land uses along this segment include single-family (front-on) dwelling units, multi-family units, Ferris Spanger Elementary School, and Diamond Oaks Park. Similar to Diamond Oaks Road, Shasta Street is used for a variety of trip purposes.

Due to the COVID-19 pandemic and the resulting changes to travel patterns due to the statewide stay-at- home directive implemented in March 2020, existing traffic counts were not collected. Instead, traffic count data was obtained from a "Big Data" vendor, StreetLight Data, Inc. StreetLight Data captures anonymized location records from smart phones and navigation devices in connected cars and trucks. Because StreetLight Data collects location records at all times of the day and year, providing for a much larger data set when compared to a traditional data collection effort on a single day.

Table 1 displays the resulting Average Daily Traffic (ADT) on the study roadways. This data is also shown geographically on **Figure 3**. Mid-week (Tuesday through Thursday) traffic data was obtained from September and October 2019 to establish existing conditions. Data was collected for all movements at the Diamond Oaks Road/Shasta Street intersection for a typical 24-hour mid-week period. From this data, it was possible to identify both the amount of daily traffic on each roadway segment and the amount of AM and PM peak hour traffic at the intersection by turning movement. For quality control purposes, pre-COVID traffic data was obtained at the Diamond Oaks Road/Washington Boulevard signalized intersection using the City's Intelligent Transportation System (ITS) count database to confirm that the volume of traffic on Diamond Oaks Road between Washington Boulevard and Shasta Street was similar for each source. This was found to be the case.

Table 1: Average Daily Traffic (ADT) on Study Roadways – Existing Conditions

Segment	ADT [1]
Diamond Oaks Road west of Shasta Street	5,200
Diamond Oaks Road east of Shasta Street	4,300
Shasta Street south of Diamond Oaks Road	4,200
Shasta Street south of Ferris Spanger Elementary School [2]	4,500

Notes:

1. Data represents pre-COVID conditions (i.e., September/October 2019).
2. Estimated based on directionality of trips in/out of Ferris Spanger Elementary School and known usage of the Diamond Bar Lane-Manzanita Avenue route by Roseville High School students.

Values rounded to the nearest one hundred.

Source: Fehr & Peers, 2021.

Existing Plus Project Conditions

Project Description

According to the project site plan (*Sierra View Tentative Subdivision Map*, MacKay & Somps, April 2021), the project would consist of 75 single-family dwelling units in a gated community. All streets within the community would be private.

Vehicular access would be provided by a private street (shown as Whistling Straits Drive on the site plan) situated on the south side of Diamond Oaks Road about 550 feet west of Shasta Street. This access would have a turn-around area for vehicles that are turned away at the gate. An emergency vehicle access (EVA) would be provided on Shasta Street opposite Ferris Spanger Elementary School. Sidewalks would be provided on one side of each access street to connect the neighborhood to the adjacent public street.

Preliminary analyses of the project focused on the benefits and drawbacks of four distinct scenarios consisting of full, partial, and no vehicular access from the Diamond Oaks Road and Shasta Street access points. Below is a summary of how these options were evaluated (Appendix A provides additional details regarding site constraints and evaluation of the options):

- Two of the four options consisted of full access onto Shasta Street with varying levels of access on Diamond Oaks Road. These two options were removed from further consideration because they would have substantially increased vehicular conflicts with Ferris Spanger Elementary School and would have introduced a sight distance constraint (i.e., horizontal curvature of Shasta Street) that may have proven difficult to solve.
- A third option consisting of full access on Diamond Oaks Road and partial access on Shasta Street, allowing for exiting movements only (along with an EVA) was also considered. This was also rejected because of the potential for wrong-way travel as well as continued conflicts with school traffic.
- The fourth option is the proposed project.

Trip Generation

The project's trip generation was calculated based on trip rates and methodologies published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 10th Edition* (2017). Because the project consists of single-family detached units, the "Single-Family Detached Housing" land use category was used to estimate daily and peak hour trips generated by the project.

Table 2 shows the project's trip generation on a daily basis and during the AM and PM peak hours. As shown, the project would generate approximately 710 daily trips, with 56 occurring during the AM peak hour and 75 occurring during the PM peak hour.

Table 2: Project Trip Generation

Land Use[2]	Quantity	Units[1]	Daily Total	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Single-Family Detached Housing (Code 210)	75	du	708	14	42	56	47	28	75

Notes:
1. "du" represents dwelling units
2. Based on trip rates from *Trip Generation Manual, 10th Edition* (Institute of Transportation Engineers, 2017).

Source: Fehr & Peers, 2021.

Trip Distribution and Trip Assignment

Streetlight Data, Inc. offers another innovative data product consisting of quantification of the spatial distribution of trips generated by a given neighborhood. This data was obtained for this study, focusing on the neighborhood immediately north of the northerly terminus of Shasta Street (i.e., Nicklaus Circle).

Because the project would be situated in close proximity to this neighborhood, it would presumably have similar trip distribution characteristics. **Figure 4** displays the expected daily distribution of project trips based on the characteristics of these neighborhoods. This figure shows that the majority of trips (75 percent) are expected to be distributed to/from the east or west on Diamond Oaks Road. This makes sense because these routes provide access to a variety of retail destinations and employment centers.

Project trips were added to existing volumes to yield the Existing Plus Project roadway segment daily volumes shown on **Figure 5.** Key findings from this figure are:

1. The largest increase in project trips would occur on the segment of Diamond Oaks Road between Shasta Street and the project access. The volume on this segment would increase from 5,200 to 5,670 vehicles, a nine percent increase.[1] During the PM peak hour, the volume on this segment would increase by about 50 vehicles, or one additional vehicle per minute.

[1] To put this increase in perspective, it is typical to see fluctuations of five to ten percent in traffic from one weekday to the next.

2. The daily traffic volume on Diamond Oaks Road east of Shasta Street would increase from 4,300 to 4,590 vehicles, a seven percent increase.
3. Project-related traffic volumes on Shasta Street south of Diamond Oaks Road would be modest at about 200 vehicles per day.

The City of Roseville does not use roadway ADT values to analyze project impacts. This information has been prepared for informational purposes so that reviewers of the project understand how traffic volumes on surrounding roadways would change if the project was constructed.

Given the project's size and expected travel characteristics, it was deemed unnecessary to study any nearby intersections. During the PM peak hour, the project would add 26 trips to the Washington Boulevard/Diamond Oaks Road intersection, which is a small percentage of the current volume at the intersection. The intersection is in the midst of being widened to provide more capacity along Washington Boulevard. Analysis of that intersection would not have yielded the need for any additional improvements. The project would add 30 PM peak hour trips to Reserve Drive, which would be distributed either to the north toward Roseville Parkway or the south toward Berry Street. Again, this modest level of traffic increase would not materially affect operations at those locations.

Instruction at Ferris Spanger Elementary School begins at 8:15 AM and ends at 2:35 PM. During the schools' two peak hours (i.e., 8-9 AM and 2-3 PM), the project would add 11 and 12 trips, respectively, along the school frontage. This would represent about a three percent increase over the existing volumes during each school peak hour. This level of increase is less than the daily fluctuation in traffic on streets such has this, and thus would not be noticeable to most drivers.

Cumulative Conditions

Traffic forecasts were developed for cumulative conditions using the City of Roseville 2035 travel demand model. This model considers reasonably foreseeable land uses and roadway network improvements throughout the City as well as adjacent cities. Noteworthy improvements include the widening of Washington Boulevard from two to four lanes from south of Pleasant Grove Boulevard to Sawtell Road. This is an important alternate route to Shasta Street and Diamond Oaks Road.

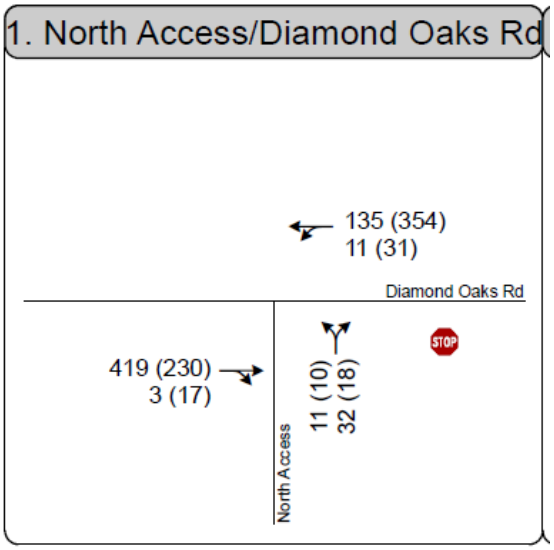
Figure 6 shows the Cumulative No Project ADT volumes on the study roadways. A comparison of these volumes to existing conditions shows the greatest growth in background traffic (about 800 ADT) would occur on Diamond Oaks Road west of Shasta Street.

Project trips were added to those volumes to yield the Cumulative Plus Project daily volumes also shown on that figure. Consistent with the earlier findings, project trips would be distributed in a fairly even manner on all three routes, with the most project trips (470 ADT) added to the short segment of Diamond Oaks Road between the project access and Shasta Street.

Evaluation of Project Access

Vehicular Access on Diamond Oaks Road

Shown below is the weekday AM (without parentheses) and PM (with parentheses) peak hour traffic volumes at the Diamond Oaks/Project Access intersection under Existing Plus Project conditions.



The following is recommended based on the traffic volumes shown above:

- Operate the Diamond Oaks/Project Access intersection with side-street stop-control.

A review of sight distance was conducted for motorists desiring to turn left from westbound Diamond Oaks Road into the project site. To the west of the access, Diamond Oaks Road features a gradual horizontal curve. Field observations indicate that motorists operating their vehicles at normal operating speeds would be visible for in excess of 7.5-seconds before passing the project access. This sight value, often referred to as the 7.5-second rule, is associated with adequate sight distance. Adequate sight distance would also be provided for motorists exiting the project site (provided that no shrubs or monuments or placed within the intersection sight triangle).

It is also noted that the project access intersection has been positioned such that the beam of a vehicle's headlights exiting the project would not be directed towards residents' windows on the north side of the street.

Emergency Vehicle Access on Shasta Street

A gate would be constructed at this access to prohibit travel by all motorists except emergency vehicles. Pedestrians and bicyclists would be able to access the project through a gated walkway. The project site plan shows the placement of landscaping and a detention basin along the project frontage of Shasta Street. This would effectively preclude the undesired current practice whereby parents park on the west side of the street and walk across Shasta Street to pick-up or drop-off their student. The following is recommended:

- Post "No Stopping" signs within the short EVA driveway apron.

Vehicle Miles Traveled (VMT)

Page 4.3-29 of the *City of Roseville General Plan Update Final EIR* (2020) contains the following statements regarding VMT analysis:

> "*Quantitative analysis would not be required if it can be demonstrated that a project is consistent with the General Plan and would generate VMT which is equivalent to or less than what was assumed in this General Plan EIR*."

Page TI 16-22 of the *January 2021 Amendments to the City of Roseville Design and Constructions Standards* contains the following statements regarding VMT analysis:

> "*A project may be screened from additional VMT analysis if it meets one or more of the following criteria. These criteria are based on the Governor's Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA (December 2018).*"
>
> 1. *Within Scope of Prior CEQA Analysis – The VMT generated by the project is within the scope of a prior CEQA analysis, and is therefore covered by a prior analysis, Prior analysis includes analysis performed for the General Plan.*

The project site would be situated within infill zone 100, which has an R3 zoning and Medium Density Residential land use designation. According to data from the City, there are 170 remaining units among the 223 units (i.e., 32.98 acres at 6.8 units per acre) that were allocated. Since the proposed project, which would include a rezone from Medium to Low Density Residential, proposes only 75

units, it would generate less VMT than what was assumed in the General Plan. Accordingly, VMT impacts would be less than significant.

We hope this information is helpful. Please with any questions or comments.

Appendix A – Vehicular Access Options for Sierra View Residential Project

Part 1 – Summary of Issues at Shasta Street Access

Proximity of the Ferris Spanger Elementary School

This school is situated directly across Shasta Street from the project site. Field observations during school hours revealed the following:

- Moderate queuing and congestion were observed along Shasta Street.
- Some parents/guardians were observed to park on the opposite side of Shasta Street from the school to pick-up students. This resulted in moderate numbers of pedestrian crossings.

The photos below illustrate existing conditions.

Image 1: Photo of pedestrians crossing Shasta Street during student pick-up.

Image 2: Photo of queued vehicles on northbound Shasta Street during student pick-up.

Horizontal Curvature of Shasta Street

The project's southerly access point would be directly south of a portion of Shasta Street that features a horizontal curve. Additionally, shrubs and tree branches and fencing also limit the line of sight. Refer to photo below for current line of sight.

Image 3: View of southbound Shasta Street from approximate location of southerly project access.

Part 2 – Evaluation of Four Access Scenarios

Table: Study Recommendations

Scenario	Recommendation
Scenario 1: Full Access on Diamond Oaks Road and Shasta Street	Remove from further consideration because it would introduce substantially increased vehicular conflicts with Ferris Spanger Elementary School.
Scenario 2: Full access on Shasta Street and emergency vehicle access (EVA) on Diamond Oaks Road	Remove from further consideration because it would introduce substantially increased conflicts with access to Ferris Spanger Elementary School and cause unnecessary traffic volume increases on Shasta Street
Scenario 3: Full access on Diamond Oaks Road and partial access on Shasta Street, allowing for exiting movements only	Less desirable than Scenario 4 because the two issues raised in Part 1 would be difficult to address[1].
Scenario 4: Full access on Diamond Oaks Road and emergency vehicle access (EVA) on Shasta Street	. Proposed Project

Note:
[1] Allowing outbound (exiting) movements would have less interference with school-related trips (versus full access). However, conflicts would nevertheless increase due to the frequency of activity along the street (turning vehicles, queued vehicles, parked vehicles, pedestrian crossings, etc.) in the immediate driveway vicinity.

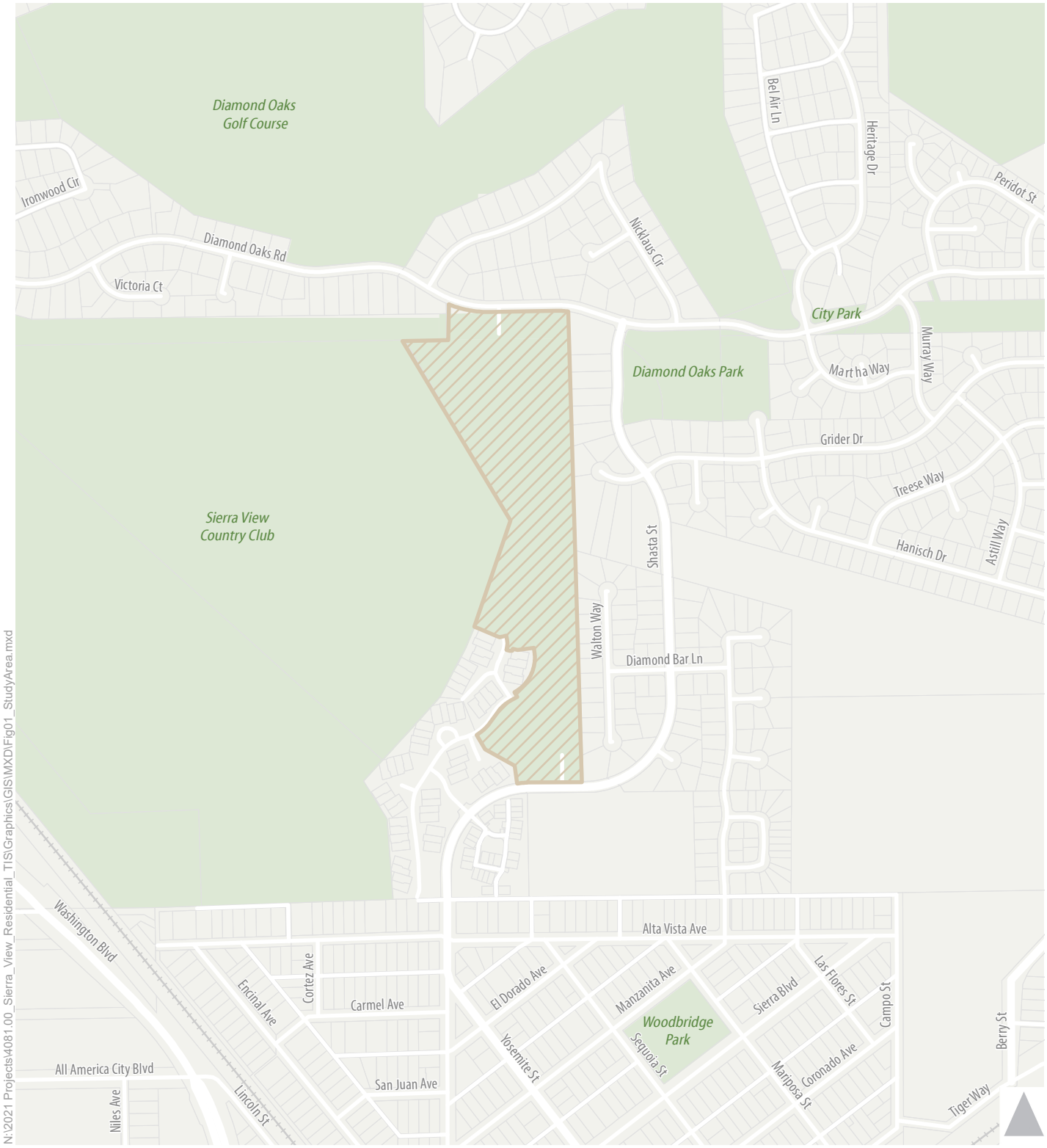


Figure 1

Study Area

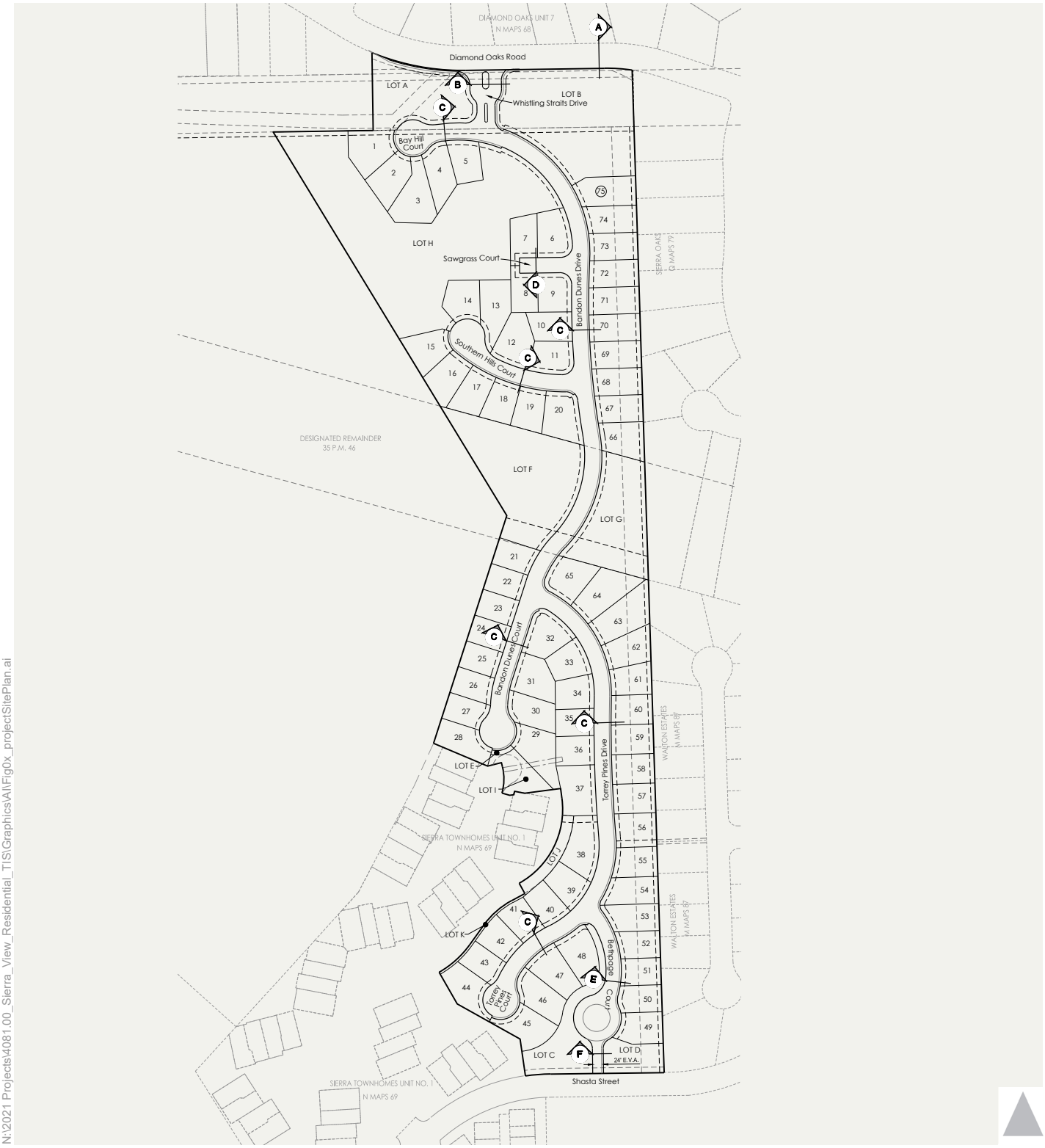


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Figure 2

Project Site Plan

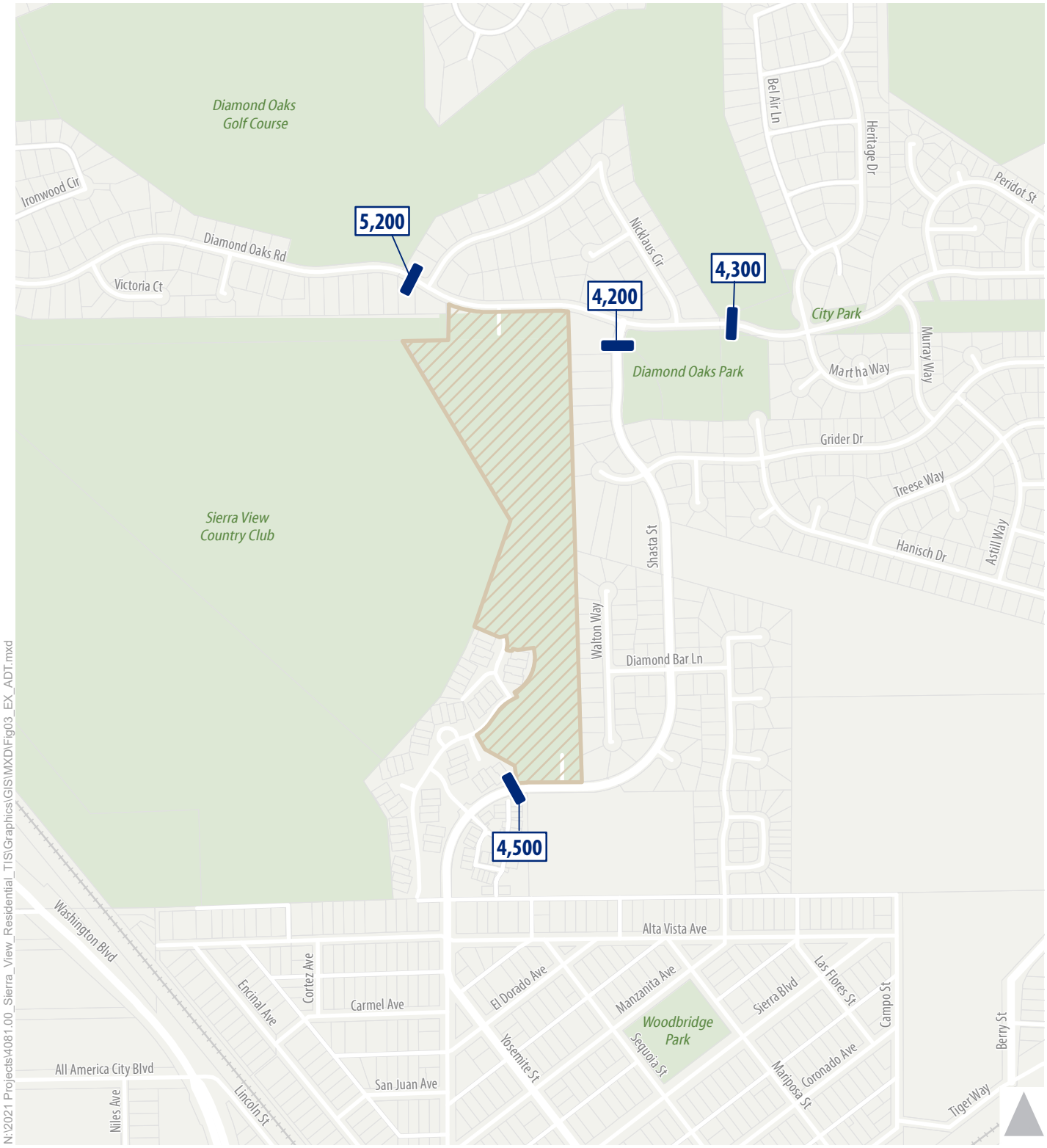

Figure 3

Average Daily Traffic Volumes - Existing Conditions

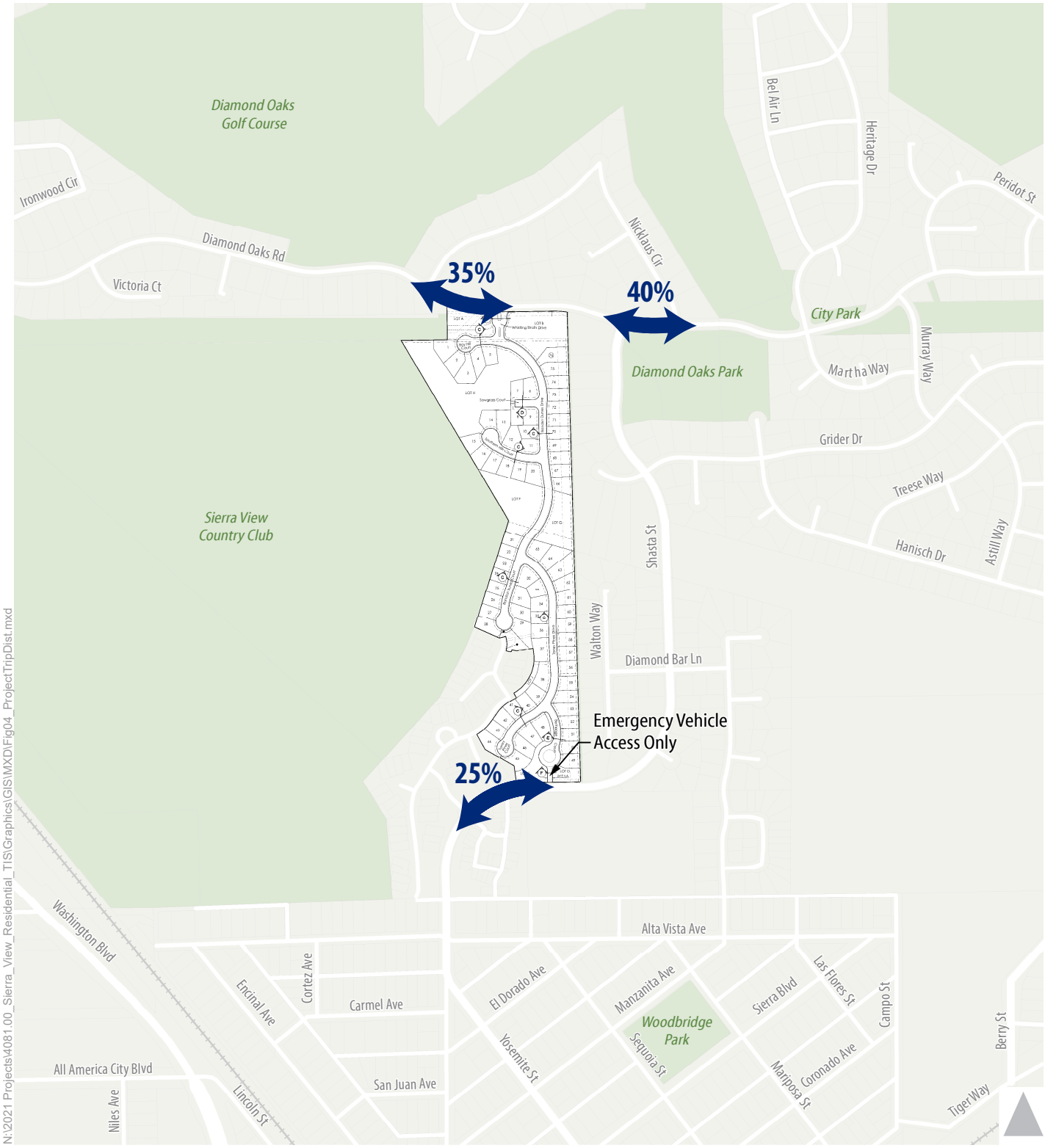

Figure 4

Project Trip Distribution

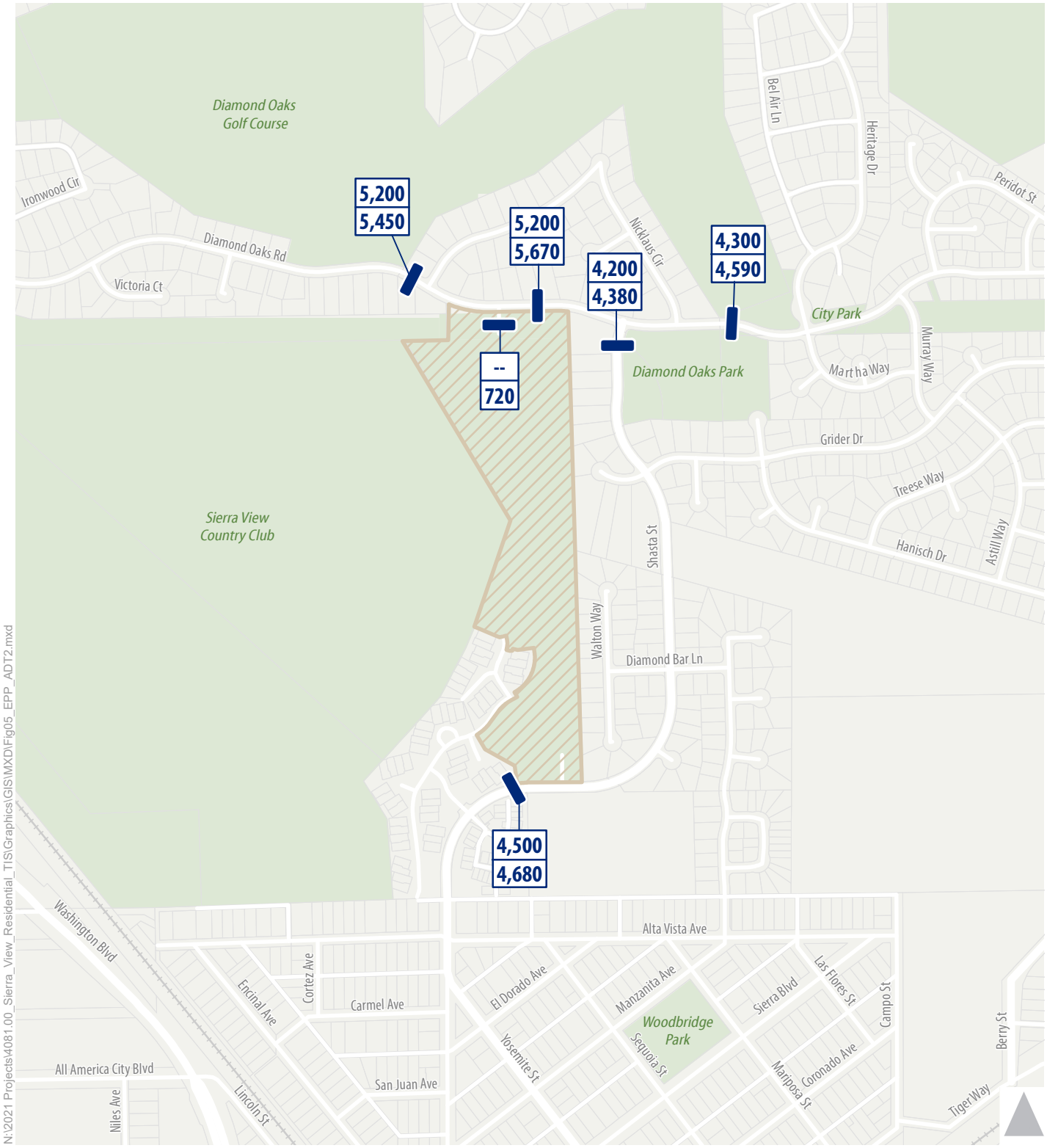

Figure 5

Average Daily Traffic Volumes (ADT) - Existing Plus Project Conditions

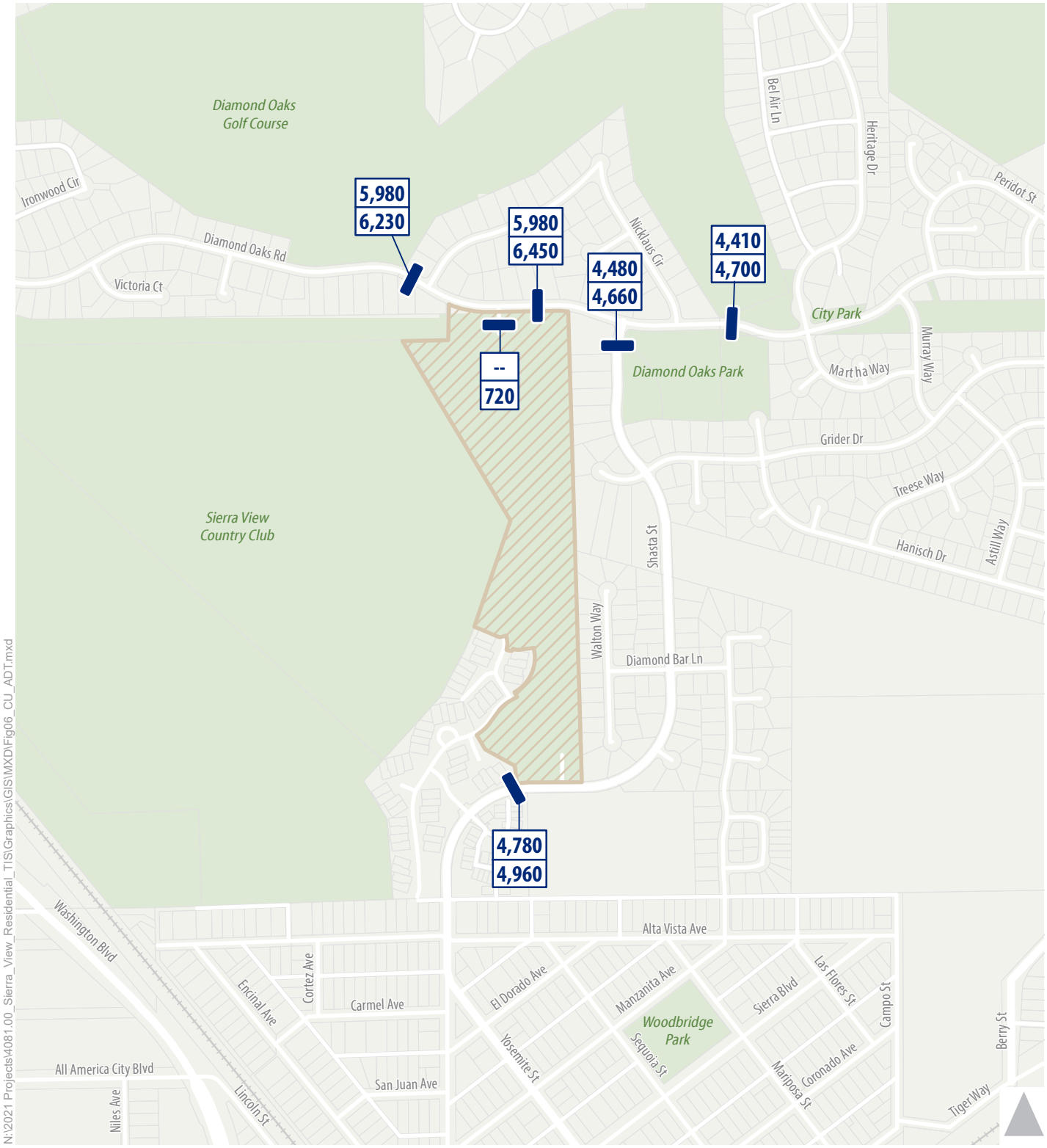

Figure 6

Average Daily Traffic Volumes (ADT) - Cumulative Conditions

CEQA AB52
Tribal Consultation Notice

Date: August 4, 2021

To:

Anna Starkey, Cultural Regulatory Specialist
United Auburn Indian Community
10720 Indian Hill Road
Auburn, CA 95603

Don Ryberg, Chairperson
Tsi Akim Maidu
PO Box 510
Browns Valley, CA 95918

Sara D. Setshwaelo, Cultural Committee Chair
Ione Band of Miwok Indians
P.O. Box 699
Plymouth, CA 95669

Nicholas Fonseca, Chairperson
Shingle Springs Band of Miwok Indians
P.O. Box 1340
Shingle Springs, CA 95682

RE: Notice of Opportunity to Consult Under AB52 for the INFILL PCL 3 & 100 – Sierra View Subdivision Project (File #PL21-0162) in the City of Roseville

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The City of Roseville will soon be initiating environmental review under the California Environmental Quality Act (CEQA) for the above referenced project. A project location map and preliminary project description are enclosed for your information.

In accordance with Assembly Bill 52 (AB 52) and Section 21080.3.1(d) of the California Public Resources Code (PRC), we are responding to your Tribe's request to be notified of projects in our jurisdiction that will be reviewed under CEQA. The above names were provided to the City of Roseville as the point of contact for your tribe. We are hereby notifying you of an opportunity to consult with us regarding the potential for this project to impact Tribal Cultural Resources, as defined in Section 21074 of the PRC. The purposes of tribal consultation under AB 52 are to determine, as part of the CEQA review process, whether or not Tribal Cultural Resources are present within the project area, and if so, whether or not those resources will be significantly impacted by the project. If Tribal Cultural Resources may be significantly impacted, then consultation will also help to determine the most appropriate way to avoid or mitigate those impacts.

Mackenzie Harrison is the City's Lead Agency Contact to receive replies in response to this notice. In accordance with Section 21080.3.1(d) of the PRC, you have 30 days from the receipt of this notice to either request or decline AB52 consultation in writing for this project from the City's Lead Agency Contact. Please send your written response by letter or by email to:

Mackenzie Harrison
311 Vernon Street
Roseville, CA 95678
msharrison@roseville.ca.us

Cc: Jason Camp, Tribal Historic Preservation Officer

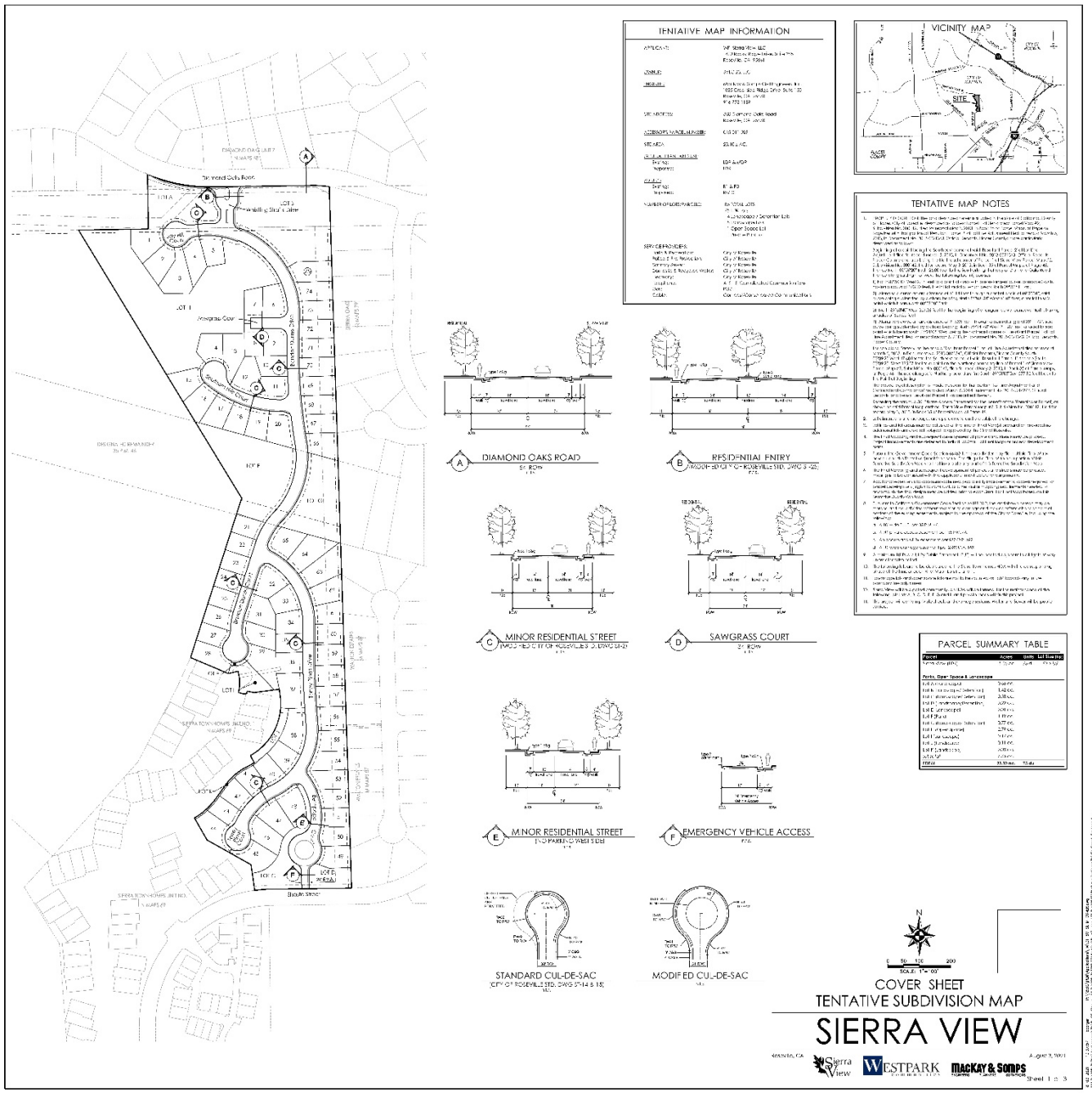
Project Description:

The project site is located at 360 Diamond Oaks Road, within the City's infill area. The site is approximately 23 acres and has a land use designation of Medium Density Residential (MDR) and a zoning designation of Multi-Family Residential (R3). The parcel has frontage on Diamond Oaks to the north and Shasta Street to the south and is adjacent to existing Low Density Residential (LDR) uses to the east and the Sierra View Country Club golf course and Medium Density Residential uses to the west.

The project includes a General Plan Amendment to change the land use designation from MDR to LDR, a Rezone to change the zoning designation from R3 to Small Lot Residential with modified Development Standards (RS/DS), and a Tentative Subdivision Map to subdivide the 23 acres into 75 MDR lots. A Tree Permit is also requested to remove 158 native oak trees. As part of the project, 95 units will be transferred from Infill Parcels 3 and 100 to Sierra Vista Specific Plan Parcels WB-31 (+32 units) and WB-41 (+63 units).

Aerial View of Project Site

Proposed Tentative Subdivision Map



SB18
Tribal Consultation Notice

August 4, 2021

To:

Anna Starkey, Cultural Regulatory Specialist
United Auburn Indian Community
10720 Indian Hill Road
Auburn, CA 95603

Grayson Coney, Cultural Director
Tsi Akim Maidu
P.O. Box 510
Browns Valley, CA 95918

Pamela Cubbler, Treasurer
Colfax-Todds Valley Consolidated Tribe
P.O. Box 4884
Auburn, CA 95604

Darrel Cruz, Cultural Resources Department, THPO
Washoe Tribe of Nevada & California
919 Hwy 395 South
Gardnerville, NV 89410

Don Ryberg, Chairperson
Tsi Akim Maidu
P.O. Box 510
Browns Valley, CA 95918

Regina Cuellar, Chairperson
Shingle Springs Band of Miwok Indians
P.O. Box 1340
Shingle Springs, CA 95682

Clyde Prout, Chairman
Colfax-Todds Valley Consolidated Tribe
P.O. Box 4884
Auburn, CA 95604

Subject: Tribal Consultation Pursuant to SB 18 for Project #PL21-0162: INFILL PCL 3 & 100 – Sierra View Subdivision in the City of Roseville

The City of Roseville is processing an application for the above-referenced project, located in the northwestern portion of the City of Roseville. Recognizing the importance of tribal participation in the local planning process, the City is requesting your review of the project to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (SB 18). Pursuant to Government Code Section 65352.3(a)(2) you have 90 days from receipt of this letter to respond.

The project description is attached to this letter.

The City looks forward to hearing from you. Should you have any questions, please send your written response by letter or by email to:

Mackenzie Harrison
311 Vernon Street
Roseville, CA 95678
msharrison@roseville.ca.us

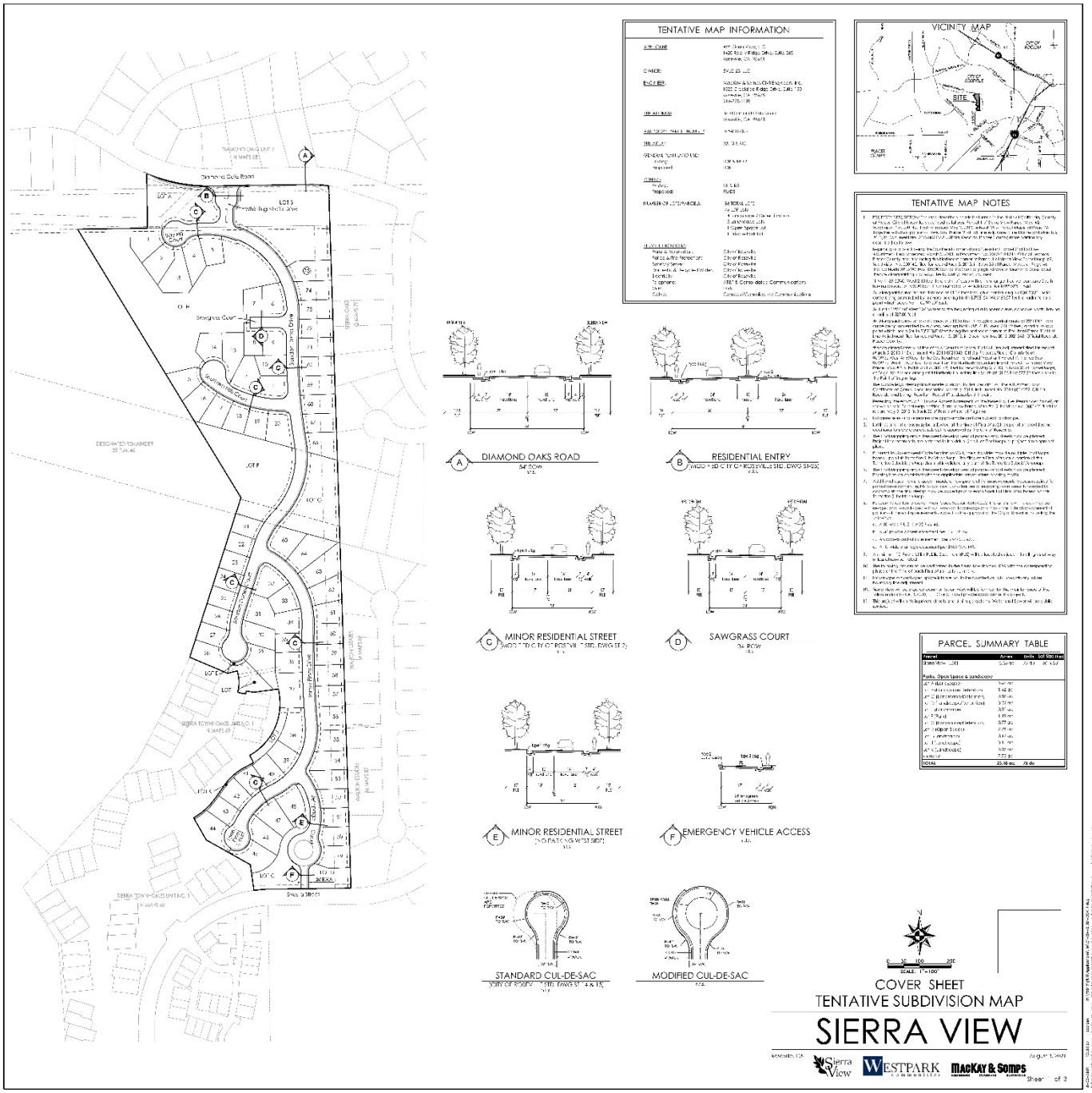
Project Description:

The project site is located at 360 Diamond Oaks Road, within the City's infill area. The site is approximately 23 acres and has a land use designation of Medium Density Residential (MDR) and a zoning designation of Multi-Family Residential (R3). The parcel has frontage on Diamond Oaks to the north and Shasta Street to the south and is adjacent to existing Low Density Residential (LDR) uses to the east and the Sierra View Country Club golf course and Medium Density Residential uses to the west.

The project includes a General Plan Amendment to change the land use designation from MDR to LDR, a Rezone to change the zoning designation from R3 to Small Lot Residential with modified Development Standards (RS/DS), and a Tentative Subdivision Map to subdivide the 23 acres into 75 MDR lots. A Tree Permit is also requested to remove 158 native oak trees. As part of the project, 95 units will be transferred from Infill Parcels 3 and 100 to Sierra Vista Specific Plan Parcels WB-31 (+32 units) and WB-41 (+63 units).

Aerial View of Project Site

Proposed Tentative Subdivision Map



SB18
Tribal Consultation Notice

August 17, 2021

To:

Anna Starkey, Cultural Regulatory Specialist
United Auburn Indian Community
10720 Indian Hill Road
Auburn, CA 95603

Grayson Coney, Cultural Director
Tsi Akim Maidu
P.O. Box 510
Browns Valley, CA 95918

Pamela Cubbler, Treasurer
Colfax-Todds Valley Consolidated Tribe
P.O. Box 4884
Auburn, CA 95604

Jesus Tarango, Chairperson
Wilton Rancheria
9728 Ken Street
Elk Grove, CA 95624

Darrel Cruz, Cultural Resources Department, THPO
Washoe Tribe of Nevada & California
919 Hwy 395 South
Gardnerville, NV 89410

Don Ryberg, Chairperson
Tsi Akim Maidu
P.O. Box 510
Browns Valley, CA 95918

Regina Cuellar, Chairperson
Shingle Springs Band of Miwok Indians
P.O. Box 1340
Shingle Springs, CA 95682

Clyde Prout, Chairman
Colfax-Todds Valley Consolidated Tribe
P.O. Box 4884
Auburn, CA 95604

Steven Hutchason, THPO
Wilton Rancheria
9728 Kent Street
Elk Grove, CA 95624

Dahlton Brown, Director of Admin.
9728 Kent Street
Elk Grove, CA 95624

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The project includes a General Plan Amendment to change the land use designation from MDR to LDR, a Rezone to change the zoning designation from R3 to Small Lot Residential with modified Development Standards (RS/DS), and a Tentative Subdivision Map to subdivide the 23 acres into 75 MDR lots. A Tree Permit is also requested to remove 158 native oak trees. As part of the project, 95 units will be transferred from Infill Parcels 3 and 100 to Sierra Vista Specific Plan Parcels WB-31 (+32 units) and WB-41 (+63 units).

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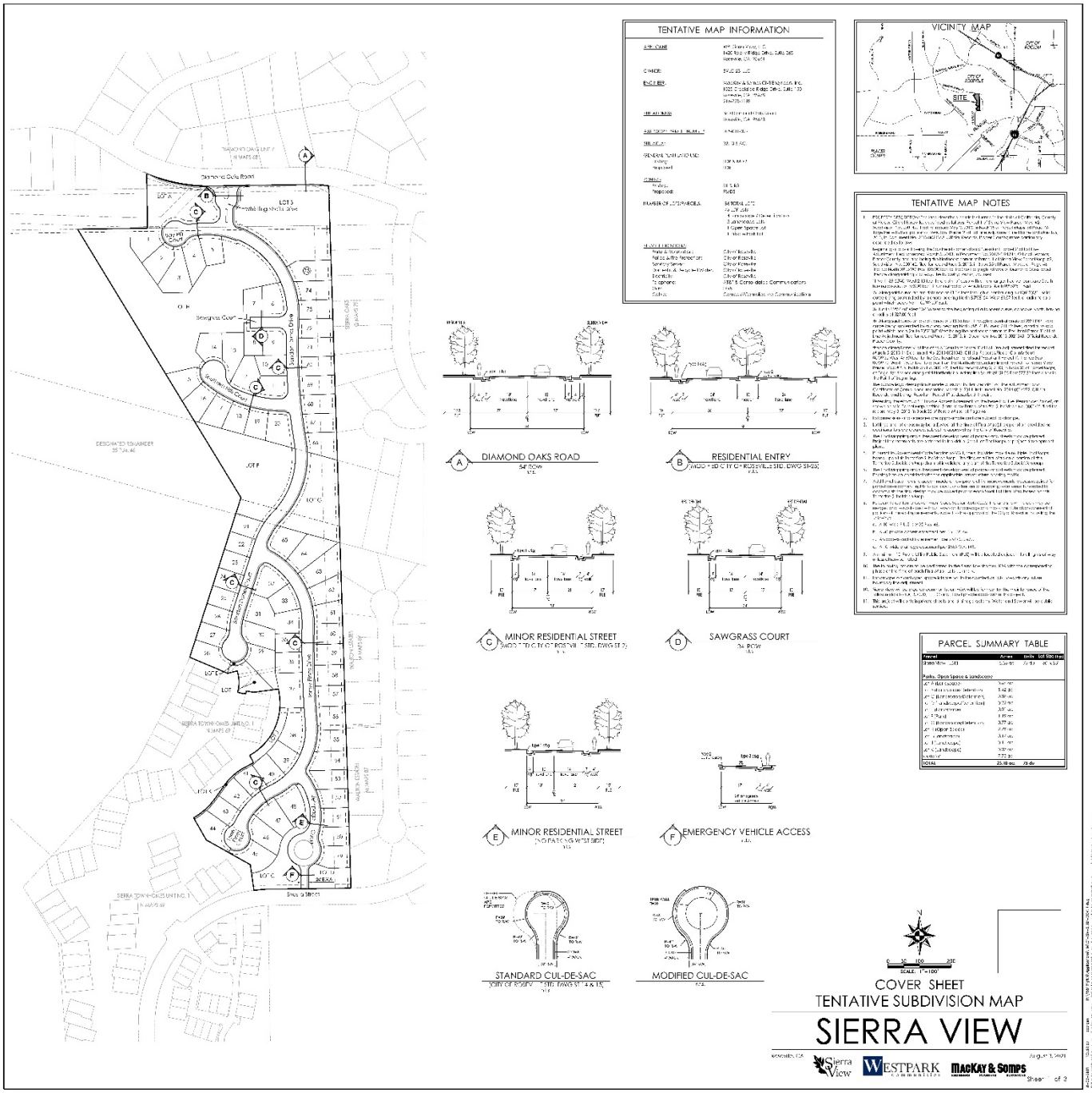


TECHNICAL MEMORANDUM

TO: Allison Wathen, Mackay & Somps Civil Engineers, Inc.

PREPARED BY: Laney Nelson, Woodard & Curran

REVIEWED BY: Chris van Lienden, PE, Woodard & Curran

DATE: April 21, 2021

RE: Sierra View Country Club Sewer Capacity Evaluation

1. BACKGROUND

Woodard & Curran was asked to analyze the impacts of the proposed Sierra View Country Club proposed development on the City of Roseville's sewer system. The location of the proposed site is shown in Figure 1. The proposed development includes 77 single family units on parcel 015-011-029 (21.2 acres) in Roseville on previously undeveloped land. The development would discharge sewer flows into City-owned sewers to the north on Diamond Oaks Road and to the south on Shasta Street. A conceptual site plan is included in Appendix A.

Woodard & Curran recently updated the City of Roseville's sewer system model as part of the City's June 2017 Sewer Model Update [1](2017 Model Update). For the model update, the model was converted to the InfoWorks ICM software, which provides a fully-dynamic solution for modeling sanitary sewer systems. Pipeline information for all trunk sewers (pipes > 10-inches) was validated through review of record drawings while smaller diameter sewers were modeled based on pipe diameter and slope information in the City's GIS database. Recalibration was performed based on flow meter data collected during the 2015/2016 wet weather season, and future flows were estimated for 2050 and buildout land use conditions. Future flows did not include any flows from the location of the proposed development. Capacity improvements were not identified in the model update, though capacity limitations under the 10-year 24-hour design storm scenario were identified in the Church Street and Cedar Street areas as well as downstream of the SMD-2 meter on Old Auburn Road.

Subsequently, flows in the South Placer Wastewater Authority (SPWA) sewers were updated as part of the 2020 SPWA Systems Evaluation Update.

The purpose of this TM is to document whether the updated sewer model predicts that City and SPWA sewers will have capacity for the proposed development.

2. MODEL RESULTS & CONCLUSIONS

Wastewater flow projections for the proposed development were estimated based on the Average Dry Weather Flow (ADWF) unit flow factor of 190 gallons per day per dwelling unit (gpd/DU), resulting in an ADWF of 14,630 gpd. The flows were split into two subcatchments for the north development and the south development. The north development loads to the 12-inch sewer on Diamond Oaks Road and the south development loads to the 8-inch sewer on Shasta Street (Figure 1). For this analysis, a diurnal pattern was applied to the ADWF, as well as projected rainfall-dependent

[1] June 2017, City of Roseville Sewer Model Update Final Report, Woodard & Curran

infiltration and inflow (RDI/I) based on the City's standard 10-year 24-hour design event. Modeled flows from the proposed development are summarized in Table 1.

Table 1: Modeled Sierra View Country Club Sewer Loads

Development Site	Loading Manhole (Roseville Model/ SPWA Model)	Equivalent Dwelling Units (EDUs)	Average Dry Weather Flow (gpd)	Peak Wet Weather Flow (mgd)
North Development	SMH D05-013	72	13,680	0.0258
South Development	SMH D05-082/ SMH C05-055	5	950	0.0018
Total	**-**	**77**	**14,630**	**0.0276**

For this evaluation, simulations for four model scenarios have been run. A profile indicating model results under buildout conditions with the development are indicated in Figures 2 through 5. The hydraulic profile for the sewers downstream of the portion of the development loading to the north are shown in Figures 2 and 3. Figure 2 includes the City sewers from the development loading point at SMH D05-013 to the SPWA trunk connection at SMH F02-055, and Figure 3 shows the SPWA trunk sewers from SMH F02-055 to the Pleasant Grove Wastewater Treatment Plant. Figures 4 and 5 show the hydraulic profile for the sewers downstream of the portion of the development loading to the south. Figure 4 includes the City sewers from the development loading point at SMH D05-082 to the SPWA trunk connection at SMH B04-131 and Figure 5 shows the SPWA trunk sewers from SMH B04-131 to the Dry Creek Wastewater Treatment Plant. Model results indicating d/D performance for each pipe segment for all scenarios is included in Appendix B.

City of Roseville design standards specify that pipes 10-inch diameter or less should have maximum depth of flow under design conditions of 0.7 times the diameter (d/D < 0.7). Pipes larger than 10-inches should have a d/D < 1.0. As indicated in Figure 4 and Appendix B, there are some City pipe segments in the sewers south of the development that the model predicts will be flowing full under buildout conditions (d/D = 1). This is due to 4 pipe segments where the full pipe capacity is less than the predicted peak wet weather flow (d/D indicated as "2" in the table, and are highlighted yellow). The model predicts no surcharge in the sewers north of the proposed development.

City design standards are typically applied to the design of new sewers. For existing sewers, it may be appropriate to use a less strict criteria, such as a minimum depth of freeboard, particularly when using a relatively conservative 10-year design event. However, the sewers projected to be surcharging are relatively shallow, resulting in freeboard of less than 2 feet in some locations. This surcharge occurs only under the buildout scenarios; under existing scenarios, no surcharge is predicted with or without the proposed development. To relieve the surcharge, pipe upsizes of approximately 2,300 feet may be needed (including about 500 feet of 12-inch upsized to 15-inch, and 1,800 feet of 10-inch upsized to 12-inch). Surcharge is not predicted under the existing scenario even with the proposed development; therefore, upsizing sewers is not needed at this time.

SPWA design standards from the Systems Evaluation indicate that surcharging up to within 5 feet of the manhole rims (ground surface) is considered acceptable under 10-year design storm PWWF, as long as the surcharge (flow height in the manhole) does not exceed 4 feet from the top of the pipe up the manhole. Based on this criteria, the modeled results of buildout conditions indicates no capacity issues from the proposed development in downstream SPWA sewers.

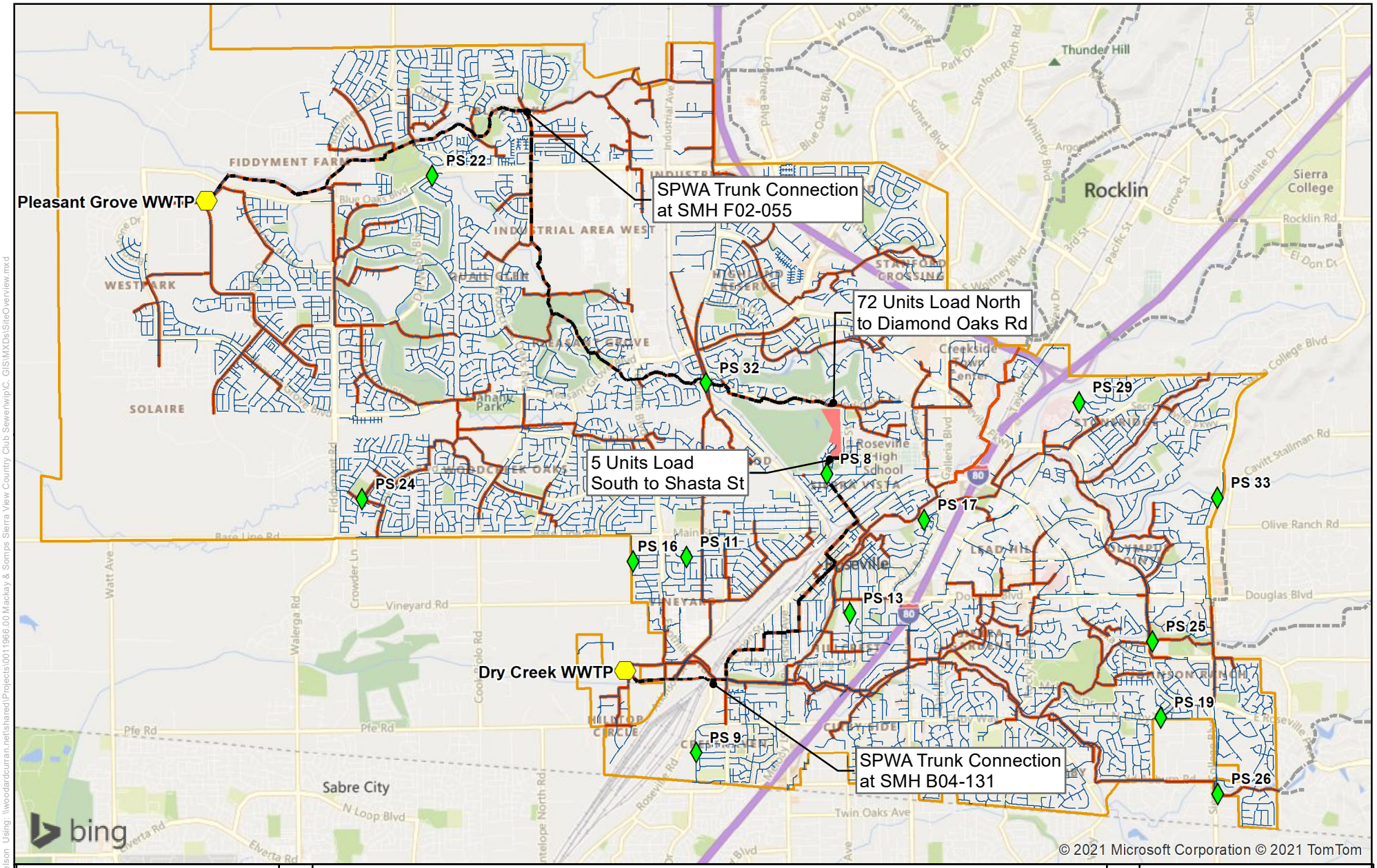


Figure 1

Proposed Development Location

Legend

- Modeled Pump Station
- WWTP
- Pipes Downstream of Development
- Sewer
- Sewer Trunk Network
- SPWA Trunk (Outside Roseville)
- Sierra View Country Club Development
- Roseville City Boundary

0 0.3 0.6 1.2 Miles

N

WOODARD &CURRAN

Project #: 1234567
Map Created: April 2021

Figure Exported: 4/21/2021 By: dnelson Using: \\woodardcurran.net\shared\Projects\001\1966.00 Mackay & Somps Sierra View Country Club Sewer\wip\C. GIS\MXDs\SiteOverview.mxd

Third Party GIS Disclaimer: This map is for reference and graphical purposes only and should not be relied upon by third parties for any legal decisions. Any reliance upon the map or data contained herein shall be at the users' sole risk. **Data Sources:**

Figure 2 –Hydraulic Profile (North City Sewers from SMH D05-013 to SMH F02-055)

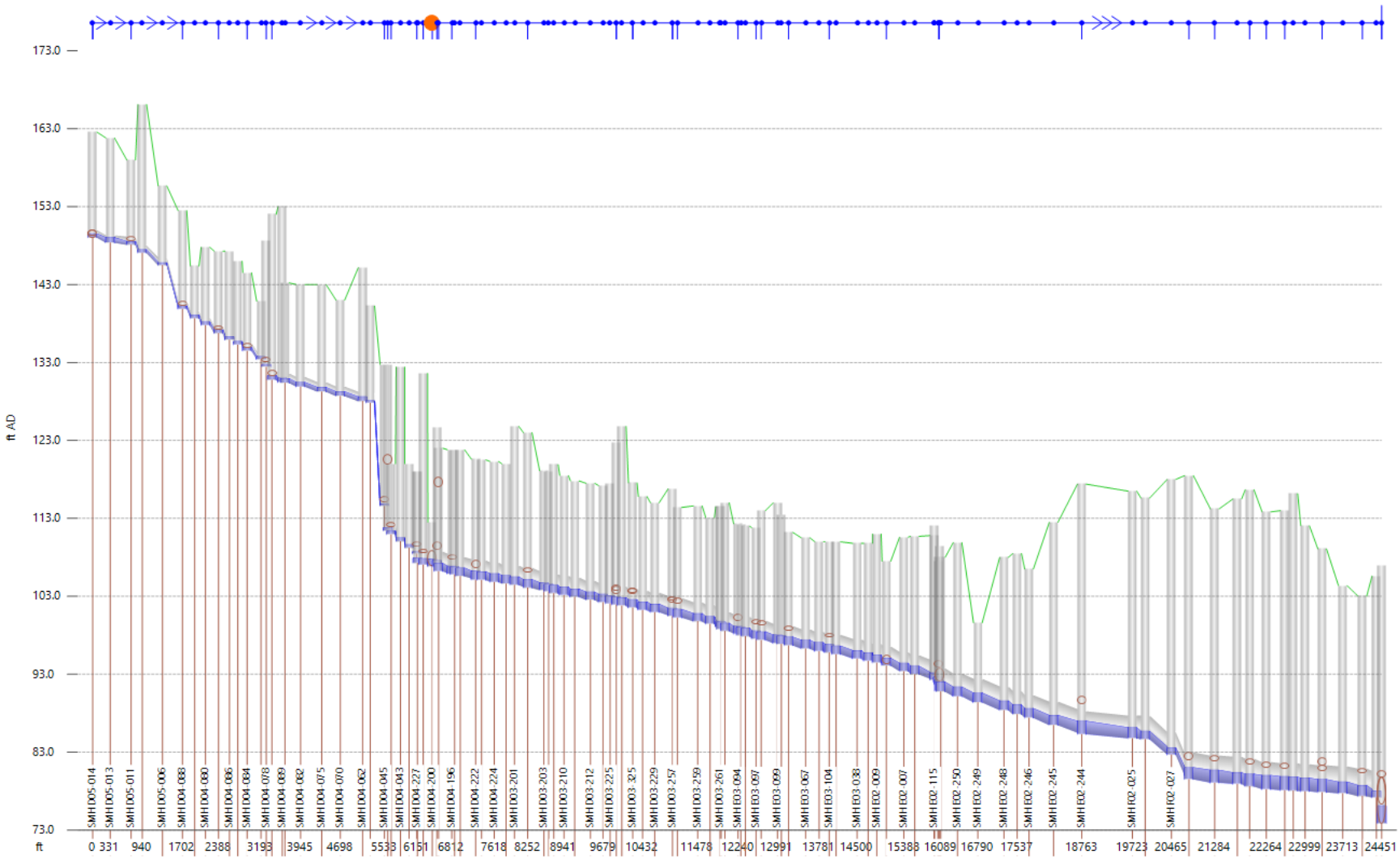


Figure 3 –Hydraulic Profile (North SPWA Sewers from SMH F02-055 to Pleasant Grove WWTP)

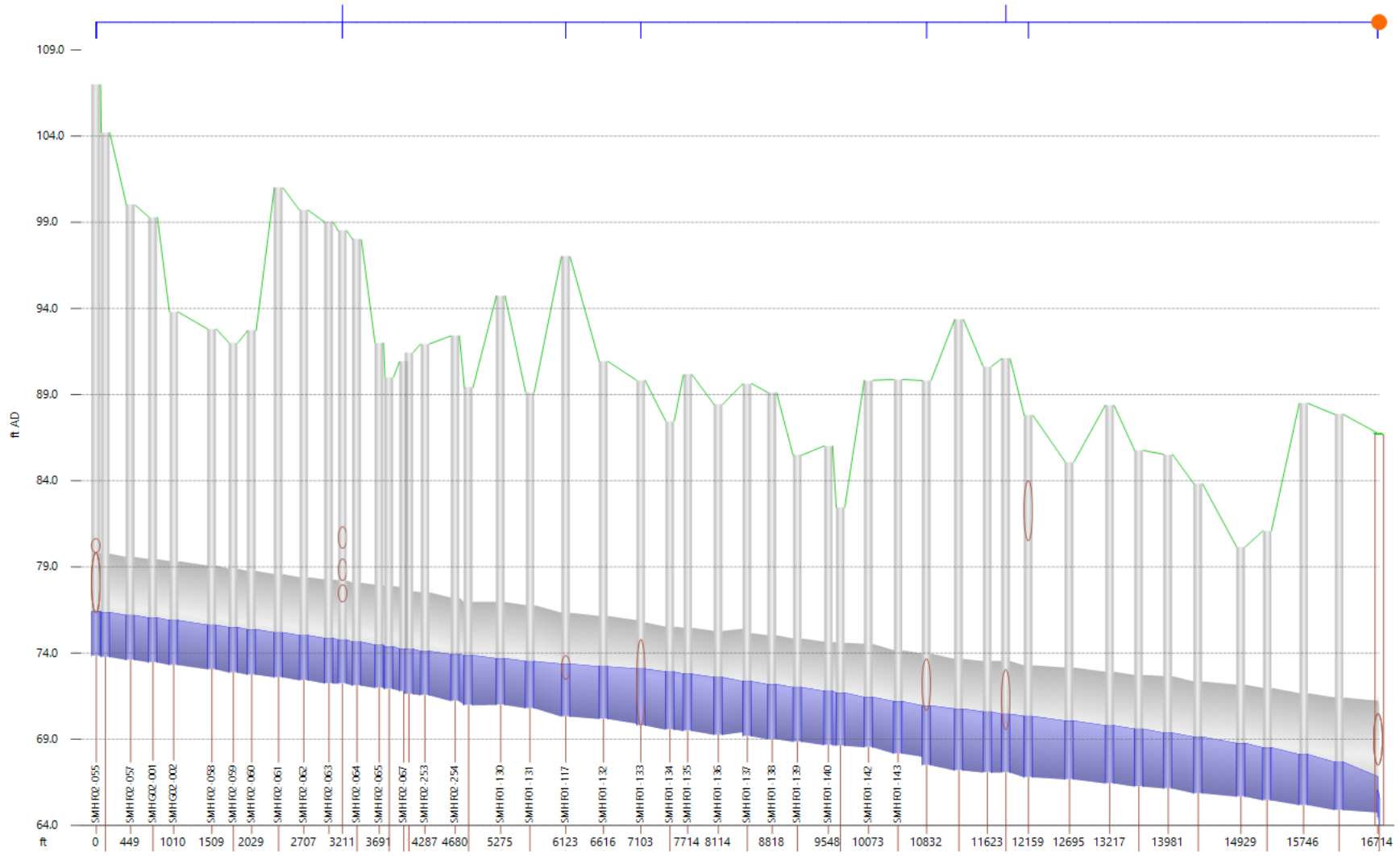


Figure 4 –Hydraulic Profile (South City Sewers from SMH D05-090 to SMH B04-131)

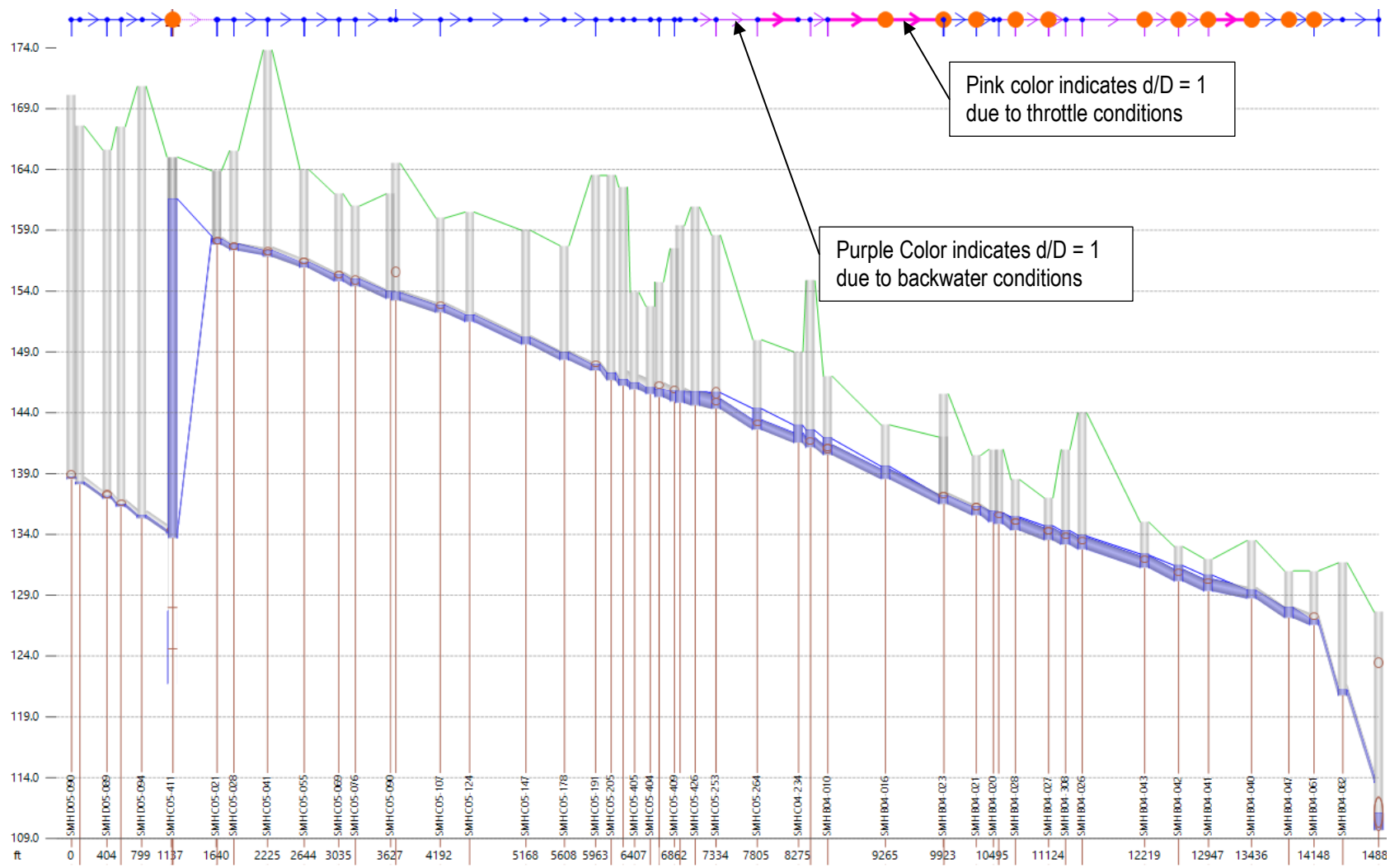
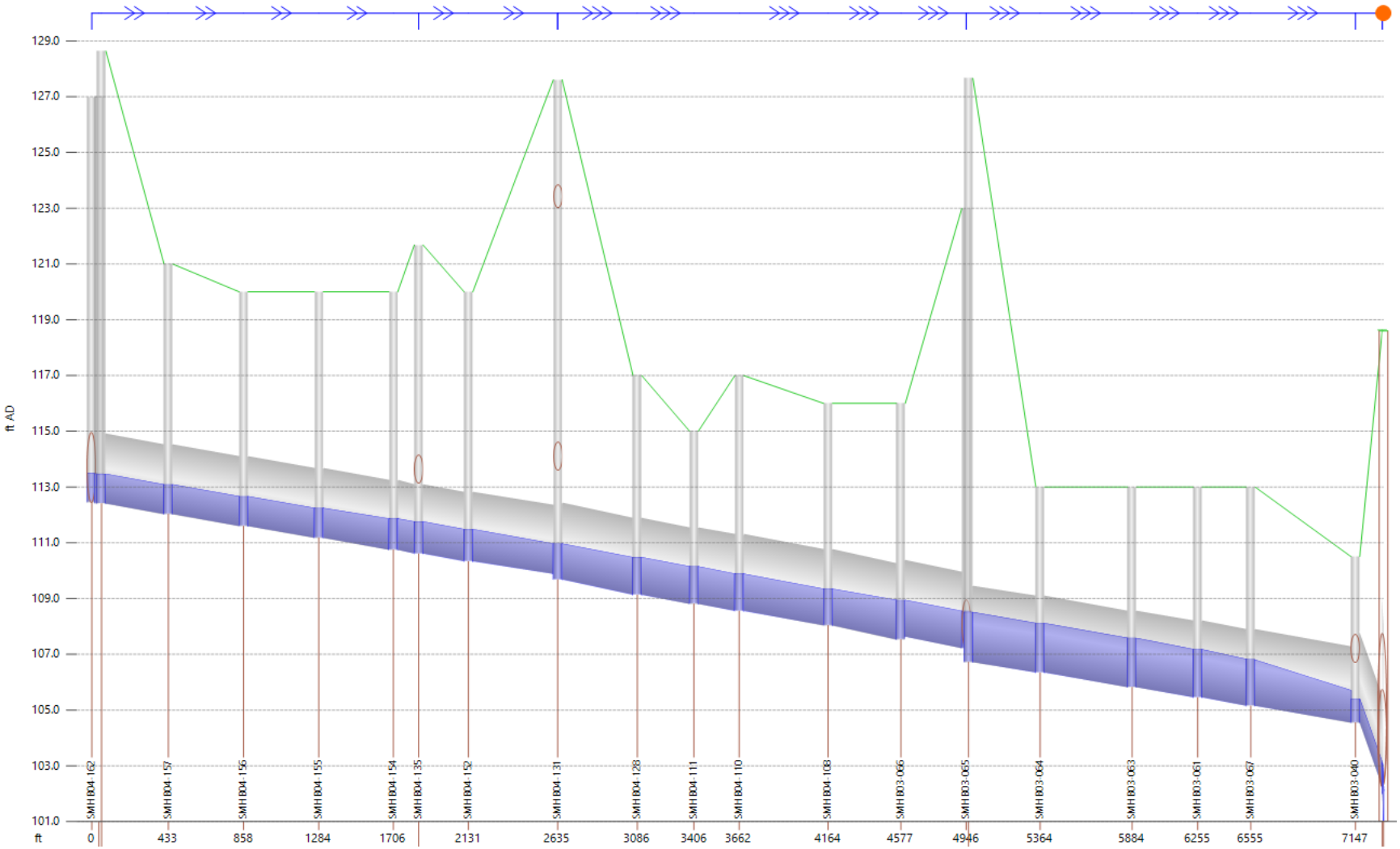


Figure 5 –Hydraulic Profile (South SPWA Sewers from SMH B04-131 to Dry Creek WWTP)



APPENDIX A – SEWER FACILITY MAP

DIAMOND OAKS ROAD

12"SS

12"W

8"RW

12"RW

FL(30"S)

Introducing approximately
68 lots into the existing
sewer system

SHASTA STREET

APN: 015-011-029
Typical Lot Size: 60' x 80'
77 Units
Proposed Zoning : RS/DS

SIERRA OAKS COURT

WALTON WAY

SHASTA STREET

DIAMOND BAR LANE

FL(21"S)

6"SS

8"W

6"SS

Introducing approximately 9 lots
into the existing sewer system

12"W

8"SS

SHASTA STREET

N

0 50 100 200

SCALE: 1"=100'

EXISTING UTILITIES MAP

SIERRA VIEW

Roseville, CA

March 23, 2021

WESTPARK communities

MACKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

J-23-2021 08:31:54 bborgen P:\18512\EN\Exh-P\SierraView_ExistingUtilities.dwg
[1] P:\18512\SRV\Topo\Aerial\D-TP-FLD-SV-OC.dwg [2] P:\18512\SRV\Topo\Wetlands\SV_Wetlands.dwg [3] P:\18512\PLN\Exh-P\TreeData\SV_Trees.dwg [4] P:\18512\SRV\Stake\Topo-Ital\SierraView Sup Tp1.dwg [5] P:\18512\SRV\CS\Received\Brady\BNDY 2020-07-21.dwg

APPENDIX B – MODEL RESULTS

Model Results (Pipes with insufficient capacity highlighted yellow)

From MH ID	To MH ID	Pipe Dia. (in)	Pipe Length (ft)	Pipe Slope (%)	Pipe Load: d/D (1 indicates backwater surcharge, 2 indicates insufficient pipe capacity)			
					1. Existing	2. Existing + Proposed Development	3. Buildout	4. Buildout + Proposed Development
City Sewers								
SMH D05-014	SMH D05-013	12	331	0.2	0.55	0.57	0.62	0.64
SMH D05-013	SMH D05-011	12	398	0.1	0.55	0.57	0.62	0.64
SMH D05-011	SMH D05-007	12	211	0.4	0.35	0.36	0.39	0.4
SMH D05-007	SMH D05-006	12	384	0.4	0.35	0.36	0.39	0.4
SMH D05-006	SMH D04-088	12	378	1.5	0.34	0.35	0.37	0.38
SMH D04-088	SMH D04-081	12	233	0.5	0.36	0.37	0.4	0.41
SMH D04-081	SMH D04-080	12	204	0.4	0.36	0.37	0.4	0.41
SMH D04-080	SMH D04-087	12	249	0.4	0.36	0.37	0.41	0.42
SMH D04-087	SMH D04-086	12	206	0.4	0.37	0.38	0.42	0.42
SMH D04-086	SMH D04-085	12	159	0.4	0.37	0.38	0.42	0.42
SMH D04-085	SMH D04-084	12	177	0.5	0.39	0.4	0.43	0.44
SMH D04-084	SMH D04-083	12	263	0.4	0.39	0.4	0.43	0.44
SMH D04-083	SMH D04-078	12	100	1.0	0.32	0.32	0.35	0.35
SMH D04-078	SMH D04-077	15	106	1.6	0.38	0.39	0.43	0.43
SMH D04-077	SMH D04-089	15	198	0.2	0.38	0.39	0.43	0.43
SMH D04-089	SMH D04-426	15	50	0.2	0.38	0.39	0.43	0.43
SMH D04-426	SMH D04-082	15	298	0.2	0.38	0.39	0.43	0.44
SMH D04-082	SMH D04-075	15	400	0.2	0.38	0.39	0.43	0.44
SMH D04-075	SMH D04-070	15	353	0.2	0.39	0.4	0.44	0.44
SMH D04-070	SMH D04-062	15	421	0.2	0.39	0.4	0.44	0.44
SMH D04-062	SMH D04-052	15	146	0.2	0.37	0.38	0.42	0.42
SMH D04-052	SMH D04-045	15	268	4.9	0.2	0.2	0.21	0.21
SMH D04-045	SMH D04-036	15	64	4.9	0.29	0.29	0.32	0.32
SMH D04-036	SMH D04-044	18	64	0.7	0.26	0.27	0.29	0.29
SMH D04-044	SMH D04-043	18	176	0.5	0.26	0.27	0.29	0.29
SMH D04-043	SMH D04-042	18	164	0.5	0.26	0.27	0.29	0.29
SMH D04-042	SMH D04-227	18	150	0.5	0.26	0.27	0.29	0.29
SMH D04-227	SMH D04-226	18	10	6.9	0.17	0.17	0.18	0.18
SMH D04-226	SMH D04-199	24	110	0.1	0.29	0.3	0.34	0.34
SMH D04-199	SMH D04-200	24	170	0.1	0.42	0.42	0.47	0.47
SMH D04-200	SMH D04-201	24	87	0.1	0.42	0.42	0.47	0.47
SMH D04-201	SMH D04-408	24	33	0.1	0.38	0.38	0.43	0.43

From MH ID	To MH ID	Pipe Dia. (in)	Pipe Length (ft)	Pipe Slope (%)	Pipe Load: d/D (1 indicates backwater surcharge, 2 indicates insufficient pipe capacity)			
					1. Existing	2. Existing + Proposed Development	3. Buildout	4. Buildout + Proposed Development
SMH D04-408	SMH D04-196	30	251	0.1	0.36	0.36	0.4	0.4
SMH D04-196	SMH D04-241	30	53	0.1	0.36	0.36	0.4	0.4
SMH D04-241	SMH D04-197	30	108	0.1	0.35	0.35	0.39	0.39
SMH D04-197	SMH D04-222	30	292	0.1	0.36	0.37	0.41	0.41
SMH D04-222	SMH D04-223	30	112	0.0	0.41	0.41	0.45	0.46
SMH D04-223	SMH D04-224	30	241	0.1	0.37	0.37	0.42	0.42
SMH D04-224	SMH D03-200	30	225	0.1	0.37	0.37	0.42	0.42
SMH D03-200	SMH D03-201	30	158	0.1	0.37	0.37	0.42	0.42
SMH D03-201	SMH D03-202	30	251	0.1	0.36	0.36	0.41	0.41
SMH D03-202	SMH D03-203	30	308	0.1	0.37	0.37	0.41	0.41
SMH D03-203	SMH D03-204	30	89	0.1	0.34	0.34	0.37	0.38
SMH D03-204	SMH D03-205	30	99	0.1	0.34	0.34	0.38	0.38
SMH D03-205	SMH D03-210	30	193	0.1	0.36	0.36	0.4	0.41
SMH D03-210	SMH D03-211	30	203	0.1	0.36	0.36	0.4	0.4
SMH D03-211	SMH D03-212	30	297	0.1	0.36	0.36	0.4	0.4
SMH D03-212	SMH D03-213	30	238	0.1	0.36	0.36	0.41	0.41
SMH D03-213	SMH D03-225	30	136	0.1	0.36	0.36	0.41	0.41
SMH D03-225	SMH D03-226	30	119	0.1	0.36	0.36	0.41	0.41
SMH D03-226	SMH D03-227	30	103	0.1	0.36	0.36	0.41	0.41
SMH D03-227	SMH D03-325	30	207	0.1	0.36	0.36	0.41	0.41
SMH D03-325	SMH D03-228	30	188	0.1	0.36	0.36	0.4	0.41
SMH D03-228	SMH D03-229	30	231	0.1	0.37	0.37	0.42	0.42
SMH D03-229	SMH D03-257	30	335	0.1	0.37	0.37	0.41	0.41
SMH D03-257	SMH D03-258	30	94	0.1	0.36	0.36	0.4	0.4
SMH D03-258	SMH D03-259	30	386	0.1	0.37	0.37	0.42	0.42
SMH D03-259	SMH D03-260	30	234	0.2	0.35	0.35	0.39	0.39
SMH D03-260	SMH D03-261	30	189	0.1	0.34	0.34	0.37	0.37
SMH D03-261	SMH D03-262	30	21	1.0	0.3	0.3	0.33	0.33
SMH D03-262	SMH D03-263	30	71	0.1	0.34	0.34	0.37	0.37
SMH D03-263	SMH E03-094	30	247	0.2	0.35	0.35	0.39	0.39
SMH E03-094	SMH E03-093	30	55	0.1	0.34	0.34	0.38	0.38
SMH E03-093	SMH E03-096	30	88	0.1	0.36	0.37	0.41	0.41
SMH E03-096	SMH E03-097	30	201	0.1	0.36	0.37	0.41	0.41
SMH E03-097	SMH E03-098	30	96	0.1	0.38	0.38	0.42	0.42

From MH ID	To MH ID	Pipe Dia. (in)	Pipe Length (ft)	Pipe Slope (%)	Pipe Load: d/D (1 indicates backwater surcharge, 2 indicates insufficient pipe capacity)			
					1. Existing	2. Existing + Proposed Development	3. Buildout	4. Buildout + Proposed Development
SMH E03-098	SMH E03-099	30	311	0.1	0.38	0.38	0.42	0.43
SMH E03-099	SMH E03-079	30	72	0.1	0.38	0.38	0.42	0.43
SMH E03-079	SMH E03-101	30	136	0.1	0.38	0.38	0.43	0.43
SMH E03-101	SMH E03-067	30	325	0.1	0.39	0.39	0.43	0.43
SMH E03-067	SMH E03-058	30	257	0.1	0.39	0.39	0.43	0.43
SMH E03-058	SMH E03-104	30	191	0.1	0.4	0.4	0.44	0.44
SMH E03-104	SMH E03-050	30	130	0.1	0.37	0.38	0.42	0.42
SMH E03-050	SMH E03-038	30	398	0.1	0.37	0.37	0.42	0.42
SMH E03-038	SMH E03-107	30	209	0.1	0.37	0.37	0.42	0.42
SMH E03-107	SMH E02-009	30	166	0.1	0.36	0.36	0.41	0.41
SMH E02-009	SMH E02-008	30	182	0.1	0.35	0.36	0.39	0.39
SMH E02-008	SMH E02-007	30	331	0.2	0.37	0.37	0.41	0.41
SMH E02-007	SMH E02-006	30	207	0.1	0.37	0.37	0.41	0.41
SMH E02-006	SMH E02-115	30	366	0.1	0.37	0.37	0.41	0.41
SMH E02-115	SMH E02-114	30	10	0.1	0.3	0.3	0.33	0.33
SMH E02-114	SMH E02-011	30	63	0.2	0.31	0.31	0.35	0.35
SMH E02-011	SMH E02-252	36	15	1.4	0.19	0.19	0.21	0.21
SMH E02-252	SMH E02-329	36	9	9.3	0.31	0.32	0.4	0.4
SMH E02-329	SMH E02-251	36	31	0.2	0.31	0.31	0.4	0.4
SMH E02-251	SMH E02-250	36	317	0.2	0.31	0.31	0.4	0.4
SMH E02-250	SMH E02-249	36	384	0.2	0.31	0.31	0.4	0.4
SMH E02-249	SMH E02-248	36	497	0.2	0.31	0.31	0.4	0.4
SMH E02-248	SMH E02-247	36	250	0.2	0.31	0.31	0.4	0.4
SMH E02-247	SMH E02-246	36	225	0.2	0.31	0.31	0.4	0.4
SMH E02-246	SMH E02-245	36	466	0.2	0.32	0.32	0.41	0.41
SMH E02-245	SMH E02-244	36	535	0.2	0.37	0.37	0.49	0.49
SMH E02-244	SMH F02-025	36	960	0.1	0.44	0.44	0.56	0.56
SMH F02-025	SMH F02-026	36	243	0.0	0.37	0.37	0.46	0.46
SMH F02-026	SMH F02-027	36	499	0.4	0.27	0.27	0.34	0.34
SMH F02-027	SMH F02-028	36	332	0.8	0.22	0.22	0.33	0.33
SMH F02-028	SMH F02-029	42	487	0.1	0.37	0.37	0.46	0.46
SMH F02-029	SMH F02-030	42	430	0.0	0.37	0.37	0.46	0.46
SMH F02-030	SMH F02-031	42	232	0.1	0.34	0.34	0.44	0.44
SMH F02-031	SMH F02-069	42	318	0.1	0.41	0.41	0.51	0.51

From MH ID	To MH ID	Pipe Dia. (in)	Pipe Length (ft)	Pipe Slope (%)	Pipe Load: d/D (1 indicates backwater surcharge, 2 indicates insufficient pipe capacity)			
					1. Existing	2. Existing + Proposed Development	3. Buildout	4. Buildout + Proposed Development
SMH F02-069	SMH F02-070	42	349	0.0	0.41	0.41	0.51	0.51
SMH F02-070	SMH F02-071	42	163	0.0	0.4	0.4	0.5	0.5
SMH F02-071	SMH F02-072	42	223	0.0	0.39	0.39	0.49	0.49
SMH F02-072	SMH F02-073	42	323	0.0	0.39	0.39	0.48	0.48
SMH F02-073	SMH F02-074	42	391	0.0	0.38	0.38	0.46	0.46
SMH F02-074	SMH F02-075	42	372	0.1	0.33	0.33	0.41	0.41
SMH F02-075	SMH F02-077	42	267	0.1	0.31	0.31	0.38	0.38
SMH F02-077	SMH F02-055	42	99	0.9	0.2	0.2	0.24	0.24
City Sewers (South)								
SMH D05-090	SMH D05-082	8	95	0.4	0.29	0.29	0.3	0.3
SMH D05-082	SMH D05-089	8	309	0.4	0.29	0.3	0.3	0.3
SMH D05-089	SMH D05-256	8	159	0.4	0.3	0.31	0.33	0.33
SMH D05-256	SMH D05-094	8	236	0.4	0.3	0.31	0.33	0.34
SMH D05-094	SMH C05-411	8	338	0.4	0.31	0.31	0.34	0.34
SMH C05-411	SMH C05-287	10	10	0.3	0.29	0.29	0.31	0.31
TEE C05-428	SMH C05-021	6	493	-4.9	1	1	1	1
SMH C05-021	SMH C05-020	8	10	0.5	0.64	0.65	0.65	0.56
SMH C05-020	SMH C05-028	8	192	0.2	0.78	0.79	0.8	0.7
SMH C05-028	SMH C05-041	8	383	0.1	0.84	0.88	0.89	0.84
SMH C05-041	SMH C05-055	10	419	0.2	0.57	0.6	0.61	0.6
SMH C05-055	SMH C05-069	10	391	0.3	0.66	0.68	0.72	0.72
SMH C05-069	SMH C05-076	10	191	0.2	0.65	0.68	0.71	0.71
SMH C05-076	SMH C05-090	10	401	0.3	0.72	0.74	0.79	0.79
SMH C05-090	SMH C05-089	10	60	0.2	0.7	0.72	0.76	0.76
SMH C05-089	SMH C05-107	10	505	0.2	0.7	0.71	0.75	0.75
SMH C05-107	SMH C05-124	10	336	0.2	0.68	0.7	0.73	0.74
SMH C05-124	SMH C05-147	10	640	0.3	0.65	0.65	0.71	0.71
SMH C05-147	SMH C05-178	10	440	0.3	0.71	0.73	0.78	0.78
SMH C05-178	SMH C05-191	10	355	0.2	0.69	0.7	0.74	0.75
SMH C05-191	SMH C05-205	10	177	0.4	0.65	0.66	0.73	0.73
SMH C05-205	SMH C05-206	10	135	0.3	0.64	0.65	0.72	0.72
SMH C05-206	SMH C05-405	16	132	0.2	0.36	0.37	0.39	0.39
SMH C05-405	SMH C05-404	15	179	0.2	0.41	0.41	0.44	0.44
SMH C05-404	SMH C05-403	15	101	0.1	0.39	0.4	0.43	0.43

From MH ID	To MH ID	Pipe Dia. (in)	Pipe Length (ft)	Pipe Slope (%)	Pipe Load: d/D (1 indicates backwater surcharge, 2 indicates insufficient pipe capacity)			
					1. Existing	2. Existing + Proposed Development	3. Buildout	4. Buildout + Proposed Development
SMH C05-403	SMH C05-409	15	175	0.2	0.41	0.41	0.61	0.62
SMH C05-409	SMH C05-385	15	63	0.2	0.44	0.45	0.75	0.77
SMH C05-385	SMH C05-426	15	173	0.1	0.44	0.45	0.88	0.9
SMH C05-426	SMH C05-253	15	236	0.1	0.44	0.44	1	1
SMH C05-253	SMH C05-264	10	471	0.4	0.78	0.79	1	1
SMH C05-264	SMH C04-234	10	470	0.2	0.77	0.78	2	2
SMH C04-234	SMH B04-303	10	137	0.3	0.71	0.71	1	1
SMH B04-303	SMH B04-010	10	197	0.3	0.74	0.75	1	1
SMH B04-010	SMH B04-016	10	656	0.3	0.73	0.73	2	2
SMH B04-016	SMH B04-023	10	658	0.3	0.75	0.75	2	2
SMH B04-023	SMH B04-022	12	8	0.0	0.61	0.61	0.68	0.69
SMH B04-022	SMH B04-021	12	370	0.3	0.58	0.58	0.73	0.73
SMH B04-021	SMH B04-020	12	194	0.3	0.64	0.64	0.95	0.96
SMH B04-020	SMH B04-029	12	61	0.2	0.62	0.63	0.95	0.96
SMH B04-029	SMH B04-028	12	190	0.3	0.67	0.68	1	1
SMH B04-028	SMH B04-027	12	378	0.2	0.7	0.7	1	1
SMH B04-027	SMH B04-308	12	193	0.2	0.7	0.7	1	1
SMH B04-308	SMH B04-026	12	190	0.2	0.72	0.73	1	1
SMH B04-026	SMH B04-043	12	712	0.2	0.7	0.7	1	1
SMH B04-043	SMH B04-042	12	386	0.3	0.74	0.76	1	1
SMH B04-042	SMH B04-041	12	342	0.2	0.98	0.99	1	1
SMH B04-041	SMH B04-040	12	489	0.1	0.98	0.99	2	2
SMH B04-040	SMH B04-047	12	426	0.4	0.73	0.73	0.85	0.85
SMH B04-047	SMH B04-061	12	286	0.2	0.72	0.72	0.84	0.84
SMH B04-061	SMH B04-082	12	328	1.8	0.42	0.42	0.45	0.45
SMH B04-082	SMH B04-131	12	408	1.8	0.42	0.42	0.45	0.45
SPWA Sewers (North)								
SMH F02-055	SMH F02-056	72	120	0.1	0.360	0.36	0.43	0.43
SMH F02-056	SMH F02-057	72	329	0.1	0.360	0.36	0.43	0.43
SMH F02-057	SMH G02-001	72	292	0.0	0.360	0.36	0.43	0.43
SMH G02-001	SMH G02-002	72	269	0.1	0.360	0.36	0.43	0.43
SMH G02-002	SMH F02-058	72	499	0.1	0.350	0.35	0.43	0.43
SMH F02-058	SMH F02-059	72	280	0.1	0.360	0.36	0.43	0.43
SMH F02-059	SMH F02-060	72	240	0.1	0.360	0.36	0.43	0.43

From MH ID	To MH ID	Pipe Dia. (in)	Pipe Length (ft)	Pipe Slope (%)	Pipe Load: d/D (1 indicates backwater surcharge, 2 indicates insufficient pipe capacity)			
					1. Existing	2. Existing + Proposed Development	3. Buildout	4. Buildout + Proposed Development
SMH F02-060	SMH F02-061	72	349	0.0	0.360	0.36	0.43	0.43
SMH F02-061	SMH F02-062	72	329	0.1	0.360	0.36	0.43	0.43
SMH F02-062	SMH F02-063	72	329	0.1	0.360	0.36	0.43	0.43
SMH F02-063	SMH F02-049	72	175	0.0	0.360	0.36	0.43	0.43
SMH F02-049	SMH F02-064	72	190	0.1	0.350	0.35	0.42	0.42
SMH F02-064	SMH F02-065	72	290	0.0	0.340	0.35	0.42	0.42
SMH F02-065	SMH F02-066	72	129	0.1	0.340	0.34	0.41	0.41
SMH F02-066	SMH F02-067	72	189	0.0	0.330	0.33	0.41	0.41
SMH F02-067	SMH F02-068	72	70	0.2	0.350	0.35	0.43	0.43
SMH F02-068	SMH F02-253	72	208	0.0	0.350	0.35	0.43	0.43
SMH F02-253	SMH F02-254	72	393	0.1	0.360	0.36	0.45	0.45
SMH F02-254	SMH F02-255	72	177	0.1	0.380	0.38	0.48	0.48
SMH F02-255	SMH F01-130	72	418	0.0	0.380	0.38	0.48	0.48
SMH F01-130	SMH F01-131	72	381	0.1	0.350	0.35	0.45	0.45
SMH F01-131	SMH F01-117	72	467	0.1	0.380	0.38	0.51	0.51
SMH F01-117	SMH F01-132	72	493	0.0	0.380	0.38	0.51	0.51
SMH F01-132	SMH F01-133	72	487	0.1	0.360	0.36	0.53	0.53
SMH F01-133	SMH F01-134	72	379	0.1	0.390	0.39	0.56	0.56
SMH F01-134	SMH F01-135	72	232	0.0	0.390	0.39	0.56	0.56
SMH F01-135	SMH F01-136	72	400	0.1	0.390	0.39	0.55	0.55
SMH F01-136	SMH F01-137	72	378	0.0	0.390	0.39	0.55	0.55
SMH F01-137	SMH F01-138	72	326	0.0	0.370	0.37	0.53	0.53
SMH F01-138	SMH F01-139	72	326	0.0	0.370	0.37	0.53	0.53
SMH F01-139	SMH F01-140	72	404	0.0	0.370	0.37	0.52	0.52
SMH F01-140	SMH F01-141	72	158	0.0	0.370	0.37	0.52	0.52
SMH F01-141	SMH F01-142	72	367	0.0	0.360	0.36	0.51	0.51
SMH F01-142	SMH F01-143	72	384	0.1	0.360	0.36	0.5	0.5
SMH F01-143	SMH F01-144	72	375	0.1	0.360	0.36	0.5	0.5
SMH F01-144	SMH F01-145	78	421	0.1	0.410	0.41	0.55	0.55
SMH F01-145	SMH F99-001	78	370	0.0	0.410	0.41	0.55	0.55
SMH F99-001	SMH F99-002	78	242	0.0	0.410	0.41	0.54	0.54
SMH F99-002	SMH F99-004	78	294	0.1	0.410	0.41	0.54	0.54
SMH F99-004	SMH F99-006	78	536	0.0	0.410	0.41	0.54	0.54
SMH F99-006	SMH F99-007	78	522	0.0	0.390	0.39	0.52	0.52

From MH ID	To MH ID	Pipe Dia. (in)	Pipe Length (ft)	Pipe Slope (%)	Pipe Load: d/D (1 indicates backwater surcharge, 2 indicates insufficient pipe capacity)			
					1. Existing	2. Existing + Proposed Development	3. Buildout	4. Buildout + Proposed Development
SMH F99-007	SMH F99-008	78	382	0.0	0.390	0.39	0.51	0.51
SMH F99-008	SMH F99-009	78	382	0.0	0.390	0.39	0.51	0.51
SMH F99-009	SMH F99-010	78	392	0.1	0.380	0.38	0.5	0.5
SMH F99-010	SMH F99-011	78	556	0.0	0.380	0.38	0.5	0.5
SMH F99-011	SMH F99-012	78	342	0.1	0.360	0.36	0.48	0.48
SMH F99-012	SMH F99-079	78	475	0.1	0.360	0.36	0.47	0.47
SMH F99-079	SMH F99-013	78	464	0.1	0.350	0.35	0.45	0.45
SMH F99-013	SMH F99-016	78	504	0.0	0.330	0.33	0.42	0.42
SMH F99-016	F99-016D1	84	20	2.4	0.160	0.16	0.22	0.22
SPWA Sewers (South)								
SMH B04-162	SMH B04-161	30	40	0.1	0.36	0.36	0.42	0.42
SMH B04-161	SMH B04-160	30	15	0.1	0.36	0.36	0.42	0.42
SMH B04-160	SMH B04-157	30	378	0.1	0.36	0.36	0.42	0.42
SMH B04-157	SMH B04-156	30	425	0.1	0.36	0.36	0.42	0.42
SMH B04-156	SMH B04-155	30	426	0.1	0.37	0.37	0.42	0.42
SMH B04-155	SMH B04-154	30	422	0.1	0.4	0.4	0.44	0.44
SMH B04-154	SMH B04-135	30	143	0.1	0.42	0.42	0.46	0.46
SMH B04-135	SMH B04-152	30	282	0.1	0.43	0.43	0.46	0.46
SMH B04-152	SMH B04-131	30	504	0.1	0.43	0.43	0.46	0.46
SMH B04-131	SMH B04-128	33	451	0.1	0.47	0.47	0.49	0.49
SMH B04-128	SMH B04-111	33	320	0.1	0.47	0.47	0.49	0.49
SMH B04-111	SMH B04-110	33	256	0.1	0.47	0.47	0.48	0.48
SMH B04-110	SMH B04-108	33	502	0.1	0.46	0.46	0.48	0.48
SMH B04-108	SMH B03-066	33	413	0.1	0.49	0.49	0.51	0.51
SMH B03-066	SMH B03-065	33	369	0.1	0.47	0.47	0.48	0.48
SMH B03-065	SMH B03-053	33	13	3.8	0.64	0.64	0.65	0.65
SMH B03-053	SMH B03-064	33	405	0.1	0.63	0.63	0.65	0.65
SMH B03-064	SMH B03-063	33	520	0.1	0.62	0.62	0.64	0.64
SMH B03-063	SMH B03-061	33	371	0.1	0.62	0.62	0.64	0.64
SMH B03-061	SMH B03-067	33	300	0.1	0.6	0.6	0.62	0.62
SMH B03-067	SMH B03-040	33	592	0.1	0.58	0.58	0.6	0.6
SMH B03-040	CAP B03-DCWWTP	39	152	1.5	0.25	0.25	0.26	0.26
CAP B03-DCWWTP	B03-DCWWTPD1	84	7	14.3	0.14	0.14	0.16	0.16

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT–PLANNING DIVISION

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

MITIGATION MONITORING AND REPORTING PROGRAM

Project Title/File Number:	Sierra View (SV) Redesignation and Rezoning Project / File No. PL21-0162
Project Location:	360 Diamond Oaks Road, Roseville, CA 95678 (APN 015-011-029-000)
Project Description:	The SV project consists of amending the General Plan designation and modifying the zoning for a portion of Infill Planning Parcel 100 (northern part) from Medium Density Residential to Low Density Residential and from R3 to RS/DS and modifying the zoning for a portion of Infill Planning Parcel 3 (southern part) from R1 to RS/DS. Other approvals and entitlements from the City include a Tentative Subdivision Map for 75 residential units that reduces the number of residential units approved for the project site from 223 to 130 and a tree permit.
Environmental Document:	Mitigated Negative Declaration
Project Applicant:	WP Sierra View, LLC Contact: John Tallman
Property Owner:	SVLC 23, LLC
Lead Agency Contact:	Kinarik Shallow, Associate Planner, (916) 746-1309

Section 21081.6 of the California Public Resources Code requires public agencies to "adopt a reporting and monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment." This Mitigation Monitoring and Reporting Program has been adopted for the purpose of avoiding environmental impacts.

MONITORING PROCESS: Existing monitoring mechanisms are in place that assist the City of Roseville in meeting the intent of the California Environmental Quality Act (CEQA). These existing monitoring mechanisms eliminate the need to develop new monitoring processes for each mitigation measure. These mechanisms include grading plan review and approval, improvement/building plan review and approval and on-site inspections by City Departments. Given that these monitoring processes are requirements of the project, they are not included in the mitigation monitoring program.

It shall be the responsibility of the project applicant/owner to provide written notification to the City using the Mitigation Verification Cover Sheet and Forms, in a timely manner, of the completion of each Mitigation Measure as identified on the following pages. The City will verify that the project is in compliance with the adopted Mitigation Monitoring and Reporting Program. Any non-compliance will be reported by the City to the applicant/owner, and it shall be the project applicant's/owner's responsibility to rectify the situation by bringing the project into compliance. The purpose of this program is to ensure diligent and good faith compliance with the Mitigation Measures which have been adopted as part of the project.

MITIGATION MONITORING AND REPORTING PROGRAM for Sierra View Redesignation and Rezoning Project / File No. PL21-0162					
Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
MM BIO 1: Conduct Pond Turtle Pre-Construction Survey: A western pond turtle survey shall be conducted in all areas within 150 feet of the intermittent drainage in within 48 hours prior to construction in that area. If no western pond turtles or nests are found, no further mitigation is necessary. If a western pond turtle is observed within the proposed impact area, a qualified biologist shall relocate the individual to suitable habitat outside of the proposed impact area prior to construction. If a western pond turtle nest is observed within the proposed impact area, the nest shall be fenced off and avoided until the eggs hatch. The exclusion fencing shall be placed no less than 25 feet from the nest. A qualified biologist shall monitor the nest daily during construction to ensure that hatchlings do not disperse into the construction area. Relocation of hatchlings will occur as stipulated above, if necessary.	Results of the preconstruction survey and other mitigation implementation (if needed) shall be submitted prior to the issuance of a grading permit. The applicant or developer shall coordinate with USFWS and/or CDFG to modify as necessary any mitigation plans in an effort to attain mitigation success.	Pre-Construction and Construction: Survey required prior to construction. If survey is positive for the specie, then remainder of mitigation steps are required prior to construction.	Engineering	Copy of pre-construction survey	
MM BIO-2: Protect Special Status Birds, Including Migratory Birds. For all construction-related activities that take place within the nesting season, between February 15 through August 31st, a preconstruction nesting-bird survey for special-status specie birds and migratory birds shall be conducted by a qualified biologist no more than two weeks prior to project initiation within the area of construction and a 300-foot buffer. If active nests are found, a no-disturbance buffer zone shall be established, the size of which will be determined in consultation with the City. Within this buffer zone, no construction shall take place until August 31st or the biologist determines that the nest is no longer active.	Results of the preconstruction survey and other mitigation implementation (if needed) shall be submitted prior to the issuance of a grading permit. The applicant or developer shall coordinate with USFWS and/or CDFG to modify as necessary any mitigation plans in an effort to attain mitigation success.	Pre-Construction and Construction: Survey required prior to construction. If the survey is positive for the species, then remainder of mitigation steps are required prior to construction.	Engineering	Copy of pre-construction survey	
MM BIO-3: Obtain a Lake and Streambed Alteration Agreement. For any construction that will occur on the bed and bank of a stream or other water body, including drainage canals, a Lake and Streambed	Results of implementation of conditions of approval and/or mitigation (if required) included as part of the agreement shall	Pre-Construction and Construction: Executed	Engineering	Copy of executed Lake and Streambed	

MITIGATION MONITORING AND REPORTING PROGRAM for Sierra View Redesignation and Rezoning Project / File No. PL21-0162					
Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
Alteration Agreement shall be obtained that complies with Section 1602 of the California Fish and Game Code. The Lake and Streambed Alteration Agreement will contain conditions of approval and/or mitigation measures to avoid, minimize, or compensate for adverse effects to riparian habitat within the bed and bank of a stream or other water body that must be implemented as a condition of the agreement that ensures no net loss of riparian acreage. Obtaining this Agreement and adhering to its requirements ensures that performance standards sufficient to meet CEQA mitigation standards are satisfied.	be submitted prior to the issuance of a grading permit.	agreement required prior to construction and any agreement conditions of approval and/or mitigation measures are required prior to construction.		Alteration Agreement	
MM BIO-4: No Net Loss of Wetlands by Obtaining Requisite Federal and State Permits. For all wetlands and other Waters of the U.S. or State that are removed or disturbed by project construction, all requisite federal and State permits shall be obtained, including, at least, a discharge permit from the U.S. Army Corps of Engineers pursuant to Section 404 of the Clean Water Act, and possibly State-issued Waste Discharge Requirements pursuant to Division 7, Chapter 4, Article 4 of the Water Code established by the Porter-Cologne Water Quality Control Act. These federal and State permits will contain conditions of approval and/or mitigation measures that will ensure a net zero loss of wetlands and other waters. Obtaining these permits and adhering to their requirements ensures that performance standards sufficient to meet CEQA mitigation standards are satisfied.	Results of implementation of conditions of approval and/or mitigation (if required) included as part of the permits shall be submitted prior to the issuance of a grading permit.	Pre-Construction and Construction: Permits must be obtained prior to construction and any permit conditions of approval and/or mitigation measures are required prior to construction.	Engineering	Copy of issued permits	
MM BIO-5: Obtain Tree Permit and Adhere to Permit Conditions. For all native oaks trees protected by the City Code that shall be removed or encroached upon as a result of the project, a Tree Permit shall be obtained that includes payment of in-lieu mitigation fees to compensate for oak tree encroachment and removal and/or onsite replacement plantings consisting of both native and nonnative tree species as well as protection measures for the trees that will	Results of implementation of conditions of mitigation (if needed) included as part of the permit shall be submitted prior to the issuance of a grading permit.	Pre-Construction and Construction: Permit must be obtained prior to construction and any permit mitigation is	Engineering	Copy of issued permit	

MITIGATION MONITORING AND REPORTING PROGRAM for Sierra View Redesignation and Rezoning Project / File No. PL21-0162					
Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
remain onsite. Obtaining a Tree Permit and adhering to its requirements ensures that CEQA performance standards are satisfied.		required prior to construction.			
MM CUL-1: Inadvertent Discovery. If subsurface deposits believed to be cultural (historical, archeological, paleontological, or tribal) or human in origin are discovered during construction, all work must halt within a 50-foot radius of the discovery. A qualified professional archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for pre-contact and historic archaeologist shall be retained to evaluate the significance of the find (i.e., whether the subsurface deposits could qualify as an historical resource, a unique archaeological resource, or a tribal cultural resource) and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications and mitigation requirements shall apply, depending on the nature of the find: 1. If the professional archaeologist determines that the find does not represent an historical resource, a unique archaeological resources, or a tribal cultural resource, work may resume immediately, and no agency notifications are required. 2. If the professional archaeologist determines that the find represents a potential historical resource, unique archaeological resource, or tribal cultural resource, the archaeologist shall immediately notify the City and the applicable landowner and/or Applicant. The City shall work with the archaeologist and, if necessary, with other experts or expert agencies (e.g., the State Historic Preservation Officeror, in the case of a potential tribal cultural resource, the relevant Native American organization) to determine whether, based on statutory criteria, the find qualifies as an historical resource, a unique archaeological	This measure shall be reflected in all construction and building plans, and construction site workers shall be advised by the site manager of this measure.	Construction: Measure applies if resources are discovered during construction.	Engineering and Building	Copies of construction and building plans containing this measure	

Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to the City	Staff Use Only
resource, or a tribal cultural resource. If a determination is made in the affirmative, appropriate mitigation or treatment measures shall be taken, consistent with those set forth in Public Resources Code Section 21083.2, subdivisions (b) through (e), and CEQA Guidelines Sections 15126.4, subdivision (b)(3). Preservation in place is the preferred manner of mitigating impacts to archaeological sites, but data recovery may be permitted where preservation would be inconsistent with project design, logistics, and cost considerations. Work may not resume within the no-work radius until the City determines that the site either: 1) is not an historical resources, a unique archaeological resources, or a tribal cultural; or 2) that the mitigation or treatment measures have been completed to the City's satisfaction. 3. If the find includes human remains, or remains that are potentially human, the City and/or the landowner or Applicant shall ensure that reasonable protection measures are taken to protect the discovery from disturbance (A.B. 2641 [Stats. 2006, ch. 863]). The archaeologist shall notify the Placer County Coroner (per Section 7050.5 of the Health and Safety Code). The provisions of Section 7050.5 of the California Health and Safety Code, Section 5097.98 of the Public Resources Code, and A.B. 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner is required by statute to notify the California Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the Project (Public Resources Code Section 5097.98). The designated MLD will have 48 hours from the time access to the property is granted to					

MITIGATION MONITORING AND REPORTING PROGRAM for Sierra View Redesignation and Rezoning Project / File No. PL21-0162					
Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (Public Resources Code Section 5097.94). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (Public Resources Code Section 5097.98). This reburial will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (A.B. 2641). Work may not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.					
MM GEO-1: If paleontological resources are discovered during the course of construction, work shall be halted immediately within 50 meters (165 feet) of the discovery, the City of Roseville shall be notified, and a qualified paleontologist shall be retained to determine the significance of the discovery. If the paleontological resource is considered significant, it should be excavated by a qualified paleontologist and given to a local agency, State University, or other institution with expertise in paleontology, where the resource could be curated and displayed for public education purposes.	This measure shall be reflected in all construction and building plans, and construction site workers shall be advised by the site manager of this measure.	Construction: Measure applies if resources are discovered during construction.	Engineering and Building	Copies of construction and building plans containing this measure	
MM NOISE-1: Limits Hours of Construction and Muffle/Maintain Construction Equipment. Project construction shall occur only between the hours of 7 a.m. and 7 p.m. on weekdays and 8 a.m. and 8 p.m. on weekends to limit construction noise. All construction equipment shall be fitted with factory installed muffling devices and maintained in good	This measure shall be reflected in all construction and building plans, and construction site workers shall be advised by the site manager of this measure.	Construction: Measure applies during construction.	Engineering and Building	Copies of construction and building plans containing this measure	

MITIGATION MONITORING AND REPORTING PROGRAM for Sierra View Redesignation and Rezoning Project / File No. PL21-0162					
Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
working order, pursuant to City Noise Ordinance Section 9.24.150(G).					
MM TCR-1: Unpaid Tribal Observation. A minimum of seven days prior to beginning earthwork or other soil disturbance activities, the Construction Manager shall notify the City of the proposed earthwork start-date, in order to provide the City representative sufficient time to contact the consulting tribe(s). A single tribal representative shall be invited to, at its discretion, voluntarily observe any or all ground-disturbing activities during construction. The tribe shall be provided 72 hours to accept or decline observation. The single tribal observer shall be required to comply with all job site safety requirements and shall sign a waiver of liability prior to entering the job site. Should the tribe choose not to observe any or all of the activity, the City shall deem the mitigation measure completed in good faith without tribal observation as long as the notification was made and documented.	This measure shall be reflected in all construction and building plans, and construction site managers shall be advised by the applicant or developer of this measure.	Pre-Construction and Construction: Measure applies just prior to and during construction.	Engineering and Building	Documentation of tribal notification	
MM TCR-2: Contractor Awareness Training. The Construction Manager shall ensure that a Contractor Awareness Training Program is delivered to train equipment operators about cultural resources and tribal cultural resources. The program shall be designed to inform construction personnel about: federal and state regulations pertaining to cultural resources and tribal cultural resources; the subsurface indicators of resources that shall require a work stoppage; procedures for notifying the City of any occurrences; and project-specific requirements; and enforcement of penalties and repercussions for non-compliance with the program. The training shall be prepared by a qualified professional archaeologist and reviewed by City for approval, and may be provided in an audio-visual format, such as a DVD. The Construction Manager shall provide culturally affiliated tribes that consulted on the	This measure shall be reflected in all construction and building plans, and construction site managers shall be advised by the applicant or developer of this measure.	Pre-Construction and Construction: Measure applies just prior to and during construction.	Engineering and Building	Copy of signed training roster	

MITIGATION MONITORING AND REPORTING PROGRAM for Sierra View Redesignation and Rezoning Project / File No. PL21-0162					
Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
project the option of attending the initial training in person and/or providing additional materials germane to the unanticipated discovery of tribal cultural resources for incorporation into the training. The training program shall be required for all construction supervisors, forepersons, and operators of ground-disturbing equipment and all personnel shall be required to sign a training roster and display a hardhat sticker that is visible to City inspectors. The construction manager is responsible for ensuring that all required personnel receive the training. The Construction Manager shall provide a copy of the signed training roster to the City as proof of compliance.					
MM TCR-3: Post-Review Discovery Procedures. If subsurface deposits believed to be cultural or human in origin, or tribal cultural resources, are discovered during construction, all work shall halt within a 100-foot radius of the discovery, and the Construction Manager shall immediately notify the City of Roseville Development Services Director by phone. The Construction Manager shall also immediately coordinate with the monitoring archeologist or project archaeologist and (if present) tribal monitor, or, in the absence of either, contact the consulting tribe(s) and a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for archaeology and subject to approval by the City, to evaluate the significance of the find and develop appropriate management recommendations in coordination with the consulting tribe(s) if the find is a tribal cultural resource. All management recommendations shall be provided to the City in writing for the City's review and approval. If recommended by the qualified professional and consulting tribes and approved by the City, this may include modification of the no-work radius.	This measure shall be reflected in all construction and building plans, and construction site workers shall be advised by the site manager of this measure.	Construction: Measure applies if resources are discovered during construction.	Engineering and Building	Copies of construction and building plans containing this measure	

MITIGATION MONITORING AND REPORTING PROGRAM for Sierra View Redesignation and Rezoning Project / File No. PL21-0162					
Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
The professional archaeologist must make a determination, based on professional judgement and supported by substantial evidence, within one business day of being notified, as to whether or not the find represents a cultural or tribal resource or has the potential to be a cultural or tribal cultural resource. The consulting tribe shall also be given the opportunity to provide, within one business day of being notified, a determination as to whether or not the find represents a tribal cultural resource or has the potential to be a tribal cultural resource. The type of discovery, as described below will determine the subsequent actions. These include: 1) a work pause that, upon further investigation, is not actually a discovery and the work pause was simply needed in order to allow for closer examination of soil (a "false alarm"); 2) a work pause and subsequent action for discoveries that are clearly not related to tribal resources, such as can and bottle dumps, artifacts of European origin, and remnants of built environment features; and 3) a work pause and subsequent action for discoveries that are likely related to tribal resources, such as midden soil, bedrock mortars, groundstone, or other similar expressions. Whenever there is question as to whether or not the discovery represents a tribal resource, culturally affiliated tribes shall be consulted in making the determination. Whenever a tribal monitor is present, the monitor shall be consulted. The following processes shall apply, depending on the nature of the find, subject to the review and approval of the City: • Response to False Alarms: If the professional archaeologist determines that the find is negative for any cultural indicators, and tribal representatives have					

Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to the City	Staff Use Only
not indicated the find is a tribal cultural resource, then work may resume immediately upon notice to proceed from the City's representative. No further notifications or archaeological consultation is necessary if it is determined that the discovery is not a cultural or tribal cultural resource of any kind. The professional archaeologist shall provide written documentation of this finding to the City, which shall include as an attachment any written documentation provided by tribal representatives or monitors. • Response to Non-Tribal Discoveries: If a tribal monitor is not present at the time of discovery and a professional archaeologist determines that the find represents a non-tribal cultural resource from any time period or cultural affiliation, the City shall be notified immediately, to consult on a finding of eligibility and implementation of appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines. The professional archaeologist shall provide a photograph of the find and a written description to the City of Roseville. The City of Roseville will notify any [tribe(s)] who, in writing, requested notice of unanticipated discovery of non-tribal resources. Notice shall include the photograph and description of the find, and					

Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to the City	Staff Use Only
a tribal representative shall have the opportunity to determine whether the find represents a tribal cultural resource. If a response is not received within 24 hours of notification (none of which time period may fall on weekends or City holidays), the City will deem this portion of the measure completed in good faith as long as the notification was made and documented. If requested by a [tribe(s)], the City may extend this timeframe, which shall be documented in writing (electronic communication may be used to satisfy this measure). If a notified tribe responds within 24 hours to indicate that the find represents a tribal cultural resource, then the Response to Tribal Discoveries portion of this measure applies. If the tribe does not respond or concurs that the discovery is non-tribal, work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) that the treatment measures have been completed to its satisfaction. • Response to Tribal Discoveries: If the find represents a tribal or potentially tribal cultural resource that does not include human remains, the consulting tribe(s) and City shall be notified. The City will consult					

Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to the City	Staff Use Only
with the tribe(s) on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be either a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines, or a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code. Preservation in place is the preferred treatment, if feasible. Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) not a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code; or 3) that the treatment measures have been completed to its satisfaction. • Response to Human Remains: If the find includes human remains, or remains that are potentially human, the construction supervisor or on-site archaeologist and (if present) tribal monitor shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641) and shall notify the City and Placer County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California Public Resources Code, and Assembly Bill					

Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to the City	Staff Use Only
2641 shall be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (§ 5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. Public Resources Code § 5097.94 provides structure for mediation through the NAHC if necessary. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the Public Resources Code). If no agreement is reached, the landowner must rebury the remains in a respectful manner where they will not be further disturbed (§ 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.					

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CITY OF ROSEVILLE CALIFORNIA

PLANNING DIVISION STAFF REPORT
PLANNING COMMISSION MEETING December 16, 2021

Prepared by: Kinarik Shallow, Associate Planner

ITEM 6.1b: General Plan Amendment, Specific Plan Amendment, Rezone, Development Agreement Amendment, and Tentative Subdivision Map – 3301 Pleasant Grove Boulevard – SVSP PCL WB-41 – Rezone – File # PL21-0161

REQUEST

The proposed project will allow the construction of 63 single-family homes on SVSP Parcel WB-41 and the addition of 30 units on SVSP Parcel WB-31. The project entitlements include a General Plan Amendment and Specific Plan Amendment to change the land use designation of Parcel WB-41 from Community Commercial (CC) to MDR and a Rezone from CC to Small Lot Residential/Development Standards (RS/DS). The SVSP will be amended to reflect the 30 additional units transferred to High Density Residential Parcel WB-31 from Infill Parcel 100. A Second Amendment of the Westbrook Development Agreement will be made to reflect the proposed land use changes, unit transfers, and to include dedication of a portion of West Roseville Specific Plan Parcel W-60B to the City. Lastly, a Tentative Subdivision Map is included to subdivide Parcel WB-41 into 63 medium density residential lots.

Applicant – John Tallman, Westpark S V 400 LLC
Property Owner – Westpark S V 400 LLC

SUMMARY RECOMMENDATION

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

> Adopt the Sierra View Country Club and Sierra Vista Specific Plan Redesignation and Rezone Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring & Reporting Program and Consider the 6th Addendum to the Sierra Vista Specific Plan Environmental Impact Report (EIR).

For the SVSP PCL WB-41 Rezone Project (File # PL21-0161):

A. Recommend the City Council approve the General Plan Amendment (Land Use Map);
B. Recommend the City Council approve the Specific Plan Amendment (Text & Land Use Map);
C. Recommend the City Council approve the Rezone;
D. Recommend the City Council approve the Second Amendment of the Westbrook Development Agreement; and
E. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to fifty-seven (57) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

SENATE BILL 330

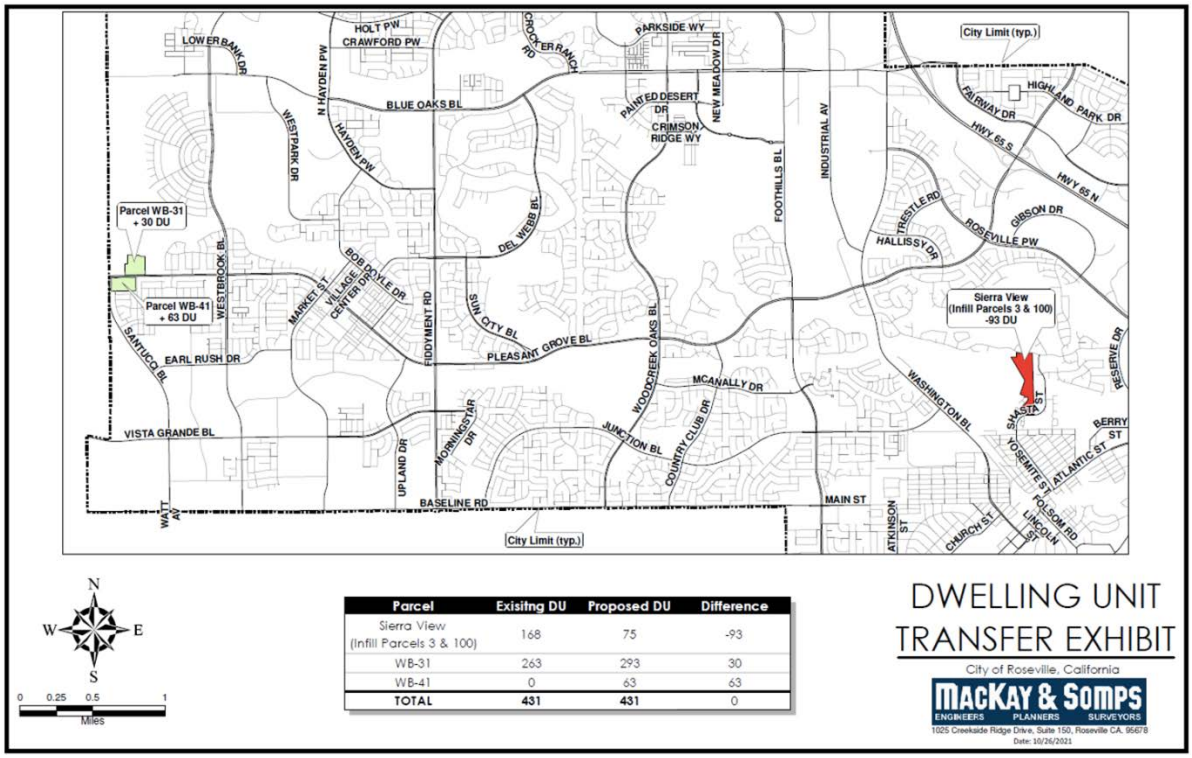
Projects #PL21-0162 (Sierra View Subdivision) and #PL21-0161 (SVSP Parcels WB-41 and WB-31) are linked to each other due to requirements in California State Housing Law. As described below, each project is evaluated independently in a separate staff report, however, The Planning Commission will be asked to take one action when considering the entitlements for both projects. The following is an

explanation of why these projects are linked and how staff is recommending the proposed entitlements be acted upon.

Recent changes in state law preclude the City from reducing anticipated housing density in one portion of its jurisdiction without making up for the resulting reduction by increasing anticipated housing density in another area. As enacted in the 2019 legislative session, Senate Bill 330 (the Housing Crisis Act of 2019 or S.B. 330) created Government Code Section 65300. Subdivision (b)(1)(A) of that statute generally prevents a city from changing the residential general plan, specific plan, and zoning designation to "a less intensive use" or to reduce the intensity of the designation below what was allowed on January 1, 2018. An exception to this prohibition exists, however, where the city "concurrently changes the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is *no net loss in residential capacity*" (Government Code § 65300 (h)(2)(i)(1), italics added).

The applicant is proposing a reduction in residential capacity on one site (Infill Parcel 100 – Sierra View Subdivision, file #PL21-0162) but proposing a modification in the designations on two other sites (Sierra Vista Specific Plan Parcel WB-41 and Parcel WB-31, file #PL21-0161), in order to make up for the lost residential capacity at Infill Parcel 100. Figure 1 below identifies the location of these parcels and the proposed unit transfers. Infill Parcel 100 has a current General Plan unit allocation of 168 units, however with the Sierra View Subdivision project (file #PL21-0162), the applicant is proposing to build only 75 of the units. As required by S.B. 330, the remaining 93 units must be transferred elsewhere in the City to avoid any net reduction in anticipated housing units. The remaining 93 units will be transferred to SVSP Parcels WB-41 and WB-31. The SVSP Parcel WB-41 Rezone project (file #PL21-0161) proposes amending the land use and zoning designation of Parcel WB-41 from its current Community Commercial (CC) designation to Medium Density Residential (MDR) with a zoning of Small Lot Residential/Development Standards (RS/DS), in order to accommodate 63 of the units being transferred from Infill Parcel 100. The remaining 30 units from Infill Parcel 100 are being transferred to High Density Residential Parcel WB-31. Since the Legislature, through S.B. 330 has required these consecutive actions, the Planning Commission will act on the two projects under one motion. However, staff has chosen to evaluate each project and the corresponding entitlements with separate staff reports for ease of readability.

Figure 1: Dwelling Unit Transfer Exhibit



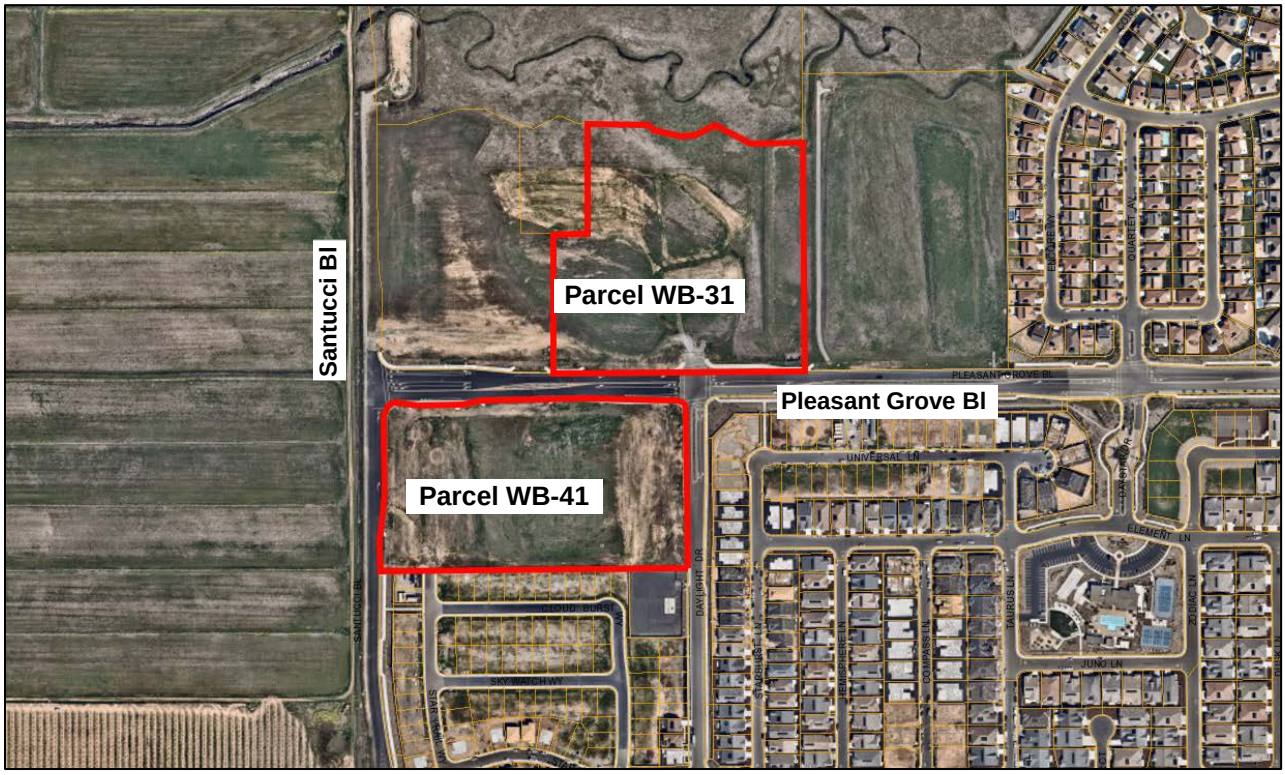
Parcel	Exisitng DU	Proposed DU	Difference
Sierra View (Infill Parcels 3 & 100)	168	75	-93
WB-31	263	293	30
WB-41	0	63	63
TOTAL	431	431	0

PROJECT BACKGROUND

The project site consists of Parcels WB-31 and WB-41, which are both located within the Sierra Vista Specific Plan (SVSP), to the north and south of Pleasant Grove Boulevard and east of Santucci Boulevard (see Figure 2). Both parcels are currently undeveloped. Parcel WB-31 is approximately 11 acres and has a General Plan land use designation of High Density Residential (HDR) at a density of 23.7 units per acre and a zoning designation of Multi-Family Housing (R3). Parcel WB-41 is approximately 10 acres and has a General Plan land use designation and zoning designation of Community Commercial (CC). The SVSP identifies Parcel WB-41 as a neighborhood-serving retail center that could support approximately 175,000 square feet of commercial and/or office space.

Parcel WB-31 is adjacent to vacant HDR Parcel WB-30 to the east, vacant HDR Parcel W-16 to the west, open space to the north, and Parcel WB-41 and an age-restricted Low Density Residential (LDR) subdivision to the south across Pleasant Grove Boulevard. Parcel WB-41 is adjacent to a Medium Density Residential (MDR) subdivision and a well site to the south, an age-restricted LDR subdivision to the east across Daylight Drive, Parcels WB-30 and WB-31 to the north across Pleasant Grove Boulevard, and unincorporated Placer County agricultural uses across Santucci Boulevard to the west.

Figure 2: Project Location



Project Entitlements

The requested entitlements will allow for the development of a 63-unit single-family residential subdivision on Parcel WB-41. No development is being proposed on Parcel WB-31 at this time. The project entitlements include:

General Plan Amendment (GPA) and Specific Plan Amendment (SPA) – The GPA will amend the land use designation of Parcel WB-41 from Community Commerical (CC) to Medium Density Residential (MDR) at a density of approximately 7.4 units per acre, in order to facilitate development of a 63-unit subdivision on this parcel. The SVSP document will be amended to reflect the proposed land use change for Parcel WB-41 as well as the unit transfers occuring with the Sierra View Subdivision project (file #PL21-0162). The Sierra View Subdivision project will transfer a total of 93 units from Infill Parcel 100 to

Parcel WB-41 (+63 units) and to High Density Residential Parcel WB-31 (+30 units). The project would increase the density of Parcel WB-31 from 23.7 units per acre to 26.4 units per acre, as allowable under the General Plan. Section 6.5 and Figure 6-25 of the SVSP will be amended to remove the designation of a park and ride lot on Parcel WB-41, and Section B.12 and Figure B-30, which identify a conceptual commercial center plan for Parcel WB-41, will be removed. Exhibit A includes the General Plan Amendment exhibit, Exhibit B includes the General Plan land use map reflecting the land use change, and Exhibit C includes the SVSP change pages.

Rezone – A Rezone is requested to amend the current zoning designation of Parcel WB-41 from Community Commercial (CC) to Small Lot Residential/Development Standards (RS/DS) to be consistent with the proposed land use designation. Exhibit D includes the Rezone exhibit.

Development Agreement (DA) Amendment – The project includes a second amendment of the Westbrook DA. The DA will be amended to reflect the proposed land use changes, unit transfers, and dedication of a portion of West Roseville Specific Plan (WRSP) Parcel W-60B to the City. Exhibit E includes the proposed DA Amendment.

Tentative Subdivision Map – The approximately 10-acre Parcel WB-41 will be subdivided into a new subdivision consisting of 63 MDR lots, three (3) landscape lots, and one (1) right-of-way/landscape corridor lot, for a total of 67 lots. Exhibit F includes the proposed tentative subdivision map.

EVALUATION: GENERAL PLAN AMENDMENT AND SPECIFIC PLAN AMENDMENT

The General Plan does not have any residential units allocated to Parcel WB-41, given that it is a commercially zoned site, while Parcel WB-31 has a current unit allocation of 263 units. As discussed previously in this staff report, the Sierra View Subdivision project (file #PL21-0162) will result in a 93-unit reduction on Infill Parcel 100. These 93 units will be transferred to SVSP Parcels WB-31 and WB-41 to comply with the statutory requirements of S.B. 330. Of the 93 units being transferred from Infill Parcel 100, 63 units will be transferred to Parcel WB-41 and 30 units will be transferred to Parcel WB-31 (see Table 1 below). The density of Parcel WB-31 will increase from 23.7 units per acre to 26.4 units per acre, which is consistent with the HDR land use. Parcel WB-41 will have a resulting density of approximately 7.4 units per acre, excluding the right-of-way/landscape corridors, which is consistent with the proposed MDR land use designation. The SPA includes changes to the text, tables, and figures of the SVSP to reflect the land use change, new unit allocations and densities.

Table 1: Unit Transfers

Parcel	Existing Land Use	Proposed Land Use	Existing Unit Allocation	Proposed Units	Difference	% Change
Infill Parcel 100	Medium Density Residential (MDR)	Low Density Residential (LDR)	168	75	-93	-55.4%
SVSP Parcel WB-41	Community Commercial (CC)	MDR	0	63	+63	-
SVSP Parcel WB-31	High Density Residential (HDR)	Unchanged	263	293	+30	+11.4%
TOTAL			**431**	**431**		

Proposed amendments to the General Plan and the SVSP are analyzed for consistency with the goals and policies of the respective plans. In 2004, in response to increased requests to convert commercial and industrial properties to residential uses, the City Council adopted guidelines for the conversion of non-residential land uses. A copy of the guidelines is provided as Attachment 1. As stated in the guidelines, the purpose is to make clear the City's expectations related to the loss of job-generating land uses. The overarching goal to be applied to land use changes outside of the Infill portion of the City is to maintain the City's fiscal balance and prevent the loss of jobs and existing job centers while maintaining a balanced community. The guidelines include evaluating fiscal impacts, noise, park dedication, public services, affordable housing, schools, utilities, and traffic when contemplating residential land use allocations.

The guidelines were used in staff's evaluation of the proposed land use amendment to Parcel WB-41, given that it will be converting a non-residential land use (e.g., Community Commercial) to a residential land use (e.g., Medium Density Residential). The guidelines for areas within a Specific Plan state:

1. A region wide employment and land inventory study shall be required of each project that is equal to or greater than 50 acres.

2. Land use changes will not have a negative fiscal impact to the City. Each project shall be modeled individually for citywide impacts utilizing the City's fiscal model.

3. Projects that are 50 acres or greater in size shall maintain employment options and a favorable jobs housing balance.

4. New housing development shall meet the City's 10% goal consistent with the Housing Element (4% affordable to very low, 4% affordable to low, and 2% affordable to middle income).

5. Projects shall provide a specific public benefit that may be in the form of a community benefit fee.

6. Increases in general fund service demands shall be mitigated by establishment of or annexation into a Community Facilities Mello Roos Assessment District to offset the costs of the project. The assessment may be utilized to offset the cost of the following: public safety; parks and open space maintenance; storm water management; and other costs identified by the City.

7. Parks obligation to include payment of citywide and neighborhood park fees. Active park needs shall be provided by the project. An in-lieu parkland dedication fee may be negotiated in lieu of land based on the project. For each acre of parkland dedication mitigated by an in-lieu fee a corresponding in-lieu fee shall be paid for park improvements. The in-lieu fees shall provide improvements of local benefit.

8. Place emphasis on the dedication of parklands within specific plan areas rather than acceptance of and in-lieu fee for land dedication.

9. Utilities (e.g. water, sewer, electric) shall not be impacted as to conveyance or capacity.

10. School impacts shall be mitigated through new impact agreements executed with the school districts to ensure that the projects student generation is accommodated.

11. Residential units not utilized within a specific plan area shall be reallocated within that plan area and school district. Otherwise, requests for units shall be considered as additive to the City's existing unit allocation.

12. Encourage higher density residential mixed-use projects with consideration to the relaxing of any one guideline or multiple guidelines to promote and provide incentives for innovative higher density residential mixed-use projects.

Parcel WB-41 is less than 50 acres, therefore guidelines #1 and #3 are not applicable to the project. The City's building permit process includes the assessment of all applicable and appropriate fees, which will ensure the project conforms to the guidelines addressing impact fees.

Fiscal Impact Analysis: Guideline #2 states land use changes will not have a negative fiscal impact to the City and requires that each project be modeled individually for City-wide impacts. Consistent with this guideline, Economics & Planning Systems, Inc. (EPS) prepared a fiscal impact analysis that demonstrated the land use change would not result in a negative fiscal impact to the City's General Fund on an annual basis (see Attachment 2). Additional studies were completed to determine the feasibility of developing Parcel WB-41 as a commercial site. These studies are discussed below.

Supermarket Retail Potential SVSP Parcel WB-42 and WB-41 – Intalytics, May 2021 (Attachment 3)

A study completed by Intalytics, a market analyst, determined that Parcel WB-41 is an inferior commercial site due to: 1.) a limited 180-degree trade area, with uncertain development of area to the west; 2.) lack of circulation and no defined route or time for extension of Santucci Boulevard; and 3.) future development of Community Commercial Parcel WB-42 (located less than a mile east of Parcel WB-41, and which Intalytics determined to be a superior site) will make WB-41 infeasible to support a neighborhood serving commercial center.

Retail Market Analysis and Highest & Best Use Study – MXD Development Strategists, July 2021 (Attachment 4)

MXD Development Strategists prepared a retail market analysis and "highest and best use" study, which concluded that residential would be the parcel's highest and best use when compared to commercial, office, or hotel uses. Similar to the findings of Intalytics, this is due to the site's limitation of a 180-degree trade area, much of which is in permanent open space, which acts as a major impediment to the site's development potential. The study also indicated that much of the site's trade area relies on development of Placer County projects (e.g., Regional University and Curry Creek) and that the timing of these projects is uncertain. MXD determined that even if the County projects are to develop in the next couple of decades, development of sites within the western portion of Roseville will likely push the trade area for WB-41 further west, resulting in better located sites within the County projects. The site's location on the western edge of the City is an inferior location when compared to the other Community Commercial sites in the area west of Fiddyment Road. The analysis also evaluated the site for a grocer or drug store anchor and found that neither reached the threshold sales level that would be considered viable by either user.

Retail Feasibility Traffic Analysis – Fehr & Peers, July 2021 (Attachment 5)

A retail feasibility traffic analysis was prepared by Fehr & Peers (F&P), an engineering consultant, to inform whether Parcel WB-41 can realistically be expected to develop with retail land uses in the next 15 to 20 years. F&P used a set of land use and roadway network assumptions based on market and development trends typical for North and West Roseville. A traffic forecast model was developed with these assumptions that determined the cumulative traffic volume passing through the Santucci Boulevard/Pleasant Grove Boulevard intersection at the northwest corner of Parcel WB-41. With the traffic forecast model, F&P concluded there are not nearly enough pass-by trips for a retail development to be feasible on Parcel WB-41 and that the site would have nearly 75% less traffic than similar sites. Lastly, F&P determined the feasibility of retail on Parcel WB-41 is further diminished by its location relative to future residential development and competing retail sites.

Traffic: As part of the environmental review of the project, a traffic study was prepared by Fehr & Peers to analyze the potential traffic impacts from the project. The environmental document is included as Exhibit G and the traffic study is included as Attachment 5 of Exhibit H (Addendum Attachments). Consistent with General Plan policies, the traffic study included an estimated trip generation and analysis of Vehicle Miles Traveled (VMT). Each item is discussed below.

- Trip Generation: The traffic study compared the trip generation of Parcel WB-41 based on its existing and proposed zoning using trip generation rates from the City of Roseville 2035 travel demand model. The trip generation rate for the existing zoning was based on a retail land use, which has a higher trip rate when compared to single-family residential. As a result, the proposed rezoning from CC to RS/DS would result in substantially fewer trips generated by the property. This suggest that traffic volumes in the vicinity of the project would be reduced during peak hours and on a daily basis as a result of the land use change. The study also analyzed whether the reduction in retail land use in the SVSP would cause a greater amount of the Specific Plan trips to occur outside of the SVSP area. The study concluded the proposed rezone would result in fewer external a.m. and p.m. peak hour and daily trips generated by the Specific Plan when compared to the existing zoning.

- Vehicle Miles Traveled (VMT): VMT is a measurement of travel demand, representing the number of miles traveled by vehicles in some amount of time (e.g., VMT per day or annual VMT). Consistent with state law, the General Plan has adopted VMT standards and requires land use amendments to be evaluated for consistency with these standards. Per the traffic study findings, the proposed rezone would generate fewer site trips, fewer trips entering/exiting the SVSP area, and less VMT for both the SVSP area and for the City as a whole. Thus, the project would have a less than significant impact to the transportation system on the basis of project-generated VMT.

Utilities: As part of the environmental review of the project, a technical memo was prepared by MacKay & Somps (see Attachment 7 of Exhibit H – Addendum Attachments) that evaluated the water and sewer demands based on the proposed land use designations and unit allocations proposed with the WB-41 Rezone project (file #PL21-0161) and the Sierra View Subdivision Map project (file #PL21-0162). The memo evaluated the two projects together given that the units proposed on SVSP Parcel WB-41 and WB-31 are being transferred from Infill Parcel 100. The memo concluded the proposed changes to the land use designations and unit allocations will result in less water demand and less sanitary sewer flows. The City's Environmental Utilities staff reviewed the project and concluded the project as a whole will have a lower demand on City utilities than the previously anticipated land uses.

Public Benefit: On December 1, 2021, the City Council adopted Resolution No. 21-470 approving a Purchase and Sale Agreement (PSA), by and between the City of Roseville and West Roseville, LLC for 20 acres of West Roseville Specific Plan (WRSP) Parcel W-60B and authorizing the City Manager to execute it on behalf of the City. Parcel W-60B is a vacant, approximate 30-acre parcel that has a current zoning designation of Light Industrial/Special Area (M1/SA) and a land use designation of Light Industrial (LI) (see Figure 3). The City currently owns the adjacent parcel to the north, Parcel W-60A, which is anticipated for a future long-field sports complex. The additional 20 acres from Parcel W-60B will allow the future sports complex to have additional fields and be a regional draw for sporting events. This will result in added revenue to the City's General Fund in the form of sales tax and transient occupancy tax revenue. As part of the proposed project, the developer will be dedicating five (5) of the 20 acres that are part of the PSA to the City. If this project is ultimately approved and if the approval occurs prior to close of escrow, then the total purchase price will be reduced to reflect only 15 acres being purchased and five (5) acres being dedicated. The acreage dedication will be reflected in the proposed DA Amendment, as discussed in the DA Amendment evaluation section of this report.

Figure 3: Parcel W-60B Vicinity Map

Affordable Housing: The General Plan Housing Element requires that new residential developments shall develop or cause to be developed 10% affordable housing, including 4% affordable to very low, 4% affordable to low, and 2% affordable to moderate income. The Housing Element does allow in-lieu fees to be considered on a case-by-case basis, and states that "Development Agreements shall be the mechanism utilized to secure implementation of the affordable housing program." The applicant is not proposing to include affordable housing units with this proposal and staff supports the elimination of any affordable obligation for two reasons. The first reason is that the units proposed for the WB-41 and WB-31 parcels are not new residential units, rather these units are currently allocated to Infill Parcel 100 and are being transferred to Parcels WB-41 and WB-31. There is currently no affordable obligation for these units on Infill Parcel 100 and there is no precedent to include an affordable housing obligation with a residential unit transfer. The second reason staff can support the elimination of any affordable obligation is that the applicant is proposing to dedicate five (5) acres of Parcel W-60B to the City for the future sports complex. West Roseville LLC has constructed significant improvements and removed procedural and construction barriers for the W-60B property, by constructing frontage improvements and utilities, mass grading on the site, and obtaining and effectuating wetland permits. The City and its residents are receiving substantial and extraordinary benefit from this property dedication, and the project circumstances are unique. For these two reasons, staff supports the elimination of any affordable obligation for the WB-41 and WB-31 parcels. As Development Agreements are an appropriate mechanism to implement the City's affordable housing program, and the terms of the proposed Development Agreement have been reviewed and mutually agreed upon by both the developer and the City of Roseville, approval of the Development Agreement will constitute compliance with the General Plan Housing Element.

Minor SVSP Amendments: The land use amendment will necessitate other minor amendments to the SVSP document. These include a revision to Section 6.5 and Figure 6-25 (Park & Ride Facilities) to remove the designation of a 35-space park and ride lot on Parcel WB-41. Park and ride lots provide parking for commuters to leave their vehicles to meet carpools, vanpools or access transit, and are typically located on commercial parcels. Since the parcel is proposed to be developed with a single-family residential subdivision, a park and ride lot would no longer be warranted. The SVSP has two other park and ride lots within the Plan area to meet commuter needs. In addition, Section B.12 and Figure B-30, which identify a conceptual commercial center plan for Parcel WB-41, will be removed. These changes are reflected in the SVSP change pages included as Exhibit C.

General Plan Amendment and Specific Plan Amendment Conclusion

Based on the evaluation above, staff finds the project is consistent with the Non-Residential Conversion Guidelines and is also consistent with the goals and polices of the General Plan and SVSP.

EVALUATION: REZONE

Zoning Ordinance Section 19.86.050 specifies that recommendations for approval or denial of a rezone shall include consideration of the proposed amendment's consistency with:

1. ***The public interest, health, safety, or welfare of the City, and***

2. ***The General Plan and any applicable Specific Plan.***

The project would rezone Parcel WB-41 from Community Commercial (CC) to Small Lot Residential with a Development Standards overlay (RS/DS). The General Plan provides a list of compatible "Implementing Zones" for each land use designation (General Plan Table II-10), which establishes what zoning designations are considered compatible with the applicable General Plan land use designation. The proposed General Plan land use designation for the project site is Medium Density Residential (MDR). The proposed Small Lot Residential (RS) zone is listed as an implementing zone. According to both the General Plan and SVSP, the MDR land use designation applies to land characterized by small-

lot single-family detached dwelling units and attached patio homes, halfplexes, duplexes, townhouses, condominiums, and mobile home parks. Detached single-family is listed as one of the primary uses and the applicable development guidelines include a density of 7.0 to 12.9 dwelling units per gross developable acre. The proposed project is a 63-unit detached single-family subdivision with a density of 7.4 units per gross developable acre (excluding the right-of-way/landscape corridors), which is consistent with the MDR land use designation.

Table II-9 of the General Plan contains a table addressing the compatibility of adjacent land uses. For purposes of the table, "adjacent" includes land uses separated by collectors and local streets (e.g., Daylight Dr.) but does not include land uses separated by major arterials (e.g., Pleasant Grove Blvd. and Santucci Blvd.). The proposed MDR land use is considered to be compatible with the adjacent MDR parcel to the south and with the LDR parcel to the east across Daylight Dr., and conditionally compatible with the adjacent Public/Quasi-Public (P/QP) land use to the south. In conclusion, staff finds the proposed rezone is consistent with the requirements of the General Plan and SVSP for the MDR land use, and the project will not adversely affect the public interest, safety, or welfare of the City.

EVALUATION: DEVELOPMENT AGREEMENT AMENDMENT

Section 19.84.040 of the City of Roseville Zoning Ordinance specifies that recommendations for approval or denial of a Development Agreement (DA), including Amendments, shall include consideration of the following:

1. ***Consistency with the objectives, policies, general land uses and programs specified in the General Plan and the Sierra Vista Specific Plan;***

2. ***Consistency with the provisions of the City of Roseville Zoning Ordinance;***

3. ***Conformity with the public health, safety and general welfare;***

4. ***The effect on the orderly development of the property or the preservation of property values; and***

5. ***Whether the provisions of the Agreement shall provide sufficient benefit to the City to justify entering into the Agreement.***

Development Agreements (DAs) are binding contracts that set the terms, rules, conditions, regulations, entitlements, responsibilities, and other provisions relating to the development of the covered properties. The project includes a second amendment of the Development Agreement by and between the City of Roseville and Westpark S.V. 400, LLC, relative to the SVSP (or the "Westbrook DA"). The Westbrook DA will be amended to reflect the proposed land use change, unit transfers, and the elimination of the bus transfer station/park and ride lot on Parcel WB-41. Sections of the DA pertaining to City-wide park fees will be amended to specify that these fees paid by the landowner upon issuance of building permits for the 63 units on Parcel WB-41 and for the 30 units on Parcel WB-31 may be applied by the City to the construction of improvements to any City-wide park in the City. Furthermore, sections of the DA pertaining to City-wide park and open space in-lieu fees will be amended to specify these in-lieu fees will not be collected from the 63 units on Parcel WB-41 or from the 30 units on Parcel WB-31.

The DA Amendment includes language regarding the developer dedication of a five (5) acre portion of West Roseville Specific Plan Parcel W-60B to the City. The DA Amendment specifies that this land dedication will occur before June 30, 2022. As previously discussed in this report, this acreage dedication provides a public benefit consistent with the requirement set forth in the City's Guidelines for Conversion of Non-Residential Land Uses policy document.

Items that are not addressed in this amendment are subject to the terms of the original DA and prior Amendment. In summary, City staff has found the proposed DA Amendment to be consistent with the

General Plan, SVSP, and the Zoning Ordinance. The DA Amendment is in conformance with the public health, safety, and welfare, and will not adversely affect the orderly development of the property or the preservation of property values. Therefore, the proposed DA Amendment is consistent with items 1-5 above.

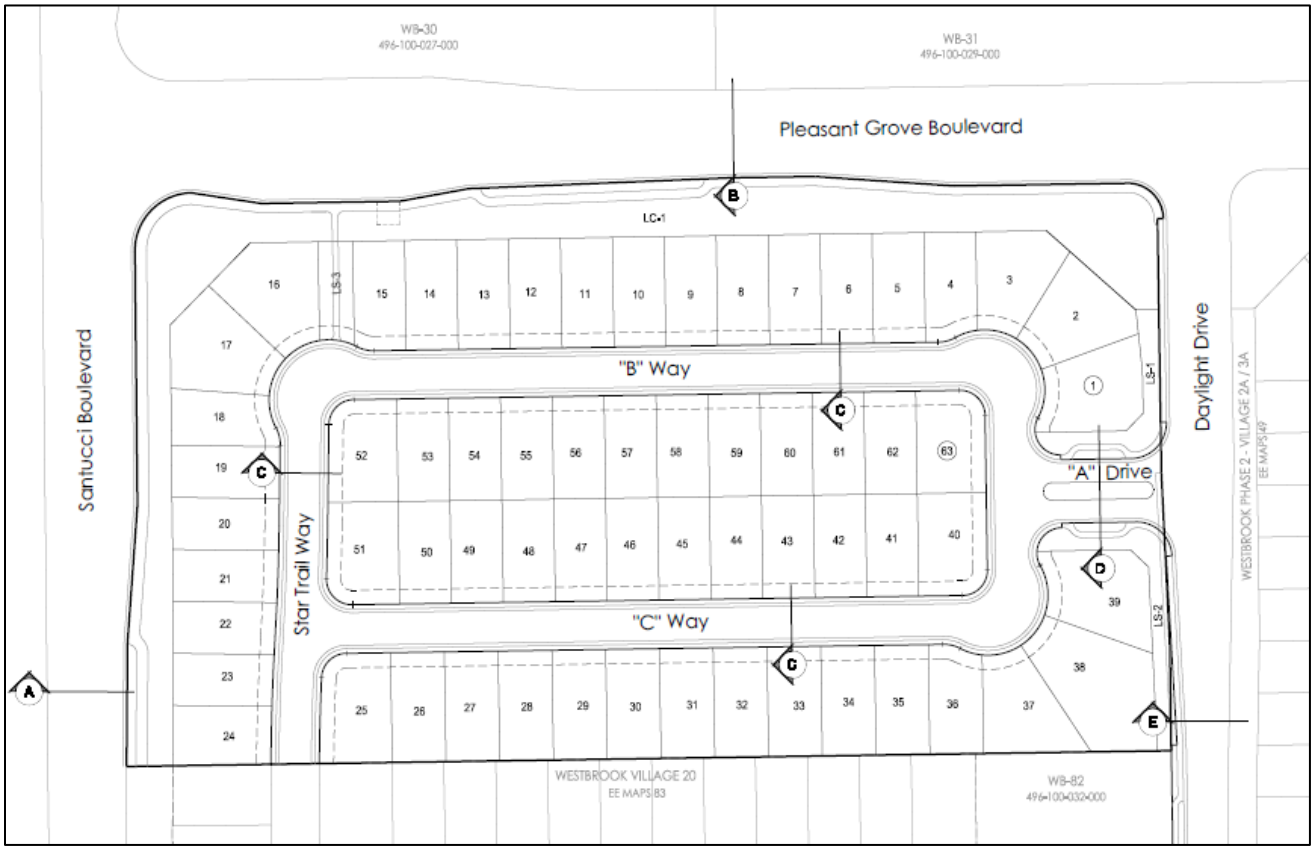
EVALUATION: TENTATIVE SUBDIVISION MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a Tentative Subdivision Map. The three findings are listed below in ***bold, italics*** and are followed by an evaluation of the map in relation to each finding.

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

The applicant is proposing to subdivide the parcel into 63 residential lots, three (3) landscape lots, and one (1) right-of-way/landscape corridor lot, for a total of 67 lots (see Figure 4). The proposed unit density is 7.4 units per acre, which is consistent with the MDR land use designation. Adequate access and circulation is provided to each parcel to facilitate development of the small lots. Access to the subdivision will be provided via Daylight Drive, on the eastern side of the parcel. The subdivision will also have connectivity with the adjacent MDR subdivision to the south. All single-family lots are oriented with frontage on public streets. The subdivision layout and street design was reviewed by the City's Engineering Division and Fire Department and was found to provide adequate street widths for circulation and emergency response.

Figure 4: Tentative Subdivision Map for Parcel WB-41



The Map Act and Subdivision Ordinance do not contain any maximum or minimum lot sizes. Instead these standards are contained within the Zoning Ordinance and SVSP. The project parcels are proposed to have a zoning designation of Small Lot Residential with Development Standards (RS/DS). A developer may either use the RS/DS development standards established in the SVSP, applicable Development Agreement, or may adopt adjusted standards through the Design Review Permit for Residential Subdivisions (DRRS) entitlement. Here, the applicant proposes to use the RS/DS development standards contained in the applicable Westbrook DA. These standards are included as Attachment 6. Pursuant to Zoning Ordinance Section 19.10.045, a DRRS application is required for all single-family housing units on property with the MDR land use designation. Since the home builder for the proposed subdivision is unknown at this time, Condition #7 has been added to the Tentative Subdivision Map that requires the future home builder to submit for a DRRS, which will allow staff to review the proposed architecture and home designs. Detailed information (e.g., floor plans, architectural styles, colors and materials, etc.) shall be provided at that time.

The SVSP includes design standards applicable to subdivision design, including guidelines for the locations of paseos, and requirements for connectivity along paseos. SVSP Figure B-5, Paseo Plan, shows a paseo sidewalk with a width of 10 feet in the landscape corridor along Santucci Boulevard to the west. Consistent with the SVSP, the proposed subdivision map provides a 40-foot landscape corridor along Santucci Boulevard with an 8-foot landscape strip, 10-foot walk, and then a 22-foot landscape between the walk and the masonry wall adjacent to the proposed lots. The SVSP also requires a pedestrian or other connection on an average of 600 feet for developments adjacent to a paseo. The proposed subdivision design is consistent with this standard. In addition, the subdivision map will provide a 6-foot-wide bike lane on Santucci Boulevard to the west. The existing 5-foot-wide bike lanes on Pleasant Grove Boulevard to the north of the site will remain unchanged.

2. ***The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.***

The proposed parcels are of sufficient size and shape to accommodate development that is consistent with the applicable zoning and design requirements, and the lots are consistent with the applicable development standards. The proposed parcel configurations preserve the location of watercourses and do not create a physical condition that would be impractical for the proposed improvements.

3. ***The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the Water Code.***

As part of the environmental review of the project, a technical memo was prepared by MacKay & Somps (see Attachment 7 of Exhibit H – Addendum Attachments) that evaluated the water and sewer demands based on the proposed land use designations and unit allocations proposed with the WB-41 Rezone project (file #PL21-0161) and the Sierra View Subdivision Map project (file #PL21-0162). The memo evaluated the two projects together given that the units proposed on SVSP Parcel WB-41 and WB-31 are being transferred from Infill Parcel 100. The memo concluded the proposed changes to the land use designations and unit allocations will not increase planned demands on sewage services; therefore, there will be no impacts to the existing requirements established by the Regional Water Quality Control Board.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website. City staff included the project on the Planning Division's Projects of Interest website, which included a project description, a link to the project

plans, and was routinely updated with project updates. The developer also installed a sign on the project site for the purpose of notifying the public of the intended land use change. A notice of the public hearing was published in the Sacramento Bee on December 3, 2021 and a notice of the hearing was also distributed to all property owners within 300 feet of the site and posted on the RCONA website. As of publication of this staff report, staff has received three comment letters regarding the proposed project, which are discussed in the following Environmental Determination section below.

ENVIRONMENTAL DETERMINATION

Because the Sierra View Subdivision project (file #PL21-0162) is related to the SVSP Parcels WB-41 and WB-31 project (file #PL21-0161), the two projects are presented in a combined CEQA document (see Exhibit G). However, each action requires a different type of CEQA analysis based on its site location and the previous planning conducted for that site. The Sierra View Subdivision project site is analyzed pursuant to CEQA Guidelines Sections 15060 et seq. and 15070 et. seq., as an Initial Study with accompanying environmental checklist leading to a Mitigated Negative Declaration. As a result, the Sierra View Subdivision project will require site-specific mitigation measures not previously contemplated in any other planning or environmental documents. Consistent with CEQA Guidelines Section 15164, regarding a previously certified and adopted Environmental Impact Report (EIR), an Addendum to the Sierra Vista Specific Plan EIR (SCH #2008032115, certified May 5, 2010) was prepared for Parcels WB-41 and WB-31 to cover the minor technical changes and additions necessary to describe the impacts of the proposed project. The Addendum did not identify any new environmental impacts from the project. The CEQA document includes a Cumulative Considerations analysis, which looks at the combined effects of the two projects in order to set forth the total combined level of environmental impact from both the Sierra View Subdivision project and the SVSP Parcels WB-41 & WB-31 project. This analysis provides additional consideration of the projects' combined cumulative impacts by looking at the two actions together in the context of the approved full buildout of the General Plan area as contemplated in the certified 2020 General Plan EIR for the 2035 General Plan Update. Staff recommends the Planning Commission consider the Addendum prior to taking action on this project. The documents were circulated for a 30-day public review that ended on December 6, 2021.

Staff received three comment letters during the public review period of the CEQA document. Of the three letters, two pertain to both the WB-41 and WB-31 project and the Sierra View Subdivision project and are included as Attachment 7. The third letter was in response to the Initial Study/Mitigated Negative Declaration prepared for the Sierra View Subdivision project and is therefore not included with this staff report.

The first comment letter was from Kat Fiorentino, a resident of the Diamond Oaks neighborhood, seeking clarification on the project description contained in the public notice since it referenced both the Sierra View Subdivision project and the SVSP Parcel WB-41 & WB-31 project. Staff provided an explanation of the projects and how they were linked.

The second comment letter was from Derek Pell, a Roseville resident. To summarize, Mr. Pell has concerns with the reduced density on Infill Parcels 3 and 100 because it is taking potential housing from a centralized, infill location and moving it to the edge of the City (i.e., SVSP Parcels WB-41 & WB-31). In terms of VMT, Mr. Pell claims that the combined effect of the rezoning will be that there will be fewer people close to amenities where it is possible to not drive, leading to more people in cars traveling longer distances. As documented in the traffic study prepared for the WB-41 Rezone project, the proposed rezone would generate 3,283 fewer daily site trips, 1,666 fewer daily trips entering/exiting the SVSP area, and a reduction of 11,599 VMT for the SVSP area and a reduction of 17,581 VMT for the City as a whole. In addition, the Sierra View Subdivision project was found to generate less VMT than what was assumed in the General Plan, because it is reducing the density and number of units on the site. As a result, the combined impacts on the basis of project-generated VMT for both projects would not exceed any transportation and traffic impacts analyzed in the General Plan EIR.

RECOMMENDATION

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

Adopt the Sierra View Country Club and Sierra Vista Specific Plan Redesignation and Rezone Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring & Reporting Program and Consider the 6th Addendum to the Sierra Vista Specific Plan Environmental Impact Report (EIR).

For the SVSP PCL WB-41 Rezone Project (File # PL21-0161):

A. Recommend the City Council approve the **GENERAL PLAN AMENDMENT (LAND USE MAP) – 3301 PLEASANT GROVE BOULEVARD – SVSP PCL WB-41 – REZONE – FILE #PL21-0161**;

B. Recommend the City Council approve the **SPECIFIC PLAN AMENDMENT – 3301 PLEASANT GROVE BOULEVARD – SVSP PCL WB-41 – REZONE – FILE #PL21-0161**;

C. Recommend the City Council approve the **REZONE – 3301 PLEASANT GROVE BOULEVARD – SVSP PCL WB-41 – REZONE – FILE #PL21-0161**;

D. Recommend the City Council approve the **DEVELOPMENT AGREEMENT AMENDMENT – 3301 PLEASANT GROVE BOULEVARD – SVSP PCL WB-41 – REZONE – FILE #PL21-0161**; and

E. Adopt the three (3) findings of fact and approve the **TENTATIVE SUBDIVISION MAP – 3301 PLEASANT GROVE BOULEVARD – SVSP PCL WB-41 – REZONE – FILE #PL21-0161** subject to fifty-seven (57) conditions of approval.

CONDITIONS OF APPROVAL FOR THE TENTATIVE SUBDIVISION MAP – FILE #PL21-0161

1. The Tentative Subdivision Map shall not be deemed approved until the actions on the General Plan Amendment, Specific Plan Amendment, Rezone and Development Agreement Amendment are approved and become effective. (Planning)

2. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

3. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)

4. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division. (Engineering)

5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Finance)

6. The project shall comply with all required environmental mitigation identified in the Sierra Vista Specific Plan EIR (State Clearinghouse #2008032115, certified May 5, 2010), and subsequent 6th Addendum to the SVSP EIR prepared for the project (SCH #2021110118), and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

7. Prior to issuance of building permits for construction of homes within the subdivision, the home builder shall be required to submit for a Design Review for Residential Subdivision (DRRS) to review the

proposed architecture and home designs. Detailed information (e.g., floor plans, architectural styles, colors and materials, etc.) shall be provided at that time. (Planning)

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

8. 8. The developer is responsible for installing a City Gateway feature within the landscape corridor on the southeast corner of the intersection of Pleasant Grove Boulevard and Santucci Boulevard. The City Gateway feature shall be shown on the Improvement Plans and shall be designed consistent with Section B.3 of the SVSP Design Guidelines. (Planning)

9. Landscape Plans for all landscape corridors and all landscaped common areas shall be approved with the improvement plans. Landscaping shall be installed for Substantial Completion of the subdivision improvements. Landscape corridors shall also successfully complete the required establishment period. The landscape plan shall comply with the Sierra Vista Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Engineering, Parks, Fire, Environmental Utilities)

10. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:

    a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.

    b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.

    c. A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.

    d. Standard Accessible ramps shall be installed at all curb returns per City Standards. (Engineering)

11. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)

12. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection Engineering will designate the exact areas to be reconstructed. (Engineering)

13. All Lots/Parcels shall conform to Class 1 drainage, pursuant to the adopted City of Roseville Improvement Standards, except as shown on the tentative map or as approved in these conditions. (Engineering)

14. The following note shall be added to the Grading and/or Improvement Plans:

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

    a. *Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day.*

    b. *Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.*

c. *Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.*

d. *Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.*

e. *The City shall have the authority to stop all grading operations, if in the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)*

15. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)

16. A note shall be added to the grading plans that states:

    *"Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified."* (Engineering)

17. Any backbone improvements, not constructed adjacent to (or needed to serve) the proposed subdivision shall be completed by the applicant. (Engineering)

18. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub of natural drainage coarse. (Engineering)

19. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s). Any drainage outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. (Engineering)

20. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)

21. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)

22. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)

23. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)

24. **Prior to the approval of the Improvement Plans**, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water

Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)

25. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan-view and in profile-view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)

26. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:

    a. Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.

    b. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.

    c. Water and sewer mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions.

    d. All sewer manholes shall have all-weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)

27. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)

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

    a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.

    b. For maintenance purposes, the landscaping shall be installed on a maximum of three sides and the plant material shall not have thorns.

    c. The control valves and the water meter shall be physically unobstructed.

    d. The backflow preventer shall be covered with a green cover that will provide insulation. (Environmental Utilities)

29. A note shall be added to the Improvement Plans stating that all water backflow devices shall be tested and approved by the Environmental Utilities Department prior to the Notice of Completion for the improvements. (Environmental Utilities)

30. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)

31. Minimum fire flow is 1,500 gallons per minute with 20 pounds of residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshall, where the project utility lines will serve non-residential uses. (Fire)

32. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)

33. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)

34. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)

35. All landscaping in areas containing electrical service equipment shall conform to the "Electric Department Landscape Design Requirements" as outlined in Section 7.00 of the Electric Department's "Specifications for Residential Trenching." (Electric)

36. The location and design of the gas service shall be determined by PG&E. The design of gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)

37. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP

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

    a. A 12.5-foot wide public utilities easement along all subdivision road frontages;

    Easement widths shall comply with the City's Improvement Standards and Construction Standards. The easement documents shall be drafted for approval and acceptance by the City of Roseville and recorded at the Placer County Recorder's Office. (Environmental Utilities, Electric, Engineering)

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

40. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. (Alternative Transportation, Environmental Utilities, Electric, Engineering)

41. The City shall not approve the Final Map for recordation until either:

    a. A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.

        i. OR

    b. The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)

42. Lettered Lots shall be dedicated as an easement (or in fee) to the City for the purposes of (Right of Way and Landscape). (Engineering)

43. Street names shall be approved by the City of Roseville. (Engineering)

44. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. Lettered Lot//Parcel along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. (Engineering)

45. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)

46. The Final/Lot/Parcel/Parcel Map shall be submitted per, “The Digital Submittal of Cadastral Surveys”. Submittal shall occur after Engineering approval but prior to Council approval. (Engineering)

47. The cost of any facilities which are identified in the CIP and are beyond those needed for this project may be reimbursed to the developer. In accordance with §66485 and §66486 of the Subdivision Map Act, any improvements constructed by the subdivider which contain supplemental size, capacity, number, or length for the benefit of property not within the subdivision and which improvements are to be dedicated to the public, the subdivider shall be entitled to reimbursement for that portion of the cost of the improvements which is in excess of the construction required for the subdivision. (Engineering)

48. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)

49. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

50. The applicant shall pay City's actual costs for providing plan check, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Environmental Utilities, Engineering)

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

52. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)

53. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)

54. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Engineering)

55. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)

56. All plant material shall be maintained under a 30 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warrantee for an additional 9 months minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warrantee period shall be replaced one month prior to the end of the warrantee period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warrantee. (Parks, Recreation, and Libraries)

57. Park fees shall be assessed and applied as follows: City-wide park fees shall be allocated towards the General city-wide park development fund and neighborhood and bike trail fees shall be allocated towards Westbrook. (Parks, Recreation, and Libraries)

ATTACHMENTS

1. Guidelines for Conversion of Non-Residential Land Uses
2. Fiscal Impact Analysis, Economics & Planning Systems, July 2021
3. Supermarket Retail Potential SVSP Parcel WB-42 & WB-41, Intalytics, May 2021
4. Retail Market Analysis and Highest & Best Use Study, MXD Development Strategists, July 2021
5. Retail Feasibility Traffic Analysis, Fehr & Peers, July 2021
6. RS/DS Development Standards
7. Public Comment Letters

EXHIBITS

A. GPA and SPA Exhibit
B. General Plan Land Use Map
C. SVSP Redlines
D. Rezone Exhibit
E. Second Amendment of the Westbrook DA
F. Tentative Subdivision Map
G. Combined CEQA Document
H. Addendum Attachments

Note to Applicant and/or Developer: Please contact Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.

PLANNING DEPARTMENT

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

Guidelines for Conversion of Non-Residential Land Uses

August 4, 2004

Intent:

In response to pressures to convert portions of the City's non-residential land use inventory the City has developed the following guidelines for the consideration of land use changes. The intent of the guidelines is to articulate the City's expectations relating to land use change proposals. These guidelines are to be applied as performance measures in the preparation and review of any such proposals. The guidelines are not intended to be inclusive of all City development requirements, but rather supplement those requirements by identifying or emphasizing concepts particularly important or unique to potential land use changes. It is expected that the City's emphasis on certain concepts or requirements will change overtime. Therefore, the guidelines are to be a fluid document to be revisited every two years and updated to reflect the City's present need.

In consideration of the unique attributes and constraints of various areas of the City, the guidelines have been divided in two areas those guidelines that are applicable to the infill area and those that are applicable to the balance of the City. A map depicting these areas is attached.

Infill

The overarching goal to be applied to land use changes within the infill portion of the City is to encourage and emphasize reinvestment and revitalization without creating undue burdens and barriers to development while preserving neighborhood compatibility.

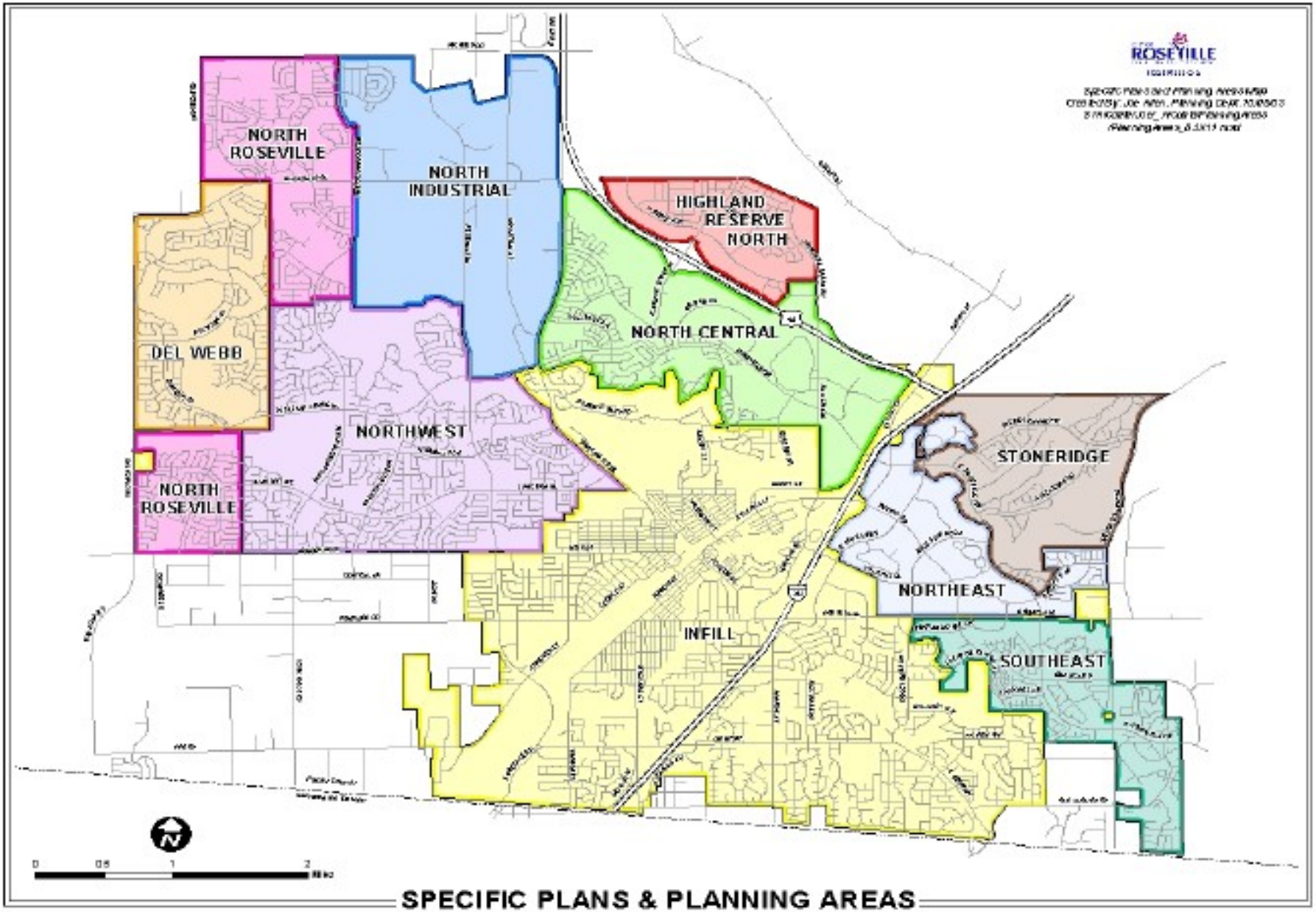
1. Infill properties are identified as those properties located within the City's infill planning area as designated on the City's Zoning Map.
2. Parks obligation to include payment of citywide and neighborhood park fees. Neighborhood Park fees are to be applied to infill neighborhood park improvements as identified on an infill park CIP projects list. Where the Parks Department demonstrates a park need a Parkland dedication or in-lieu park fee for land dedication may be negotiated and evaluated on a project by project basis, based on the nature of the project and the benefit to the City.
3. Encourage the use of private passive open space in-lieu of land dedication for infill projects.
4. Off site utilities (e.g. water, sewer, electric) that serve more than the specific project are not the sole responsibility of the project. Over-sizing of improvements or upgrading to City standards may be available for City reimbursement. The City may develop a CIP for off site improvements for which a project may pay an impact fee in lieu of constructing the improvement. Each project shall be reviewed on a case-by-case basis and shall be conditioned accordingly.
5. School impacts shall be mitigated through new impact agreements executed to reflect the payment of the City's existing infill school impact fees.
6. New housing development shall meet the City's 10% goal (4% affordable to very low, 4% affordable to low, and 2% affordable to middle income) except redevelopment areas shall provide 15%. (Of those 40% affordable to very low income and the balance affordable to low/middle income).
7. A land use change on the Placer County Fair Grounds shall require a master plan.

8. Encourage higher density residential mixed-use projects with consideration to the relaxing of any one guideline or multiple guidelines to promote and provide incentives for innovative higher density residential mixed-use projects.

Balance of the City

The overarching goal to be applied to land use changes for the balance of the City is to maintain the City's fiscal balance and prevent the loss of jobs and existing job centers while maintaining a balanced community.

1. Balance of the City includes properties within all specific plans and the North Industrial Plan area.
2. A region wide employment and land inventory study shall be required of each project that is equal to or greater than 50 acres.
3. Land use changes will not have a negative fiscal impact to the City. Each project shall be modeled individually for citywide impacts utilizing the City's fiscal model.
4. Projects that are 50 acres or greater in size shall maintain employment options and a favorable jobs housing balance.
5. New housing development shall meet the City's 10% goal consistent with the Housing Element (4% affordable to very low, 4% affordable to low, and 2% affordable to middle income).
6. Projects shall provide a specific public benefit that may be in the form of a community benefit fee.
7. Increases in general fund service demands shall be mitigated by establishment of or annexation into a Community Facilities Mello Roos Assessment District to offset the costs of the project. The assessment may be utilized to offset the cost of the following: public safety; parks and open space maintenance; storm water management; and other costs identified by the City.
8. Parks obligation to include payment of citywide and neighborhood park fees. Active park needs shall be provided by the project. An in-lieu parkland dedication fee may be negotiated in lieu of land based on the project. For each acre of parkland dedication mitigated by an in-lieu fee a corresponding in-lieu fee shall be paid for park improvements. The in-lieu fees shall provide improvements of local benefit.
9. Place emphasis on the dedication of parklands within specific plan areas rather than acceptance of and in-lieu fee for land dedication.
10. Utilities (e.g. water, sewer, electric) shall not be impacted as to conveyance or capacity.
11. School impacts shall be mitigated through new impact agreements executed with the school districts to ensure that the projects student generation is accommodated.
12. Residential units not utilized within a specific plan area shall be reallocated within that plan area and school district. Otherwise, requests for units shall be considered as additive to the City's existing unit allocation.
13. Encourage higher density residential mixed-use projects with consideration to the relaxing of any one guideline or multiple guidelines to promote and provide incentives for innovative higher density residential mixed-use projects.



SPECIFIC PLANS & PLANNING AREAS

PC ATTACHMENT 2

Discussion Tables

Roseville Westbrook Rezone Fiscal Impact Analysis

The Economics of Land Use

Prepared for:
Westpark Communities

Prepared by:
Economic & Planning Systems, Inc. (EPS)

July 20, 2021

EPS #212068

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Table 1
Roseville Westbrook Rezone Fiscal Impact Analysis
Estimated Revenue and Expenditure Summary Comparison

Item	Scenario 1 Existing Zoning	Scenario 2 Proposed Rezone	Difference Amount	Difference Percentage
Formula	*a*	*b*	*c = b - a*	*c / a*
GENERAL FUND				
Total Annual General Fund Revenues	**$338,700**	**$116,600**	**($222,100)**	**(65.6%)**
Total Annual General Fund Expenditures	**$47,700**	**$90,300**	**$42,600**	**89.3%**
Annual General Fund Surplus/(Deficit)	**$291,000**	**$26,300**	**($264,700)**	**(91.0%)**
CFD No. 3 Taxes	$13,500	$18,000	$4,500	33.3%
Subtotal Net Annual Surplus/(Deficit) Including CFD No. 3	**$304,500**	**$44,300**	**($260,200)**	**(85.5%)**

t1

Source: City of Roseville FY 2021-22 Adopted Budget; EPS.

Note: Values are rounded to the nearest $100.

Table 2
Roseville Westbrook Rezone Fiscal Impact Analysis
Estimated Revenue and Expenditure Summary Comparison

Item	Scenario 1 Existing Zoning	Scenario 2 Proposed Rezone	Difference Amount	Difference Percentage
Formula	*a*	*b*	*c = b - a*	*c / a*
GENERAL FUND				
Annual Revenues [1]				
Taxes:				
Property Taxes	$45,500	$59,300	$13,800	30.3%
Property Tax In-Lieu of VLF	$13,200	$17,200	$4,000	30.3%
Real Property Transfer Tax	$1,100	$3,100	$2,000	181.8%
Sales Tax	$167,300	$17,700	($149,600)	(89.4%)
Sales Tax - Measure B	$100,300	$8,900	($91,400)	(91.1%)
Prop. 172 Sales Tax	$4,100	$400	($3,700)	(90.2%)
Hotel/Motel Tax	$1,500	$2,100	$600	40.0%
Business License Tax	$500	$700	$200	40.0%
Franchise Fees	$1,400	$2,000	$600	42.9%
Electric Franchise Fees	$3,800	$5,200	$1,400	36.8%
Total Annual General Fund Revenues	**$338,700**	**$116,600**	**($222,100)**	**(65.6%)**
Annual Expenditures [2]				
City Council	$0	$100	$100	0.0%
City Manager	$700	$900	$200	28.6%
Public Affairs & Communications	$300	$400	$100	33.3%
City Attorney	$900	$1,200	$300	33.3%
Finance	$1,200	$1,600	$400	33.3%
Human Resources	$800	$1,100	$300	37.5%
City Clerk	$400	$500	$100	25.0%
Police	$20,300	$28,200	$7,900	38.9%
Fire	$15,500	$21,500	$6,000	38.7%
Economic Development	$400	$500	$100	25.0%
Parks, Recreation & Libraries	$0	$24,500	$24,500	0.0%
Public Works	$3,500	$4,800	$1,300	37.1%
Development Services	$2,500	$3,400	$900	36.0%
General Fund Contingency - Materials, Services & Supplies	$1,200	$1,600	$400	33.3%
Total Annual General Fund Expenditures	**$47,700**	**$90,300**	**$42,600**	**89.3%**
Annual General Fund Surplus/(Deficit)	**$291,000**	**$26,300**	**($264,700)**	**(91.0%)**
CFD No. 3 [3]	$13,500	$18,000	$4,500	33.3%
Subtotal Net Annual Surplus/(Deficit) Including CFD No. 3	**$304,500**	**$44,300**	**($260,200)**	**(85.5%)**

summary

Source: City of Roseville FY 2021-22 Adopted Budget; EPS.

Note: Values are rounded to the nearest $100.

[1] See Table B-1 for details on revenue estimating procedures.
[2] See Table C-1 for details on expenditure estimating procedures.
[3] See Table B-6.

APPENDICES:

Appendix A: Land Use and Demographics

Appendix B: Revenue-Estimating Tables

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APPENDIX A:

Land Use and Demographics

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Table A-1
Roseville Westbrook Rezone Fiscal Impact Analysis
General Assumptions

Item		Assumption
General Assumptions		
Base Fiscal Year [1]		FY 2021-22
Dollars		(2021$)
General Demographic Characteristics		
City of Roseville		
Population [2]	Per Capita	146,875
Employees [3]		101,509
City of Roseville Persons Served [4]	Persons Served	**197,630**

gen assumps

Source: California Department of Finance (DOF); California Employment Development Department (EDD); US Census Bureau; EPS.

[1] Reflects the City of Roseville Fiscal Year 2021-22 Adopted Budget. Revenues and expenditures are in 2021 dollars. This analysis does not reflect changes in value resulting from inflation or appreciation.
[2] DOF Table E-1 City of Roseville population estimate as of 01/01/2021.
[3] Roseville FY 2021-22 Adopted Budget states EMSI estimates Roseville to have 92,281 jobs. EPS adjusted by an additional 10% to account for self-employed workers.
[4] Defined as total population plus half of total employees.

Table A-2
Roseville Westbrook Rezone Fiscal Impact Analysis
Land Use Development Plan at Buildout

Land Use	Scenario 1 - Existing Zoning Existing Land Uses Gross Acreage	Average Density	Units	Sq. Ft. (Rounded)	Scenario 2 - Proposed Rezone Proposed Land Uses Gross Acreage	Average Density	Units	Sq. Ft. (Rounded)
Residential		*DU/Ac.*				*DU/Ac.*		
Medium Density (MDR)	0.00	0.00	0	---	10.11	6.2	63	---
Service & Employment		*FAR*				*FAR*		
Community Commercial (CC)	10.11	0.25	---	110,000	0.00	0.25	---	0

lu plan

Source: Westpark Communities; EPS.

Table A-3
Roseville Westbrook Rezone Fiscal Impact Analysis
Project Assumptions at Buildout

	Assumptions				Scenario 1 - Existing Zoning Existing Land Uses				Scenario 2 - Proposed Rezone Proposed Land Uses			
Land Use	Est. Average Assessed Value	Vacancy Rate [1]	Persons per HH/Sq. Ft. per Employee [2]	Persons Served Factor	Units/Bldg. Sq. Ft.	Occupied Units/Bldg. Sq. Ft.	Population/ Employees	Persons Served	Units/Bldg. Sq. Ft.	Occupied Units/Bldg. Sq. Ft.	Population/ Employees	Persons Served
Formula		*A*	*B*	*C*	*D*	*E = D * (1 - A)*	*F*	*G = C * F*	*H*	*I = H * (1 - A)*	*J*	*K = C * J*
Residential												
Medium Density (MDR)	$625,000	4.0%	2.69	1.0	0	0	0	0	63	60	161	161
Service & Employment	*per sq. ft.*											
Community Commercial (CC)	$275	5.2%	450	0.5	110,000	104,300	232	116	0	0	0	0
Total							**232**	**116**			**161**	**161**

dev assumps

Source: Westpark Communities; CoStar; City of Roseville FY 2021-22 Adopted Budget; EPS.

[1] LDR and MDR vacancy rate based on California Department of Finance historical estimates for Roseville, CA.
Employmment vacancies based on City of Roseville FY 2021-22 Adopted Budget.
[2] Persons per household from the City of Roseville FY 2021-22 Adoped Budget.
Square feet per employee based on the Illustrated Book of Development Definitions.

APPENDIX B:

Revenue-Estimating Tables

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Table B-1
Roseville Westbrook Rezone Fiscal Impact Analysis
Revenue-Estimating Procedures Based on City of Roseville FY 2021-22 Budget (2021$)

General Fund Revenues	Estimating Procedure	Case Study Reference	FY 2021-22 Budgeted Revenues	Service Population	Revenue Multiplier
Taxes:					
Property Taxes	Case Study	Table B-3	$45,363,250	N/A	-
Secured Property Tax			$42,700,000		
Supplemental Property Tax			$850,000		
In Lieu of Property Tax			$301,650		
Unsecured Property Tax			$931,600		
Public Utility			$580,000		
Property Tax In-Lieu of VLF	Case Study	Table B-3	$11,768,000	N/A	-
Real Property Transfer Tax	Case Study	Table B-4	$800,000	N/A	-
Sales Tax	Case Study	Table B-5	$58,486,500	N/A	-
Sales Tax - Measure B	Case Study	Table B-5	$21,127,000	N/A	-
Prop. 172 Sales Tax	Case Study	Table B-5	$1,327,300	N/A	-
Motor Vehicle In-Lieu	[1]		$75,000	N/A	-
Secured Tax ABX1 26-AB1484	[1]		$736,590	N/A	-
Hotel/Motel Tax	Persons Served		$2,600,000	197,630	$13.16
Business License Tax	Persons Served		$850,000	197,630	$4.30
Miscellaneous Taxes	[2]		$0	N/A	-
Franchise Fees	Persons Served		$2,450,000	197,630	$12.40
Licenses	[2]		$125,000	N/A	-
Permits	[2]		$3,280,193	N/A	-
Building Permits			$2,700,000		
Encroachments			$25,000		
Fire			$270,405		
Other			$284,788		
Use of Money and Property	[1,2]		$1,402,995	N/A	-
Fees for Current Services	[2]		$10,523,481	N/A	-
Total			$12,973,481		
Franchise Fees			($2,450,000)		
Other Revenues	[2]		$1,623,171	N/A	-
Revenues & Grants from Other Agencies	[1,2]		$318,535	N/A	-
Electric Franchise Fees	Persons Served		$6,439,009	197,630	$32.58
Transfers In	[1]		$13,783,846	N/A	-
Indirect Cost	[1]		$0	N/A	-
Subtotal General Fund Revenues			**$183,079,870**		
Less Indirect Costs	[3]		$0	N/A	-
Less Offsetting Revenues	[3]		$21,654,399	N/A	-
Net General Fund Operating Revenues			**$161,425,471**		

rev pro

Source: City of Roseville FY 2021-22 Adopted Budget; EPS.

[1] Not expected to be affected by the Project and therefore no revenue multipliers are estimated in this analysis.
[2] This analysis assumes that all or part of these revenues are fully dedicated to specific General Fund departmental costs (Offsetting Revenues). Because these revenues are budget-neutral and are not discretionary, they are not included in estimating discretionary Project revenues.
[3] Represents internal revenues for services to special enterprise funds; as such they are not estimated in this analysis. Associated expenditures also are netted out of appropriate general fund depts. in Table C-1.
[3] Sum of offsetting revenues (footnote 1) dedicated to specific General Fund department functions. These revenues are budget neutral and are netted out of both total revenues and total costs. See Table C-1. Amounts exclude one-time grant revenues.

Table B-2
Roseville Westbrook Rezone Fiscal Impact Analysis
Estimated Project Revenues at Buildout (2021$)

General Fund Revenues	Source	Scenario 1 Existing Zoning	Scenario 2 Proposed Rezone	Difference Amount	Difference Percentage
Formula		*a*	*b*	*c = b - a*	*c / a*
Taxes:					
Property Taxes	Table B-3	$45,500	$59,300	$13,800	30%
Property Tax In-Lieu of VLF	Table B-3	$13,200	$17,200	$4,000	30%
Real Property Transfer Tax	Table B-4	$1,100	$3,100	$2,000	182%
Sales Tax	Table B-5	$167,300	$17,700	($149,600)	(89%)
Sales Tax - Measure B	Table B-5	$100,300	$8,900	($91,400)	(91%)
Prop. 172 Sales Tax	Table B-5	$4,100	$400	($3,700)	(90%)
Hotel/Motel Tax	Persons Served	$1,500	$2,100	$600	40%
Business License Tax	Persons Served	$500	$700	$200	40%
Franchise Fees	Persons Served	$1,400	$2,000	$600	43%
Electric Franchise Fees	Persons Served	$3,800	$5,200	$1,400	37%
Subtotal General Fund Revenues		**$338,700**	**$116,600**	**($222,100)**	**(66%)**

revenues

Source: City of Roseville FY 2021-22 Adopted Budget; EPS.

Note: Values are rounded to the nearest $100.

Table B-3
Roseville Westbrook Rezone Fiscal Impact Analysis
Estimated Property Tax Revenues (2021$)

Item	Assumptions	Formula	Scenario 1 Existing Zoning	Scenario 2 Proposed Rezone
1 Percent Property Tax				
Total Assessed Value of Project [1]		*a*	$30,250,000	$39,375,000
Property Tax Revenue (1% of Assessed Value)	1.00%	*b = a * 1.00%*	$302,500	$393,750
Estimated Property Tax Allocation [2]				
City of Roseville	15.05%	*c = b * 15.05%*	$45,541	$59,278
Other Agencies	84.95%	*d = b * 84.95%*	$256,959	$334,472
Property Tax In Lieu of Motor Vehicle In-Lieu Fee Revenue (VLF)				
Total Citywide Assessed Value [3]		*e*	$26,868,967,880	$26,868,967,880
Total Assessed Value of Project		*f = a*	$30,250,000	$39,375,000
Total Assessed Value		*g = e + f*	**$26,899,217,880**	**$26,908,342,880**
Percent Change in AV		*h = f / e*	0.11%	0.15%
Property Tax In Lieu of VLF [4]	$11,768,000	*i = h * $11,768,000*	$13,249	$17,245

prop tax

Source: City of Roseville FY 2021-22 Adopted Budget; Placer County Auditor-Controller; EPS.

[1] For assumptions and calculation of assessed value, refer to Table D-2.
[2] For assumptions and calculation of the estimated property tax allocation, refer to Table D-1.
[3] 2021-22 Placer County Assessment Roll Values for City of Roseville. Includes Citywide secured, unsecured, and homeowner exemption.
[4] Property tax in-lieu of VLF amount derived from the City of Roseville FY 2021-22 Adopted Budget. See Table B-1.

Table B-4
Roseville Westbrook Rezone Fiscal Impact Analysis
Real Property Transfer Tax at Buildout (2021$)

Description	Source/ Assumption	Scenario 1 Existing Zoning	Scenario 2 Proposed Rezone
Assumptions			
Rate per $1,000 of AV [1]	$0.55		
Turnover Rate			
Owner-Occupied Homes	14.3%		
Renter-Occupied Homes	6.7%		
Nonresidential Sq. Ft.	6.7%		
Assessed Value [2]			
Residential			
Medium Density (MDR)		$0	$39,375,000
Service & Employment			
Community Commercial (CC)		$30,250,000	$0
Total		**$30,250,000**	**$39,375,000**
Annual Transfer Tax Revenue			
Residential			
Medium Density (MDR)	14%	$0	$3,094
Service & Employment			
Community Commercial (CC)	7%	$1,109	$0
Total Annual Transfer Tax Revenue		**$1,109**	**$3,094**

transfer tax

Source: City of Roseville; EPS.

[1] Based on California Revenue and Taxation Code, §§ 11911-11929, which authorizes cities and counties to levy a real estate transfer tax at a rate of $0.55 per $1,000 value.
[2] Assessed Values (AV) derived in Table D-2 Note that assessed values are expressed in (2021$) and include no real AV growth.

Table B-5
Roseville Westbrook Rezone Fiscal Impact Analysis
Estimated Taxable Sales and Use Tax Revenue (2021$)

Item	Assumptions	Formula	Scenario 1 Existing Zoning	Scenario 2 Proposed Rezone
Estimated Annual Taxable Sales (Rounded)				
Annual Taxable Sales from New Market Support	**Table B-5A**		$278,000	$1,770,000
Net Annual Taxable Sales from Onsite Commercial Use	**Table B-5B**		$19,789,000	$0
Total Annual Taxable Sales		a	**$20,067,000**	**$1,770,000**
Annual Sales Tax Revenue				
Bradley Burns Local Sales Tax Rate	1.0000%	*b = 1.0000% * a*	$200,670	$17,700
Sales Tax Sharing with Placer County [1]	16.0000%	*See Table B-5B*	$33,376	$0
Subtotal		*d = b - c*	**$167,294**	**$17,700**
Measure B Sales Tax	**0.50000%**	*f = 0.5000% * a*	**$100,335**	**$8,850**
City of Roseville Prop. 172 Public Sales Tax Revenue [2]	**0.02056%**	*e = 0.0206% * a*	**$4,126**	**$364**

sales tax

Source: California State Board of Equalization; City of Roseville EPS.

[1] Amount equal to 1 percent of the estimated on-site sales tax anticipated in the Specific Plan. Please see Table B-5B.
[2] State Board of Equalization collects one-half cent sales tax revenue under Proposition 172. Based on estimated citywide taxable sales, the City receives approximately 0.02056% of the annual taxable sales (City FY 2021-22 Adopted Budget).

Table B-5A
Roseville Westbrook Rezone Fiscal Impact Analysis
Estimated Annual Taxable Sales, Hybrid Market Support Method (2021$)

Item Description	Assumption	Scenario 1 Existing Zoning	Scenario 2 Proposed Rezone
Annual Taxable Sales from New Occupied Households			
Residential Development		*Occupied Dwelling Units*	
Medium Density (MDR)		0	60
Taxable Retail Expenditures [1]			
Medium Density (MDR)	$34,700	$0	$2,082,000
Subtotal		**$0**	**$2,082,000**
Taxable Sales from New Households			
Estimated City Capture from New Residents [2]			
Taxable Sales Captured by the City	85%	**$0**	**$1,769,700**
Estimated Taxable Sales inside Project Area [3]	10%	$0	$0
Estimated Taxable Sales outside Project Area [3]	100%	$0	$1,769,700
Annual Taxable Sales from New Employees			
New Employees	Table A-3	232	0
Average Daily Taxable Sales per New Employee	$10.00		
Work Days per Year	240		
Total City Taxable Sales from New Employees		**$556,800**	**$0**
Adjusted City Taxable Sales from New Employees [4]	50%	**$278,400**	**$0**
Estimated Taxable Sales inside Project Area [3]	10%	$27,840	$0
Estimated Taxable Sales outside Project Area [3]	90%	$250,560	$0
Total Annual City Taxable Sales from Market Support		**$278,400**	**$1,769,700**
Taxable City Sales inside Project Area		$27,840	$0
Taxable City Sales outside Project Area		$250,560	$1,769,700

sales tax a

Source: BLS; Consumer Expenditure Survey; and EPS.

[1] See Table D-3. Rounded to the nearest $500.
[2] Total retail sales in the City exceeds resident's retail spending potential, indicating no sales leakage for Roseville, so this analysis marginal leakage for the Project households' retail spending.
[3] EPS estimate of resident/employee spending split between retail stores in the Project and stores outside the Project
[4] Discounted by 50% to avoid double-counting employees who are also residents and to account for taxable sales from new employees that occur outside the City.

Table B-5B
Roseville Westbrook Rezone Fiscal Impact Analysis
Estimated Annual Taxable Sales Generated from On-Site Nonresidential (2021$)

On-Site Commercial Development	Assumption	Formula	Scenario 1 Existing Land Uses	Scenario 2 Proposed Land Uses
Community Commercial (CC)				
Taxable Sales per Sq. Ft. [1]	$200	*a*		
Occupied Building Sq. Ft.		*b*	104,300	0
Subtotal, Annual Taxable Sales		*c = a * b*	**$20,860,000**	**$0**
Annual Taxable Sales from On-Site Commercial Dev. [2]		*g = c + f*	**$20,860,000**	**$0**
Less On-Site Market Support [3]		*h*	$27,840	$0
Subtotal Annual Sales less Market Support		*i = g - h*	**$20,832,160**	**$0**
Less Shift of Sales from Existing Retail Stores to the Project [4]	5%	*j = g * 0.05*	$1,043,000	$0
Net Annual On-Site Taxable Sales		*k = i - j*	**$19,789,160**	**$0**
Amount Subject to Property Tax Sharing with County [5]	16%	*l = g 0.16*	$3,337,600	$0

sales tax b

Source: Urban Land Institute & ICSC, *Dollars & Cents of Shopping Centers/The SCORE 2008*; BOE; and EPS.

[1] For assumptions and calculation of estimated taxable sales please refer to Table D-4.
**Rounded to the nearest $5.*

[2] Refers to new sales in the Project from customers other than new Project residents and employees. This total gross amount is subject to sales tax sharing with Placer County per the approved tax sharing agreement.
[3] Derived in Table B-5A.
[4] Represents a discount factor to account for taxable sales transactions that may shift from existing City retail centers to those inside the Project based on a preliminary review of existing retail demand and supply. This assumption was developed in accordance with DPFG for the Amoruso Ranch Specific Plan Fiscal Analysis.
[5] Reflects the maximum potential sales tax sharing by the City to the County per the sales tax sharing agreement.

Table B-6
Roseville Westbrook Rezone Fiscal Impact Analysis
Summary of Estimated Special Tax/Assessment District Revenues

Land Use	CFD 3 Municipal Services FY 22/23 Rate	Scenario 1 Existing Zoning	Scenario 2 Proposed Rezone
PROGRAM			
Residential Land Uses			
Medium Density (MDR)		0	63
Nonresidential Land Uses			
Community Commercial (CC)		10.1	0.0
Residential Land Uses	*per unit*		
Medium Density (MDR)	$285.66	$0	$17,997
Nonresidential Land Uses	*per acre*		
Community Commercial (CC)	$1,331	$13,458	$0
Total Developable Land Uses		**$13,458**	**$17,997**
			cfd

Source: City of Roseville; and EPS.

APPENDIX C:

Expenditure-Estimating Tables

Table C-1 Expenditure-Estimating Procedures Based on City of Roseville FY 2021-22 Budget..... 14

Table C-2 Estimated Annual Project Expenditures..... 15

Table C-1
Roseville Westbrook Rezone Fiscal Impact Analysis
Expenditure-Estimating Procedures Based on City of Roseville FY 2021-22 Budget

Item	Estimating Procedure [4]	FY 2021-22 Budgeted Expenditures	Less Offsetting Revenue [1]	FY 2021-22 Net City Expenditures	Population or Persons Served	FY 2021-22 Average Cost	Adjustment Factor [2]	Population Net Average Cost
General Fund Expenditures [3]								
City Council	Persons Served	$95,220	$1,398	$93,822	197,630	$0.47	75%	$0.36
City Manager	Persons Served	$1,554,146	$22,812	$1,531,334	197,630	$7.75	75%	$5.81
Public Affairs & Communications	Persons Served	$718,273	$10,542	$707,731	197,630	$3.58	75%	$2.69
City Attorney	Persons Served	$1,989,415	$35,501	$1,953,914	197,630	$9.89	75%	$7.42
Finance	Persons Served	$3,654,854	$1,023,047	$2,631,807	197,630	$13.32	75%	$9.99
Human Resources	Persons Served	$1,781,305	$26,146	$1,755,159	197,630	$8.88	75%	$6.66
City Clerk	Persons Served	$1,446,793	$574,036	$872,757	197,630	$4.42	75%	$3.31
Police	Persons Served	$48,983,125	$2,809,657	$46,173,468	197,630	$233.64	75%	$175.23
Fire	Persons Served	$37,628,398	$2,426,832	$35,201,566	197,630	$178.12	75%	$133.59
Economic Development	Persons Served	$812,983	$13,183	$799,800	197,630	$4.05	75%	$3.04
Parks, Recreation & Libraries	Per Capita	$27,428,050	$5,050,948	$22,377,102	146,875	$152.35	100%	$152.35
Public Works	Persons Served	$8,438,406	$2,524,574	$5,913,832	197,630	$29.92	100%	$29.92
Development Services	Persons Served	$10,293,117	$6,080,334	$4,212,783	197,630	$21.32	100%	$21.32
Pay Down of Retirement Obligations	Not Evaluated	$6,145,136	$90,200	$6,054,936	N/A	N/A	N/A	N/A
General Fund Contingency - Materials, Services & Supplies	Persons Served	$2,050,000	$30,090	$2,019,910	197,630	$10.22	100%	$10.22
Annexation Payments	Not Evaluated	$8,850,000	$129,902	$8,720,098	N/A	N/A	N/A	N/A
Transfer to Post-Retirement Insurance/Accrual Fund	Not Evaluated	$5,393,271	$79,164	$5,314,107	N/A	N/A	N/A	N/A
Transfer to Golf Operations Funds	Not Evaluated	$786,918	$607,575	$179,343	N/A	N/A	N/A	N/A
Retiree Benefit Payments	Not Evaluated	$750,000	$11,009	$738,991	N/A	N/A	N/A	N/A
PERS Replacement Benefit	Not Evaluated	$368,800	$5,402	$363,398	N/A	N/A	N/A	N/A
County Property Tax Admin Fee	Not Evaluated	$723,000	$10,612	$712,388	N/A	N/A	N/A	N/A
Transfer to Parks, Recreation & Libraries Capital Fund	Not Evaluated	$1,108,000	$16,276	$1,091,724	N/A	N/A	N/A	N/A
Stormwater	Not Evaluated	$410,403	$6,023	$404,380	N/A	N/A	N/A	N/A
Transfer to Transit Fund	Not Evaluated	$94,785	$0	$94,785	N/A	N/A	N/A	N/A
Interfund Loan Interest Payment	Not Evaluated	$4,924	$72	$4,852	N/A	N/A	N/A	N/A
Passport Center Repayment to SIF	Not Evaluated	$270,000	$3,964	$266,036	N/A	N/A	N/A	N/A
Transfer for Debt Service	Not Evaluated	$802,584	$11,781	$790,803	N/A	N/A	N/A	N/A
Transfer to Emergency Stabilization Funds		$3,632,502	$53,319	$3,579,183				
Other non-departmental		$0	$0	$0				
Total Annual General Fund Expenditures [5]		**$176,214,408**	**$21,654,399**	**$154,560,009**		**$677.92**		**$561.90**

exp pro

Source: City of Roseville FY 2021-22 Adopted Budget; EPS.

[1] Represents departmental revenues identified for specific General Fund department functions in the City's fiscal budget.
[2] Adjustment factor recognizes some department costs are fixed.
[3] Any department with a negative net cost is estimated to have a zero net cost for fiscal impact analysis purposes.
[4] "Not Evaluated" items not expected to be affected by the Project and is not evaluated in this analysis.
[5] May not tie out with the budget because of rounding.

Table C-2
Roseville Westbrook Rezone Fiscal Impact Analysis
Estimated Annual Project Expenditures (2021$)

Expenditures	Source	Scenario 1 Existing Zoning Amount (Rounded)	Scenario 1 Existing Zoning Percentage of Total	Scenario 2 Proposed Rezone Amount (Rounded)	Scenario 2 Proposed Rezone Percentage of Total	Difference Amount	Difference Percentage
Formula		*a*		*b*		*c = b - a*	*c / a*
General Fund							
City Council	Table C-1	$0	0.0%	$100	0.1%	$100	0.0%
City Manager	Table C-1	$700	1.5%	$900	1.0%	$200	28.6%
Public Affairs & Communications	Table C-1	$300	0.6%	$400	0.4%	$100	33.3%
City Attorney	Table C-1	$900	1.9%	$1,200	1.3%	$300	33.3%
Finance	Table C-1	$1,200	2.5%	$1,600	1.8%	$400	33.3%
Human Resources	Table C-1	$800	1.7%	$1,100	1.2%	$300	37.5%
City Clerk	Table C-1	$400	0.8%	$500	0.6%	$100	25.0%
Police	Table C-1	$20,300	42.6%	$28,200	31.2%	$7,900	38.9%
Fire	Table C-1	$15,500	32.5%	$21,500	23.8%	$6,000	38.7%
Economic Development	Table C-1	$400	0.8%	$500	0.6%	$100	25.0%
Parks, Recreation & Libraries	Table C-1	$0	0.0%	$24,500	27.1%	$24,500	0.0%
Public Works	Table C-1	$3,500	7.3%	$4,800	5.3%	$1,300	37.1%
Development Services	Table C-1	$2,500	5.2%	$3,400	3.8%	$900	36.0%
General Fund Contingency - Materials,	Table C-1	$1,200	2.5%	$1,600	1.8%	$400	33.3%
Total General Fund Expenditures		**$47,700**	**100.0%**	**$90,300**	**100.0%**	**$42,600**	**89.3%**

expenditures

Source: City of Roseville FY 2021-22 Adopted Budget; EPS.

Note: Values are rounded to the nearest $100.

APPENDIX D:

Supporting Tables for Revenue Estimates

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Table D-1
Roseville Westbrook Rezone Fiscal Impact Analysis
Preliminary Property Tax Allocations

Fund/ Agency	Pre-ERAF Distribution of Tax Increment [1] Tax Rate Areas 005-071	005-066	Pre-ERAF Average	% of Factor Shift to ERAF	Post ERAF Distribution Factors	Property Tax Allocation [2] City 45.2%	County 54.8%
Taxing Entities Subject to Tax Sharing							
City of Roseville	41.5534%	41.5534%	41.5534%	19.8505%	33.3048%	15.0548%	18.2500%
County General Fund	0.0000%	0.0000%	0.0000%	32.8998%	0.0000%	-	-
Subtotal	**41.5534%**	**41.5534%**	**41.5534%**		**33.3048%**	**15.0548%**	**18.2500%**
Other Taxing Entities							
Roseville Cemetery	0.9715%	0.9715%	0.9715%	10.8383%	0.8662%		
Placer County Resource Conserv	0.0720%	0.0720%	0.0720%	10.5921%	0.0644%		
Roseville City Elem M&O	23.4198%	23.4198%	23.4198%		23.4198%		
Roseville High M&O	21.9476%	21.9476%	21.9476%		21.9476%		
Sierra College M&O	7.8985%	7.8985%	7.8985%		7.8985%		
Superintendent of Schools	3.9018%	3.9018%	3.9018%		3.9018%		
Placer Co Water Agency M&O	0.2354%	0.2354%	0.2354%	38.5097%	0.1447%		
Subtotal	**58.4466%**	**58.4466%**	**58.4466%**		**58.2430%**		
Subtotal	**100.0000%**	**100.0000%**	**100.0000%**		**91.5479%**		
Educational Revenue Relief Fund (ERAF)					**8.4521%**		
Total Gross Property Tax	**100.0000%**	**100.0000%**	**100.0000%**		**100.0000%**		

tra alloc

Source: Placer County and EPS.

[1] Represents the percentage allocation of the 1% ad valorem property tax by Tax Rate Area (TRA).

[2] Tax increment split based on the revenue sharing agreement in place between the City and County ensuring the County the equivalent of 18.25% of the 1% ad valorem property tax across all Sierra Vista, Creekview, and Reason Farms developments (net of ERAF) as detailed in the Roseville - West Placer Annexations document submitted by the County Executive Officer to the County Board of Supervisors, dated September 12, 2011.

Table D-2
Roseville Westbrook Rezone Fiscal Impact Analysis
Estimated Assessed Valuation at Buildout (2021$) [1]

Item	Assessed Value	Scenario 1 Existing Zoning	Scenario 2 Proposed Rezone	Difference Amount	Difference Percentage
PROGRAM					
Residential					
Medium Density (MDR)		0	63		
Service & Employment					
Community Commercial (CC)		110,000	0		
Formula		*A*	*B*	*C = B - A*	*C/A*
Residential					
Medium Density (MDR)	$625,000	$0	$39,375,000	$39,375,000	0.0%
Service & Employment	*per bldg. sq. ft.*				
Community Commercial (CC)	$275	$30,250,000	$0	($30,250,000)	(100.0%)
Total Assessed Value		**$30,250,000**	**$39,375,000**	**$9,125,000**	**30.2%**
				av base	

Source: Westbrook; EPS.

[1] Note that assessed values (AV)s are expressed in 2021$ and include no real AV growth.

Table D-3
Roseville Westbrook Rezone Fiscal Impact Analysis
Estimated Project Household Incomes (2021$)

Residential Land Use Type	Occupied Number of Households [1] Scenario 1 Existing Land Uses	Occupied Number of Households [1] Scenario 2 Proposed Land Uses	Estimated Unit Value [2]	Estimated Annual Housing Costs [3]	Estimated Household Income (Rounded) [4]	Taxable Expenditures as a % of Income [5]	Average Annual Household Taxable Retail Exp. (Rounded) [6] Scenario 1 Existing Land Uses	Average Annual Household Taxable Retail Exp. (Rounded) [6] Scenario 2 Proposed Land Uses
Owner Occupied				*Annual Mortgage*				
Medium Density (MDR)	0	63	$625,000	$44,709	$149,000	23.3%	$34,700	$34,700
								hh income

Source: Bureau of Labor Statistics (BLS), Consumer Expenditure Survey; EPS.

[1] See Table A-3 for calculation of the number of occupied households.
[2] Residential unit value assumptions informed by new homes sales in Roseville, as reported by The Gregory Group Q1 2021. Data retrieved July 2021.
[3] Housing costs of owner-occupied units are based on a 5%, 30-year fixed-rate mortgage with a 20% down payment and 2% annual taxes and insurance.
[4] Assumes 30% of income is dedicated to housing costs (mortgage, taxes and insurance) or rent payments. Incomes rounded to the nearest $1,000.
[5] Taxable expenditures as a percentage of income derived from the BLS Consumer Expenditure Survey.
[6] Average retail expenditures per household used to estimate annual sales tax revenues, as shown in Table B-5A.

Table D-4
Roseville Westbrook Rezone Fiscal Impact Analysis
Total and Taxable Retail Sales per Square Feet (2021$)

Item	Original Data [see Note]	Escalated Data (2021$) [1]	Total Retail Sales per Square Foot: Total Retail Sales by Shopping Center Type: Neighborhood % [2]	Neighborhood No.	Community % [2]	Community No.	Regional % [2]	Regional No.
Total Retail Sales per Square Foot								
Motor Vehicle and Parts Dealers [3]	$250	$291	3%	$9	2%	$6	1%	$3
Home Furnishings and Appliance Stores	$525	$611	0%	$0	7%	$43	10%	$61
Bldg. Matrl. and Garden Equip. and Supplies	$356	$414	0%	$0	15%	$62	1%	$4
Food and Beverage Stores [4]	-	$602	55%	$331	24%	$145	3%	$18
Gasoline Stations [5]	$1,321	$1,734	1%	$17	2%	$35	1%	$17
Clothing and Clothing Accessories Stores	$370	$431	2%	$9	5%	$22	20%	$86
General Merchandise Stores	$360	$419	5%	$21	20%	$84	20%	$84
Food Services and Drinking Places	$492	$573	8%	$46	10%	$57	20%	$115
Other Retail	$209	$243	12%	$29	7%	$17	18%	$44
Nonretail [6]	NA	$0	14%	$0	8%	$0	6%	$0
Total			**100%**	**$460**	**100%**	**$470**	**100%**	**$430**
Taxable Retail Sales per Square Foot by Retail Center Type								
Percent Taxable by Shopping Center Type [7]				44%		54%		98%
Taxable Sales per Square Foot (Rounded)				**$200**		**$250**		**$420**

retail sales

Note: Original data is based on an average of multiple sources and is presented in 2016$ unless noted otherwise in footnotes.

Source: BizMiner 2016; ULI Dollars & Cents 2008; State of California Board of Equalization (BOE) Publication 61; Bureau of Labor Statistics, "CPI-All Urban Consumers (Current Series) - West Urban"; RetailSails http://retailsails.files.wordpress.com/2011/09/rs_spsf.pdf; eMarketer pulled February 2019; respective annual 10-K reports; EPS.

[1] Sales adjusted to year-end 2020 based on the Consumer Price Index, All items in West urban, all urban consumers, not seasonally adjusted:

Year	CPI	Adjustment to 2020$
2008	219.65	31.2%
2016	247.71	16.4%
2018	263.26	9.5%
2019	270.35	6.6%
2020	276.59	4.2%
2021	288.26	0.0%

[2] Reflects percentage of total square footage by retail category by retail center type, estimated based on ULI's Dollars & Cents 2008.
[3] Reflects motor vehicle parts only; excludes taxable sales per square foot for dealerships.
[4] Sales per square foot for Food and Beverage stores estimated based on the averages from BizMiner, RetailSales, eMarketer, and annual 10-K reports, escalated to 2021$.
[5] Estimated using ULI's Dollars & Cents, 2008, escalated to 2021$.
[6] Included to account for non-taxable retail space occupants, such as services.
[7] Based on BOE Publication 61, March 2018.

PC ATTACHMENT 3

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SUPERMARKET RETAIL POTENTIAL
SIERRA VISTA SPECIFIC PLAN (SVSP) PARCEL WB-42 & WB-41

SWC WESTBROOK BLVD/PLEASANT GROVE BLVD (WB-42)
VERSUS
SEC SANTUCCI BLVD/PLEASANT GROVE BLVD (WB-41)
ROSEVILLE, CALIFORNIA

SUPERMARKET RETAIL POTENTIAL
SIERRA VISTA SPECIFIC PLAN (SVSP) PARCEL WB-42 & WB-41

SWC WESTBROOK BLVD/PLEASANT GROVE BLVD (WB-42)
VERSUS
SEC SANTUCCI BLVD/PLEASANT GROVE BLVD (WB-41)
ROSEVILLE, CALIFORNIA

PREPARED FOR:

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INTALYTICS
MAY 2021

Intalytics
INTELLIGENT ANALYTICS

BACKGROUND:

Westpark Communities engaged Intalytics to prepare an analysis of the market viability two commercial properties located within the Westbrook portion of the Sierra Vista Specific Plan (SVSP). The subject properties are WB-41, an approximately 10-acre site located at the southeast corner of Pleasant Grove Blvd. and Santucci Blvd., and WB-42 an approximately 14.5-acre site located at the southwest corner of Pleasant Grove Blvd. and Westbrook Blvd. The scope of this analysis is to evaluate both properties as grocery anchored retail centers, considering the impact of development of competitive sites, namely the approximately 8-acre site located at the northeast corner of Pleasant Grove Blvd. and Fiddyment Road, and the relative timing of development given certain market conditions and entry of new stores. Our supermarket deployment experience for major California chains including Ralphs, Safeway, Raley's, Save Mart, PaqInc (Stockton), Stater Bros, and others, justifies Intalytics ability to quantify the major strategic and geographical differences at both locations.

SITES

WB-41 is an approximately 10-acre parcel zoned for Community Commercial, which allows a variety of uses including grocery stores. The site is on the western boundary of the city limits and is bounded on the north by Pleasant Grove Blvd and future multi-family zoned properties, on the east by the Heritage at Solaire community for residents 55 years and older, on the south by single family homes and on the west by Santucci Blvd and agricultural lands. Santucci Blvd is expected to be a major north-south arterial, however, we were not able to determine a timeline for its completion from the south and could not identify any plans for an extension of the roadway to the north. A portion of the area to the west has been approved by Placer County for urban development and a future private university. This area is known as the Regional University Specific Plan. The other portion to the west is identified in the County's General Plan as a special planning area known as Curry Creek. In our visit to the site we noticed that much of the Curry Creek area has recently been planted as orchards of nut trees. We understand the remaining portions of Curry Creek are being planned for a utility scale solar

energy project. Given these observations we conclude that development within Curry Creek is many years, and likely decades from occurring.

WB-42 is an approximately 14.5-acre parcel zoned as Community Commercial and like WB-41 allows for various retail uses including a grocery store. The site is bounded on the north by Pleasant Grove Blvd and the residential master planned community of Westpark, on the east by Westbrook Boulevard and single family homes, and on the south and west by the Heritage at Solaire community for people 55 years and older. The larger area to the south of this site is the majority of the SVSP including the communities of Solaire, Sierra Vista and Sierra West. Westbrook Blvd, a major north-south arterial from Baseline Rd (a major commuting corridor) to Blue Oaks Blvd, a major arterial in the City of Roseville providing access to CA Highway 65. Westbrook Blvd is expected to be extended south to Baseline Road by 2023.

GENERAL GROCER SITE CRITERIA

Decades of experience working internally, and consulting for with major grocery chains has taught Intalytics there are numerous factors including, but not limited, to site characteristics, competition and total food-at-home grocery potential, that all weigh in when modeling supermarket forecasts. Analysts can easily generate sales forecast without having to know and understand the mechanics of a real estate deal or construction costs, which is left to those respective experts. The final sales forecasts only serve as one tool to help orchestrate the deployment of a store. A site might have excellent site characteristics to go along with their central 'ground zero' location but rents and construction costs remain the other variables that combine establish the viability of a new grocery store at a specific site. Out-year sales projections count, but more importantly, they also act to discern and help point out which site is more positive in revenue than others tested. **In this case, WB-42 is superior to that of WB-41 as illustrated by our sales projections.**

COMPETITION

Seven grocery operators, including two superstores, WinCo and Walmart, currently serve portions of the defined trade area and collectively capture an estimated 80.8% share of market from within the defined trade area. The respective superstores at Map Keys 5 and 6, are proximate to Highway 65 and unlike the other five conventional grocery stores, have a much wider reach and more regional influence. Of the conventional operators, Safeway (features a fuel center), Nugget and Raley's predominately serve trade area residents, while Save Mart and Bel Air at Map Keys 3 and 4 are more distant and garner minimal market share from within the defined trading area.

The supermarket gravity model calculated 'leakage' sales at 19.1% from within the trade area. Leakage sales are those trade area grocery expenditures that are not otherwise captured by the competition cited in this report, but rather at club membership operators like Costco and Sam's Club as well as from more distant specialty stores including Trader Joe's at Roseville Square and are not likely to relinquish their shopper base originating from within the trade area. Accordingly, this leakage portion of supermarket potential is deemed a constant throughout our analysis. Note that leakage sales can range from as low as 10% to as high as 30% in dense urban areas.

ANALYSIS:

To estimate and compare the market opportunities for the two properties, sales forecasts were prepared for a number of like scenarios at Sites WB-42 and WB-41 assuming comparable store opening dates in 2023. Supermarket gravity models, a universal tool employed by supermarkets nationwide to evaluate the feasibility of selected formats in all US marketing areas, was utilized for this comparison.

Per the recently completed Westpark Communities Study #520-003, a variety of supermarket operators were evaluated under a combination of competitor scenarios for both WB-42 and WB-41. Refer to the attached Trade Area and Competition Map for operator locations.

Specifically, Intalytics evaluated the long range (thru 2028) sales potential for three different California supermarket operators; Sprouts, Nugget and Walmart Neighborhood , deployed at both WB-42 and WB-41 to better understand the difference in their viability as supermarket locations from which to serve the Westpark and SVSP neighborhoods. We evaluated each site with and without a store on the other site. We also ran the same models assuming that Safeway elects to build a store on the site at Fiddyment Road and Pleasant Grove Blvd (Site 60 on the Trade Area and Competition Map). Each scenario was run looking at gross sales per week after 1 year of operation, 3 years of operation and then at 5 years.

Intalytics also compared each location against one another (summarized on the following table) assuming comparable 40,000 square foot grocers opening simultaneously at either site to determine if there is a difference in sales potential between WB-41 and WB-42. For the purposes of this survey, we assumed store opening dates in 2023, and thus first (2024), third (2026) and fifth (2028) full year sales estimates were prepared to compare their viability against one another. In this scenario, WB-42 (central location) is 20% more effective than WB-41 (perimeter location).

The primary trading area delineated for these two locations is illustrated on the attached Trade Area and Competition map and includes all the urbanized and future growth areas situated west of Fiddyment Road, the trade area's eastern boundary limit. Existing and future (Raley's O-N-E at Map Key 50) supermarket locations were considered in each of these sales forecast scenarios. Moreover, Intalytics assumed that both Westbrook and Santucci Boulevard are completed from Baseline Road to Pleasant Grove Boulevard will have been completed by 2023.

In our evaluation of the each of the sites without a competing store on the other location, WB-42 outperformed WB-41 with nearly 15% greater sales per week in each year evaluated. By 2028 (Year 5), WB-42 reaches the gross sales per week target of over $500,000 per week, a level that WB-41 never reaches. Therefore, WB-41 would not be considered a viable site by any of the local and regional grocery stores.

A comparison of each site with a competing store on the other was preformed, however it is a theoretical exercise, and it is most unlikely that two stores would not be developed in such close proximity to one another. If a grocer deployed a store on WB-42 first, the likely next store along Pleasant Grove Blvd would be further west and close to the 2-mile ring from WB-42.

Considering this, WB-42 again outperforms WB-41 by a margin of about 18% greater sales. In this evaluation, neither store reaches the target gross sales per week and a decision to locate a store on one of these sites would have to be based on other business strategies beyond gross sales. We found that WB-42 had at least 15% greater weekly sales than would the same operator at WB-41. These findings reflect the limited trade area for WB-41 (180 degrees), its location on the edge of the trade area, and poor access with no known plans for roadway extension to major commuter roads. Long term for WB-41, grocers will see better located sites within the trade area, any of which will make development of WB-41 as an anchored neighborhood center unlikely. The attributes of WB-41 are not conducive to its viability as a major grocery retail location.

SAFEWAY MARKET AT PLEASANT GROVE BOULEVARD AND FIDDYMENT ROAD

With the understanding that Safeway controls its future site at Map Key 60, (the northeast corner of the above noted intersection) Intalytics modeled a variety of scenarios which include the following:

- Specialty market at WB-42 with possible Safeway, and no market at WB-41
- Specialty market at WB-41 with possible Safeway, and no market at WB-42, and
- Specialty markets at both WB-42 and WB-41, with possible Safeway at Map Key 60

The second Summary Table attached clearly demonstrates that in either "with Safeway" scenario, WB-42 still remains 24% greater in sales over another market deployed at WB-41. Accordingly, it will be obvious to any major supermarket chain assessing both respective

locations, that WB-42 has far more greater potential than the more westerly WB-41. The WB-41 location is not feasible for a supermarket deployment in this decade.

CONCLUSION:

Intalytics has evaluated Westpark Communities' neighborhood serving retail parcels WB-41 and WB-42 in the Westbrook portion of the SVSP and their ability to meet the metrics used by the major grocery retailers in this part of California. Our projected sales volume greatly favored WB-42 over the more perimeter WB-41 for the following reasons:

- WB-42 is more centrally located within the SVSP and thus strategically situated to service the entire Westpark community through 2028. This is compared to WB41 at Santucci Boulevard, which is relegated to a half, or a 180-degree trade area draw as it is well removed from the major intersection of Pleasant Grove and Westbrook Boulevards now serving this entire defined region.

- WB-42 is located on two major commute corridors, Pleasant Grove Blvd and Westbrook Blvd. Pleasant Grove Blvd provides access to the east to CA Highway 65 with access to Interstate 80. Westbrook Blvd, by 2023, will be connected to the south to Baseline Road a major east-west commute corridor to CA Highway 99, Interstate 5 and to the downtown Sacramento area. To the north, Westbrook Blvd currently connects to Blue Oaks Blvd, another option to those seeking access to CA Highway 65.

- WB-41 has no major direct north/south delivery arterial that traverses the entire trade area, unlike Westbrook Boulevard. It is unknown when Santucci Blvd will be connected to the south. There are no available plans by Placer County or the City of Roseville showing a planned extension of the roadway to the north.

- Once a supermarket chain elects to deploy a store at WB-42, the chances for any neighborhood center at WB-41 is, in our opinion, is not feasible as shown in the forecast model.

- Under any scenario studied, WB-41 does not reach the metric of $500,000 in gross sales per week.

Accordingly, it is our opinion that any future viability of WB-41 to support any retail operations would require the development of both the Regional University Specific Plan, Curry Creek and the extension of Santucci Blvd to intersect with a major arterial to the north.

MARKET PLACE AS IS

PROPOSED SALES SURVEY
ROSEVILLE, CA (WESTPARK COMMUNITY)

APRIL 20, 2021

STORE NAME	STORE NO.	SALES VOLUME	STORE SIZE	SALES/ S.F.	PEXP	T.A. VOLUME	CURVE	IMAGE
RALEY'S	1	580000	52200	11.11	40	232000	70	87
SAFEWAY	2	730000	55300	13.20	40	292000	70	104
SAVEMART	3	390000	53000	7.36	5	19500	75	75
BEL AIR	4	500000	50000	10.00	5	25000	75	94
WINCO ROSEVL	5	1500000	95000	15.79	15	225000	60	115
WALMART SUPR	6	1050000	60000	17.50	15	157500	60	119
NUGGET	7	570000	40000	14.25	30	171000	70	105
AVERAGE		760000	57929	13.12				100

TOTAL POPULATION 25391
TOTAL POTENTIAL $1386349

AVERAGE PCW $54.60
AVERAGE LEAKAGE 19.07%

SECTOR REPORT

SECTOR NUMBER	---POPULAT CURRENT	ION LEVELS--- 1ST YR	5TH YR	CURRENT PCW	CURRENT POTENTIAL	--CURRENT PERCENT	LEAKAGE-- DOLLARS
1	3080	3980	4130	54.60	168168	19.14	32195
2	450	3360	7280	54.60	24570	19.16	4708
3	985	2975	4020	54.60	53781	19.04	10239
4	4621	4821	5021	54.60	252307	19.20	48446
5	2580	2715	2800	54.60	140868	19.04	26821
6	2710	2820	2910	54.60	147966	18.98	28080
7	3574	3580	3590	54.60	195140	19.01	37100
8	850	875	920	54.60	46410	18.99	8815
9	1100	1120	1130	54.60	60060	19.02	11424
10	5290	6752	7370	54.60	288834	19.02	54939
11	150	1575	3495	54.60	8190	19.19	1572
12	1	300	1200	54.60	55	19.15	10
TOTALS	25391	34873	43866		$1386349		$264349
AVERAGES				$54.60		19.07%	

TOTAL MARKET SHARE

PROPOSED SALES SURVEY
ROSEVILLE, CA (WESTPARK COMMUNITY)

APRIL 20, 2021

STORE NAME	STORE NO.	ACTUAL VOLUME	ACTUAL M.S.	EST. VOLUME	EST. M.S.
RALEY'S	1	580000	16.7	580000	16.7
SAFEWAY	2	730000	21.1	730000	21.1
SAVEMART	3	390000	1.4	390000	1.4
BEL AIR	4	500000	1.8	500000	1.8
WINCO ROSEVL	5	1500000	16.2	1500000	16.2
WALMART SUPR	6	1050000	11.4	1050000	11.4
NUGGET	7	570000	12.3	570000	12.3
LEAKAGE		ACTUAL -	19.1	ESTIMATED -	19.1

SUPERMARKET RETAIL POTENTIAL
SIERRA VISTA SPECIFIC PLAN (SVSP) PARCEL WB-42 & WB-41

SWC WESTBROOK BLVD/PLEASANT GROVE BLVD (WB-42)
VERSUS
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ROSEVILLE, CALIFORNIA

PROPOSAL		EXISTING	
PROPOSED SIZE:	40,000 GSF AT EACH SITE	STORES AFFECTING TRADE AREA:	7 GROCERY STORES
OPPORTUNITY:	IN-FILL/HIGH GROWTH	AVERAGE SALES SQUARE FOOT:	$13.12
		AVERAGE PCW:	$54.60
TIMING:	2023		
		TOTAL POTENTIAL:	$1,386,349 WEEKLY
PROPOSED OPERATOR:	CONVENTIONAL/SPECIALTY		
		AVERAGE LEAKAGE:	19.1%
FORMAT:	CONVENTIONAL/ SPECIALTY	TOTAL POPULATION:	25,391 (2021)
		POPULATION TREND:	11% ANNUAL COMPOUNDED RATE PER ABSORPTION DATA
PRICING STRUCTURE:	CONVENTIONAL/ SPECIALTY	DEMOGRAPHICS:	STRONG AVERAGE HOUSEHOLD INCOME AND EDUCATION
		FUTURE COMPETITION CONSIDERED :	**RALEY'S O-N-E AT MK 50**

SITE CHARACTERISTIC SUMMARY
WB-42 SWC WESTBROOK BLVD/PLEASANT GROVE BLVD
ROSEVILLE, CALIFORNIA

	Exlnt	Above Avg	Avg	Below Avg	Poor
STREET NETWORK	X				
INGRESS/EGRESS	X				
SITE LOCATION RELATIVE TO OTHER SHOPPING NODES	NA				
TRAFFIC FLOW (FUTURE)*	X				
LOCATION RELATIVE TO POPULATION	X				
PARKING (AVAILABILITY/ARRANGEMENT)	X				
VISIBILITY OF SITE: NORTH	X				
SOUTH	X				
EAST	X				
WEST	X				

SITE CHARACTERISTIC SUMMARY
WB-41 SEC SANTUCCI BOULEVARD/PLEASANT GROVE BOULEVARD
ROSEVILLE, CALIFORNIA

	Exlnt	Above Avg	Avg	Below Avg	Poor
STREET NETWORK			X		
INGRESS/EGRESS	X				
SITE LOCATION RELATIVE TO OTHER SHOPPING NODES	NA				
TRAFFIC FLOW (FUTURE)*			X		
LOCATION RELATIVE TO POPULATION				X	
PARKING (AVAILABILITY/ARRANGEMENT)	X				
VISIBILITY OF SITE: NORTH	X				
SOUTH	X				
EAST	X				
WEST	X				

>SALES SUMMARY<

SPECIALTY MARKET AT WB-42 (SITE 100) WITHOUT ANY GROCER
AT WB-41 AT 40,000 GROSS SQUARE FEET

	2024	(GROSS $PSF)	2026	(GROSS $PSF)	2028	(GROSS $PSF)
WEEKLY SALES:	$370,300	($9.26)	$468,500	($11.71)	$533,900	($13.35)
ANNUAL SALES:	$19,255,600		$24,362,000		$27,762,800	

SPECIALTY MARKET AT WB-41 (SITE 200) WITHOUT ANY GROCER
AT WB-42 AT 40,000 GROSS SQUARE FEET

	2024	(GROSS $PSF)	2026	(GROSS $PSF)	2028	(GROSS $PSF)
WEEKLY SALES:	$321,300	($8.03)	$408,200	($10.21)	$466,200	($11.66)
ANNUAL SALES:	$16,707,600		$21,226,400		$24,242,400	

SPECIALTY STORE AT WB-42 (SITE 100) WITH SPECIALTY STORE
AT WB-41 AT 40,000 GROSS SQUARE FEET

	2024	(GROSS $PSF)	2026	(GROSS $PSF)	2028	(GROSS $PSF)
WEEKLY SALES:	$303,800	($7.60)	$382,800	($9.57)	$435,400	($10.89)
ANNUAL SALES:	$15,797,600		$19,905,600		$22,640,800	

SPECIALTY STORE AT WB-41 (SITE 200) WITH SPECIALTY STORE
AT WB-42 AT 40,000 GROSS SQUARE FEET

	2024	(GROSS $PSF)	2026	(GROSS $PSF)	2028	(GROSS $PSF)
WEEKLY SALES:	$250,300	($6.26)	$317,000	($7.93)	$361,400	($9.04)
ANNUAL SALES:	$13,015,600		$16,484,000		$18,792,800	

ALL SALES IN 2021 DOLLARS

PROJECTED MARKET PLACE

SPECIALTY MARKET AT WB-4 2 WITHOUT GROCER AT WB-41 AT 40,000 GROSS SQUARE FT
SWC WESTBROOK BOULEVARD/PLEASANT GROVE BOULEVARD
ROSEVILLE, CA (WESTPARK COMMUNITY)

APRIL 20, 2021

STORE NAME	STORE NO.	SALES VOLUME	STORE SIZE	SALES/ S.F.	PEXP	T.A. VOLUME	T.A. CHANGE	CURVE	IMAGE
RALEY'S	1		52200		40	129802	-102198	75	87
SAFEWAY	2		55300		40	173735	-118265	70	104
SAVEMART	3		53000		5	11898	-7602	75	75
BEL AIR	4		50000		5	15168	-9832	75	94
WINCO ROSEVL	5		95000		15	167663	-57 337	60	115
WALMART SUPR	6		60000		15	110477	-47023	60	119
NUGGET	7		40000		30	90105	-80895	80	105
RALEYS O-N-E	50		40000		60	176210	176210	78	100
>SPECIALTY	100		40000		85	246943	246943	74	120
AVERAGE		448776	53944	8.32			0		102

TOTAL POPULATION 25391
TOTAL POTENTIAL $1386349

AVERAGE PCW $54.60
AVERAGE LEAKAGE 19.07%

SALES FORECAST

SPECIALTY MARKET AT WB-42 WITHOUT GROCER AT WB-41 AT 40,000 GROSS SQUARE FT
SWC WESTBROOK BOULEVARD/PLEASANT GROVE BOULEVARD
ROSEVILLE, CA (WESTPARK COMMUNITY)

SECTOR	DISTANCE (MILES)	MATURE M.S.	EST. PCW	FIRST YEAR END EST. POP.	FIRST YEAR END EST. SALES	FIFTH YEAR END EST. POP.	FIFTH YEAR END EST. SALES
1	0.04	25.1	54.60	3980	49136	4130	56653
2	0.32	26.3	54.60	3360	43454	7280	104613
3	0.60	17.4	54.60	2975	25441	4020	38197
4	0.32	24.6	54.60	4821	58222	5021	67374
5	0.37	18.6	54.60	2715	24848	2800	28473
6	0.53	15.2	54.60	2820	21042	2910	24127
7	0.42	16.7	54.60	3580	29387	3590	32744
8	0.55	14.6	54.60	875	6263	920	7316
9	0.60	14.3	54.60	1120	7882	1130	8836
10	1.11	10.0	54.60	6752	33109	7370	40155
11	0.90	16.6	54.60	1575	12883	3495	31763
12	0.76	20.7	54.60	300	3057	1200	13586
TOTAL TRADE AREA		17.8%	$54.60	34873	$314724	43866	$453837
BEYOND TRADE AREA (15 PERCENT)					55540		80089
GRAND TOTAL					$370264		$533926

PROJECTED MARKET PLACE

SPECIALTY MARKET AT WB-41 (SITE 200) WITHOUT GROCER AT WB-42 AT 40,000 GSF
SEC SANTUCCI BOULEVARD AND PLEASANT GROVE BOULEVARD
ROSEVILL, CA

APRIL 20/ 2021

STORE NAME	STORE NO.	SALES VOLUME	STORE SIZE	SALES/ S.F.	PEXP	T.A. VOLUME	T.A. CHANGE	CURVE	IMAGE
RALEY'S	1		52200		40	133796	-98204	75	87
SAFEWAY	2		55300		40	178821	-11 3179	70	104
SAVEMART	3		53000		5	12329	-7171	75	75
BEL AIR	4		50000		5	15712	-92 88	75	94
WINCO ROSEVL	5		95000		15	172598	-5 2402	60	115
WALMART SUPR	6		60000		15	113748	-43752	60	119
NUGGET	7		40000		30	88460	-82540	80	105
RALEYS O-N-E	50		40000		60	181193	181193	78	100
>SPECIALTY	200		40000		90	225343	225343	74	120
AVERAGE		455397	53944	8.44			0		102

TOTAL POPULATION 25391
TOTAL POTENTIAL $1386349

AVERAGE PCW $54.60
AVERAGE LEAKAGE 19.07%

SALES FORECAST

SPECIALTY MARKET AT WB-41 (SITE 200) WITHOUT GROCER AT WB-42 AT 40,000 GSF
SEC SANTUCCI BOULEVARD AND PLEASANT GROVE BOULEVARD
ROSEVILL, CA

SECTOR	DISTANCE (MILES)	MATURE M.S.	EST. PCW	FIRST YEAR END EST. POP.	FIRST YEAR END EST. SALES	FIFTH YEAR END EST. POP.	FIFTH YEAR END EST. SALES
1	0.29	24.6	54.60	3980	48088	4130	55445
2	0.43	25.6	54.60	3360	42329	7280	101902
3	0.81	15.0	54.60	2975	21914	4020	32902
4	0.31	24.6	54.60	4821	58239	5021	67395
5	0.62	16.1	54.60	2715	21469	2800	24602
6	0.79	12.7	54.60	2820	17584	2910	20162
7	0.67	14.2	54.60	3580	25047	3590	27908
8	0.78	12.3	54.60	875	5304	920	6196
9	0.80	12.3	54.60	1120	6783	1130	7604
10	1.27	8.3	54.60	6752	27529	7370	33388
11	0.94	15.6	54.60	1575	12071	3495	29763
12	0.88	18.8	54.60	300	2776	1200	12336
TOTAL TRADE AREA		16.3%	$54.60	34873	$289133	43866	$419603
BEYOND TRADE AREA (10 PERCENT)					32126		46623
GRAND TOTAL					$321259		$466226

PROJECTED MARKET PLACE

SPECIALTY STORE AT WB-42 (SITE 100) WITH SPECIALTY UNIT AT WB-4 1 (SITE 200) AT 40,000 GROSS SQUARE FEET
ROSEVILLE, CA

APRIL 20, 2021

STORE NAME	STORE NO.	SALES VOLUME	STORE SIZE	SALES/ S.F.	PEXP	T.A. VOLUME	T.A. CHANGE	CURVE	IMAGE
RALEY'S	1		52200		40	109389	-122611	75	87
SAFEWAY	2		55300		40	147496	-144504	70	104
SAVEMART	3		53000		5	10144	-9356	75	75
BEL AIR	4		50000		5	12877	-12123	75	94
WINCO ROSEVL	5		95000		15	141762	-83238	60	115
WALMART SUPR	6		60000		15	93588	-63912	60	119
NUGGET	7		40000		30	77130	-93870	80	105
RALEYS O-N-E	50		40000		60	149194	149194	78	100
>SPECIALTY	100		40000		85	203886	203886	74	120
>SPECIALTY	200		40000		90	176535	176535	74	120
AVERAGE		361340	52550	6.88			0		104

TOTAL POPULATION 25391
TOTAL POTENTIAL $1386349

AVERAGE PCW $54.60
AVERAGE LEAKAGE 19.07%

SALES FORECAST

SPECIALTY STORE AT WB-42 (SITE 100) WITH SPECIALTY UNIT AT WB-41 (SITE 200)
AT 40,000 GROSS SQUARE FEET
ROSEVILLE, CA

SECTOR	DISTANCE (MILES)	MATURE M.S.	EST. PCW	FIRST YEAR END EST. POP.	FIRST YEAR END EST. SALES	FIFTH YEAR END EST. POP.	FIFTH YEAR END EST. SALES
1	0.04	19.4	54.60	3980	37848	4130	43638
2	0.32	20.1	54.60	3360	33206	7280	79941
3	0.60	14.9	54.60	2975	21711	4020	32598
4	0.32	18.9	54.60	4821	44803	5021	51846
5	0.37	15.7	54.60	2715	20957	2800	24015
6	0.53	13.3	54.60	2820	18369	2910	21061
7	0.42	14.3	54.60	3580	25242	3590	28125
8	0.55	12.8	54.60	875	5483	920	6406
9	0.60	12.5	54.60	1120	6899	1130	7734
10	1.11	9.1	54.60	6752	30265	7370	36705
11	0.90	14.1	54.60	1575	10905	3495	26888
12	0.76	17.0	54.60	300	2513	1200	11169
TOTAL TRADE AREA		14.7%	$54.60	34873	$258201	43866	$370126
BEYOND TRADE AREA (15 PERCENT)					45565		65316
GRAND TOTAL					$303766		$435442

>SALES SUMMARY<

SPECIALTY MARKET AT WB-42 (SITE 100) AT 40,000 GROSS SQUARE FEET
WITH SAFEWAY AT MAP KEY 60 AND NO MARKET AT WB-41 (SITE 200)
40,000

	2024	(GROSS $PSF)	2026	(GROSS $PSF)	2028	(GROSS $PSF)
WEEKLY SALES:	$317,700	($7.94)	$401,700	($10.04)	$456,700	($11.42)
ANNUAL SALES:	$16,520,400		$20,888,400		$23,748,400	

SPECIALTY MARKET AT WB-41 (SITE 200) AT 40,000 GROSS SQUARE FEET
WITHSAFEWAY AT MAP KEY 60 AND NO MARKET AT WB-42 (SITE 100)
40,000

	2024	(GROSS $PSF)	2026	(GROSS $PSF)	2028	(GROSS $PSF)
WEEKLY SALES:	$254,000	($6.35)	$322,000	($8.05)	$367,600	($9.19)
ANNUAL SALES:	$13,208,000		$16,744,000		$19,115,200	

SPECIALTY MARKET AT WB-42 (SITE 100) AT 40,000 GROSS SQUARE FEET
WITH WB-41 (SITE 200) & SAFEWAY AT MAP KEY 60
40,000

	2024	(GROSS $PSF)	2026	(GROSS $PSF)	2028	(GROSS $PSF)
WEEKLY SALES:	$244,700	($6.12)	$308,200	($7.71)	$350,400	($8.76)
ANNUAL SALES:	$12,724,400		$16,026,400		$18,220,800	

SPECIALTY MARKET AT WB-41 (SITE 200) AT 40,000 GROSS SQUARE FEET
WITH WB-42 (SITE 100) & SAFEWAY AT MAP KEY 60
40,000

	2024	(GROSS $PSF)	2026	(GROSS $PSF)	2028	(GROSS $PSF)
WEEKLY SALES:	$195,900	($4.90)	$248,000	($6.20)	$282,700	($7.07)
ANNUAL SALES:	$10,186,800		$12,896,000		$14,700,400	

SALES IN 2021 DOLLARS

PROJECTED MARKET PLACE

SPECIALTY MARKET AT WB-42 (SITE 100) WITH SAFEWAY AT MAP KEY 60
AND NO MARKET AT WB-41 (SITE 200) AT 40 , 000 GROSS SQUARE FEET
ROSEVILLE, CA

APRIL 20, 2021

STORE NAME	STORE NO.	SALES VOLUME	STORE SIZE	SALES/ S.F.	PEXP	T.A. VOLUME	T.A. CHANGE	CURVE	IMAGE
RALEY'S	1		52200		40	103504	-128496	75	87
SAFEWAY	2		55300		40	140280	-151720	70	104
SAVEMART	3		53000		5	9377	-10123	75	75
BEL AIR	4		50000		5	11925	-13075	75	94
WINCO ROSEVL	5		95000		15	134770	-90230	60	115
WALMART SUPR	6		60000		15	88898	-68602	60	119
NUGGET	7		40000		30	73022	-97978	80	105
RALEYS O-N-E	50		40000		60	142490	142490	78	100
>SAFEWAY	60		55000		90	217526	217526	70	115
>SPECIALTY	100		40000		80	200208	200208	74	120
AVERAGE		349946	54050	6.47			0		103

TOTAL POPULATION 25391
TOTAL POTENTIAL $1386349

AVERAGE PCW $54.60
AVERAGE LEAKAGE 19.07 %

SALES FORECAST

SPECIALTY MARKET AT WB-42 (SITE 100) WITH SAFEWAY AT MAP KEY 60
AND NO MARKET AT WB-41 (SITE 200) AT 40,000 GROSS SQUARE FEET
ROSEVILLE, CA

SECTOR	DISTANCE (MILES)	MATURE M.S.	EST. PCW	FIRST YEAR END EST. POP.	FIRST YEAR END EST. SALES	FIFTH YEAR END EST. POP.	FIFTH YEAR END EST. SALES
1	0.04	19.7	54.60	3980	38601	4130	44506
2	0.32	20.4	54.60	3360	33617	7280	80929
3	0.60	13.4	54.60	2975	19579	4020	29396
4	0.32	20.0	54.60	4821	47291	5021	54725
5	0.37	14.4	54.60	2715	19271	2800	22082
6	0.53	11.9	54.60	2820	16525	2910	18947
7	0.42	13.3	54.60	3580	23409	3590	26083
8	0.55	12.0	54.60	875	5175	920	6045
9	0.60	12.1	54.60	1120	6654	1130	7459
10	1.11	9.2	54.60	6752	30368	7370	36830
11	0.90	14.6	54.60	1575	11309	3495	27884
12	0.76	16.0	54.60	300	2361	1200	10491
TOTAL TRADE AREA		14.4%	$54.60	34873	$254160	43866	$365377
BEYOND TRADE AREA (20 PERCENT)					63540		91344
GRAND TOTAL					$317700		$456721

PROJECTED MARKET PLACE

SPECIALTY MARKET AT WB-41 (SITE 200) AT 40,000 SQUARE FEET WITH SAFEWAY AT MAP KEY 60 AND NO MARKET AT WB-42
ROSEVILLE, CA

APRIL 20, 2021

STORE NAME	STORE NO.	SALES VOLUME	STORE SIZE	SALES/ S.F.	PEXP	T.A. VOLUME	T.A. CHANGE	CURVE	IMAGE
RALEY'S	1		52200		40	106331	-125669	75	87
SAFEWAY	2		55300		40	144054	-147946	70	104
SAVEMART	3		53000		5	9670	-98 30	75	75
BEL AIR	4		50000		5	12292	-12708	75	94
WINCO ROSEVL	5		95000		15	138373	-86627	60	115
WALMART SUPR	6		60000		15	91295	-66205	60	119
NUGGET	7		40000		30	71569	-994 31	80	105
RALEYS O-N-E	50		40000		60	146219	146219	78	100
>SAFEWAY	60		55000		50	223265	223265	70	115
>SPECIALTY	200		40000		90	178933	178933	74	120
AVERAGE		372393	54050	6.89			0		103

TOTAL POPULATION 25391
TOTAL POTENTIAL $1386349

AVERAGE PCW $54.60
AVERAGE LEAKAGE 19.07%

SALES FORECAST

SPECIALTY MARKET AT WB-41 (SITE 200) AT 40,000 SQUARE FEET WITH SAFEWAY AT MAP KEY 60 AND NO MARKET AT WB-42
ROSEVILLE, CA

SECTOR	DISTANCE (MILES)	MATURE M.S.	EST. PCW	FIRST EST. POP.	YEAR END EST. SALES	FIFTH EST. POP.	YEAR END EST. SALES
1	0.29	19.3	54.60	3980	37650	4130	43410
2	0.43	19.7	54.60	3360	32487	7280	78210
3	0.81	11.2	54.60	2975	16345	4020	24541
4	0.31	19.8	54.60	4821	46849	5021	54214
5	0.62	12.2	54.60	2715	16296	2800	18674
6	0.79	9.7	54.60	2820	13433	2910	15401
7	0.67	11.1	54.60	3580	19514	3590	21743
8	0.78	9.9	54.60	875	4269	920	4988
9	0.80	10.1	54.60	1120	5573	1130	6248
10	1.27	7.2	54.60	6752	23945	7370	29040
11	0.94	13.2	54.60	1575	10199	3495	25147
12	0.88	14.0	54.60	300	2066	1200	9182
TOTAL TRADE AREA		12.9%	$54.60	34873	$228626	43866	$330798
BEYOND TRADE AREA (10 PERCENT)					25403		36755
GRAND TOTAL					$254029		$367553

PROJECTED MARKET PLACE

SPECIALTY STORES BOTH AT WB-42 AND WB-41 AT 40,000 GROSS SQUARE FEET
WITH SAFEWAY AT MAP KEY 60
ROSEVILLE, CA (WESTPARK COMMUNITY)

APRIL 20, 2021

STORE NAME	STORE NO.	SALES VOLUME	STORE SIZE	SALES/ S.F.	PEXP	T.A. VOLUME	T.A. CHANGE	CURVE	IMAGE
RALEY[1]S	1		52200		40	91741	-140259	75	87
SAFEWAY	2		55300		40	125197	-166803	70	104
SAVEMART	3		53000		5	8402	-11098	75	75
BEL AIR	4		50000		5	10644	-14356	75	94
WINCO ROSEVL	5		95000		15	119837	-10516 3	60	115
WALMART SUPR	6		60000		15	79185	-78315	60	119
NUGGET	7		40000		30	65660	-105340	80	105
RALEYS O-N-E	50		40000		60	126853	126853	78	100
>SAFEWAY	60		55000		50	191434	191434	70	115
>SPECIALTY	100		40000		85	164623	164623	74	120
>SPECIALTY	200		40000		90	138424	138424	74	120
AVERAGE		310065	52773	5.88			0		105

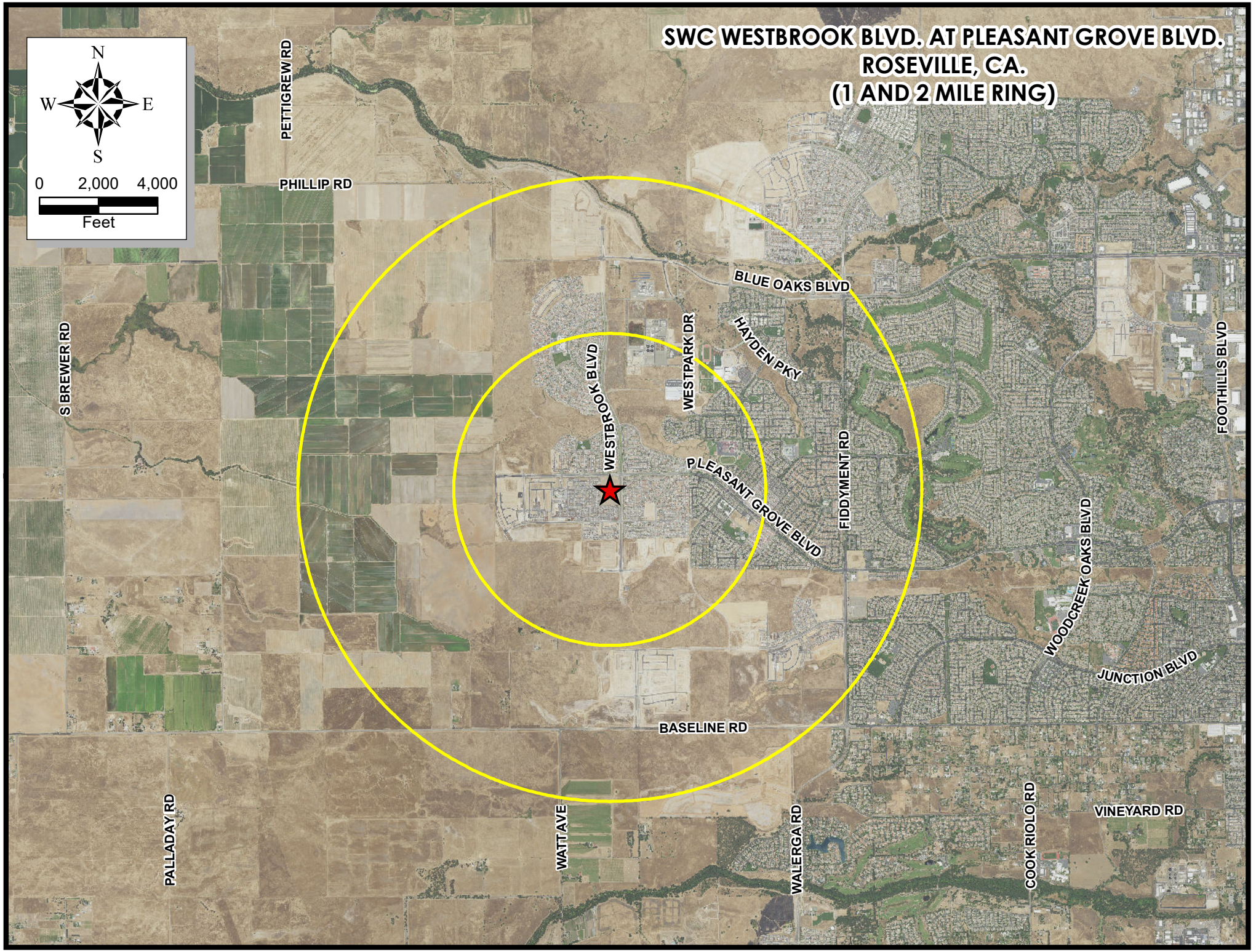
TOTAL POPULATION 25391
TOTAL POTENTIAL $1386349

AVERAGE PCW $54.60
AVERAGE LEAKAGE 19.07%

SALES FORECAST

SPECIALTY STORES BOTH AT WB-42 AND WB-41 AT 40,000 GROSS SQUARE FEET
WITH SAFEWAY AT MAP KEY 60
ROSEVILLE, CA (WESTPARK COMMUNITY)

SECTOR	DISTANCE (MILES)	MATURE M.S.	EST. PCW	FIRST EST. POP.	YEAR END EST. SALES	FIFTH EST. POP.	YEAR END EST. SALES
1	0.04	16.0	54.60	3980	31346	4130	36142
2	0.32	16.3	54.60	3360	26974	7280	64937
3	0.60	11.2	54.60	2975	16434	4020	24674
4	0.32	15.7	54.60	4821	37293	5021	43155
5	0.37	12.3	54.60	2715	16449	2800	18849
6	0.53	10.2	54.60	2820	14185	2910	16264
7	0.42	11.4	54.60	3580	20089	3590	22383
8	0.55	10.3	54.60	875	4417	920	5161
9	0.60	10.2	54.60	1120	5632	1130	6313
10	1.11	7.4	54.60	6752	24388	7370	29578
11	0.90	11.5	54.60	1575	8928	3495	22013
12	0.76	12.8	54.60	300	1891	1200	8404
TOTAL TRADE AREA		11.9%	$54.60	34873	$208026	43866	$297873
BEYOND TRADE AREA (15 PERCENT)					36710		52566
GRAND TOTAL					$244736		$350439


SWC WESTBROOK BLVD. AT PLEASANT GROVE BLVD.
ROSEVILLE, CA.
(1 AND 2 MILE RING)
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Feet
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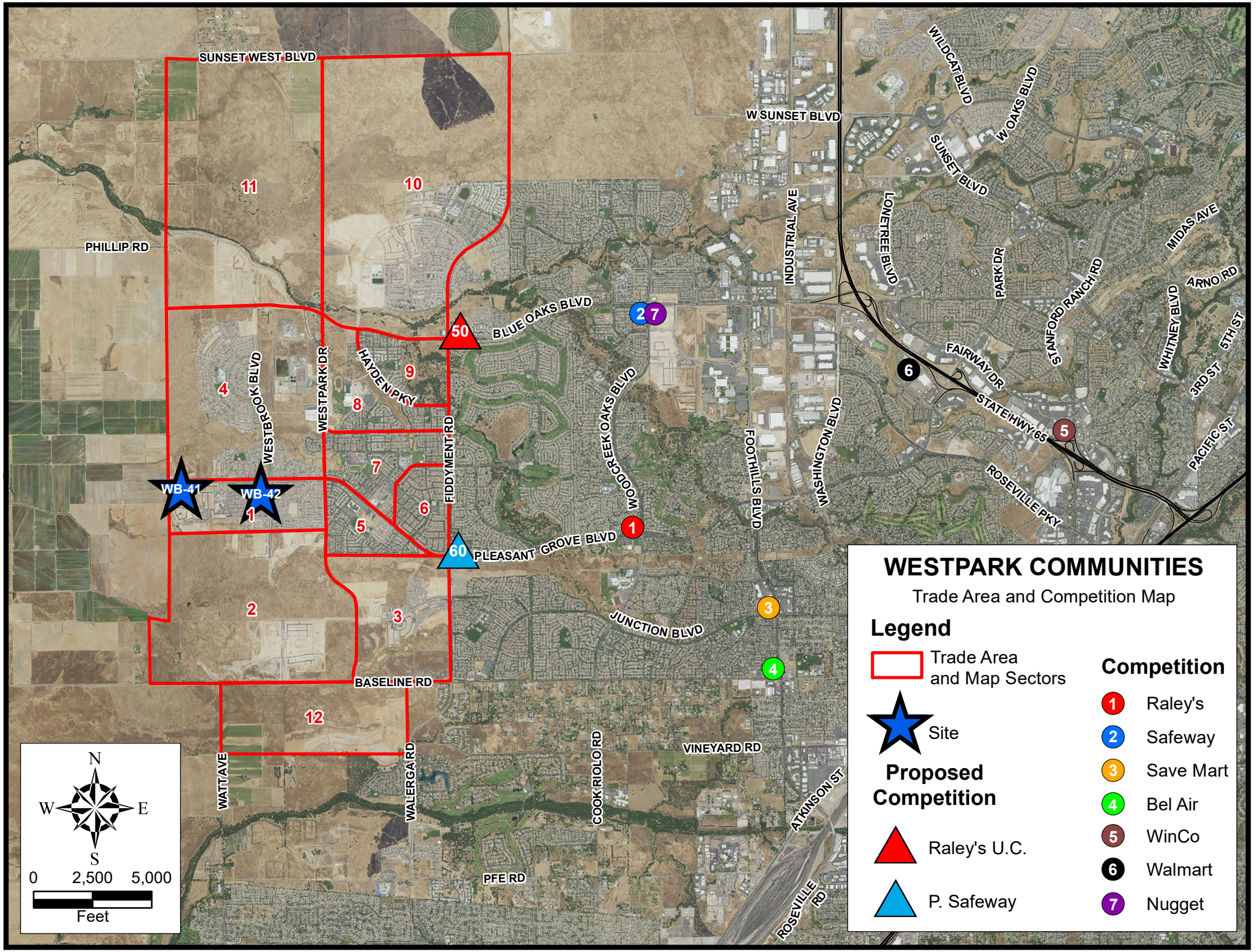
PHILLIP RD
S BREWER RD
BLUE OAKS BLVD
WESTPARK DR
HAYDEN PKY
WESTBROOK BLVD
PLEASANT GROVE BLVD
FIDDYMENT RD
FOOTHILLS BLVD
WOODCREEK OAKS BLVD
JUNCTION BLVD
BASELINE RD
PALLADAY RD
WATT AVE
WALERGA RD
COOK RIOLO RD
VINEYARD RD


SUNSET WEST BLVD
W SUNSET BLVD
WILDCAT BLVD
W OAKS BLVD
SUNSET BLVD
LONETREE BLVD
INDUSTRIAL AVE
PARK DR
STANFORD RANCH RD
MIDAS AVE
ARNO RD
WHITNEY BLVD
5TH ST
3RD ST
PACIFIC ST
PHILLIP RD
BLUE OAKS BLVD
FAIRWAY DR
STATE HWY 65
ROSEVILLE PKY
WESTBROOK BLVD
WESTPARK DR
HAYDEN PKY
FIDDYMENT RD
WOODCREEK OAKS BLVD
FOOTHILLS BLVD
WASHINGTON BLVD
PLEASANT GROVE BLVD
JUNCTION BLVD
BASELINE RD
VINEYARD RD
WATT AVE
WALERGA RD
COOK RIOLO RD
ATKINSON ST
PFE RD
ROSEVILLE RD
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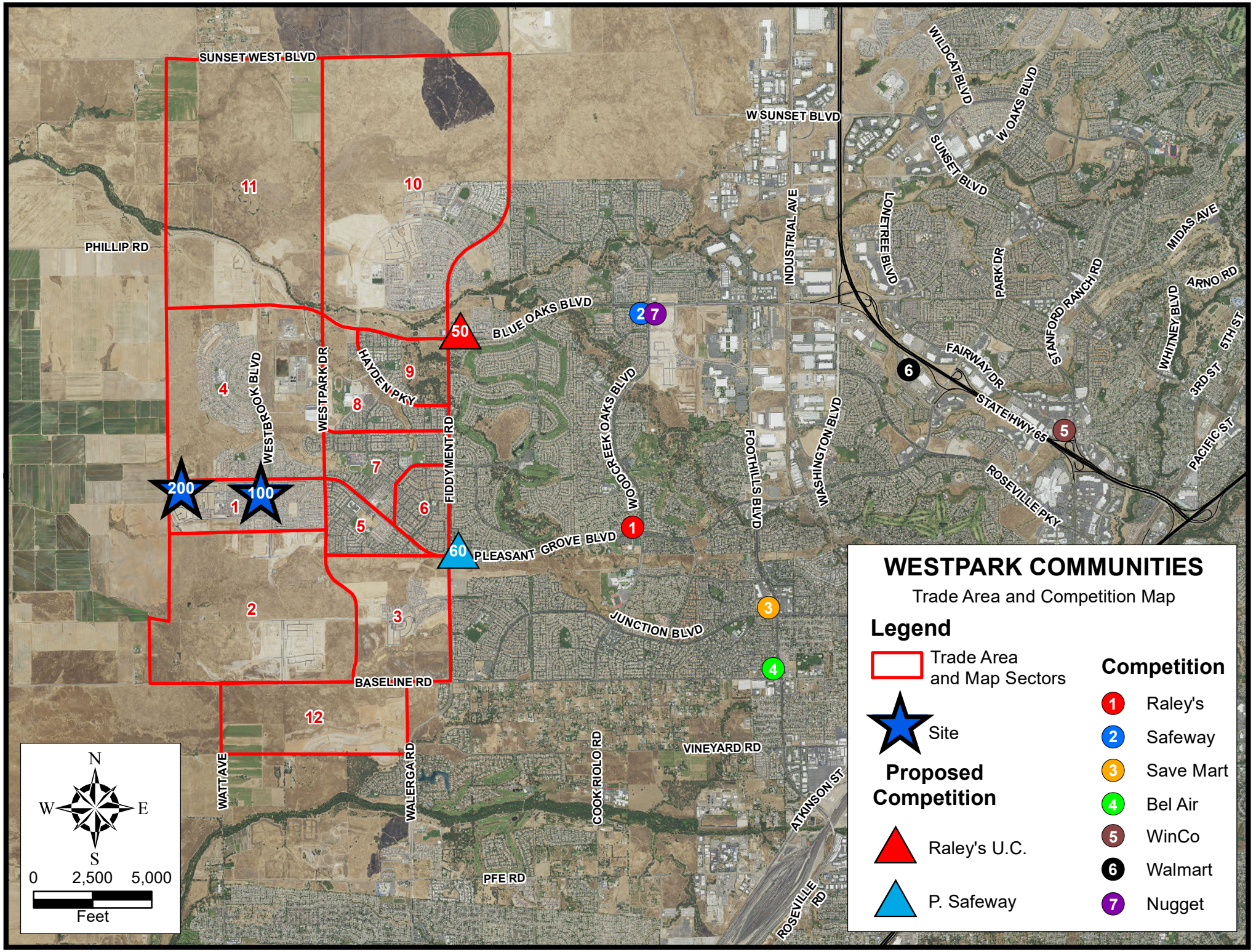
Feet
WESTPARK COMMUNITIES
Trade Area and Competition Map
Legend
Trade Area and Map Sectors
Site
Proposed Competition
Raley's U.C.
P. Safeway
Competition
1 Raley's
2 Safeway
3 Save Mart
4 Bel Air
5 WinCo
6 Walmart
7 Nugget



WESTPARK COMMUNITIES

Trade Area and Competition Map

Legend

Trade Area and Map Sectors

Site

Proposed Competition

Raley's U.C.

P. Safeway

Competition

1. Raley's
2. Safeway
3. Save Mart
4. Bel Air
5. WinCo
6. Walmart
7. Nugget

SUBJECT SITE MAP KEY 100

PERIMITER SITE 200

MAP KEY 1

MAP KEY 2

MAP KEY 3

MAP KEY 4

MAP KEY 5

MAP KEY 6

MAP KEY 7

MAP KEY 50 (2021)

MAP SECTOR 11 UNDERWAY

MAP SECTOR 1 DEVELOPMENT

PC ATTACHMENT 4

RETAIL MARKET ANALYSIS AND HIGHEST & BEST USE STUDY

Prepared for

WESTPARK SV 400 LLC

JULY 2021

MXD DEVELOPMENT STRATEGISTS

MARKET- DRIVEN DEVELOPMENT STRATEGIES™

Preface

This report was commissioned by Westpark SV 400 LLC in June 2021. The Retail Market Analysis and Highest & Best Use Study was performed between June and July 2021.

The purpose of this assignment was to perform a retail assessment of site WB-41, a 10-acre site located in the City of Roseville at the corner of Pleasant Grove Blvd and Santucci Blvd. The emphasis of analysis was to assess the Retail Demand and Market Opportunity for this site and to understand viability, including if and when, how much, and what type of retail uses would be warranted.

The second key objective following the retail market analysis was a highest & best use study of the site based on an objective assessment of site and market factors. The assessment considered a range of potential land uses including residential, office, and hotel. A recommendation of the most optimal land use was provided to conclude the report.

The figures presented in the report are based on an evaluation of the current general level of the economy in the local market, and neither take into account, nor make provisions for the effect of any sharp rise or decline in local or general economic conditions.

MXD Development Strategists, Ltd. do not warrant that any estimates contained within the study will be achieved, but that they have been prepared conscientiously on the basis of information obtained during the course of this market analysis. Also, any tenant references made in this report are for illustrative purposes only.

Reference material used for this report was derived from the project team, as well as from the public and private sectors and government publications. This information was supplemented by our experience in the planning and development of real estate projects throughout North America.

As is customary in an assignment of this type, neither our name nor the material submitted may be included in a prospectus, or part of any printed material, or used in offerings or representations in connection with the sale of securities or participation interest to the public, without the expressed permission of MXD Development Strategists, Ltd.

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MXD DEVELOPMENT STRATEGISTS

1

Executive Summary

Executive Summary

Executive Summary

A Market Analysis was performed to assess the feasibility of WB-41 as a potential "Community Commercial" retail site, as it is currently zoned.

WB-41 is located at the southwest corner of Pleasant Grove Blvd and Santucci Blvd, in proximity to new and planned residential development. Approved future growth includes the Regional University Specific Plan. However, the Regional University is unlikely to begin development over the next decade and could take upwards of twenty years according to City Planners and local Developer insight. These lands will be used for agriculture over the foreseeable future.

The long-term nature of these future markets undermines the viability of WB-41 as a retail node, reducing it to a peripheral location with only a 180-degree trade area which is generally avoided by retailers. Viability would only marginally increase as the Regional University Specific Plan area is built out.

Roseville is an attractive location for retailers. The affluent, family-oriented demographic profile combined with rapid population and employment growth provides a compelling case for retail development in the city.

Roseville's current overall retail inventory is performing well, with low vacancy and healthy rental rates. However, there are notable headwinds specifically for "Community Commercial" type shopping center formats, with vacancy rates over 9% and flat rental growth.

The 10-acre WB-41 site would typically accommodate over 100,000 SF of retail uses. Retail development of this scale requires a Supermarket anchor store in order to successfully lease space to inline tenants willing to pay high rents to feed off of traffic generated by the grocery anchor store.

Since a Supermarket would typically anchor such a 100,000 SF Community Commercial center, retail feasibility was regarded through the lens of a typical due diligence site selection exercise used by Supermarket chains.

A Retail Gravity Model, commonly used by Grocery Stores to test new potential sites, was created to forecast sales at WB-41 for a potential 40,000 SF Grocery Store anchor. This forecast indicated that WB-41 would not likely ever exceed the minimum threshold sales volume that a Grocery Store requires.

Even as new residential development is completed to the east of WB-41, the critical mass of new emerging competition in the area would act to truncate WB-41's potential trade area.

Additional analysis of the WB-41 site characteristics revealed other challenges for any form of retail development on WB-41. These potential concepts include a potential pharmacy-anchored or food & beverage-anchored project. Most notably the WB-41 site:

- fronts onto low traffic volumes (both current and projected);
- is relatively inaccessible compared to competing sites; and
- lacks complementary development in the vicinity such as employment or a major destination.

The potential development of WB-41 Community Retail is challenged by the rapid rise of online commerce which is now significantly impacting bricks and mortar store sales. Overall the full build-out of Sierra Vista, West Roseville and Creekview residential will likely support only three to four more Grocery Store anchors, and these stores have a wide selection of more strategic locations to consider.

The Market Analysis and Retail Gravity Model also indicated that there are a variety of competing sites that have much stronger site strengths to capture retail spending including:

- Baseline Road
- Fiddyment Rd & Pleasant Grove Blvd
- WB-42 at Pleasant Grove Blvd & Westbrook Blvd.

Executive Summary

Executive Summary contd.

Although outside of the current City of Roseville boundary, the Regional University Specific Plan has a large retail site directly adjacent to WB-41 that is more strategic for retail development as it will be built in conjunction with future housing and educational facilities in that plan area. It will also only be constructed once Santucci Blvd and Pleasant Grove Blvd are extended.

Alternative uses at the site were evaluated from a site and market perspective. Office and Hotel uses did not appear suitable for WB-41 based on site factors. Residential appears to be the highest and best use of the site, supported by both site and market factors.

2

Existing Conditions & Policy Analysis

MXD DEVELOPMENT STRATEGISTS

Demographics and Population Projections

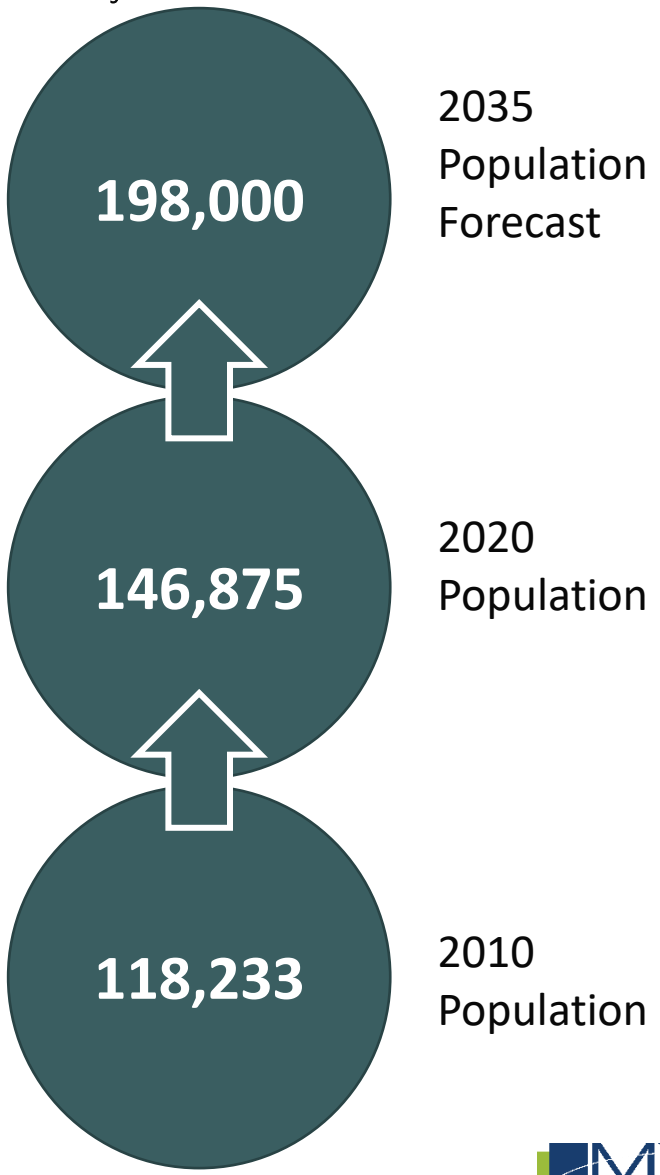
The City of Roseville has a current population of 146,875 residents. The city has experienced significant population growth over the past decade, with an approximate 22% increase between 2010 and 2020. According to the Roseville General Plan (adopted August 2020), it is anticipated that the city will reach a population of 198,000 residents by 2035. This would be an additional 50,000 new residents over the next fifteen years and would fall in line with historic growth rates.

The number of dwelling units is expected to reach 75,000 by 2035, an increase of 20,000, with an average of 2.63 residents per dwelling unit. The number of future dwellings is based off 2.1 persons per multi-family unit and 2.9 persons per single-family units. Roseville has a median age of 37.5 which is slightly older than that of the Sacramento region.

Median household income in Roseville is $91,306, significantly higher than the Sacramento region ($76,706). Higher household incomes generally produce higher retail spending profiles.

The top economic sectors for employment in the city are public administration, health care, construction, education services, finance & insurance, computer/electronic products, and professional, scientific & technical services. The top three employers in the city are all within the health sector, being Sutter Health, Kaiser Permanente, and Adventist Health. Major employment areas are focused along the I-80 and Highway 65.

Figure 2.1: Roseville Population Projections



Existing Conditions & Policy Analysis

Site Context

The site under study is considered site WB-41 by the City of Roseville. It is located along the western boundary of Roseville, at the southeast corner of Pleasant Grove Blvd and Santucci Blvd. The site is a 10.1-acre parcel that is currently zoned "Community Commercial".

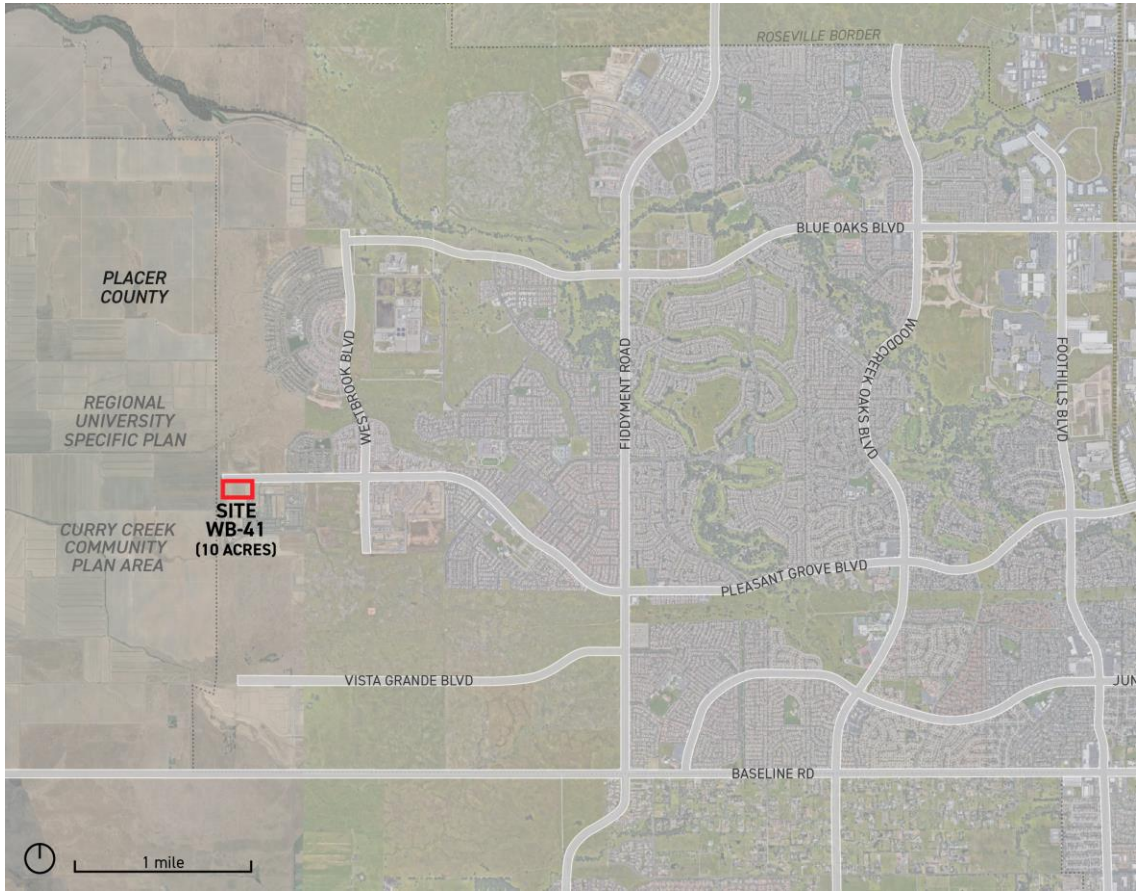
Surrounding uses include the following:

- *South* – Single-family residential
- *East* – Heritage Solaire, a gated active adult (55+) community built by Lennar.
- *North* – Future multi-family residential
- *West* – Agricultural lands (Placer County)

The site is located within the Sierra Vista Specific Plan. The Specific Plan is the guiding planning document for the site and will be further discussed in this section. Sierra Vista is a major growth area for the City of Roseville and has experienced significant construction in recent years.

Areas to the west of the site in Placer County have been planned for long-term development under the approved Regional University Specific Plan and the future Curry Creek plan area (under the County's General Plan). The general pattern of land development in this area is considered suburban greenfield. It is characterized by new residential developments in low to medium density configurations with typical suburban street patterns of collector and arterial streets. Residential is supported by small commercial nodes, parks, schools, etc.

Figure 2.2: Site Location in Roseville



Existing Conditions & Policy Analysis

Current Zoning

Site WB-41 is currently zoned "Community Commercial" by the City of Roseville. There are several community commercial designations in the city zoning by-law, however WB-41 is considered "commercial" rather than "commercial mixed use" or "commercial/business professional".

This designation allows for the following as per the Sierra Vista Specific Plan:

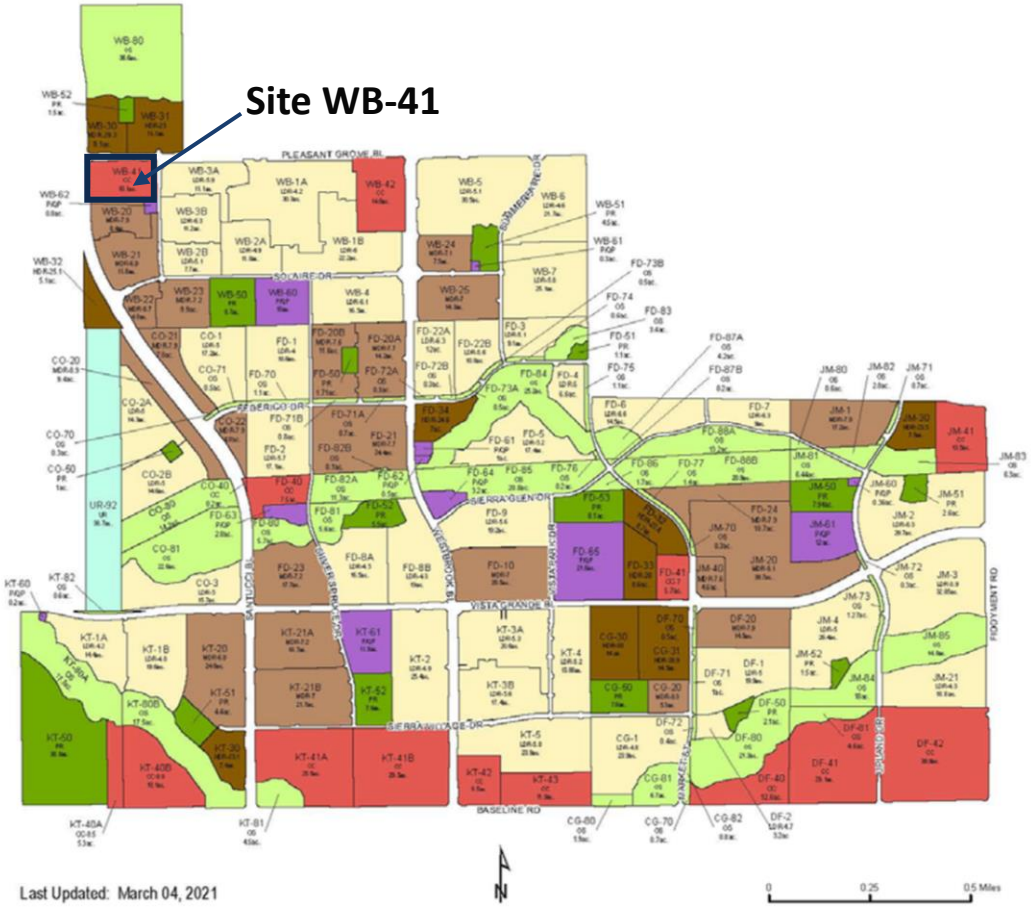
Community Commercial (CC)

Typical FAR – up to 0.4

The Community Commercial (CC) land use designation provides for a broad range of retail goods and services, which can accommodate developments including conventional neighborhood shopping centers (typically anchored by a grocer) and larger-scale commercial centers (sometimes referred to as 'Power Centers').

For Sierra Vista, CC sites are generally sited along the Baseline Road corridor or at major intersections where sites have superior visibility and access to vehicular traffic. At full buildout, these parcels will collectively support approximately 3.1 million sq. ft. (assuming a typical FAR outlined above) of commercial development with a mixture of retail, office, restaurant, entertainment, and/or hotel uses.

Figure 2.3: Site Zoning



Source: City of Roseville

Existing Conditions & Policy Analysis

Transportation and Connectivity

Site WB-41 is located at the current termination point of Pleasant Grove Blvd. Pleasant Grove Blvd is expected to be extended into Placer County; however, the timing is considered long-term. Santucci Blvd does not extend north of the site, and only extends several blocks to the south, currently terminating at Solaire Drive. Santucci Blvd is to be constructed as six lanes from Baseline Road to Blue Oaks Blvd according to the *Roadway Network Assumptions* of the 2035 travel demand model within Placer County's transportation documents. At completion, Santucci Blvd will connect with the future Placer Parkway, however there is no set alignment, funding, or timeline and could be more than 20 years out.

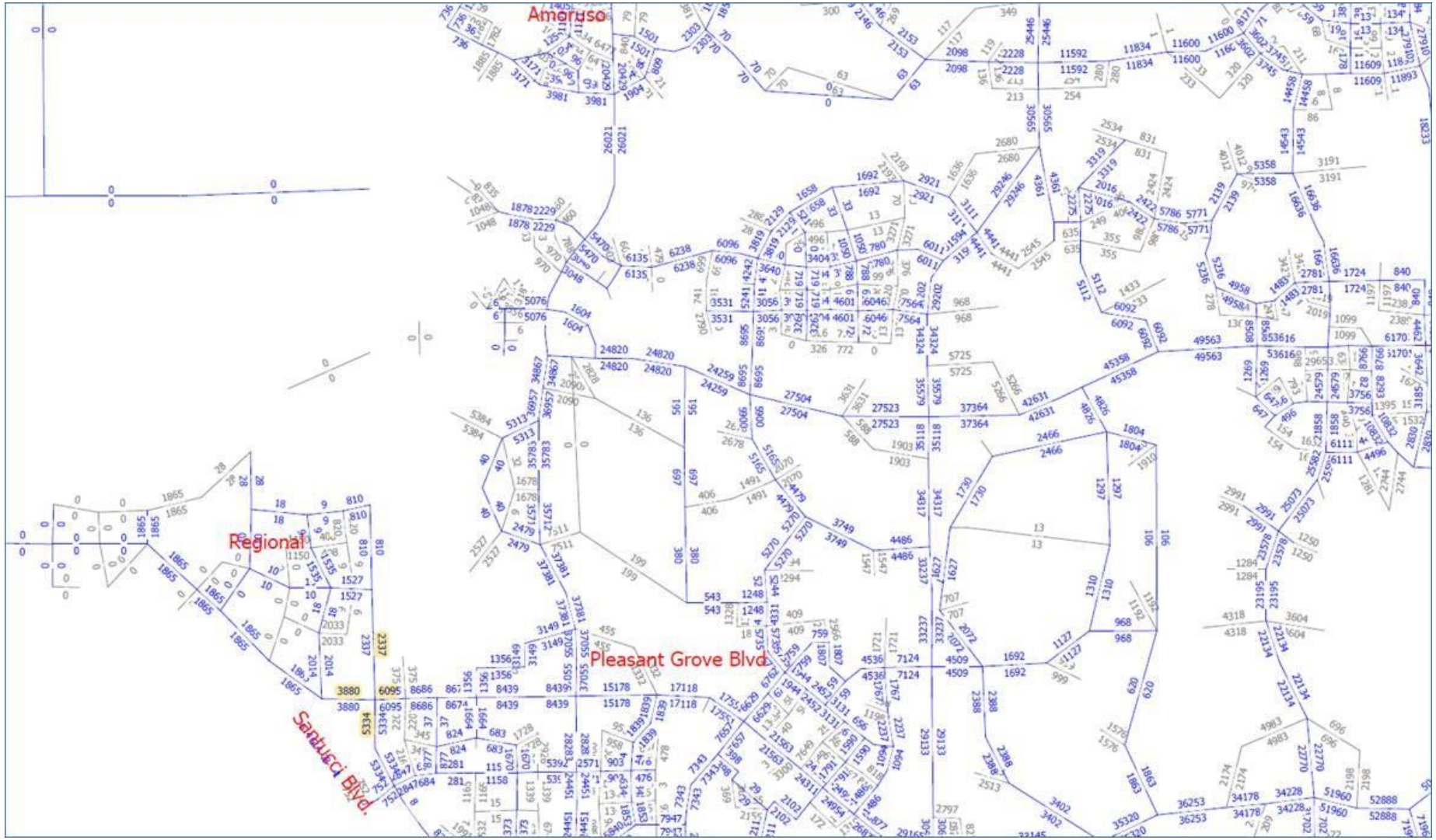
Limited transportation connectivity in both east/west and north/south directions at site WB-41 is a major challenge for community commercial development. Retail developments require significant vehicular traffic from residential and employment areas for viability. Based on current plans, this current roadway network surrounding the site is expected to remain over the next decade.

Transportation experts Fehr & Peers conducted a transportation analysis of future traffic counts using assumptions of future development patterns and potential timing of new transportation projects. Figure 2.4 displays projected traffic counts at the WB-41 site in 2035. In this model, Santucci Blvd only extends several blocks north of Pleasant Grove Blvd. East/west traffic along Pleasant Grove Blvd is projected at 6,095 vehicles per day. North/south traffic along Santucci Blvd is projected at 5,334 vehicles per day. Traffic counts are still considered the primary site selection factor for end-user retail tenants when selecting a leased retail space. 10,000 to 15,000 vehicles per day is the typical minimum for retail site selection for community-scaled retail.

An unadjusted traffic model for 2035 was also run by Fehr & Peers. This model considers that Santucci Blvd connects to Placer Parkway and Baseline Road. Traffic counts increase significantly in this model – 14,097 vehicles per day along Pleasant Grove Blvd and 28,158 vehicles per day along Santucci Blvd. This scenario is unlikely to occur by 2035 due to realistic development patterns and funding for transportation infrastructure improvements.

Existing Conditions & Policy Analysis

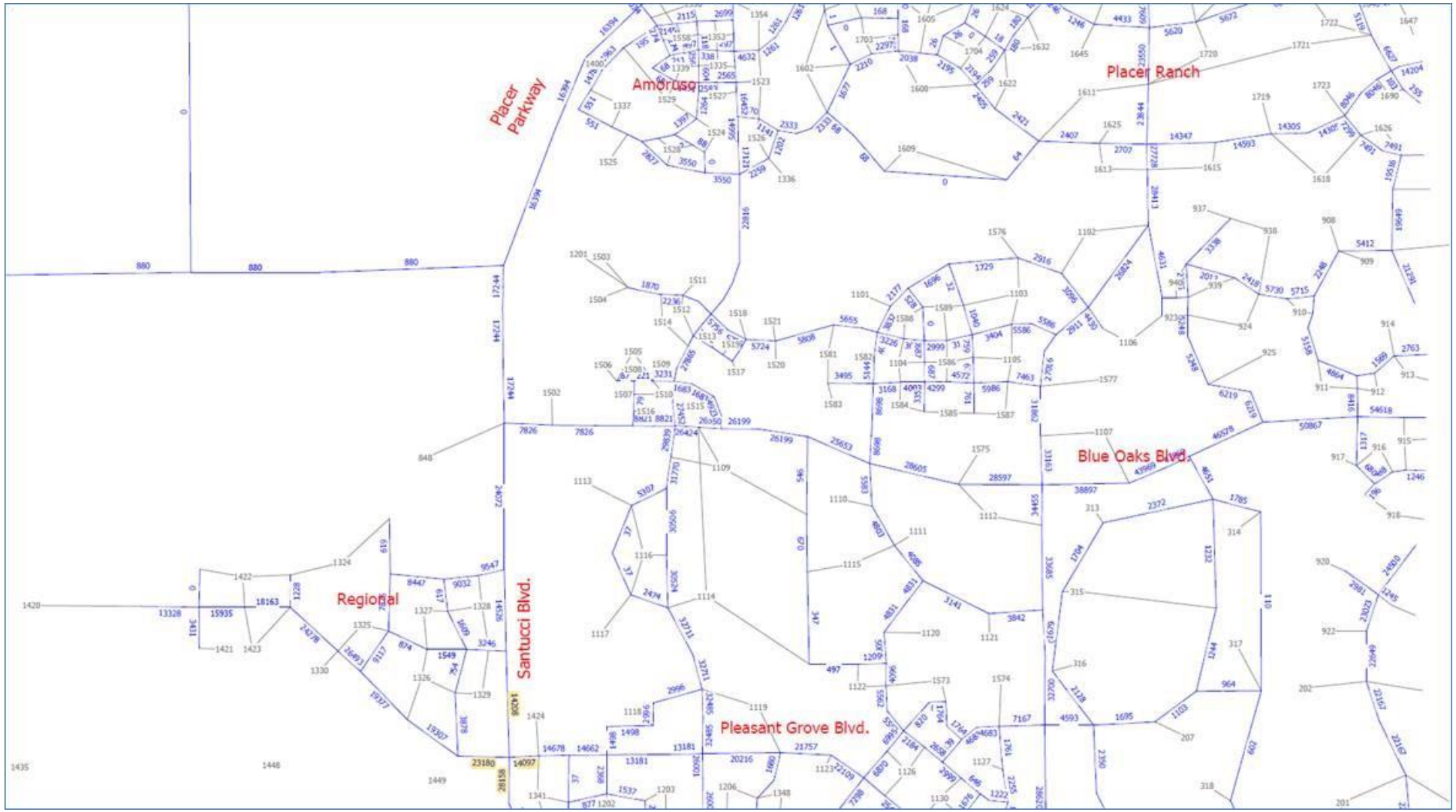
Figure 2.4: Adjusted 2035 Traffic Model for City of Roseville



Source: Fehr & Peers

Existing Conditions & Policy Analysis

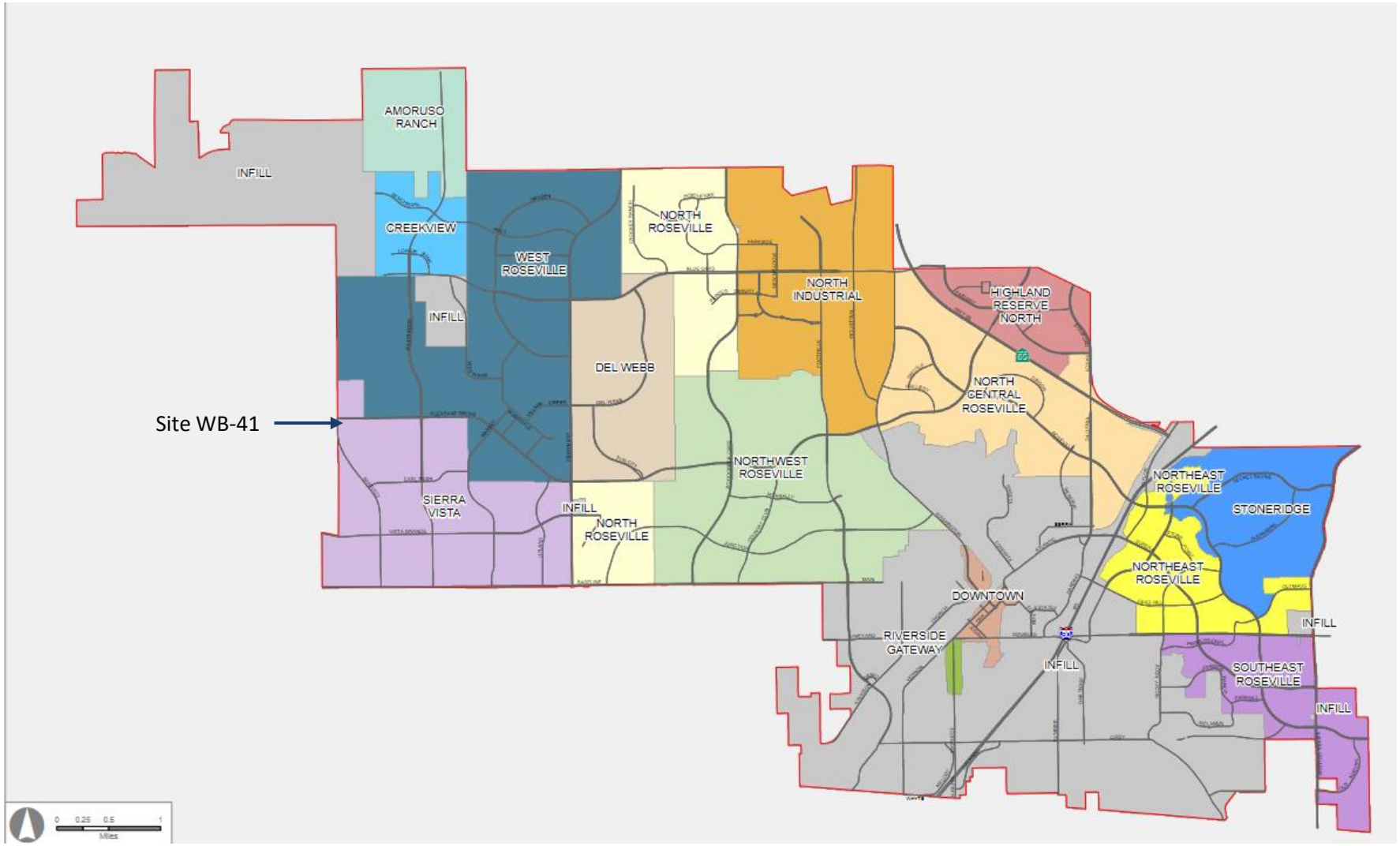
Figure 2.5: Unadjusted 2035 Traffic Model for City of Roseville



Source: Fehr & Peers

Existing Conditions & Policy Analysis

Figure 2.6: City of Roseville Specific Plan Areas



Source: City of Roseville

Specific Plans

There are three City specific plans that have direct influence on Site WB-41 and will be discussed on the following pages. They are:

- Sierra Vista Specific Plan
- West Roseville Specific Plan
- Creekview Specific Plan

There is also two planning areas west of Site WB-41 in Placer County:

- Curry Creek Planning Area
- Regional University Specific Plan

Existing Conditions & Policy Analysis

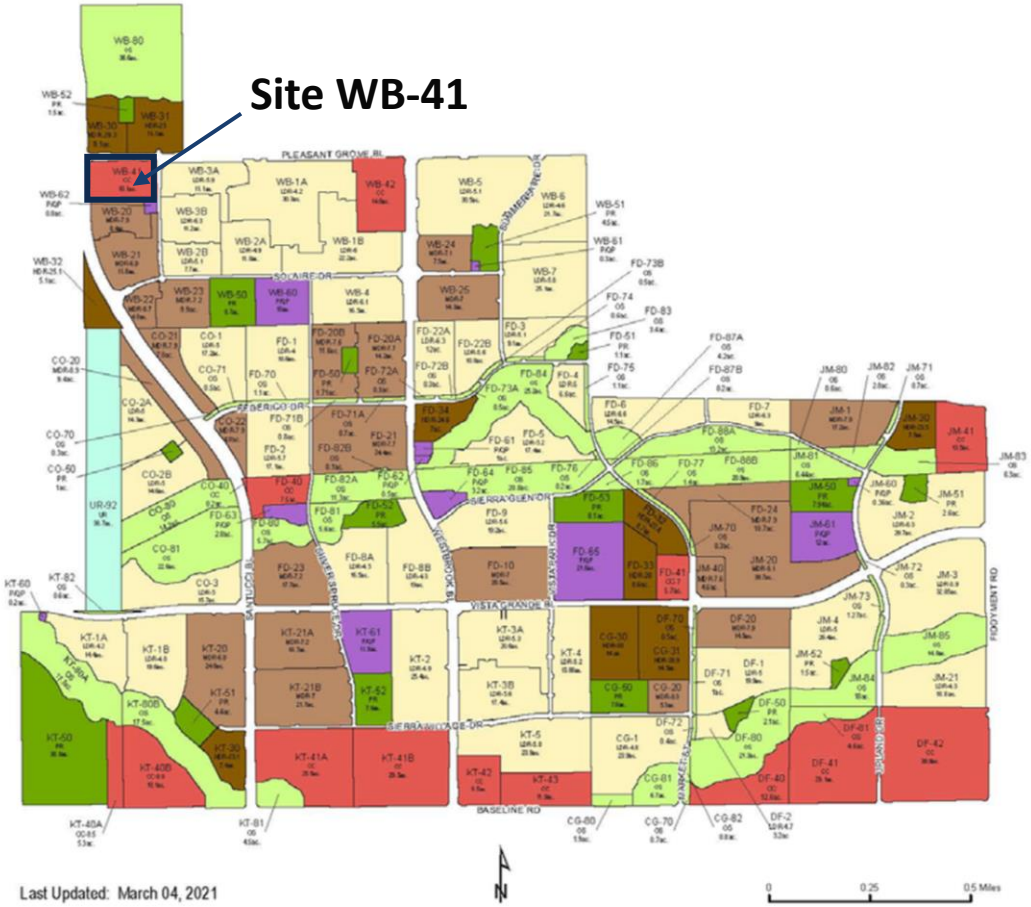
Sierra Vista Specific Plan

Site WB-41 is located in the Sierra Vista Specific Plan (SVSP). The SVSP is bounded by Baseline Road to the south, Fiddyment Road to the east, the West Roseville Specific Plan area to the north, and the Curry Creek Planning area to the west. The Specific Plan was adopted in 2010. At build-out it is planned to have 8,658 residential units and approximately 232 acres of commercial. This translates to accommodate over 22,000 residents and approximately 4.1 million square feet of retail and office uses that provide over 9,000 jobs.

Commercial is primarily located along Baseline Road in what is planned as the Baseline Road Commercial and Employment Corridor. This will be the primary corridor for big box and destination retail shopping for residents living on the west side of Roseville. Site WB-41 is in the Western Edge corridor as designated by the SVSP. There are several other community commercial designated land parcels in the SVSP that are spread amongst residential neighborhoods, including three Community Commercial sites along the approximate 2.5 mile run of Pleasant Grove Blvd from Fiddyment Rd and Santucci Blvd..

The SVSP is currently the primary area of Roseville for new residential construction with significant development occurring along Pleasant Grove Blvd, Westbrook Blvd, Vista Grande Blvd and Baseline Road. Once Westbrook Blvd is completed and connects to Baseline Road, it will become a major north/south thoroughfare for vehicle traffic in the SVSP and reduce traffic pressure on Fiddyment Road.

Figure 2.7: Sierra Vista Specific Plan (2021)



Source: City of Roseville

Planned Commercial & Employment

232 Acres

MXD DEVELOPMENT STRATEGISTS

Existing Conditions & Policy Analysis

West Roseville Specific Plan

The West Roseville Specific Plan (WRSP) is located directly north and northeast of site WB-41. The plan was adopted in 2004. All lands located north of Pleasant Grove Blvd between Santucci Blvd and Fiddyment Road, as well as a portion south of Pleasant Grove Blvd are located in the WRSP.

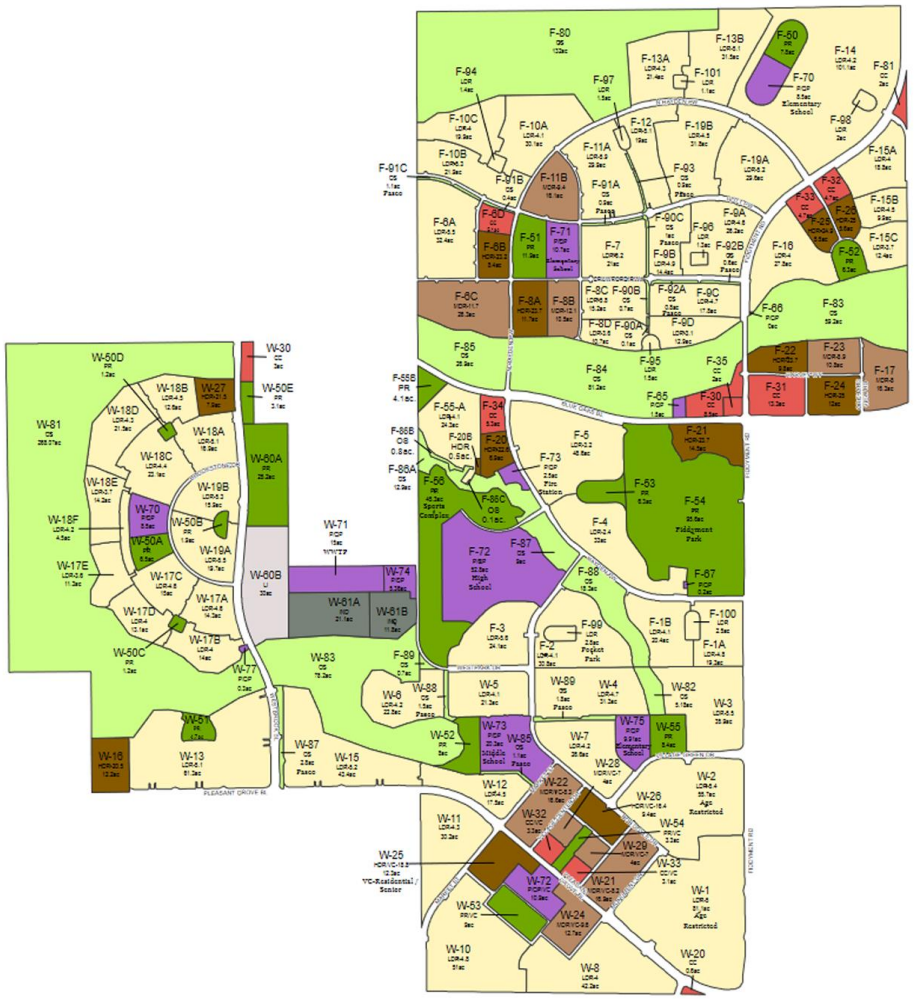
The WRSP is planned for a mix of low, medium, and high-density residential uses, along with commercial, office and light industrial employment uses. The plan area build-out is anticipate to have 10,596 dwelling units accommodating 26,222 residents. 55.48 acres are planned for Community Commercial. This is significantly less than the Sierra Vista Specific Plan, however, is expected to meet the community's day to day shopping needs.

The WRSP is further along in build-out than the Sierra Vista Specific Plan, with many residential neighborhoods at or near completion.

Planned Commercial & Employment

55.5 Acres

Figure 2.8: West Roseville Specific Plan (2021)



Source: City of Roseville

Existing Conditions & Policy Analysis

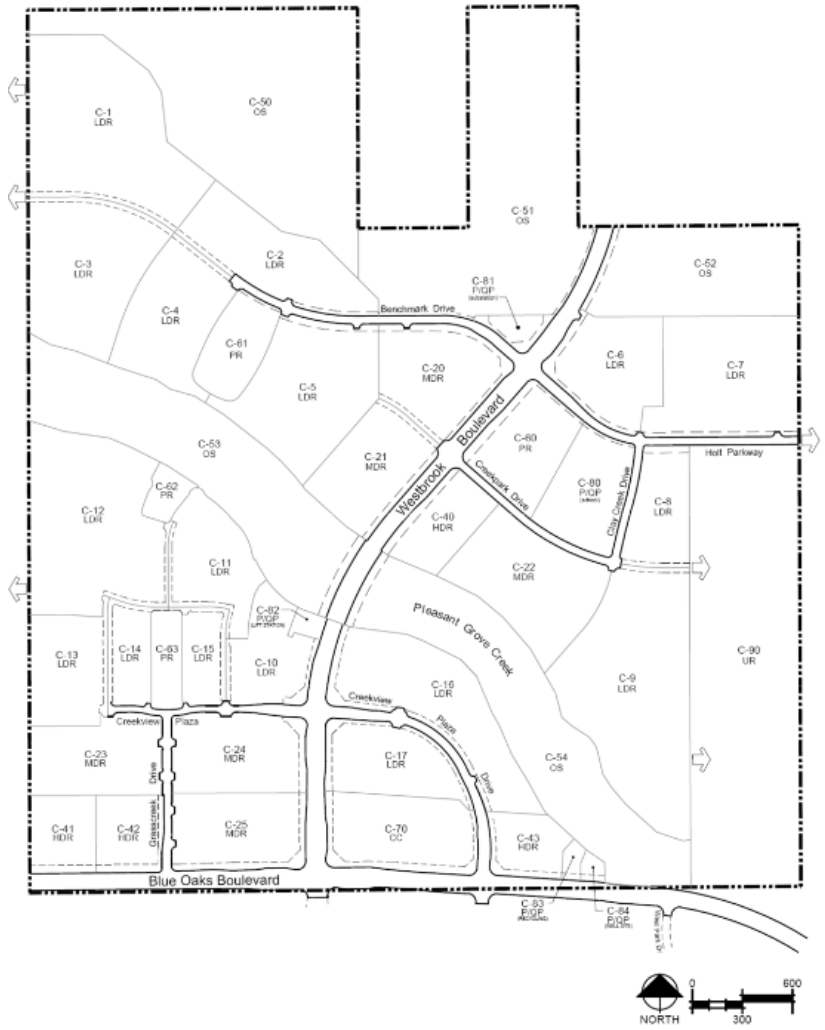
Creekview Specific Plan

The Creekview Specific Plan (CSP) is a smaller Specific Plan that is located directly north of the West Roseville Specific Plan. The CSP is centered along Westbrook Blvd and will be a mix of low, medium, and high-density residential uses, along with commercial and office uses. The plan area has an expected buildout of 2,011 dwelling units that will accommodate 5,108 residents.

There is plans for 9.22 total acres of Community Commercial that may have up to 100,000 square feet of retail and office uses.

Construction has begun along Blue Oaks Blvd with the Winding Creek residential development, built by Anthem United.

Figure 2.9: Creekview Specific Plan (2021)



Source: City of Roseville

Planned Commercial & Employment

9.2 Acres

MXD DEVELOPMENT STRATEGISTS

Existing Conditions & Policy Analysis

Regional University Specific Plan (Placer County)

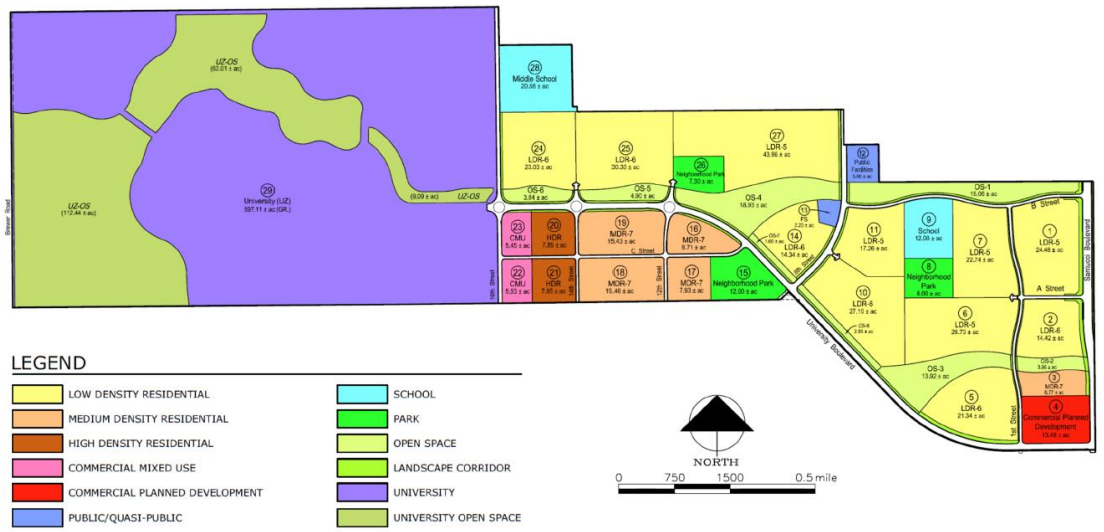
The Regional University Specific Plan was adopted in 2008 and last amended in 2019. This specific plan is part of the Curry Creek Special Planning Area in Placer County. It is a 1,159-acre plan anchored by a university campus and mixed-use community. The specific plan area is directly west of Site WB-41 and the eastern edge of the specific plan fronts along Santucci Blvd.

The university is planned to accommodate up to 6,000 students and 800 staff, as well as an adjacent private high school of up to 1,200 students. The mixed-use community is expected to contain a diverse range of uses including residential, commercial, employment, open space, and recreational. The university is expected to take up 600 acres of land, leaving 562 acres for community development.

24.5 acres are planned for commercial and commercial mixed-use development. This translates to upwards of 250,000 square feet of potential retail uses. The primary commercial node is at the southeast corner of the planning area, at University Blvd and Santucci Blvd. This would make the site "kitty corner" to site WB-41.

There are currently no plans for development in this specific plan area and a university has yet to be secured as the anchor tenant.

Figure 2.10: Regional University Specific Plan



Source: Placer County

Planned Commercial & Employment

24.5 Acres

MXD DEVELOPMENT STRATEGISTS

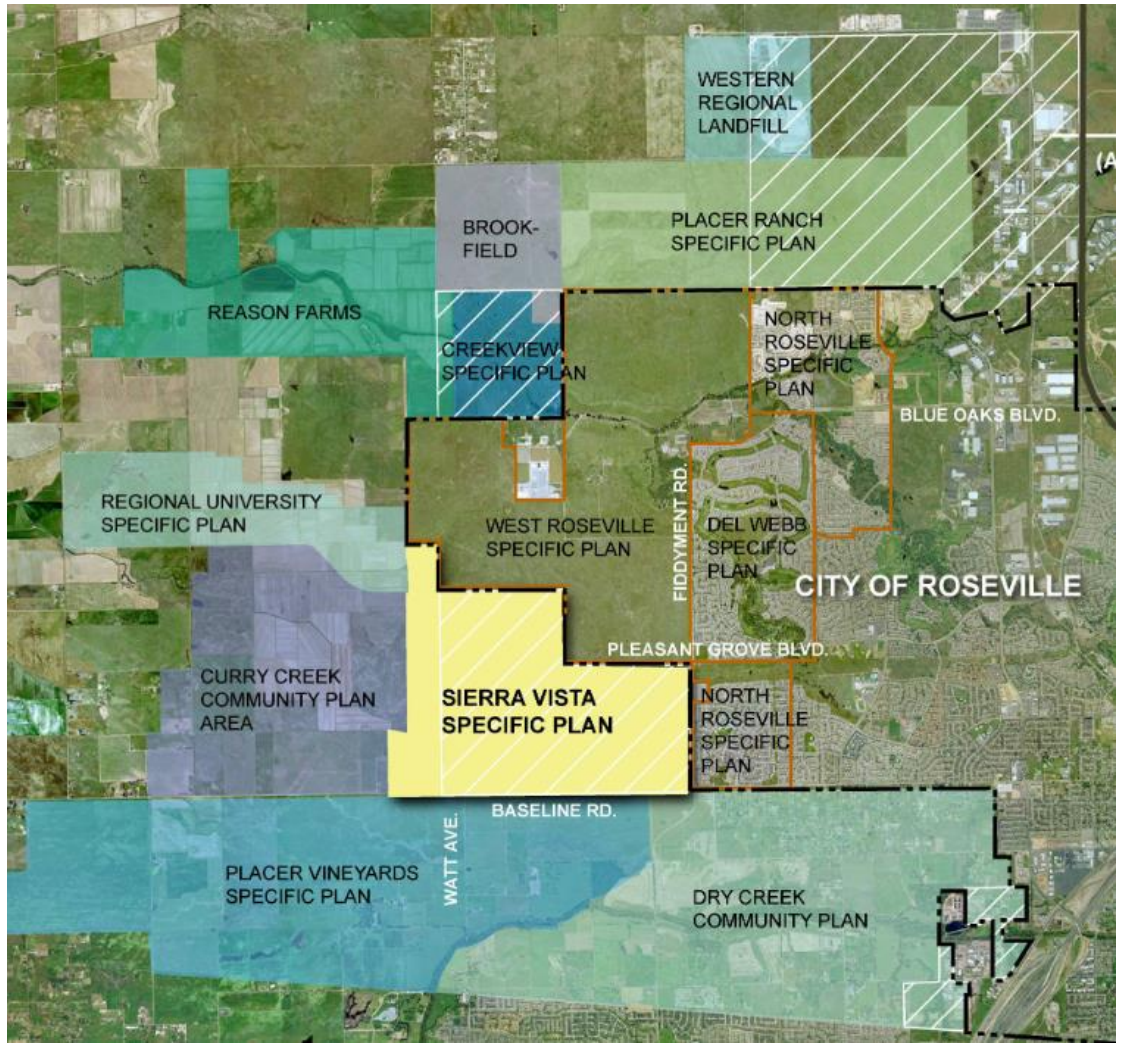
Existing Conditions & Policy Analysis

Curry Creek Community Plan (Placer County)

The Curry Creek Community Plan is approximately 4,189 acres in size, located in unincorporated Placer County. It is directly west of the Sierra Vista Specific Plan as displayed in Figure 2.11. The plan is also adjacent to Site WB-41.

The Placer County General Plan has designated the Curry Creek area as agricultural and there is no specific plan for Curry Creek at this time. Recnetly, orchards of nut trees have recently been planted in areas close to Santucci Blvd. Based on this information and lack of specific plan in place, development in Curry Creek is likely decades away.

Figure 2.11: Curry Creek Community Plan Location



Source: City of Roseville

Planned Commercial & Employment

N/A

MXD DEVELOPMENT STRATEGISTS

Planned Community Commercial

There is a significant amount of planned Community Commercial in the three specific plan areas that are relevant to site WB-41 (not including Placer County). The commercial site in the Del Webb Specific Plan is included due to it being an undeveloped site owned by Safeway adjacent to the Sierra Vista Specific Plan area. Development Status is based on a desktop review of current development permits with the City of Roseville, and CoStar data. Potential commercial square footage is calculated using a standard retail 0.2 floor area ratio. This is consistent with recent retail developments in the area. Zoning allows up to 0.4 FAR. There would be 2.5 million square feet of retail if all sites were built-out (at 0.2 FAR), with significantly more development, if constructed at a higher density. With a projected 53,000 residents at build-out, this would be 47 SF per capita, significantly more than the 20 SF per capita that has become the new industry standard in a shifting retail landscape according to industry experts such as ULI and ICSC. With the shifts to online sales and reductions in retail tenant sizes MXD estimates a maximum required new retail floorspace of 1.32 million SF.

Table 2.1: Zoned Community Commercial

Ref #	Parcel Name	Location	Size in Acres	Designation	Development Status	Potential Commercial Square Footage
1	WB-41	Sierra Vista Specific Plan	10.11	Commercial	Vacant	88,078
2	WB-42	Sierra Vista Specific Plan	14.55	Commercial	Vacant	126,760
3	JM-41	Sierra Vista Specific Plan	13.5	Commercial/Business Professional	Vacant	117,612
4	FD-40	Sierra Vista Specific Plan	7.55	Commercial	Vacant	65,776
5	FD-41	Sierra Vista Specific Plan	5.71	Commercial Mixed Use	Vacant	24,873
6	DF-40	Sierra Vista Specific Plan	12.64	Commercial	Vacant	110,120
7	DF-41	Sierra Vista Specific Plan	29.14	Commercial	Vacant	253,868
8	DF-42	Sierra Vista Specific Plan	39.90	Commercial	Vacant	347,609
9	KT-42	Sierra Vista Specific Plan	8.45	Commercial	Proposed	73,616
10	KT-43	Sierra Vista Specific Plan	11.91	Commercial/Business Professional	Vacant	103,760
11	KT-40-A	Sierra Vista Specific Plan	5.39	Commercial Mixed Use	Vacant	23,479
12	KT-40-B	Sierra Vista Specific Plan	18.10	Commercial Mixed Use	Vacant	78,844
13	KT-41-A	Sierra Vista Specific Plan	29.52	Commercial	Vacant	257,178
14	KT-41-B	Sierra Vista Specific Plan	29.52	Commercial	Vacant	257,178
15	W-32	West Roseville Specific Plan	3.29	VC-Commercial	Built (non-retail)	-
16	W-33	West Roseville Specific Plan	3.09	VC-Commercial	Built	26,920
17	W-30	West Roseville Specific Plan	2.99	Commercial	Vacant	26,049
18	F-30	West Roseville Specific Plan	8.46	Commercial	Partially Built	73,704
19	F-31	West Roseville Specific Plan	13.35	Commercial	Under Construction	116,305
20	F-32	West Roseville Specific Plan	4.67	Commercial	Vacant	40,685
21	F-33	West Roseville Specific Plan	4.68	Commercial	Vacant	40,772
22	F-34	West Roseville Specific Plan	5.29	Commercial	Vacant	46,086
23	F-6D	West Roseville Specific Plan	5.05	Commercial	Vacant	43,996
24	F-81	West Roseville Specific Plan	1.97	Commercial	Vacant	17,163
25	C-70	Creekview Specific Plan	9.22	Commercial	Vacant	80,325
26	21	Del Webb Specific Plan	12.72	Commercial	Vacant	110,817

Source: City of Roseville

2.5 Million (47 SF per capita)

Approximate retail square footage at full build-out (at 0.2 FAR)

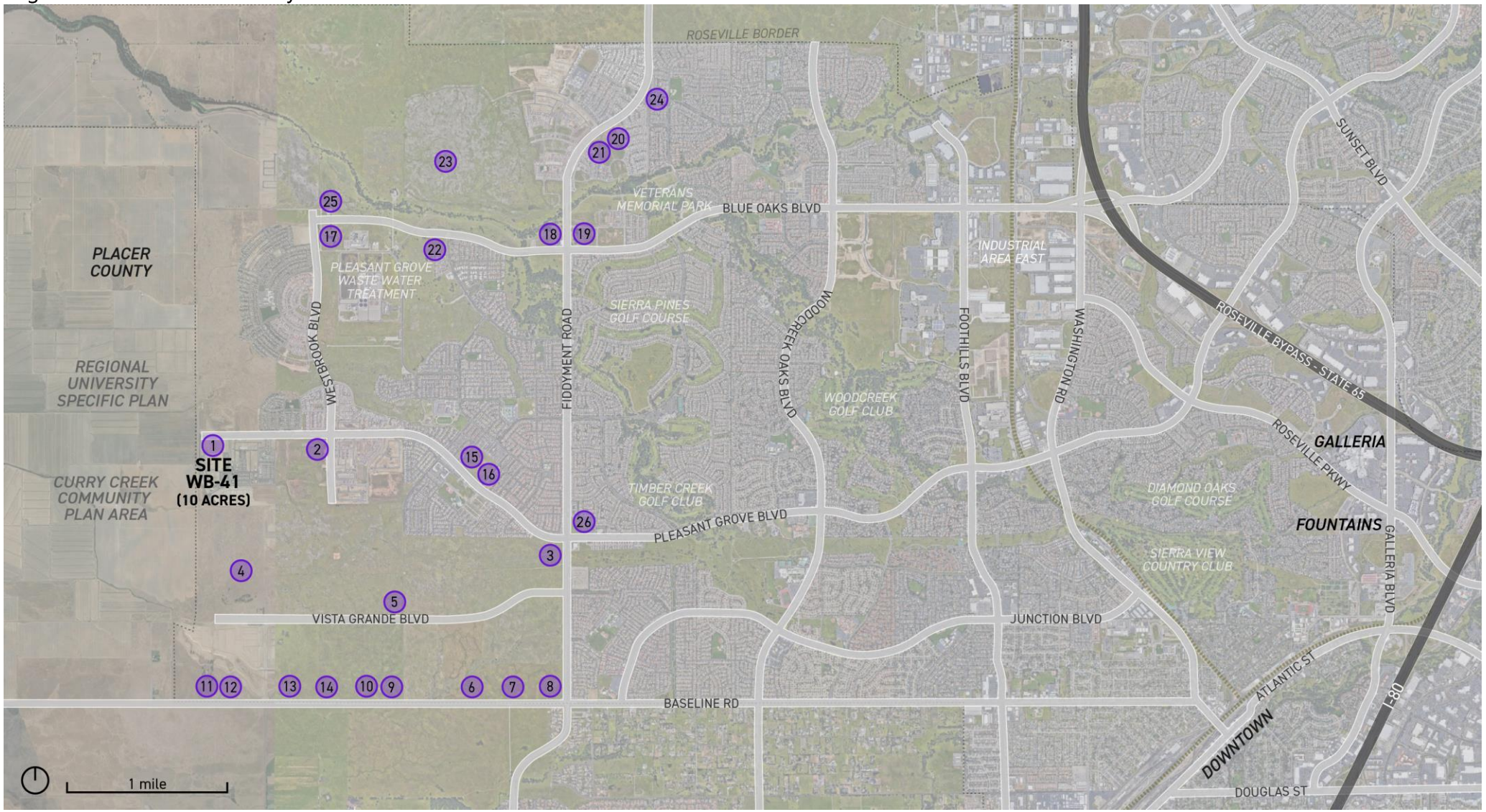
5.2 Million (98 SF per capita)

Approximate retail square footage at full build-out (at 0.4 FAR)

MXD DEVELOPMENT STRATEGISTS

Existing Conditions & Policy Analysis

Figure 2.12: Planned Community Commercial



Source: City of Roseville

SWOT Analysis

Strengths

- Located in fast growing Sierra Vista Specific Plan area.
- Limited retail offerings in proximity.
- Strong demographics and retail spending profile in local trade area.
- Flat rectangular site is ideal for development.
- Easy vehicle and pedestrian access to the site off of Pleasant Grove Blvd, Daylight Dr, and Santucci Blvd.

Weaknesses

- Located on very edge of Roseville boundary.
- No urban development to the west expected in near to medium term.
- 180 degree site.
- Santucci Blvd may not be fully built for 15+ years.
- Very low traffic counts.
- Significant amount of optimally located Community Commercial sites that are currently vacant and ripe for development.
- Site is located between two trade areas, not conducive for community-scale retail.

Opportunities

- Potential opportunities for a limited amount of personal services such as daycare, health care, medical, etc. that are less reliant on traffic counts.

Threats

- New neighborhood retail centers are built in Sierra Vista and West Roseville Specific Plan areas that have better locations than site WB-41.
- Baseline Marketplace and Placer Vineyards developments create destination retail appeal for shoppers.
- Demand for new retail stays relatively flat due to changing consumer patterns and rise of e-commerce.
- Completion of Santucci Blvd and Regional University Specific Plan take longer than expected.

3

Retail Market Overview

MXD DEVELOPMENT STRATEGISTS

Macro Market Study – Growth of E-commerce

Introduction

E-commerce continues to evolve since its emergence nearly 30 years ago, completely transforming the retail sector and reduced market-share for many brick-and-mortar retailers. Impacts of e-commerce have been significant, with many retailers scaling back the number of physical locations and/or decreasing their typical store size.

However, recent studies show that many people still prefer to shop in-person for a hands-on, social experience. For today's retailers to be successful, they must adopt new methods that adapt to the growing e-commerce sector while also creating a unique and attractive in-person shopping experience.

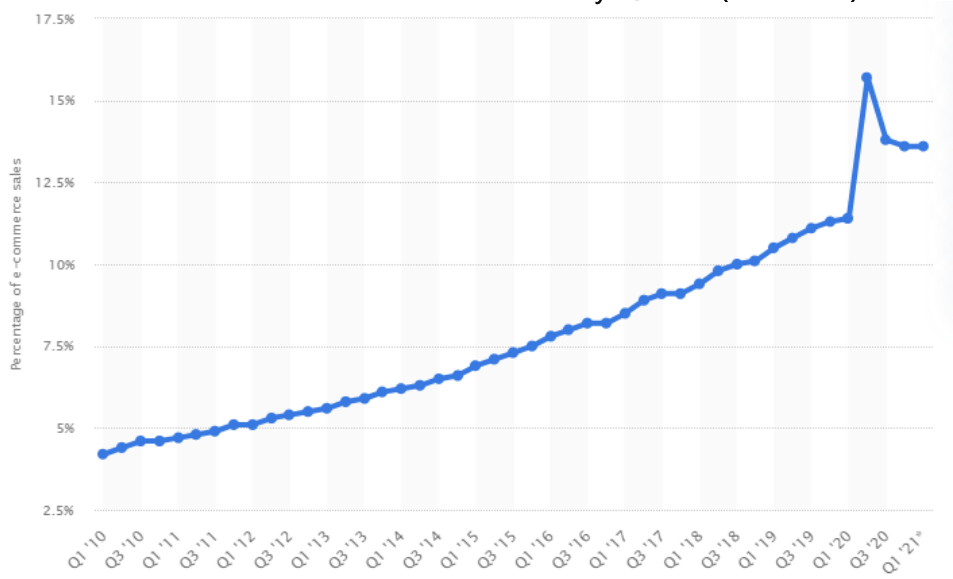
CV-19 and Increased Growth

E-commerce's share of U.S. retail trade revenue grew steadily from 5% in 2010 to 14% in 2019. The CV-19 pandemic accelerated this trend with e-commerce market share growing to 17% of total retail trade revenue, essentially fast-tracking e-commerce growth by five years as shown in Figure 3.1.

This market share has since receded to 15.5% as restrictions eased up in 2021, but it is generally accepted in the industry that the profound transformation will only continue to impact brick-and-mortar retailing. A recent study by CBRE projects that e-commerce will comprise 35% of retail revenues by 2030 and 40% by 2040. As a consequence, brick-and-mortar retailing is likely to decline in aggregate sales volume on inflation-adjusted terms.

E-commerce has accelerated the supply chain of online storefronts, as demonstrated by the convenience of Amazon's one-day Prime delivery service. In response, an increasing number of stores are adopting innovative strategies to remain competitive such as omnichannel shopping in which then integration of online, telephone, and in-person channels backed by a complete logistics channel is used to create a streamlined consumer experience. E-commerce enables businesses to skip many facets of the traditional supply chain model by integrating them all into online software, reducing costs and time (Figure 3.2).

Figure 3.1: E-commerce share of US retail revenues by Quarter (2010-2021)



Source: Statistica

MXD DEVELOPMENT STRATEGISTS

Macro Market Study – Growth of Ecommerce

Figure 3.2: Traditional Vs. Ecommerce Supply Chain Logistics

Source: Supply Chain 247

E-commerce and Commercial Real Estate & Development

The acceleration of e-commerce has eroded brick-and-mortar retail sales in exchange for growing industrial sector demand. 2020 became an strong year for industrial absorption, especially for newer logistics product, while retail suffered sweeping vacancies across the country.

As physical retailers begin to adopt e-commerce, the space and locational needs of these retailers will shift as well. Larger anchor tenants are converting to smaller stores and reducing the number of stores in operation while increasing their focus on online fulfillment.

Smaller independent retailers selling discretionary goods (non-essential items) are particularly challenged by the growing allure of online marketplaces. Leasing activity for such specialty retailers is significantly lower than it was a decade ago.

The transition to online retail has been documented extensively prior to the pandemic by the International Council of Shopping Centers (ICSC). Service establishments comprise 53% of all retailers in the U.S. and is growing faster as shopping becomes less of a social activity.

Services like food and beverage, laundry, entertainment, repair and maintenance, are growing in market share as these types of businesses are more resilient to e-commerce penetration. Restaurant sales volume has expanded rapidly driven by shifts in demographics and consumer preferences. Similarly, the number of gyms and fitness centers has increased by 39% over the past 10 years.

Looking to the future, experts view that a balance between in-store locations online fulfillment to create a true omnichannel experience for the consumer will provide most tenants with success. There will continue to be a role for brick-and-mortar stores moving forward, but the role of these physical storefronts will change. Retailers will continue to keep a presence in the bricks and mortar world to give their customers the ability to feel products, to support brand creation and representation, to include human engagement in the shopping experience, and to allow for efficient return and delivery service.

It remains profitable to retain a physical store network. For example, primarily online retail brands such as Bonobo report higher online sales in markets where they have a physical presence. But this function requires fewer stores and less space than previously required, particularly from a back-of-house inventory perspective. Ultimately, in the future tenants will be more cautious on physical store expansion plans moving forward, and will gravitate to smaller footprints and fewer but strategically-located geographic locations.

Macro Market Study – E-commerce & Grocery

E-Commerce and Grocery

Significant growth in e-commerce is also posing implications for grocery stores and food delivery systems, primarily for the sake of convenience to the shopper. More grocers are offering online-shopping and fulfillment options to customers, which allow for groceries to be picked, paid and prepared for pick-up or delivery. This process is currently inefficient and costly for grocers as it requires stocking and packaging to be completed twice for a purchase. To become more efficient, micro-fulfillment centers (MFCs) are in the concept stages to automate the packing and sorting process.

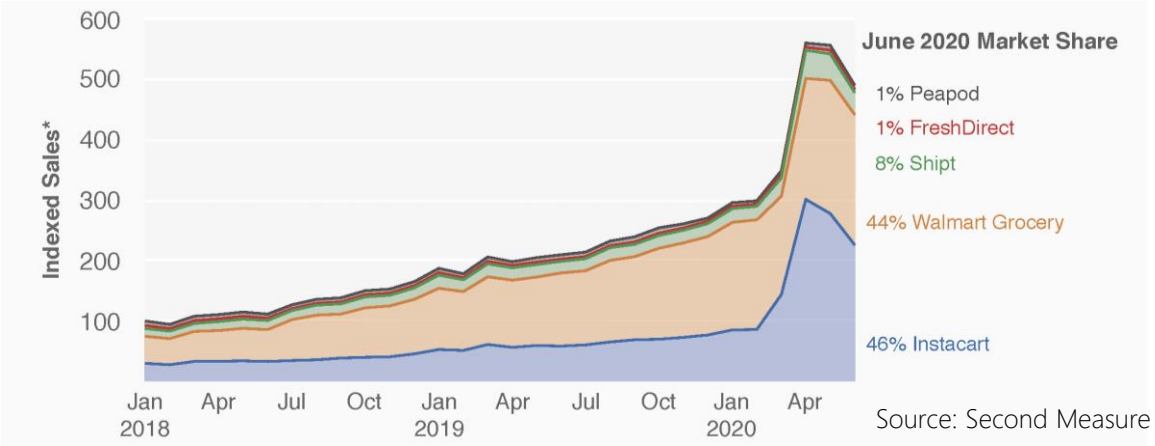
Historically, grocery stores have been resilient to e-commerce adoption due to many unique barriers such as multi-temperature products, oddly-sized and shaped products, thin margins, and the vast number of Stock Keeping Units (SKUs). This has kept e-commerce penetration to approximately 3-4%. The pandemic has accelerated the growth of e-commerce in grocery to 10% of food purchases and is expected to rise to 15% by 2024, essentially the current overall share of e-commerce in the entire retail sector.

There are also new e-commerce companies that are revolutionizing the grocery and food delivery service themselves such as Uber Eats, Instacart, and Shipt. Uber Eats recently expanded their delivery services to offer direct grocery and convenience store items to their customers by acting as a third-party service to grocers and stores. In addition several new enterprises offer solutions for grocers to begin their own delivery service. In addition, companies like HelloFresh and Chefs Plate offer semi-custom meal-kit delivery services that aim to save customers even more time in cooking at a premium.

Although the trends point toward further grocery adoption of e-commerce, the experience of in-store grocery shopping cannot be fully replaced by current technology. This is a major factor of the recent success found in boutique and quality-driven grocers such as Whole Foods Markets and Trader Joes. The recent acquisition of Whole Foods by Amazon points to a significant emerging force in the sector.

Increasing e-commerce penetration will inevitably alter the way grocers plan and choose sites for new locations. As the grocery fulfillment process becomes more automated and efficient, grocery stores may require new hybrid store formats. These locations can act as omnichannel locations where customers shop both online and in-person, and also where groceries are distributed from. The real estate needs of grocers will transform accordingly.

Figure 3.3: US Grocery Delivery Market Share by Company (2018-2020)



Source: Second Measure

MXD DEVELOPMENT STRATEGISTS

Retail Market Summary – Metro Sacramento

Metro Market Overview

Metro Sacramento's retail market responded well to the CV-19 pandemic with purchasing power remaining strong and sales volumes increasing since December 2020. Major deliveries to the market in 2021 have slightly inflated vacancy rates although absorption remains healthy. There is an overall positive outlook for the market as consumer patterns return across the region.

Vacancy and Absorption

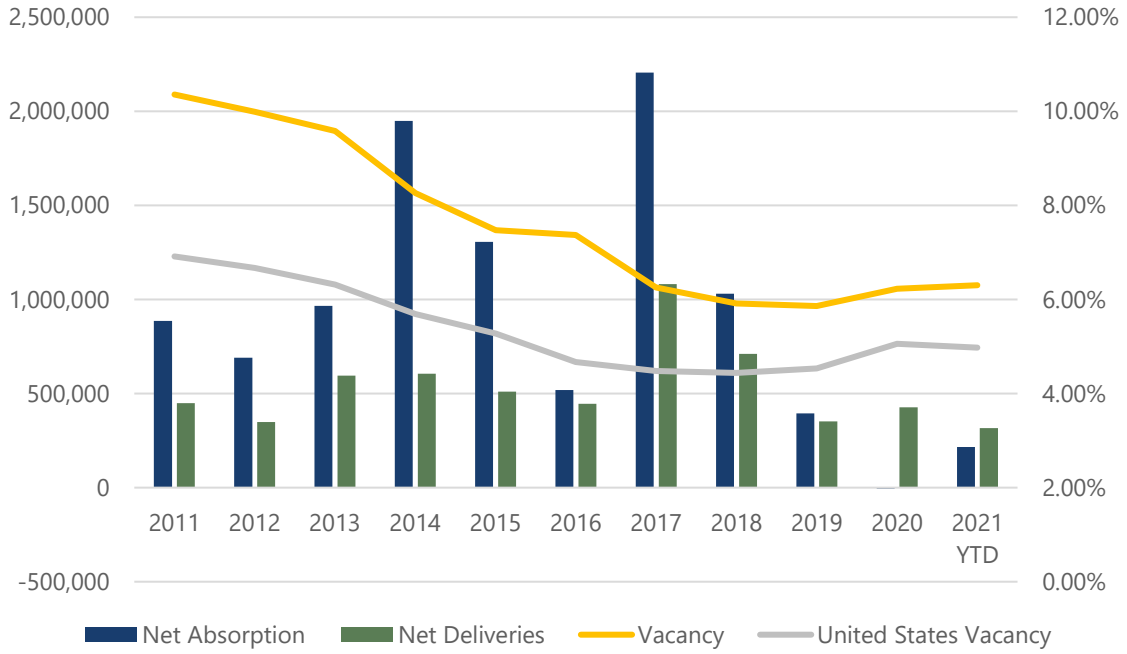
Metro Sacramento's average vacancy rate is currently 6.4%, only 0.3% higher than the market's 3-year average of 6.1%. This is partly due to California's stimulus programs that assisted businesses during the pandemic. Historically, vacancy rates have dropped from over 10% in 2011, displaying increases in demand for retail space up until 2018. Malls, Strip Centers, and Neighborhood Centers have had the highest vacancy rates over the years, with Malls still increasing in vacancy. General Retail and Power Center retail have the highest demand.

Annual net absorption has been positive over the past decade, particularly in 2017 when over two million SF of retail was absorbed into the market. Absorption has decreased annually since the 2017 high, with 2019 only garnering 400,000 SF of absorption. While 2020 featured negative absorption, 2021 has shown an improvement over the first six months. 116,000 SF has been absorbed over the last 12 months, led by South Sacramento and the Roseville submarkets.

Leasing

Leasing activity recorded below 2 million SF for the first time since 2008 due to the pandemic, although slowing demand is a trend the market has demonstrated since 2017. Large deals include the 51,000 SF move-in from Rancho San Miguel Markets, and an 86,400 SF lease from Target. Discount retailers have been the trend for move-ins, with the likes of Falling Prices, That's Cheap, and Dollar Tree all leasing properties across the metro.

Figure 3.4: Sacramento Net Absorption, Deliveries & Vacancy (2011-2021 YTD)



Source: CoStar

Retail Market Summary – Metro Sacramento

Rent

Rental rates in Metro Sacramento are in line with the U.S. average. The average asking rent is currently $21.46 PSF, approximately 15% higher than Stockton and 30% lower than East Bay. Malls command the highest rents among other retail classes at $28.50 PSF, even considering growing vacancies. Strip Center and General Retail have the lowest asking rents at roughly $19.50 PSF.

All retail classes have experienced declines in rent growth since 2018, although Strip Centers and General Retail are expected to experience positive growth through 2021. The highest asking rents can be found in the Davis and Folsom submarkets, which are approximately 25% higher than the metro average. Rent growth over the past 12 months is at 0.7%, a number forecasted to increase as restrictions are lifted.

Construction / Deliveries

Metro Sacramento's retail development pipeline is currently at one of its lowest levels historically, following a trend of short supply since 2010. Deliveries were the highest in 2017 to 2018, adding approximately 1.8 million SF to the market.

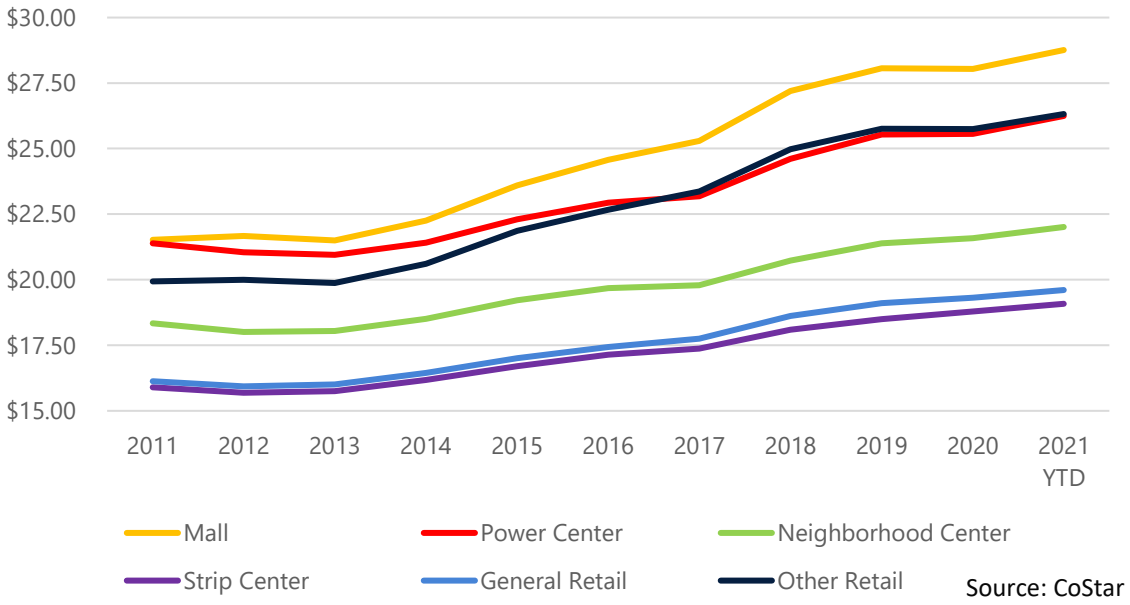
A notable project is the Campus Oaks Town Center located at Blue Oaks and Woodcreek Oaks in Roseville, a 118,000 SF neighborhood center that is receiving strong tenant interest. Tenants include Nuggets Markets, Panda Express, Supercuts and 24-Hour Fitness. Sienna Ridge, another large neighbourhood center project located in El Dorado Hills, added 71,000 SF in 2020.

Roseville/Rocklin is currently the submarket that has the largest under construction inventory. The submarket has approximately 69,000 SF of space in the pipeline and 60% of it is pre-leased. Overall, the metro market has 229,000 SF under construction spread across 34 buildings, 62% of which is pre-leased.

Sales

Sales activity has increased since 2020 due to vaccine rollout and the opening of California. Sales volume is expected to reach $559 million, which is shy of the 2015-19 average annual volume of $799 million. Cap rates have stabilized in the mid 6% area since 2015.

Figure 3.5: Sacramento Retail Lease Rates by Asset Type (2011-2020 YTD)



Source: CoStar

Retail Assessment – Metro & Submarket Conditions

Metro Retail Market Typology Conditions

Metro Sacramento is a relatively healthy retail market, with vacancy at 6.4% and rental rates moderately higher than the national average. Over the past decade the metro has absorbed an average of 912,000 SF of retail space per year. This amount represents 0.83% growth in inventory per year. Conversely, population growth has averaged 1.13%/year over the past decade. As a result, vacancy rates have dropped from 10.8% in 2010 to 6.4% today despite the impact of the pandemic.

Vacancy rates vary considerably by shopping center type throughout the metro. Most notably, Neighborhood Centers and Strip Centers (the two formats most suited to the WB-41 site) have vacancy rates at 8% or higher. Typically, retail vacancy rates should decline to below 7% to attract significant speculative retail development.

Overall, the Metro Sacramento appears poised to support new retail development over the next decade as population growth continues. However, retail is forecast to continue to grow at a moderate pace and below that of overall population increase.

Table 3.1: Metro Retail Market Conditions, Current and Historic

	Current Market Conditions										Historic Market Conditions (2010)						
Metro Sacramento	**Inventory SF**	**Vacancy SF**	**Vacancy %**	**Occupied SF**	**% of Metro Occupied Inventory**	**Average Net Absorption (SF/Yr)**	**Average Annual Rent Change**	**YTD Inventory Growth SF**	**Asking Base Rents**	**Cap Rate**	**Inventory SF**	**Vacancy SF**	**Vacancy %**	**Occupied SF**	**% of Metro Occupied Inventory**	**Asking Rents**	**Cap Rate**
Malls	6,960,404	894,375	12.8%	6,066,029	100.0%	36,831	2.29%	3,300	$28.34	6.3%	6,064,736	403,846	6.7%	5,660,890	100.0%	$22.60	7.4%
Power Center	11,186,740	794,750	7.1%	10,391,990	100.0%	185,791	1.23%	166,583	$25.55	6.6%	9,406,076	1,057,784	11.2%	8,348,292	100.0%	$22.60	7.6%
Neighborhood Center	39,493,459	3,177,218	8.0%	36,316,241	100.0%	344,278	1.11%	49,700	$21.67	6.6%	37,729,325	5,200,146	13.8%	32,529,179	100.0%	$19.41	7.7%
Strip Center	9,446,097	771,515	8.2%	8,674,582	100.0%	73,624	1.23%	35,727	$18.92	6.4%	9,275,430	1,410,711	15.2%	7,864,719	100.0%	$16.74	7.7%
General Retail	40,891,283	1,203,294	2.9%	39,687,989	100.0%	263,174	1.38%	182,349	$19.39	6.4%	39,832,611	3,039,535	7.6%	36,793,076	100.0%	$16.90	7.7%
Other Retail	1,532,900	177,372	11.6%	1,355,528	100.0%	7,814	2.20%	5,100	$25.91	6.3%	1,383,491	113,919	8.2%	1,269,572	100.0%	$20.85	7.3%
Metro Total	**109,510,883**	**7,018,524**	**6.4%**	**102,492,359**	**100.0%**	**911,512**	**1.36%**	**442,759**	**$21.40**	**6.5%**	**103,691,669**	**11,225,941**	**10.8%**	**92,465,728**	**100.0%**	**$18.69**	**7.7%**

Source: CoStar

MXD DEVELOPMENT STRATEGISTS

Retail Market Summary – Roseville/Rocklin

Roseville/Rocklin Submarket Overview

Roseville/Rocklin is a wealthy submarket of Sacramento that translates into strong buying power and a substantial retail market size. The submarket is healthier on average than the metro with lower vacancy rates, positive annual demand, and a consistent supply cycle.

Vacancy and Absorption

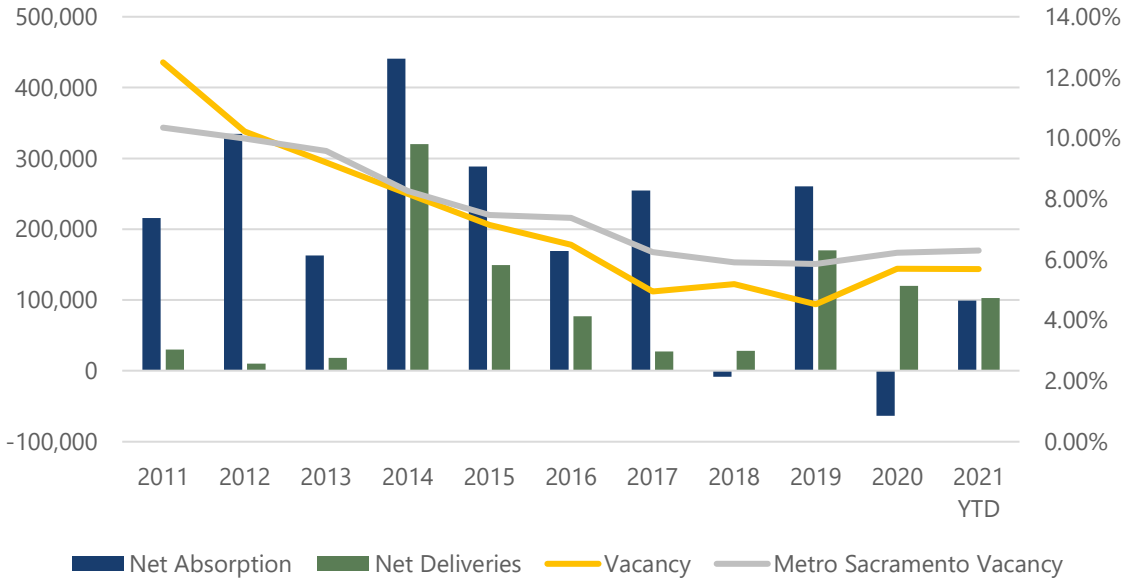
Total vacancy across the submarket typically falls approximately a percentile below the Sacramento average and is currently at 5.4%. Vacancies have been steadily dropping since 2011 and have only risen recently due to the pandemic. They are expected to level out into 2021 as markets stabilize. The 5-year average vacancy rate is a healthy 5.3%.

Demand has been strong with net positive absorption across past decade aside from 2018 and 2020. 2014, 2015, and 2019 were particularly robust years for absorption, reaching above 200,000 SF annually. The submarket had a higher net absorption over the past 12 months compared to Sacramento, with a total of 133,000 SF absorbed, demonstrating Roseville/Rocklin's attractiveness for retail in the metro.

Leasing

The types of tenants in Roseville/Rocklin reflect the high wages and buying power of the community. Major big box tenants like Target, Bed Bath & Beyond, and Nordstrom Rack and upscale grocers such as Whole Foods are located in the submarket. Several notable deals have been signed over the past year, including a 16,600 SF property move-in by Goldfield Trading Post, a music venue, at 238 Vernon St. Most lease signings were under 10,000 SF, which is historically typical of the Roseville/Rocklin submarket.

Figure 3.6: Roseville/Rocklin Net Absorption, Deliveries & Vacancy (2011-2020 YTD)



Source: CoStar

Retail Market Summary – Roseville/Rocklin

Rent

Rent growth has slowed since 2018, although still on par with the metro at 0.5%. Annual gains over the past three years averaged 2.9%. The average asking rent is $24.74 PSF and is one of the highest across Sacramento submarkets. The total asset value of the submarket is $3.8 billion, or 15.8% of the metro's total asset value.

High rents are attributed to the area's concentration of malls and power centers, which account for roughly one third of the total product. Rents are trailing by 5% of the asking rate in 2008. General Retail and Strip Center product are among the fastest growing rents in the submarket. Malls command an average $34.00 PSF, substantially higher than Power Center asking rates of $26.50 PSF. This is likely influenced by the Westfield Galleria at Roseville and its destination appeal.

Construction / Deliveries

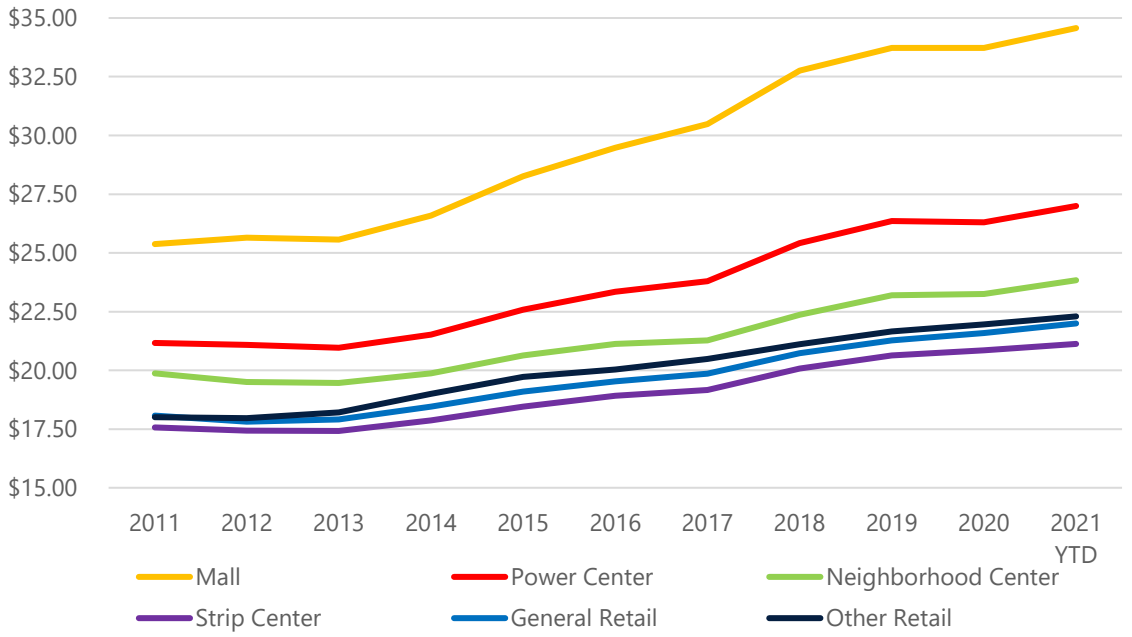
Several deliveries have been completed in 2021, including the 43,000 SF Campus Oaks Town Center. Nugget Markets, Panda Express, Starbucks and a community center are among the tenants of the power center. 2015, 2019, and 2020 were significant years for net deliveries in the submarket, each adding over 100,000 SF of retail space.

Construction activity has decreased since the pandemic and is forecasted to be limited in the near term. Overall, 216,000 SF has been delivered over the past 12 months and approximately 68,500 SF is under construction. Proposed developments are primarily concentrated along I-80 and the Route 65 corridor.

Sales

Sales activity has been limited since 2019 as investors are cautious due to the pandemic. Average transactional price is near $300 PSF. Cap rates are lower than the metro average at 5.8%. A notable transaction is Living Spaces' $28.8 million purchase of a 109,000 SF building at 1851 Freedom Way.

Figure 3.7: Roseville/Rocklin Retail Lease Rates by Asset Type (2011-2020 YTD)



Source: CoStar

Retail Assessment – Metro & Submarket Conditions

Roseville-Rocklin Retail Submarket Typology Conditions

The Roseville-Rocklin submarket is one of the strongest in Metro Sacramento, driven by strong demographics and rapid population growth. Roseville-Rocklin exhibits lower vacancy rates than the wider Metro (5.4% versus 6.4%) and higher average rental rates ($24.78 versus $21.40). The submarket contains 15.4 million SF of inventory (14% of Metro total) yet has absorbed an average of 195,000 SF/year since 2010 or over 21% of Metro absorption.

It is important to note that the low overall retail vacancy in this submarket is driven by the very low vacancy rate for Malls (3.4%), Power Centers (3.7%) and General Retail (1.6%). Roseville-Rocklin does exhibit signs of over-development of Neighborhood Centers and Strip Centers, where vacancies exceed 9% vacant, asking rents are low and have increased marginally in the range of 0.33%/year since 2010.

In summary, Roseville-Rocklin appears poised to continue its growth as a retail powerhouse in the Metro area. However, it is anticipated that the current over-supply of Neighborhood Centers and Strip Centers will result in consolidation of these formats over the next decade, with new development occurring in only the most strategic locations central to new residential subdivisions.

Table 3.2: Roseville-Rocklin Retail Market Conditions, Current and Historic

	Current Market Conditions										Historic Market Conditions (2010)						
Roseville-Rocklin Submarket	**Inventory SF**	**Vacancy SF**	**Vacancy %**	**Occupied SF**	**% of Metro Occupied Inventory**	**Average Net Absorption (SF/Yr)**	**Average Annual Rent Change**	**YTD Inventory Growth SF**	**Asking Base Rents**	**Cap Rate**	**Inventory SF**	**Vacancy SF**	**Vacancy %**	**Occupied SF**	**% of Metro Occupied Inventory**	**Asking Rents**	**Cap Rate**
Malls	1,712,319	57,766	3.4%	1,654,553	27.3%	(646)	1.64%	0	$34.22	6.1%	1,702,619	40,964	2.4%	1,661,655	29.4%	$29.07	7.1%
Power Center	3,552,373	130,293	3.7%	3,422,080	32.9%	58,110	0.59%	6,000	$26.37	6.4%	3,216,259	433,391	13.5%	2,782,868	33.3%	$24.87	7.4%
Neighborhood Center	5,064,820	459,834	9.1%	4,604,986	12.7%	52,379	0.34%	47,500	$23.56	6.2%	4,963,218	934,404	18.8%	4,028,814	12.4%	$22.77	7.4%
Strip Center	1,096,861	105,085	9.6%	991,776	11.4%	19,228	0.32%	0	$20.98	6.2%	1,059,964	279,696	26.4%	780,268	9.9%	$20.32	7.6%
General Retail	3,812,847	60,856	1.6%	3,751,991	9.5%	54,827	0.51%	46,400	$21.74	6.4%	3,384,570	235,681	7.0%	3,148,889	8.6%	$20.66	7.7%
Other Retail	137,337	15,141	11.0%	122,196		11,109		5,100	$22.24	5.8%	-			-			
Local Submarkets	**15,376,557**	**828,975**	**5.4%**	**14,547,582**	**14.2%**	**195,008**	**0.58%**	**105,000**	**$24.78**	**6.3%**	**14,326,630**	**1,924,136**	**13.4%**	**12,402,494**	**13.4%**	**$23.40**	**7.4%**

Source: CoStar

Retail Market Summary – Roseville

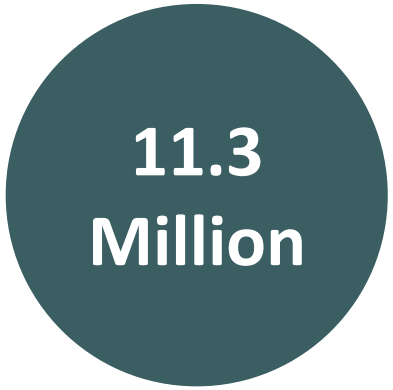
Roseville

Roseville currently has strong retail performance than its submarket. There is 11.3 million square feet of retail inventory, a substantial amount for a city of its population size. This translates to 77 square feet of retail per capita which is well above the U.S. average of 24.5 square feet per capita (Source: Lincoln Institute of Land Policy). Retail is concentrated near the I-80 including the Galleria, the Fountains at Roseville Creekside Town Center, Stanford Crossing, and Downtown Roseville.

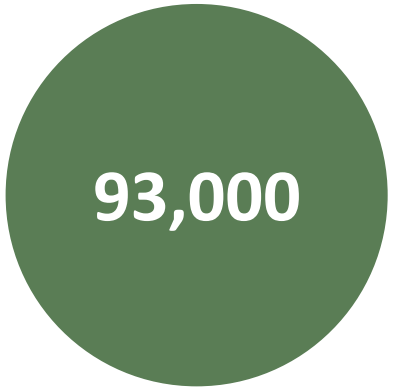
Vacancy as of June 2021 is at 4.6% with average retail rents of $25.87. The significant amount of new residential development that has been constructed on the west side of the city has increased retail spending and driven demand for new retail, especially for day-to-day goods such as grocery, pharmacy, and food & beverage. There has been limited new retail construction on the west side of the city to match the anticipated demand of new residents, especially in the West Roseville and Sierra Vista Specific Plan areas.

Discussions with local experts note that there has been little interest from larger California or Bay Area developers to develop retail in the Roseville market. All recent and upcoming developments are expected to be constructed by local developers.

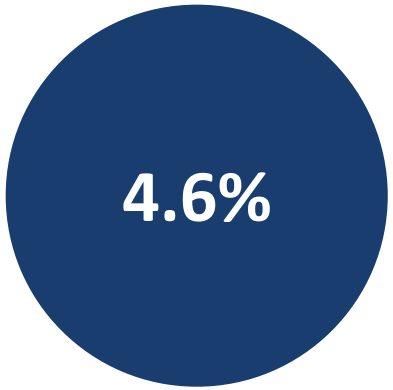
Increased e-commerce spending over the past decade coupled with the CV-19 pandemic have also made retail developers more hesitant to build speculative retail, with current preferences to build in established trade areas that have little risk. These trends have likely played a factor into retail development on the west side of the city.



Total Retail Inventory (SF)



Retail Under Construction (SF)



Retail Vacancy

Average Retail Rent

Retail Market Summary – 10-Minute Drive Distance

10-Minute Drive Time Retail Market Overview

Although there has been a significant amount of residential development on the west side of the city, there has been limited new retail development in recent years.

Retail product in the area is over a decade old and is comprised primarily of neighbourhood centers, standalone buildings, and a strip center. There is approximately 611,000 SF of total inventory spread across 11 sites in a 10-minute drive time from site WB-41. A map of competitive retail sites is displayed further in this section.

Vacancy and Absorption

The local market has nearly double the vacancy compared to the Roseville/Rocklin submarket at 9.9%. Vacancy dropped historically to a low of 2.3% prior to rising again in 2018 and further throughout the pandemic. The 10-year high of 11.5% vacancy occurred in 2011. Vacancy is more volatile in this trade area due to a smaller inventory. Most vacant spaces are below 10,000 SF in size. Vacancy rates are forecasted to decrease as retail sales grow and retailers look to expand operations out of the pandemic.

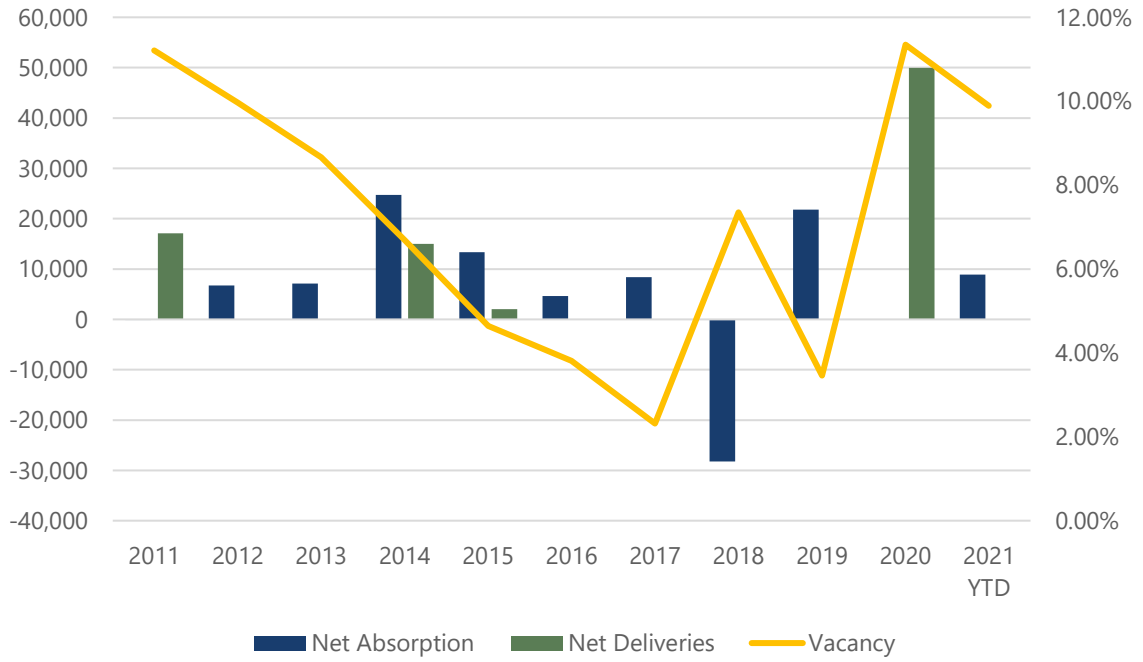
Absorption has been limited in the past decade, with only two years experiencing more than 20,000 SF of retail absorption. The past 12 months saw 16,600 SF of space absorbed into the trade area which falls in line with typical metrics.

The completion of the Plaza at Blue Oaks is expected to increase deliveries and absorption in the trade area.

Leasing

Annual leasing activity has historically maintained below the 20,000 SF mark until recently where larger deals upwards of 25,000 SF were signed. A total of 11,500 SF has been leased in the last year, which is approximately 2.5% of the area's total inventory.

Figure 3.8: 10-Min Drive Area Net Absorption, Deliveries & Vacancy (2011-2020 YTD)



Source: CoStar

Retail Market Summary – 10-Minute Drive Distance

Rent

The 10-minute drive time area commands a slightly lower rent than the Roseville/Rocklin submarket at $22.80 PSF, due to the absence of Mall and Power Center product which garner higher rents. Rents have averaged 3% annual growth since 2014.

Construction / Deliveries

The construction pipeline has been very limited over the past decade, with a very active few years from 2011 to 2013, lightly in 2015, and 50,000 SF in 2020. Net deliveries over the past decade totals 84,070 SF, which is approximately 14% of the area's total inventory.

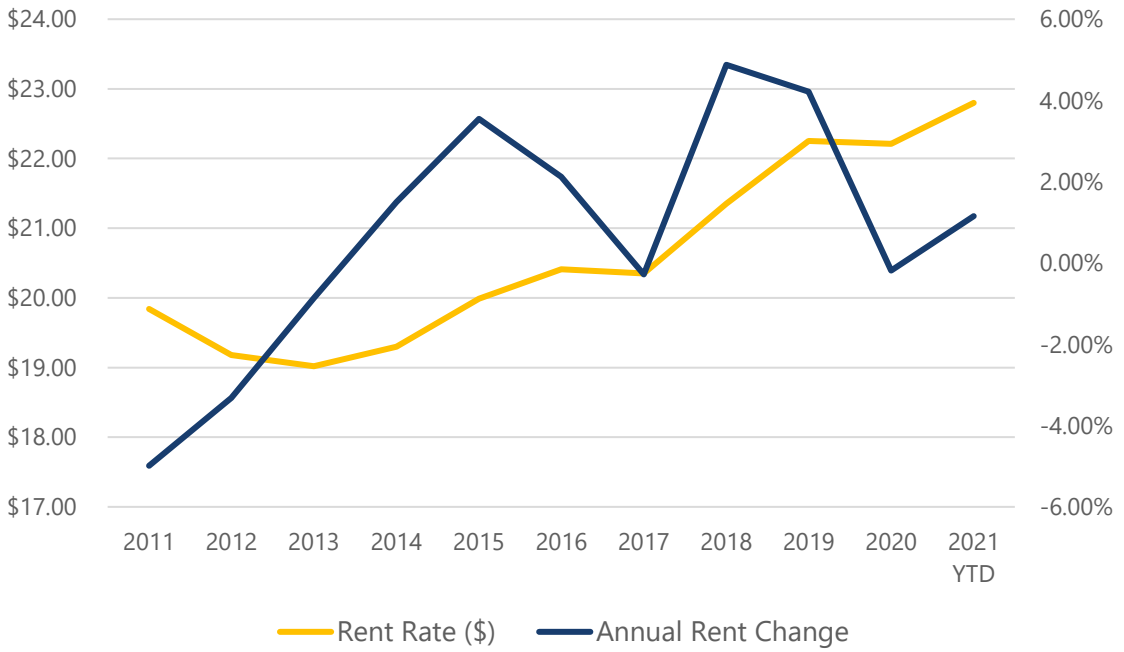
There is 24,700 SF of space currently under construction at the Westpark Village Center at the intersection of Pleasant Grove Blvd and Village Plaza Drive. The neighborhood center will offer 7 spaces ranging from 1,000 to 3,000 SF in size and be anchored by restaurants and coffee shops. This development will add retail options to an underserved Westpark community.

The Plaza at Blue Oaks is the most significant retail project under construction at nearly 50,000 SF. It will be anchored by a Raley's grocery and is expected to have national inline tenants. This retail center is at an important intersection and will draw from a significant established population base.

Sales

Given the relatively small number of properties in the area, sales activity over the past decade reached a high of $15 million in 2020. Cap rates dropped from 7.5% to 6.2% over the past 10 years as net operating income increased from rising rental rates.

Figure 3.9: 10-Minute Drive Area Rent Rate vs. Annual Rent Change (2011-2020 YTD)



Source: CoStar

Competitive Retail

There are a total of 9 retail areas that are in competition with the site by terms of a 10-minute drive distance. Most of the concentration by size is at the east along Foothills Rd and total for 522,848 SF of retail space, or 96% of the area inventory.

The closest retail site is currently at 1771 Pleasant Grove Rd and is a CVS Pharmacy occupying a single-tenant building. In terms of direct competition, the site will be near the upcoming Plaza at Blue Oaks, located at 5351 Fiddyment Rd, and the under construction Westpark Village just north of Pleasant Grove Blvd at Village Plaza Dr.

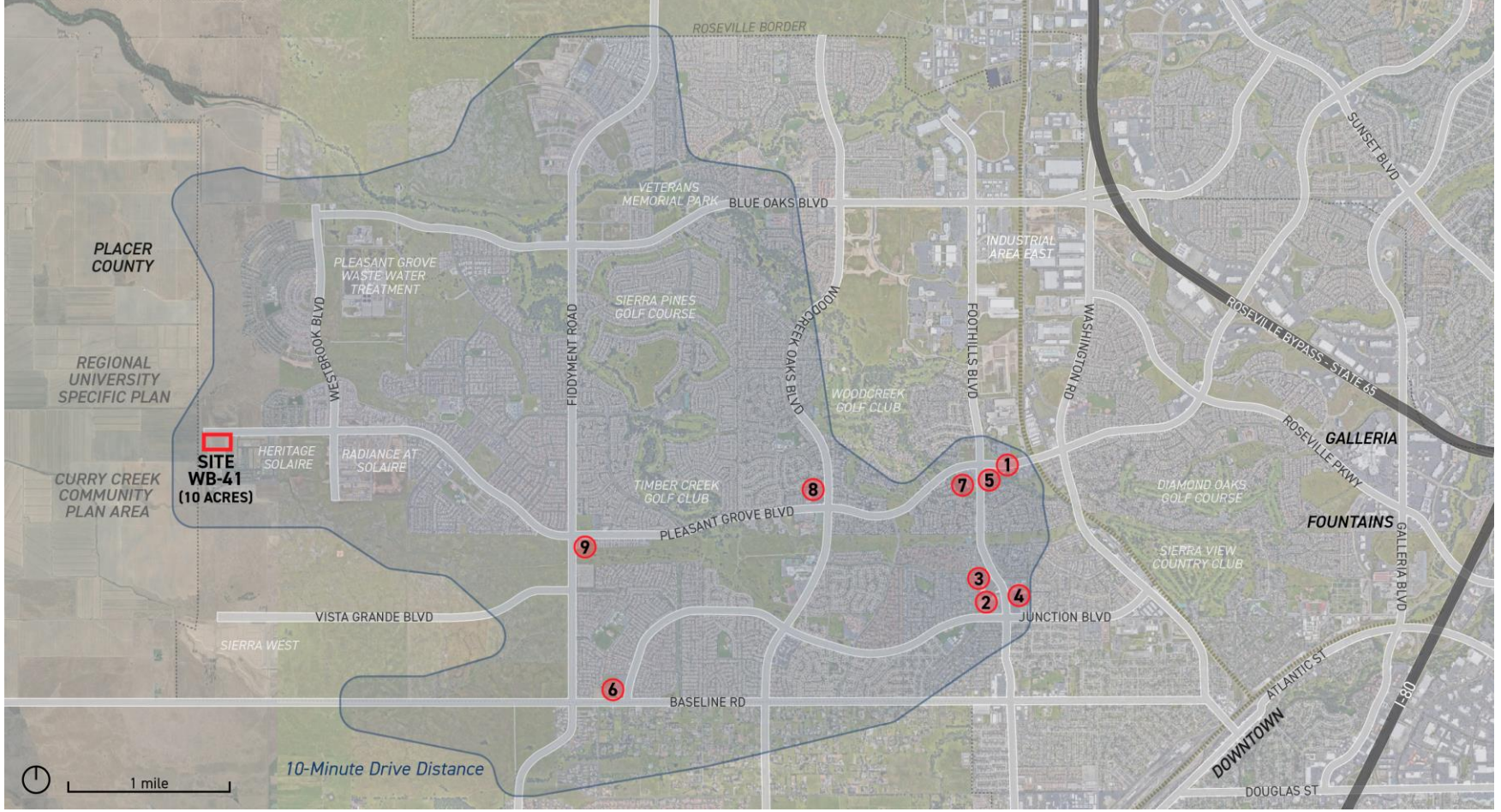


Table 3.3: Competitive Retail within a 10-Minute Drive Distance

Source: Google Earth, CoStar

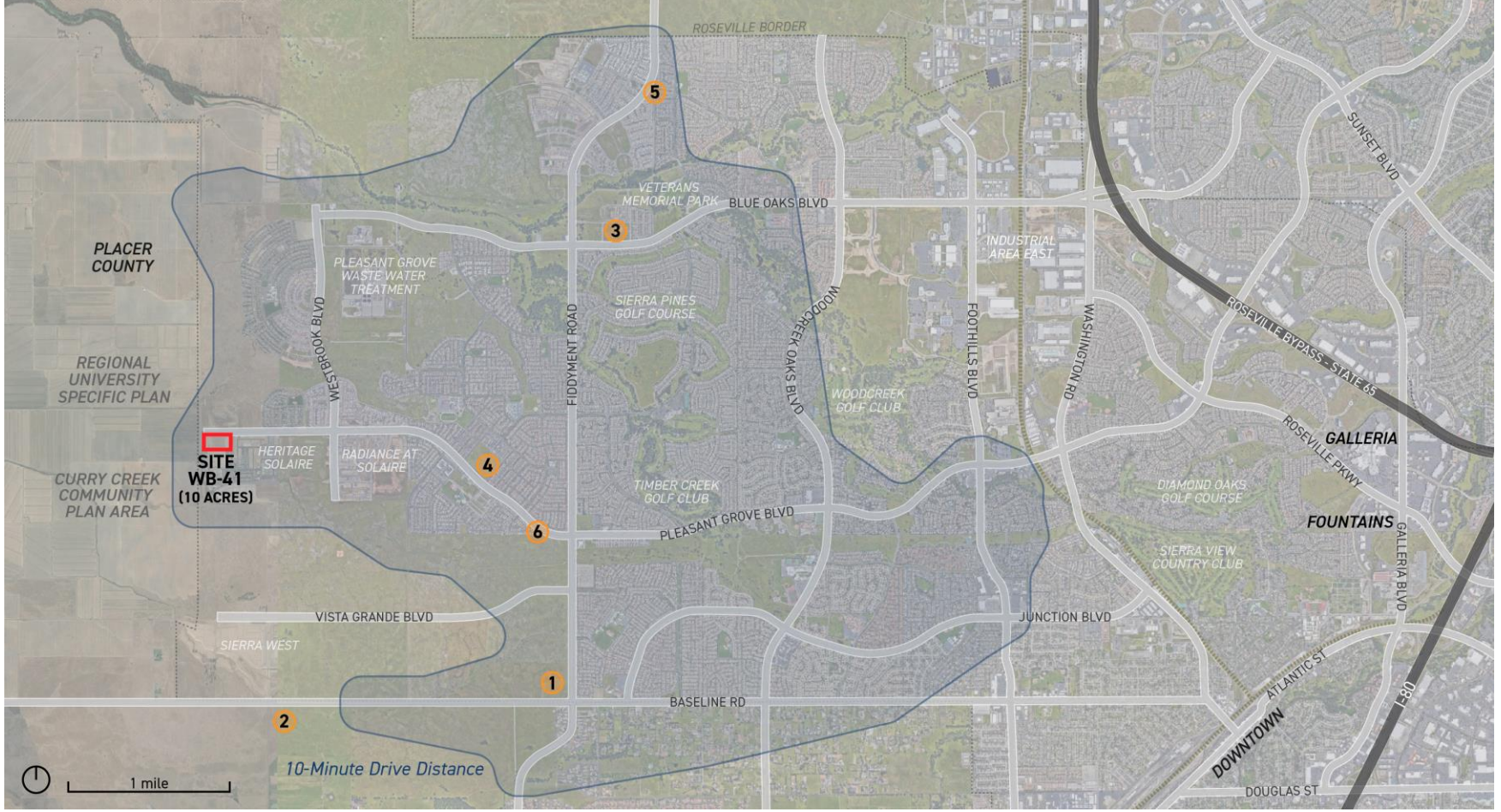
#	Name	Address	Size (SF)	Type	Asking Rent (PSF)	Year	Anchor Tenant(s)	Buildings
1	Arbor View Village	1241-1253 Pleasant Grove Blvd, 7441 Foothills Blvd	60,014	Neighborhood Center	$21-25	2005	Medical Offices and Individual Retailers	6
2	Foothill Junction Shopping Center	5003-5181 Foothills Blvd	111,050	Neighborhood Center	$20	1999	Fast Food, California Family Fitness, Woodcreek Kindercare	9
3	Foothill Village Oaks	5100-5180 Foothills Blvd	83,438	Neighborhood Center	$21	2005	Kiddie Academy of Roseville, A&W, Dollar Tree, AutoZone	5
4	Foothills Junction	5010-5098 Foothills Blvd	109,903	Neighborhood Center	$18-22	1996	CVS Pharmacy, Save Mart Supermarket, UPS, Taco Bell	8
5	Pleasant Grove Pavilions	1259 Pleasant Grove Blvd, 7451 Foothills Blvd	23,632	Strip Center	$18-22	2006	Medical Offices and Individual Retailers	2
6	Playcare Learning Center Plaza	4070-4100 Baseline Rd	6,770	Strip Center	$17-21	2021	Rose Café & Bagel and Individual Retailers	2
7	Woodcreek Plaza	1261-1271 Pleasant Grove Blvd, 7452 & 7480 Foothills Blvd	52,950	Neighborhood Center	$19-21	2002	Childtime Learning Center, Arco, Individual Retailers	8
8	Woodcreek Village Shopping Center	4001-4051 Woodcreek Oaks Blvd	81,861	Neighborhood Center	$20-24	2002	Wells Fargo, Starbucks, Coldwell Banker, Raley's	5
9	1771 Pleasant Grove Rd	1771 Pleasant Grove Rd	17,120	General Retail		2011	CVS Pharmacy	1

Under Construction & Proposed Retail

There are 4 notable under construction and proposed retail projects around the site, two of which under construction. Westpark Village is only a few minutes' drive from the site and will feature an assortment of food & beverage and independent retailers.

The Plaza at Blue Oaks located at is slated for completion in 2022 and will be anchored by a Raley's grocery and have other brands like Subway, Chipotle, and Papa Murphy's.

Although in proposal stage, Baseline Marketplace and Placer Vineyards will add almost a combined 1 million SF of retail to the local market, including big box stores, grocers, and small retailers.



Source: Google Earth, CoStar, CBRE

Table 3.4: Under Construction & Proposed Retail Projects within a 10-Minute Drive

#	Name	Address	Size (SF)	Type	Asking Rent (PSF)	Stage	Year	Anchor Tenant(s)	Building(s)
1	Baseline Marketplace	Baseline Rd & Fiddyment	744,000	Neighborhood Center	N/A	Entitled	N/A	Grocery, Department Store, Large	35
2	Placer Vineyards	Baseline Rd & Watt Ave	250,000	Neighborhood Center	N/A	Entitled	N/A	Grocery, Restaurants, Gas Stations	5
3	The Plaza at Blue Oaks	5351 Fiddyment Rd	49,950	Power Center	$14-17	Under Const.	2022	Raley's, Potentially: Subway, Chipotle, Papa Murphy's	1
4	Westpark Village Center	2300 Pleasant Grove Blvd	24,700	Neighborhood Center	$15-20	Under Const.	2021	MoJoe's, 747 Kitchen, Independent Retail & Offices	4
5	WRSP Fiddyment Plaza	4701 Fiddyment Rd	8,802	Strip Center	N/A	Proposed	N/A	Mixed-Use: Gas Station, Restaurant, Retail, Convenien	2
6	WRSP W-20 Coffee Shack	1875 Pleasant Grove Rd	910	Pad Retail	N/A	Proposed	N/A	Coffee Shop with Drive-Thru	1

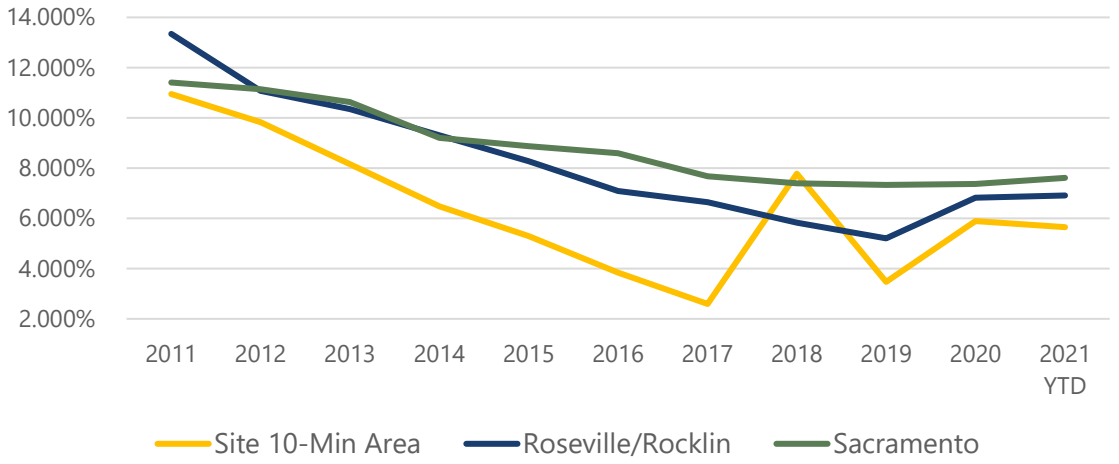
Market Comparison

Vacancy rates are the most variable in the Site 10-Min Drive Area due to a relatively small retail inventory, although currently are of the highest in comparison to Roseville/Rocklin and Sacramento, both of which between 5-6%.

Availability rates for the three markets have maintained close distance to one another over the past decade, now hovering between 5-8%. Availability rates have more than halved over the last 10 years due to positive net annual absorption across the metro market.

Of the 10-Minute Drive Area, Roseville/Rocklin, and Sacramento, The Roseville/Rocklin submarket commands the highest lease rates by far, due to the prestigious Galleria and other malls and power centres. Sacramento has the lowest lease rates on average.

Figure 3.11: Availability Rate Comparison (2011-2020 YTD)



Source: CoStar

Figure 3.10: Vacancy Rate Comparison (2011-2020 YTD)

Source: CoStar

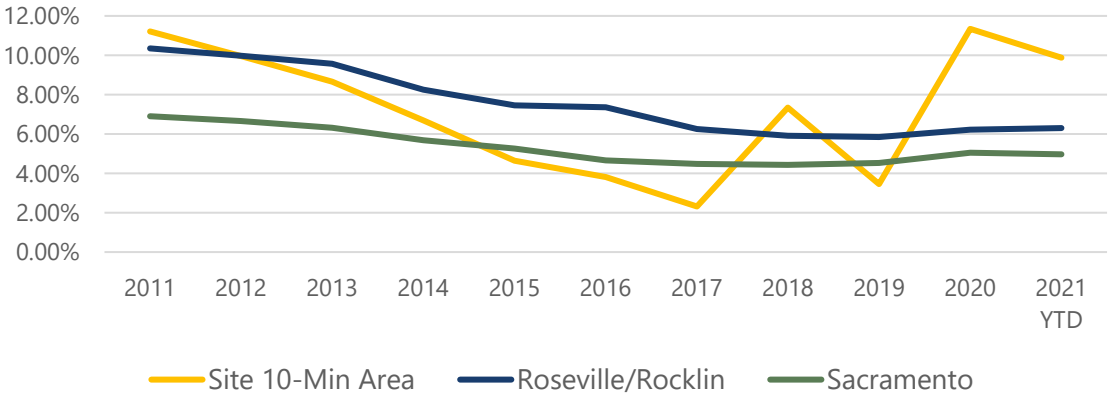
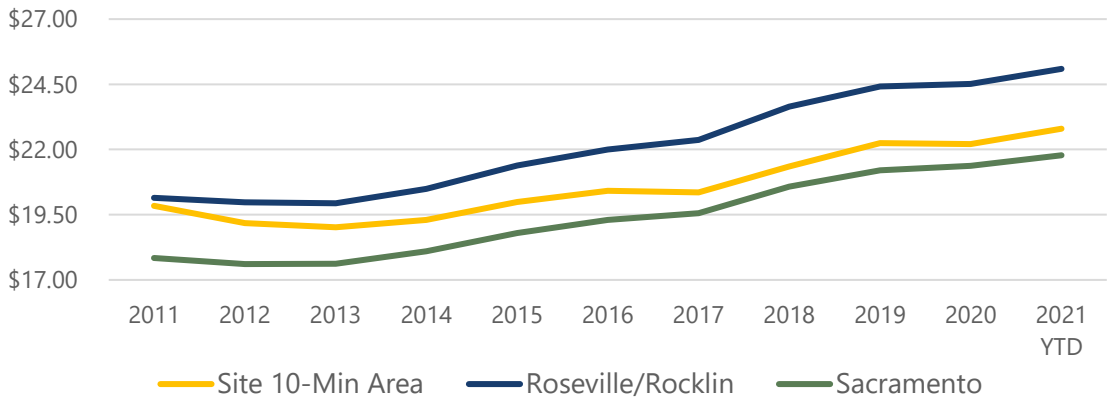


Figure 3.12: Lease Rate Comparison (2011-2020 YTD)

Source: CoStar



Implications for WB-41 Site

- Vacancy in Metro Sacramento market is at a steady 6% and the retail market has not been impacted significantly by the pandemic compared to some other metro areas.
- Retail absorption has slowed in recent years as developers have built smaller retail centers. Malls and Power Centers capture the highest lease rates in Sacramento and particularly in Roseville/Rocklin.
- Community-scale retail formats in Roseville have experienced higher vacancies and lower rental growth than malls and power centers.
- The high household income and buying power of Roseville/Rocklin combined with the under-construction housing in the area will support additional retail development in the area. However, this activity is likely to be drawn to a number of competing sites that are more strategically located.
- There is a limited amount of competitive retail currently in the 10-minute drive time from site WB-41, however there are many zoned Community Commercial sites that may be developed first and capture significant market share and pent-up demand.

Blue Oaks Blvd & Woodcreek Oaks Blvd

2300 Pleasant Grove Blvd

4

Retail Anchor Tenant Opportunity Assessment

Retail Assessment – Metro & Submarket Conditions

Retail Gravity Model Analysis

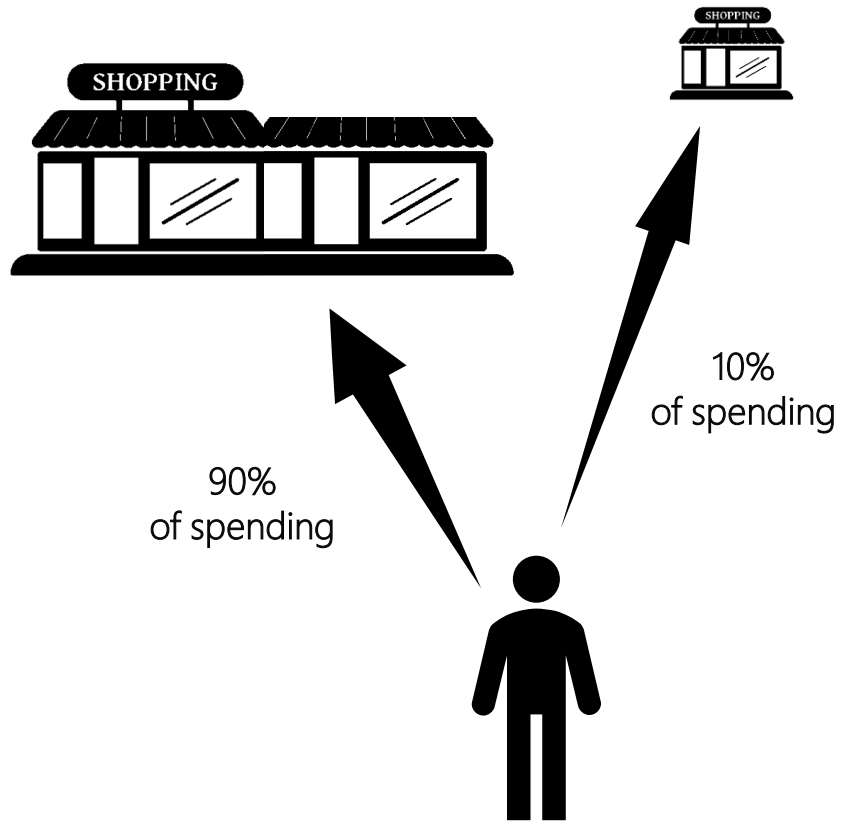
The 10-acre WB-41 site is of sufficient size to support a Community-scale shopping center of 100,000 to 150,000 SF. Such developments typically require an anchor tenant such as a supermarket in order to attract inline tenant interest and construction financing. Anchor tenants do not pay high rents for suburban locations but are essential to attract the inline tenants which pay a rental premium to capitalize off anchor traffic.

Given the importance of a supermarket tenant in ensuring project feasibility, it is essential to evaluate the WB-41 site from an anchor tenant perspective. Supermarkets and drug store chains use an advanced analytical technique known as the Gravity Model to project sales at potential new locations.

Gravity model forecasts are based on established shopping travel patterns documented by operating retail anchor stores. An individual's annual patronage at one supermarket over another is largely a function of the travel time to the store from their home and the store size. Shoppers are drawn to supermarkets that are easier to drive to and that are larger so offer a wider variety of products (Figure 4.1). People are generally more sensitive to travel time for Convenience goods such as supermarket and drug stores than they are for Comparison shopping goods such as home electronics, clothing, home furnishings, etc. This sensitivity can be used to successfully forecast sales at potential new locations.

While individual shoppers can often diverge from expected travel behavior, aggregate markets such as neighborhoods typically demonstrate highly predictable shopping travel patterns. A Retail Gravity Model is used to formalize this predictability to estimate retail sales at new anchor store locations. The model works by comparing the location and size of all competing centres in a particular market (the "supply") as well as each neighborhood's location and retail spending potential (the "demand"). The Gravity Model forecasts total sales at a potential location as well as providing supporting evidence such as where the supermarket is expected to realize high market share.

Figure 4.1: Key Factors in Deciding Where to Shop



A shopper is more likely to shop at a retail center which is larger and closer than one that is smaller and more remote.

Retail Assessment

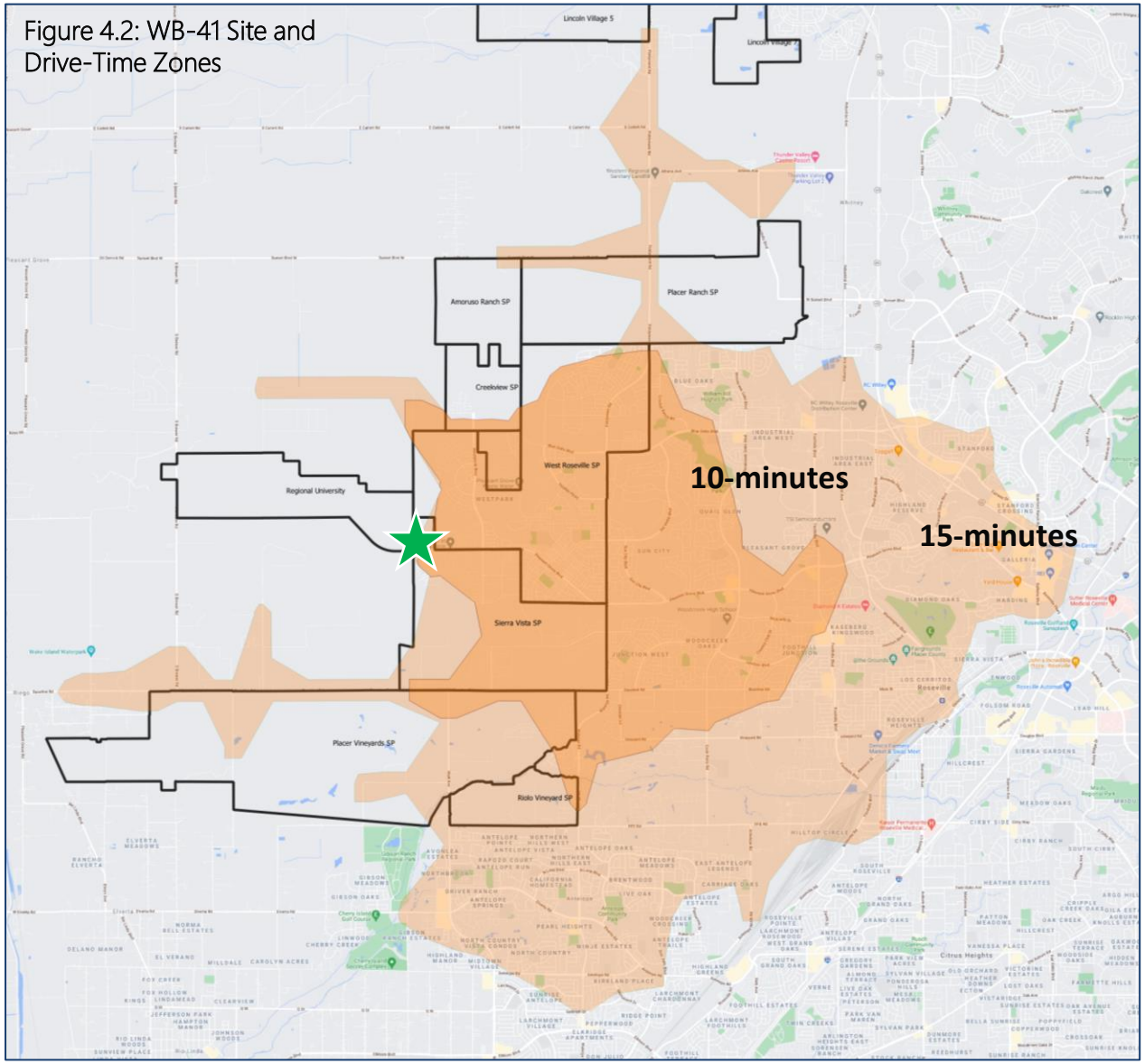
The WB-41 site is approximately 10 acres and so could accommodate over 100,000 SF of retail space in a conventional community shopping center format. Such a development would require an anchor tenant to be feasible. As such, the Retail Gravity Model analysis focused specifically on the viability of an anchor-sized 40,000 SF Supermarket at the WB-41 site.

A drugstore such as CVS or Walgreens could potentially anchor the WB-41 development. However, these operators seek out the same site criteria as a Supermarket, and so the analysis serves as a benchmark for the overall viability of any type of Convenience Retail at the site.

Suburban residents typically drive less than 15 minutes to shop at a Supermarket, with the majority driving less than 10 minutes. The Retail Gravity Model was input with the current and future population located within a 15-minute drive of the WB-41 site as well as their spending profile on Supermarket items. Recognizing that new road infrastructure will improve drive-time access to WB-41 the Gravity Model was run on radius distance from each neighborhood to the site rather than the drive-time to account for the impact of future road network development.

The planned new subdivisions were also input to the model along with mix of dwelling units and associated population estimates. The Supermarket spending profile for these future residents is currently unknown. As such, the average annual Food-at-Home spend per resident within a 10-minute drive time of $2,807 was used as the basis for these new residents (Source: CoStar, Environics). All dollar values in this analysis are held constant.

Figure 4.2: WB-41 Site and Drive-Time Zones



MXD DEVELOPMENT STRATEGISTS

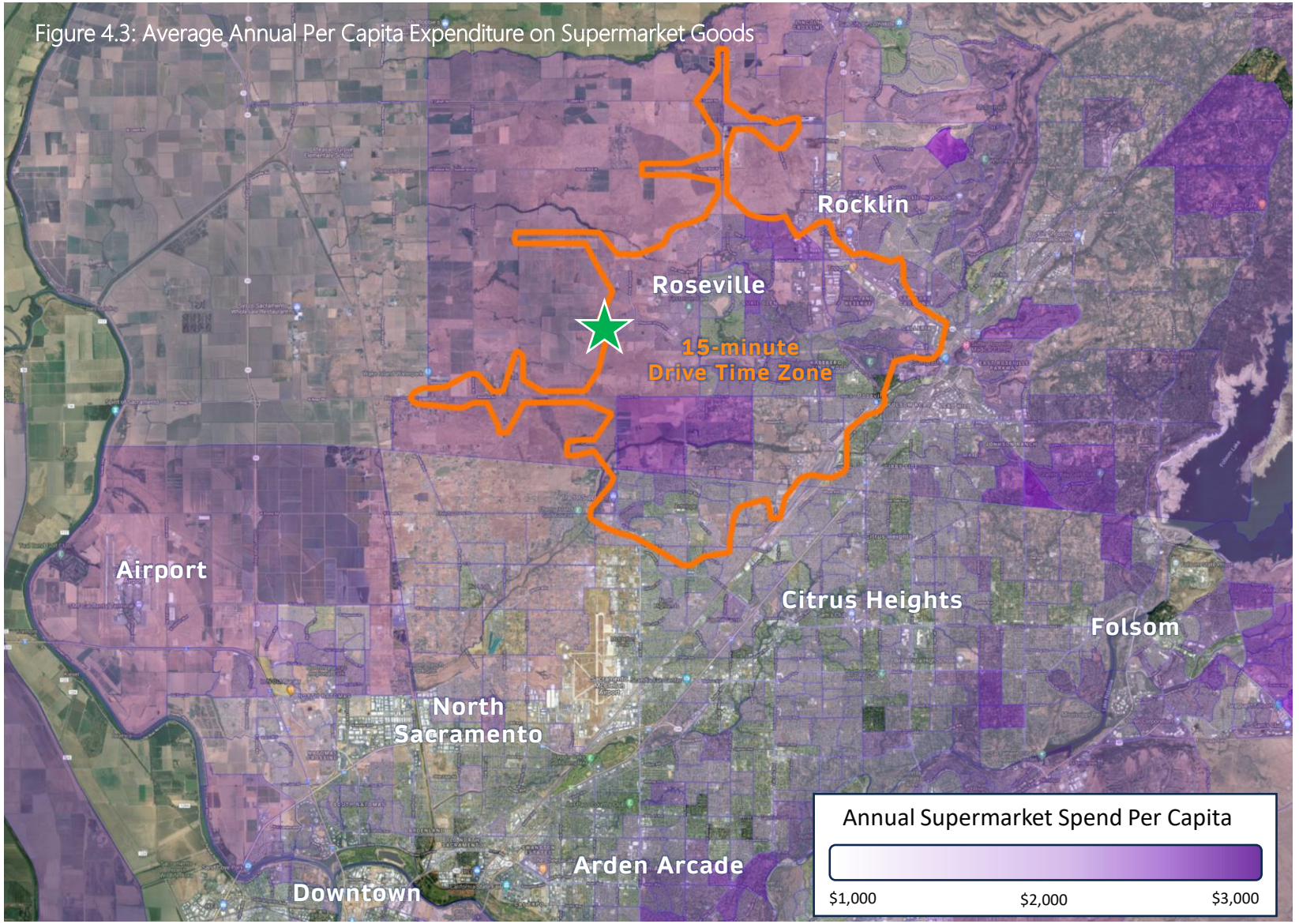
Retail Assessment

As Figure 4.3 illustrates, Supermarket spending is particularly high within the 15-minute drive time zone. Supermarket spending is highly correlated with household income, and to a lesser extent with rates of home ownership (renters tend to dine out more frequently), and age profile (older residents tend to consume less groceries than younger residents).

Roseville's higher income and younger family-oriented profile results in very high spending on Supermarket merchandise. This retail category is highly correlated with other "Convenience" retail categories such as Drug Store, Personal Services, and Fast Food, and so is indicative of overall support for a Convenience Retail Hub.

It is anticipated that the 15-minute Drive Time Zone will continue to be a high Supermarket expenditure area over the forecast horizon as new subdivisions are built out.

Figure 4.3: Average Annual Per Capita Expenditure on Supermarket Goods



MXD DEVELOPMENT STRATEGISTS

Retail Assessment

As a foundation to the Gravity Model analysis, the total number of additional Supermarkets supportable in West Roseville, Creekview and Sierra Vista at build-out was calculated. Based on the anticipated population and build-out, and assuming the new population will continue to demonstrate the same high level of Supermarket expenditure as current residents, then a total of 262,128 SF of new Supermarket floorspace could be introduced locally.

However, this initial estimate must take into account the new Raley's currently under construction at Blue Oaks Plaza as well as the estimated net outflow of Supermarket expenditure from the local Trade Area (most notably to Whole Foods, Costco, Trader Joes and Super Wal-mart). Furthermore, based on the shift to online grocery described previously, an estimated 20% of expenditure on Supermarket-type merchandise is expected to shift from brick-and-mortar operations to online operations.

Taking these factors into account, it is estimated that **West Roseville, Creekview and Sierra Vista could ultimately accommodate an additional 135,383 SF of Supermarket floorspace by build-out, or three to four individual locations (excluding the new Raley's at Blue Oaks Plaza).**

In order to project sales at a WB-41 Supermarket, four sites were identified from the 25 properties zoned "Community Commercial" that could support a Supermarket-sized operation and which offered relatively strategic site factors as well as sufficient distance from competitors to warrant a new location. These were input to create the future competitive environment. While the precise location and composition of future Trade Area competition is unknown, the key objective is simply to estimate the general performance of a WB-41 Supermarket based on the anticipated level of competition at build-out, however that competition will ultimately manifest.

Table 4.1:
Supermarket Demand Calculation
for West Roseville, Creekview & Sierra Vista at Build-out

Supermarket Demand Forecast	
Population at Build-out	53,000
Trade Area Supermarket Expenditure Per Capita ($2021)	$2,807
Trade Area Total Supermarket Expenditure ($2021)	$148,771,000
Supermarket Average Sales Per SF ($2021)	$567.55/SF
Trade Area Supportable Supermarket SF	262,128 SF
Less Trade Area Net Outflow	15%
Less Outflow to E-commerce	20%
Adjusted Trade Area Supportable Supermarket SF	170,383 SF
Less Raley's at Blue Oaks Plaza (Under Construction)	35,000 SF
Incremental New Supportable Supermarket Floorspace	135,383 SF
Estimated Number of New Supermarket Locations	3 to 4

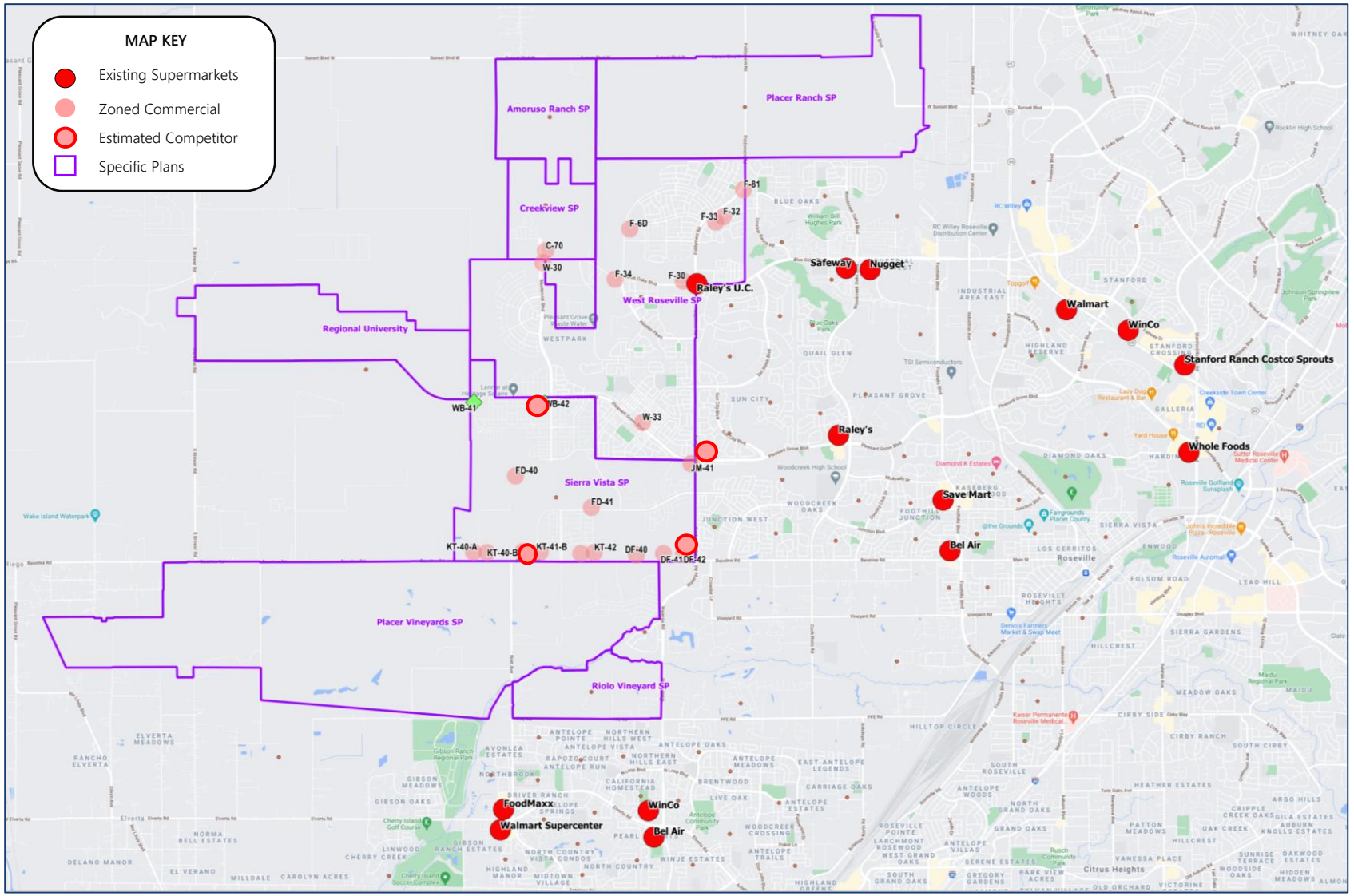
Retail Assessment

Current Supermarket competition was documented in terms of chain, size and location. These form key inputs into the Gravity Model. As Figure 4.4 illustrates, the bulk of competition is located to the east of newer residential development. This suggests a current under retailed condition in the emerging communities of West Roseville and Sierra Vista.

A total of 26 sites are zoned "Community Commercial" of which 13 are large enough to accommodate an anchor-sized grocery store of 20,000 SF+. Yet only four of these sites can ultimately support a Supermarket given the market dynamics described previously. The four prime competitive Supermarket sites were identified and input to the model.

The Gravity Model analysis was run for two periods: 2024 and a "Build-out" year when all planned residential and commercial development is complete. While the timing of the latter is unknown, the buildout year can be used to identify if WB-41 does at some point become viable site for a Convenience Retail Hub, regardless of when precisely build-out is achieved.

Figure 4.4: Competitive Supply and Planned Residential



Retail Assessment

Sales Forecasts

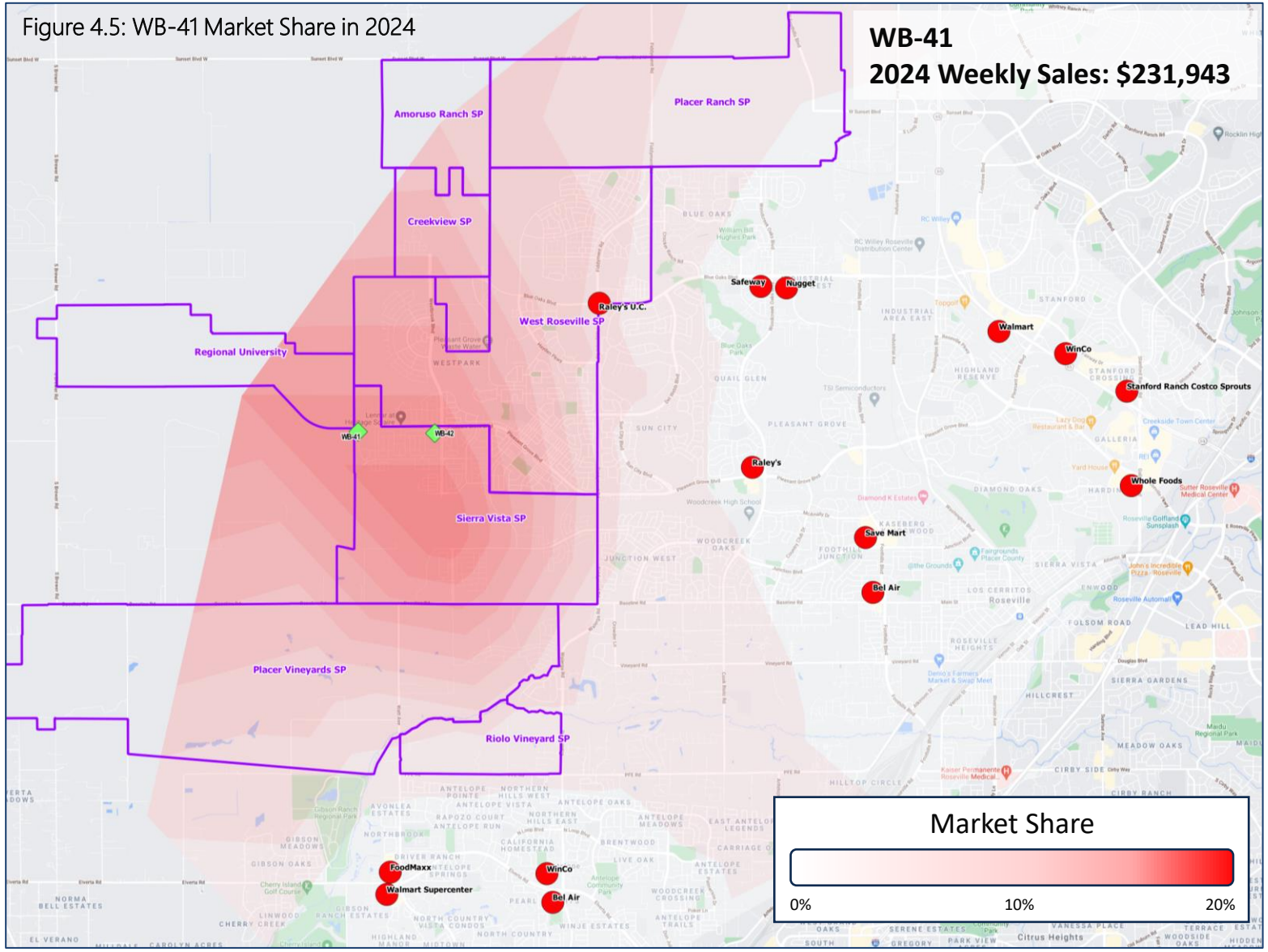
The Retail Gravity Model was run for the WB-41 site for both 2024 and Buildout Year. Figure 4.5 illustrates the output of the model for 2024. The assumed market conditions are that no other competitor is introduced to the area in the interim period, including any development at the WB-42 site.

The darker red areas indicate where a grocer at WB-41 would capture up to 20% market share simply because the store would be the most convenient Supermarket location for residents of the immediate vicinity. However, most of this high market share area is currently undeveloped.

Weekly sales for a Supermarket at WB-41 are estimated to be $232,000 in 2024. Typically, Supermarket chains target locations which will generate weekly sales of $555,000 for a mid-size store (the median weekly sales for a U.S. supermarket).

Given these target thresholds, it is unlikely that WB-41 would attract Supermarket interest in the near term based its 2024 sales performance forecast.

Figure 4.5: WB-41 Market Share in 2024



Retail Assessment

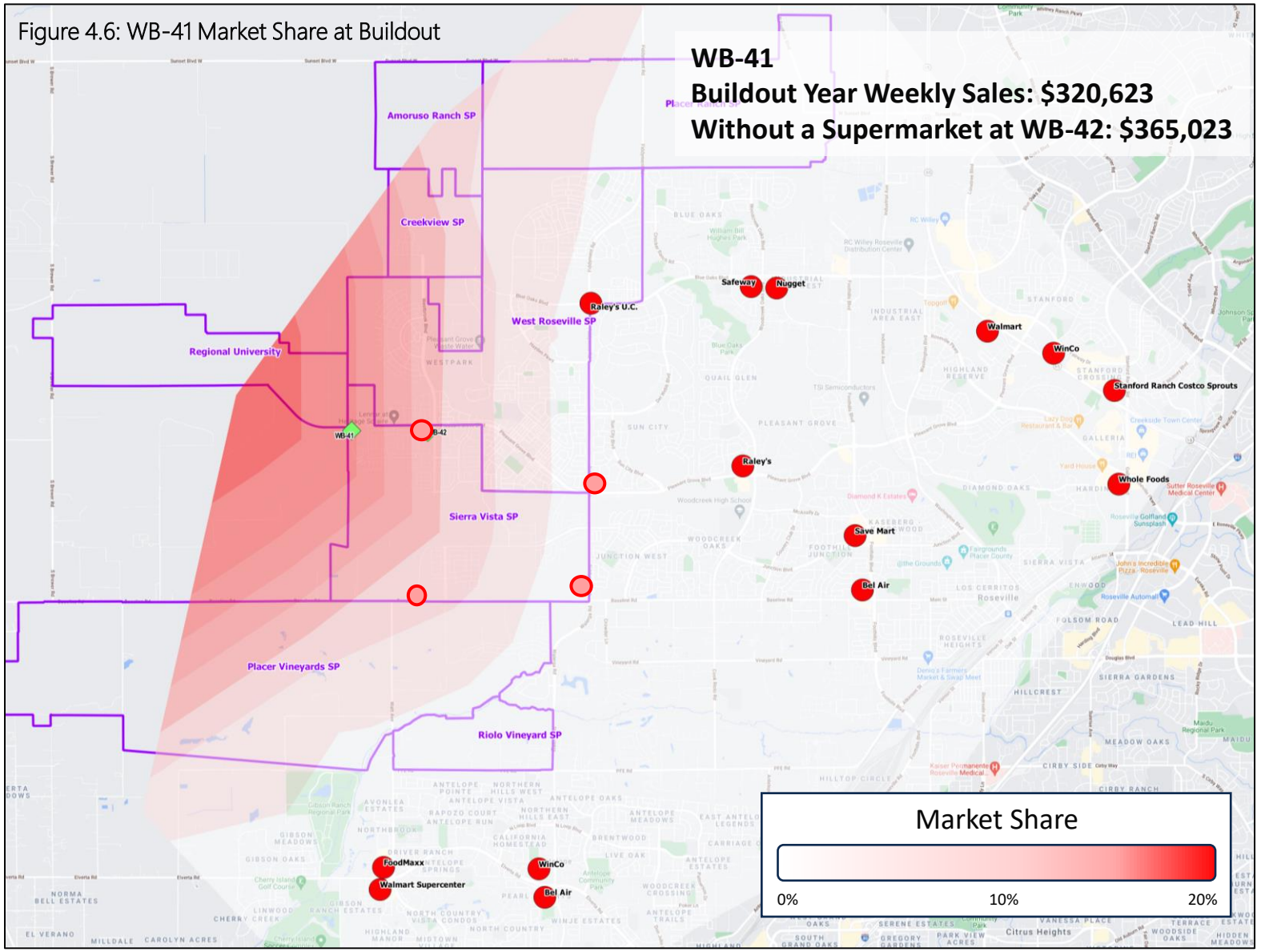
Figure 4.6 illustrates the estimated market share for WB-41 in the Buildout Year, which is the year when all the planned residential and commercial development in the area is completed. The specific buildout year is unknown, but the intent is to identify if there is any point in time where WB-41 achieves viability as a Supermarket location.

The four sites that are the strongest candidates as likely future Supermarket sites were identified. Supermarket sizes for each future competing site were estimated based on the site capacity for overall retail development, the typical ratio of Supermarket anchor to non-anchor floorspace as well as typical Supermarket sizes found in the Sacramento area.

As illustrated in Figure 4.6, WB-41's market share is likely to be decrease considerably as new competition is developed in the vicinity. However, due to introduction of thousands of new homes in the area, the market will be significantly larger from which to draw from.

Weekly sales at WB-41 are estimated to be $321,000 in the Buildout Year (constant $2021). If WB-42 did not attract a Supermarket, WB-41's Supermarket sales would increase to $365,000. This sales volume estimate remains significantly lower than the $550,000 targeted by supermarket chains.

Figure 4.6: WB-41 Market Share at Buildout



MXD DEVELOPMENT STRATEGISTS

Retail Opportunity Assessment

WB-41 Retail Opportunity Summary

The Retail Gravity Model identified that WB-41 is unlikely to ever attract the interest of a Supermarket anchor based on future supply and demand conditions. In addition to the Gravity Model analysis, the WB-41 site was evaluated for its retail development potential based on a consideration of site factors and market factors relevant to retail feasibility, particular for Convenience retail anchors such as Supermarkets.

Site factors rank poorly, particularly on key feasibility drivers of visibility to high volumes of traffic and accessibility to the local market. Such site factors are essential to attracting an anchor store to the site.

Market factors for the Roseville-Rocklin submarket are considered above average but do indicate near-term headwinds for retail development. Asking rents and their anemic year-over-year growth do not compare favorably to increased construction costs of recent years. Continued population and employment growth should support additional retail development over the longer term but only in the most strategic locations within the city.

The WB-41 site scores an overall rating of 5.08/10 for Retail which is considered "Unsuitable" given the number of interceptory competitors both current and future located within a 10-minute drive of the site.

SITE FACTOR	Site Rating 1 = Low 10 = High	Factor Weighting (1 to 10)
Visibility to Local Traffic	2	10
Accessibility to Local Market	2	10
Trade Area Expenditure Profile	10	8
Future Population Growth	6	8
Local Population Density	4	6
Local Employment Density	1	3
Complementary Development within Vicinity	2	5
Site Size, Shape, Topography, Drainage and Soils	7	3
Future Infrastructure Development	6	3
TOTAL SCORE (Out of 10)		**4.36**

+

MARKET FACTOR	Roseville Submarket 2021	Rating 1 = Low 10 = High
Vacancy Rate	5.40%	7
Vacancy Rate Change (YOY)	-0.30%	7
Asking Rent	$24.74	6
Asking Rent Change (YOY)	0.85%	4
Cap Rate	6.30%	4
Cap Rate Change (YOY)	0.00%	8
Net Annual Absorption (% of Total Supply)	0.28%	3
Under Construction Units (% of Total Supply)	0.44%	4
Projected Annual Population Growth	2.01%	7
Projected Annual Employment Growth (to 2030)	3.27%	8
TOTAL SCORE (Out of 10)		**5.80**

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RETAIL

Final Average Score:

5.08

UNSUITABLE

MXD DEVELOPMENT STRATEGISTS

Evaluation of Alternative Sites

Evaluation of Alternative Sites

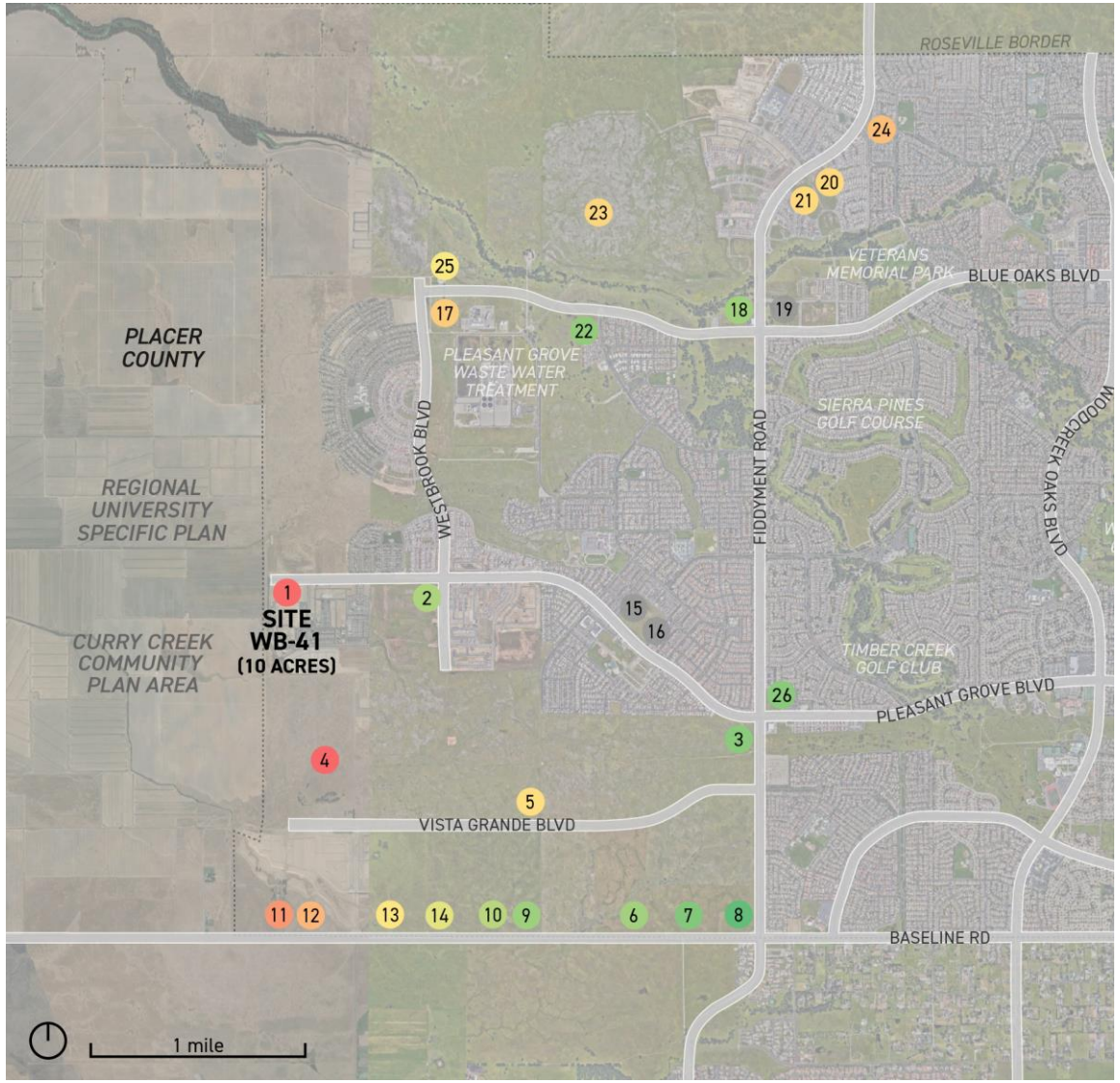
MXD reviewed all sites zoned Community Commercial in the Sierra Vista, West Roseville and Creekside Specific Plan areas using the same site factors used to study the WB-41 site for retail feasibility. The evaluation seeks to emulate how potential retail anchors would approach site selection for a new operation in the West Roseville area.

Each site was rated individually on its merits to attract and implement a successful retail development. MXD considers sites that have a final score of 7/10 or higher the most optimal for near to medium term retail development. Eight sites scored higher than 7. Sites that scored between 5 to 6 are considered marginal for retail development. This may be due to a certain criteria that they did not meet that greatly reduced their score. Ten sites scored between this range.

Sites scoring below 5/10 are considered not feasible for retail development over the next decade. These sites may have limited access and visibility, are not near any complementary uses that would drive foot traffic or have odd shapes and sizes to the site. These sites *may* have greater retail viability in the long-term if certain conditions change as the built environment changes around them.

The sites with the highest scores are DF-42 and DF-41 (Baseline Marketplace), and JM-41 (Fiddyment Rd. and Pleasant Grove Blvd.). These sites are anticipated to generate the greatest anchor store interest. WB-41 scores on the lower end of the range.

Figure 4.8: Evaluation of Alternative Sites



Evaluation of Alternative Sites

Table 4.1: Evaluation of Alternative Sites

					Retail Leasability Criteria						
Ref #	Parcel Name	Location	Size in Acres	Development Status	Access	Visibility	Future Population Growth	Proximity to Civic & Employment Uses	Vehicle Counts (expected by 2035)	Size / Shape of Site	
1	WB-41	Sierra Vista Specific Plan	10.11	Vacant	1	1	3	1	1	5	32%
2	WB-42	Sierra Vista Specific Plan	14.55	Vacant	4	4	4	1	4	5	74%
3	JM-41	Sierra Vista Specific Plan	13.5	Vacant	4	4	5	2	4	5	80%
4	FD-40	Sierra Vista Specific Plan	7.55	Vacant	1	1	3	1	1	4	31%
5	FD-41	Sierra Vista Specific Plan	5.71	Vacant	2	2	5	2	3	4	57%
6	DF-40	Sierra Vista Specific Plan	12.64	Vacant	4	3	5	3	4	3	76%
7	DF-41	Sierra Vista Specific Plan	29.14	Vacant	4	4	5	3	4	4	81%
8	DF-42	Sierra Vista Specific Plan	39.90	Vacant	4	5	5	3	4	5	87%
9	KT-42	Sierra Vista Specific Plan	8.45	Proposed	3	4	5	3	4	4	77%
10	KT-43	Sierra Vista Specific Plan	11.91	Vacant	3	3	5	3	4	4	72%
11	KT-40-A	Sierra Vista Specific Plan	5.39	Vacant	2	1	3	2	3	1	41%
12	KT-40-B	Sierra Vista Specific Plan	18.10	Vacant	2	2	3	2	3	3	48%
13	KT-41-A	Sierra Vista Specific Plan	29.52	Vacant	3	2	3	3	4	3	58%
14	KT-41-B	Sierra Vista Specific Plan	29.52	Vacant	3	2	4	3	4	5	64%
15	W-32	West Roseville Specific Plan	3.29	Built (non-retail)							
16	W-33	West Roseville Specific Plan	3.09	Built							
17	W-30	West Roseville Specific Plan	2.99	Vacant	2	4	3	2	2	1	53%
18	F-30	West Roseville Specific Plan	8.46	Partially Built	5	4	3	2	4	4	76%
19	F-31	West Roseville Specific Plan	13.35	Under Construction							
20	F-32	West Roseville Specific Plan	4.67	Vacant	3	3	3	1	3	3	55%
21	F-33	West Roseville Specific Plan	4.68	Vacant	3	3	3	1	3	3	55%
22	F-34	West Roseville Specific Plan	5.29	Vacant	4	4	4	3	4	5	79%
23	F-6D	West Roseville Specific Plan	5.05	Vacant	3	2	4	2	2	4	55%
24	F-81	West Roseville Specific Plan	1.97	Vacant	3	3	2	1	3	1	49%
25	C-70	Creekview Specific Plan	9.22	Vacant	3	3	4	1	3	4	60%
26	21	Del Webb Specific Plan	12.72	Vacant	4	4	5	2	4	5	80%

5

Evaluation of Alternative Potential Uses

Office Opportunity Assessment

Metro Sacramento Market Overview

Sacramento's office market, as with all office markets, was significantly impacted by the pandemic. Vacancies have risen substantially since mid-2020, now at a high of 16.5% as many companies shift to remote work models.

However, the longer-term prospects for office development in the Sacramento area appear positive for several key reasons:

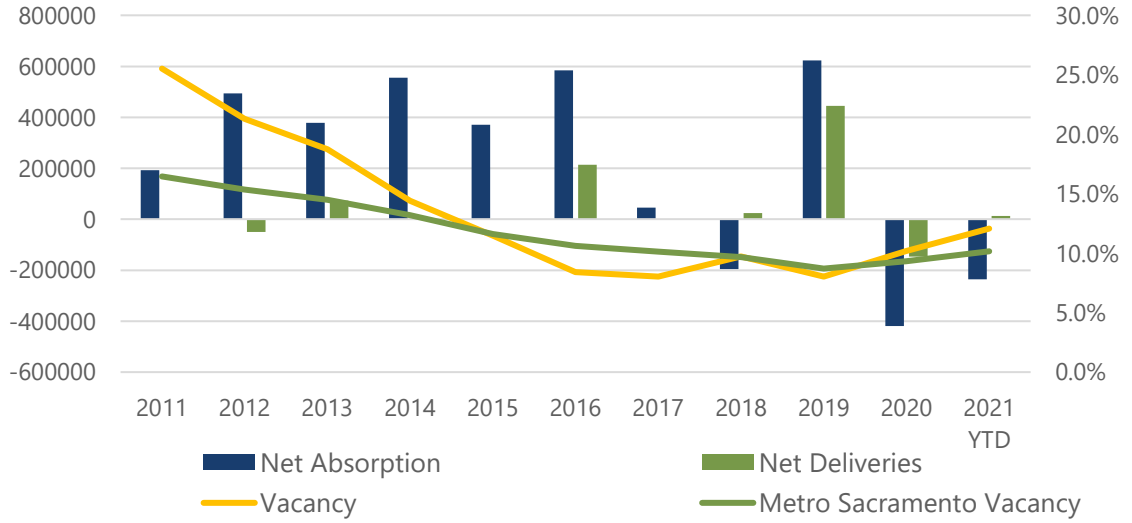
- Sacramento's affordability relative to other California's major cities makes the city an attractive destination for remote work employees and hub-and-spoke offices looking to reduce costs.
- Tech employment has grown greatly with 17.6% job expansion in 2020. Several large brands have moved offices to the Sacramento metro , including Zennify, EA Sports, and Amazon. Employers are drawn to the metro for the large and increasing talent pool supplied by the numerous universities and colleges located here.
- There is currently no product in the construction pipeline and the last delivery was made in Q3 of 2020.
- There are signs of recovery in the market as the vaccine rollout and leasing activity has picked up substantially since 2020. Suburban Class A rents have increased by 5.8% YOY as downtown office tenants have sought to move outward.

Roseville/Rocklin Submarket

Roseville/Rocklin is one of Sacramento's largest office markets. Like the greater metro area, the local submarket has experienced a surge in vacancies through 2020 and 2021. The vacancy rate is at a high of 12.1% as the market gained 461,000 SF in availability over the past 12 months. New construction has been minimal.

Roseville/Rocklin is also one of Sacramento's wealthiest submarkets with many of the metro's large tech and professional service employers located here. But the trend of downsizing office space continues with Hewlett Packard Enterprise, one of the areas largest occupants, lowers their footprint.

Figure 5.1: Roseville/Rocklin Net Absorption, Deliveries, & Vacancy Rate (2011-2021 YTD)



Source: CoStar

MXD DEVELOPMENT STRATEGISTS

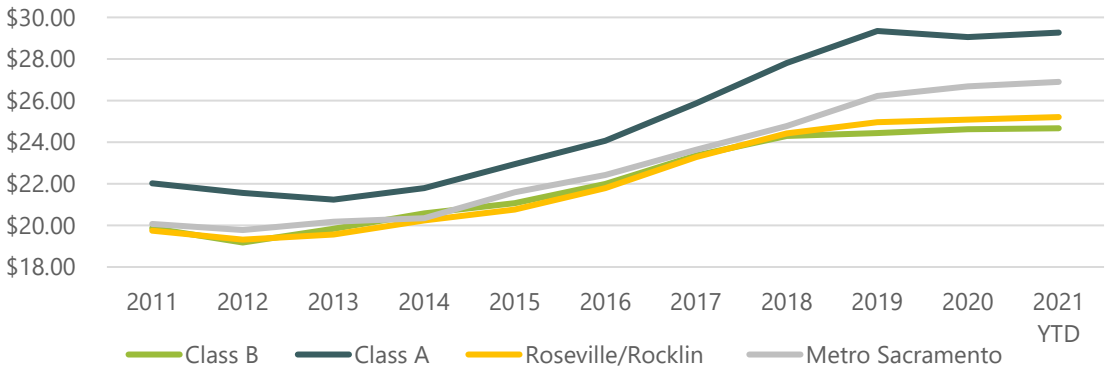
Office Opportunity Assessment

The submarket has a large proportion of high-end class A product at approximately 4 million SF or 30% of inventory. The area benefits from a large talent base of STEM employees and proximity of other life sciences and tech companies like HPE and Penumbra.

Rents have declined substantially over the past few quarters, totaling a negative 1.1% over the year with average lease rates dropping to $25.20 PSF, a $1.69 PSF discount to metro Sacramento. Higher-end product commands a higher rent at $29.26, although also reports the highest vacancy rate at 14.6%.

A number of departures and sublease openings have put net absorption to fall deeper in the red. Sutter Health recently vacated a 93,000 SF space at 9100 Foothills Blvd and is also looking to sublease other metro spaces, including 312,400 SF at 9100 Foothills Blvd.

Figure 5.2: Roseville/Rocklin Asking Rents (2011-2021 YTD)



Source: CoStar

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Implications for WB-41 Site

- While Roseville-Rocklin is a strong submarket with an appealing tech-oriented workforce, office development is likely to be muted over the next several years as excess inventory is gradually absorbed.
- Rental rates will likely to consolidate at current levels given the high vacancy and lack of new supply in the pipeline.

MXD DEVELOPMENT STRATEGISTS

Office Opportunity Assessment

WB-41 Office Opportunity Summary

An evaluation of the WB-41 site for its potential as an office development was undertaken which included an evaluation of site factors and market factors relevant to office development feasibility.

Overall WB-41 appears poorly suited to office development. The site scores an overall rating of 4.38/10 for site factors, which are challenged by the lack of existing office employment in the area, the relative inaccessibility to the regional workforce and the lack of amenities in the local area. Market factors score moderately. While the Roseville-Rocklin Class A office garners relatively high rental rates, it is currently challenged by high vacancy rates, slow absorption and commensurately flat rental rate trends. The long-term prospects for office development in Roseville are strong given the forecast increase in population and employment; however, it is unlikely this development will be drawn to WD-41 given its poor site characteristics for office development.

SITE FACTOR	Site Rating 1 = Low 10 = High	Factor Weighting (1 to 10)
Travel time for Executives	6	10
Amenities within Immediate Vicinity	1	8
Area Quality/Prestigious Tenants	5	8
Travel time for Workforce	5	8
Access to Highway Infrastructure	2	7
Transit Accessibility	3	6
Future Public Expenditure in Vicinity	6	4
Recent Public Expenditure in Vicinity	6	3
Site Size, Shape, Topography, Drainage and Soils	10	3
Access to Higher Education Facilities	2	1
TOTAL SCORE (Out of 10)		**4.38**

+

MARKET FACTOR	Roseville Submarket 2021	Rating 1 = Low 10 = High
Vacancy Rate	11.90%	3
Vacancy Rate Change (YOY)	-2.70%	6
Asking Rent (All Classes)	$25.01	4
Asking Rent Change (YOY)	-0.24%	3
Cap Rate	7.10%	4
Cap Rate Change (YOY)	0.00%	5
Net Annual Absorption (% of Total Supply)	0.07%	3
Under Construction Units (% of Total Supply)	1.70%	7
Projected Annual Population Growth	2.01%	8
Projected Annual Employment Growth (to 2030)	3.27%	9
TOTAL SCORE (Out of 10)		**5.20**

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OFFICE

Final Average Score:

4.79

UNSUITABLE

MXD DEVELOPMENT STRATEGISTS

Hotel Opportunity Assessment

Metro Sacramento Market Overview

There are a total of 382 hotel properties and an approximate total of 30,000 rooms across the Sacramento metro. The recent pandemic severely impacted the hotel industry globally, and Sacramento was not immune. Occupancy rates fell to a low of 34.5% in April 2020. With the lifting of restrictions and vaccine rollout, travel is returning to the metro. Current monthly occupancy levels are at 65.3%, almost double of the same month last year but well below the historical average of 73.6%.

The 12-month Average Daily Rate (ADR) is $105.65 and is skewed toward upscale and upper midscale hotels, which occupy a majority of the market's available rooms. Luxury and upper upscale hotels command the highest ADR at $193.87.

Revenue per available room, or RevPAR, is down by 24% on a year-over-year basis at $59.15, although better than the 37.5% decrease felt nationally. There are currently 1,300 rooms in construction, which is significant considering the relatively small size of the market. Cap rates have been declining over the past few years, reaching 7.2%. The total asset value of the market is $4.7 billion.

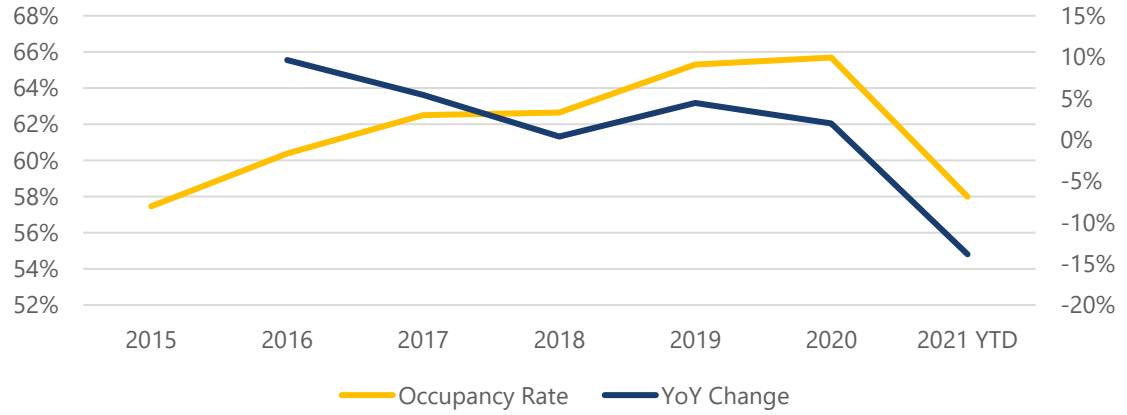
Roseville/Rocklin Submarket Overview

The pandemic affected the local hotel submarket greatly, with occupancies dipping to a low of 31.7% in April 2020. Levels have since risen to 61.6%, although still well below the historic average of over 71%.

ADR average $129.06 over the past year in the local submarket. RevPAR has continued to exceed the metro average and is reported to be $68.90 for the past 12 months. Pre-pandemic occupancy levels hovered in the high 60s, and ADRs as high as $142.

A new La Quinta Inns & Suites in Lincoln is in the development pipeline.

Figure 5.3: Roseville/Rocklin Annual Occupancy Rate & YoY Change (2015-2021 YTD)



MXD DEVELOPMENT STRATEGISTS

Hotel Opportunity Assessment

WB-41 Hotel Opportunity Summary

Hotel development at the WB-41 site is likely unfeasible given the property's site factors. Suburban hotels typically require excellent highway frontage and accessibility. With the rapid growth in online booking and GPS, both these factors are waning in significance but still important considerations. Suburban hotels also require proximity to business activity or recreational amenities to support new development, which are lacking at WB-41.

The Sacramento hotel market conditions were examined for 2019 due to the extreme impact of Covid-19 on market conditions for 2020-2021. Occupancy rates of 65.3% are below the typical threshold of 70% to warrant significant new hotel development in a market, although occupancy was trending positively along with Average Daily Rates (ADR) and Revenue per Available Room (RevPAR). The recovery in the hotel market is likely to be strong based on the California Regional Lodging Forecast but it will be several years before significant new hotel development will be supportable in the Sacramento area.

SITE FACTOR	Site Rating 1 = Low 10 = High	Factor Weighting (1 to 10)
Regional Accessibility (Car and Transit)	2	10
Visibility from Regional Thoroughfares	1	9
Local Employment Density	1	8
Tourist Destinations in Local Area	1	7
Retail/F&B within 5-minute Drive	3	7
Natural Setting/Views/Waterfront	5	6
Gateway Location for Metro Area	1	5
Recreation Facilities in Local Area	4	3
Proximity to Airport	3	2
Travel Time for Workforce	2	1
TOTAL SCORE (Out of 10)		**2.07**

+

MARKET FACTOR	Roseville Submarket 2019	Rating 1 = Low 10 = High
Occupancy	65.3%	3
Occupancy Change (YOY)	4.1%	7
Average Daily Rate (ADR)	$138.46	5
ADR Trend	5.7%	5
Revenue Per Available Room (RevPAR)	$90.44	5
RevPAR Trend	6.4%	5
Cap Rate	7.8%	6
Cap Rate Trend	-0.1%	7
Projected Annual Tourism Growth (to 2024)	11.0%	8
TOTAL SCORE (Out of 10)		**5.67**

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HOTEL

Final Average Score:

3.87

UNSUITABLE

MXD DEVELOPMENT STRATEGISTS

Residential Opportunity Assessment

Metro Sacramento Residential Market Overview

Metro Sacramento remains a healthy residential market despite the recent pandemic. The market has benefited from remote work and emigration from the Bay Area and other urban centres. Strong employment growth in high-income sectors such as government, finance and professional services is driving demand for Class A multifamily product and for-sale single detached housing.

Multifamily vacancy across the metro is currently at 2.4% and continues to drop as absorption exceeds deliveries. The average asking rent has grown significantly to $1,690 per month, yet still well below the Bay Area's $2,500 per month average.

A total of 1,788 units were completed in 2020, expanding inventory by 1.2% primarily in Central Sacramento and Natomas. The construction pipeline is busy with 4,616 units under construction. Cap rates have sustained an average of 5.4%, one of the lowest rates of any California metro. These low rates indicate continued investor interest in the multifamily sector over the forecast horizon.

Roseville-Rocklin Multifamily Submarket Overview

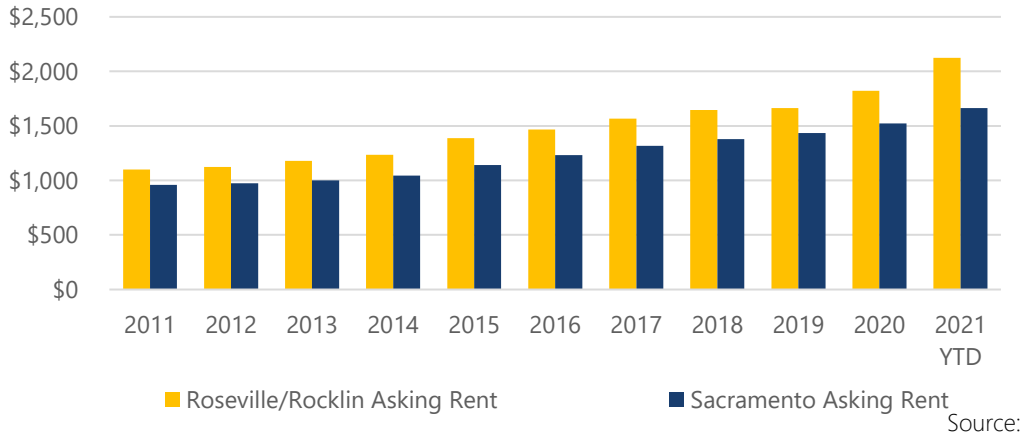
Roseville/Rocklin is one of Sacramento's most affluent submarkets. The majority of multifamily inventory is Class A product built in the last decade. The unit mix is skewed towards 2- and 3-bedroom units which are attractive to young families and downsizers.

The concentration of destination retail such as Galleria and Fountains, along with major tech employers like Kaiser Permanente and Penumbra are other factors that support residential growth.

Rents are of metro's highest at an average of $2,034 per month and have increased by 18% since over the previous 12 months. This increase is partly due vacancy rates of 2.9%, an all-time submarket low.

New multifamily product in the submarket commands a large rental premium: units built in the last 10 years ask for roughly $2,600 a month. There have been notable deliveries in the past decade, including the Campus Oaks Apartments.

Figure 5.4: Roseville/Rocklin Asking Rents (2011-2021 YTD)



Source: CoStar

MXD DEVELOPMENT STRATEGISTS

Residential Opportunity Assessment

Roseville For-Sale Residential

Roseville's single-family housing market has expanded due to continued demand and a significant number of deliveries in West Roseville. Roseville's lifestyle is attractive for high-income earners, retirees, and growing families. This provides a wide demographic for various forms of housing. The city is home to great shopping and services, jobs, and highly-rated school districts, all top criteria for families looking to purchase a home.

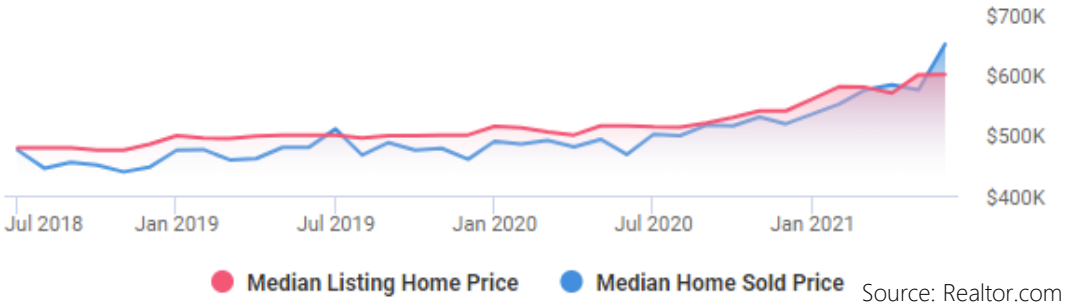
The median price of a single-family home has increased by 27% over the past 12 months to $635,000, or $315 PSF. Median prices are higher than the metro average due to the proportion of large and high-value product. Homes are selling quickly, and inventory is currently selling on average 4.2% above asking price.

The pandemic has also accelerated demand for homes in the suburbs which has been beneficial to Roseville due to its location. Buyers are looking for homes that offer larger spaces and work-from-home capabilities. This has pushed prices up to record highs. Many homes are receiving multiple offers and well-maintained homes in strong locations can receive 10% to 15% over asking price.

Median Home Price: $635,000

YoY Growth: 27%

Figure 5.5: Roseville Listing Home Price vs. Median Sold Price (2018-2021 YTD)



Source: Realtor.com

Roseville Residential Development Activity

Continued demand for homes in Roseville has allowed for a significant amount of new home development in the West Roseville and Sierra Vista Specific Plan areas. According to city data, West Roseville currently has 1,228 approved units, while Sierra Vista has 2,028 approved units. A review of available listings demonstrates that for-sale product in West Roseville and Sierra Vista is focused almost exclusively on single-family residential. There are plans for future high density residential in Sierra Vista, including sites WB-30 and WB-31 which are located directly north of the site under study. This product is expected to include affordable housing and multi-family rental and is unlikely to have for-sale high-end multi-family product.

Residential Opportunity Assessment

WB-41 Residential Opportunity Summary

The WB-41 site was evaluated for its potential as a residential development. This evaluation was based on a consideration of site factors and market factors relevant to residential feasibility along with planning guidelines of the Sierra Vista Plan.

Overall WB-41 appears well-suited to residential development. The site scores an overall rating of 7.38/10 which is considered **"Excellent"** as few sites in any market exceed 7.5 using this methodology. Market factors score particularly highly given the buoyancy of the Roseville-Rocklin residential market described previously. Site factors are considered "Good", supported by the area's general attractiveness as a place to live, although it is somewhat challenged by the lack of employment or amenities in the immediate site vicinity.

SITE FACTOR	Site Rating 1 = Low 10 = High	Factor Weighting (1 to 10)
Reputation & Prestige of Area	10	10
Quality of School District	10	9
Access to Retail Amenities	4	8
Access to Recreation Amenities	8	7
Proximity to Major Thoroughfares	3	6
Proximity to Employment	2	6
Sense of Privacy, Security & Tranquility	10	6
Transit Accessibility	3	4
Visibility to Traffic (for Marketing)	3	3
Access to Education Facilities	6	3
Site Ingress & Egress	10	2
Proximity to Medical Facilities	5	2
Access to Cultural Amenities	3	1
TOTAL SCORE (Out of 10)		**6.57**

+

MARKET FACTOR	Roseville Submarket 2021	Rating 1 = Low 10 = High
Single Family Median Price	$635,000	9
Single Family Price Increase (YOY)	27.0%	10
Vacancy Rate	2.9%	10
Vacancy Rate Change (YOY)	-0.80%	8
Asking Rent	$2,040	10
Asking Rent Change (YOY)	18.0%	10
Cap Rate	4.5%	10
Cap Rate Change (YOY)	0.0%	8
Net Annual Absorption (% of Total Supply)	0.83%	4
Under Construction Units (% of Total Supply)	2.45%	5
Projected Annual Population Growth	2.01%	8
Projected Annual Employment Growth (to 2030)	3.27%	9
TOTAL SCORE (Out of 10)		**8.20**

=

RESIDENTIAL

Final Average Score:

7.38

SUITABLE

MXD DEVELOPMENT STRATEGISTS

Alternative Land Use Summary

Alternative Land Use Summary

The WB-41 site was evaluated for its suitability for the development of Retail, Office, Hotel and Residential. Key site and market factors driving development feasibility were evaluated to arrive at a ranking of each potential land use under consideration (Figure 5.5).

Suitable Development: Residential

Residential scored an average of 7.38 out of 10. This score is quite high as few sites evaluated using this methodology exceed 7.5. Strong site fundamentals such as reputation, nearby schools, neighbourhood safety and feeling, among others are factors which support the potential development's success. On the market side, explosive demand, strained availability, and rising values and rents, as well as declining cap rates make this an attractive investment.

Unsuitable Development Types

While the site is currently zoned for Neighborhood Retail and Community Retail, this type of development is not considered feasible for the site. The site's biggest challenge is that it is a peripheral "180-degree" site where only half of WB-41's vicinity will be developed over the forecast horizon.

Sales projections made using the Huff Retail Gravity Model are low scoring at less than 60% of the minimum threshold sales volumes needed to attract anchor tenant interest. Without anchor tenant interest, it is unlikely that sufficient high rent-paying inline tenants could be attracted to the site, or that construction financing could be secured.

Figure 5.5: Alternative Land Use Evaluation Summary

Land Use	Site	Market	Average
Residential	6.57	8.20	7.38
Retail	4.36	5.80	5.08
Office	4.38	5.20	4.79
Hotel	2.07	5.67	3.87

Were Regional University and or Curry Creek to be developed, and parcel WB-42 remained undeveloped, market support may be sufficient to support a retail development on WB-41. However, Regional University includes a competitive retail parcel opposite the WB-41 and Curry Creek would likely include additional retail opportunities. As Figure 4-6 on page 47 shows at buildout WB-41's trade area shifts west likely resulting in the Regional University site, or a site in Curry Creek being developed ahead of WB-41. If WB-42 develops ahead of development of Regional University, in our opinion WB-41 will never be a viable retail site.

Neither Office or Hotel are suited to the WB-41 site. Both sectors are historically strong performers in the local Roseville area, although they are anticipated to experience headwinds over the next several years as the pandemic exacerbated a pre-existing oversupply condition.

There might be sufficient demand for a smaller Medical Office at the WB-41 site which is able to attract traffic to this relatively remote site; however, this would only require a small fraction of the 10-acre site.

FEHR PEERS

Technical Memorandum

Date: July 14, 2021

To: Jeff Jones – Westpark Communities

From: John Gard – Fehr & Peers

Subject: Sierra Vista Specific Plan Parcel WB-41 Retail Feasibility Traffic Analysis

RS21-4058

This technical memorandum evaluates anticipated traffic levels along the frontage of Parcel WB-41 in the Sierra Vista Specific Plan (SVSP) for a future year scenario consisting of differing levels of land absorption in North and West Roseville than what is currently assumed in the City of Roseville 2035 travel demand model. Those traffic forecasts will help inform whether this parcel can realistically be expected to develop with retail land uses.

Project Location and Size

Parcel WB-41 is located in the southeast quadrant of the planned Santucci Boulevard/Pleasant Grove Boulevard intersection. The *Sierra Vista Specific Plan* (2010) shows this parcel as 10.1 acres and consisting of community commercial zoning. The document indicates that community commercial parcels may have floor-to-area ratios (FAR) of up to 0.4. However, experience suggests a more typical FAR is 0.25, which would correspond to approximately 110,000 square feet of retail space.

Land Use Assumptions in North & West Roseville

The City of Roseville 2035 travel demand model was used as the basis for developing cumulative traffic forecasts for the City's updated General Plan (adopted in August 2020). **Table 1** displays the assumed land use growth from the model for six distinct specific plans, projects, and planning areas in North and West Roseville and adjacent unincorporated Placer County.

As shown, over 21,000 new dwelling units and 13 million square feet of retail, office, industrial, medical-office, and high-tech industrial space is assumed to be developed in these plans over the next 15 years.

Table 1 – Land Use Growth (2020 to 2035) in City of Roseville Travel Demand Model

Land Use Category	Specific Plan / Area						
	Amoruso Ranch Specific Plan	**Creekview Specific Plan**	**Regional University**	**Placer Ranch Specific Plan**	**Sunset Industrial Area Remainder**	**Sierra Vista Specific Plan**	**Total**
Single-Family Residential	2,044 du's	1,464 du's	718 du's	3,096 du's	158 du's	6,131 du's	13,611 du's
Multi-Family Residential	982 du's	547 du's	945 du's	2,011 du's	0 du's	2,577 du's	7,062 du's
Age-Restricted Residential	0 du's	0 du's	0 du's	720 du's	0 du's	0 du's	720 du's
Retail	442 ksf	162 ksf	133 ksf	1,734 ksf	219 ksf	2,171 ksf	4,861 ksf
Office	34 ksf	0 ksf	0 ksf	1,042 ksf	678 ksf	571 ksf	2,325 ksf
Industrial	0 ksf	0 ksf	0 ksf	1,692 ksf	2819 ksf	0 ksf	4,511 ksf
Medical Office	0 ksf	0 ksf	0 ksf	0 ksf	204 ksf	0 ksf	204 ksf
High Tech Industrial	0 ksf	0 ksf	0 ksf	1,104 ksf	0 ksf	0 ksf	1,140 ksf
K-12 Schools	650 students	600 students	600 students	1800 students	150 students	4,350 students	8150 students
University	0 students	0 students	6,000 students	46,800 students [1]	0 students	0 students	52,800 students
Parks	20 acres	16 acres	35 acres	51 acres	0 acres	106 acres	228 acres
PQPL	15 ksf	0 ksf	48 ksf	59 ksf	5 ksf	0 ksf	127 ksf

Note: [1] # of students factored up to match expected trip generation.
- du = dwelling units, ksf = thousand square feet
Source: City of Roseville 2035 travel demand model.

Westpark Communities developed a revised set of land use assumptions (i.e., "Westpark Land Use and Roadway Network" scenario) for these six plans/projects, which are shown in **Table 2**. As shown, land uses within the Amoruso and Creekview Specific Plans were left unchanged, while assumed development in Regional University, Placer Ranch, and the Sunset Industrial Remainder area were decreased substantially. Within the Sierra Vista Specific Plan, the amount of assumed retail was decreased substantially, but no other changes were made.

According to Table 2, the Westpark Land Use and Roadway Network scenario would yield over 17,500 new dwelling units and five million square feet of new retail, office, industrial, medical-office, and high-tech industrial space in these plans. This represents a substantial level of new development when viewed over a 15 to 20 year timeframe.

Table 2 – Land Use Growth Under Westpark Land Use and Roadway Network							
	Specific Plan / Area						
Land Use Category	Amoruso Ranch Specific Plan	Creekview Specific Plan	Regional University	Placer Ranch Specific Plan	Sunset Industrial Area Remainder	Sierra Vista Specific Plan	Total
Single-Family Residential	2,044 du's	1,464 du's	718 du's	2,000 du's	0 du's	6,131 du's	12,357 du's
Multi-Family Residential	982 du's	547 du's	0 du's	500 du's	0 du's	2,577 du's	4,606 du's
Age-Restricted Residential	0 du's	0 du's	0 du's	720 du's	0 du's	0 du's	720 du's
Retail	442 ksf	162 ksf	0 ksf	308 ksf	110 ksf	1,086 ksf	2,108 ksf
Office	34 ksf	0 ksf	0 ksf	185 ksf	339 ksf	571 ksf	1,129 ksf
Industrial	0 ksf	0 ksf	0 ksf	300 ksf	1410 ksf	0 ksf	1,710 ksf
Medical Office	0 ksf	0 ksf	0 ksf	0 ksf	102 ksf	0 ksf	102 ksf
High Tech Industrial	0 ksf	0 ksf	0 ksf	196 ksf	0 ksf	0 ksf	196 ksf
K-12 Schools	650 students	600 students	0 students	900 students	0 students	4,350 students	5,600 students
University	0 students	0 students	0 students	0 students	0 students	0 students	0 students
Parks	20 acres	16 acres	0 acres	51 acres	0 acres	106 acres	193 acres
PQPL	15 ksf	0 ksf	0 ksf	10 ksf	3 ksf	0 ksf	28 ksf

Note: [1] Values shown in red represent a reduction in land use relative to Table 1.
- du = dwelling units, ksf = thousand square feet
Source: Westpark Communities, 2021.

Roadway Network Assumptions in North & West Roseville

Appendix A contains a map showing the cumulative number of planned lanes in the City of Roseville based on the adopted General Plan. As shown, Santucci Boulevard would extend as six lanes from Baseline Road to Blue Oaks Boulevard. Although not shown in the figure, Placer Parkway (four-lane expressway) is assumed in the travel demand model to continue in a northeast direction from Santucci Boulevard through the Amoruso Ranch and Placer Ranch Specific Plans, terminating at State Route 65.

The Westpark Land Use and Roadway Network scenario would not construct Placer Parkway from west of Fiddyment Road to Santucci Boulevard. Additionally, Blue Oaks Boulevard would not extend westerly from Westbrook Boulevard to Santucci Boulevard (as Santucci Boulevard/Placer Parkway would not be constructed). **Figure 1** shows this modified circulation network.

Traffic Forecasts

The City's model was modified to reflect the Westpark Land Use and Roadway Network scenario and then run. Appendix A shows average daily traffic volume model plots from the unadjusted model and with the Westpark Land Use and Roadway Network scenario.

Table 3 compares the cumulative volume of traffic passing through the Santucci Boulevard/Pleasant Grove Boulevard intersection under the City's unadjusted cumulative model and under the Westpark Land Use and Roadway Network scenario.

Table 3 – Cumulative Traffic Volume Passing Through the Santucci Boulevard/Pleasant Grove Boulevard Intersection

Intersection	*Unadjusted City of Roseville Traffic Model*	*Westpark Land Use and Roadway Network scenario*
Santucci Boulevard/Pleasant Grove Boulevard	3,530 vehicles	720 vehicles (- 80%)

Substantially less traffic (i.e., 80 percent less) would be present along Santucci Boulevard and Pleasant Grove Boulevard under the Westpark Land Use and Roadway Network scenario. This is due to the reduction in land uses in North and West Roseville and the removal of roadways that likely will not be funded and may not be needed without the added development.

Retail Site Feasibility Evaluation

This section is comprised of three subsections that answer the following questions:

1. Under the Westpark Land Use and Roadway Network scenario, are there sufficient volumes of adjacent street traffic from which to draw pass-by[1] trips if retail were developed on Parcel 41?

2. Are there other retail centers within the City of Roseville of whose size and level of adjacent street traffic is comparable to what is forecast for Parcel 41?

3. Is the geographic location of Parcel 41 favorable or unfavorable as a retail destination when viewed under the Westpark Land Use and Roadway Network scenario?

Pass-by Traffic Considerations

Data from the *Trip Generation Handbook* (Institute of Transportation Engineers, 2017) indicates the following with regard to travel characteristics at retail centers:

- Appendix A presents pass-by trip data for 25 retail centers ranging from 50,000 to 150,000 square feet. These sites had an average pass-by rate of 37 percent during the weekday PM peak period.
- Appendix A shows that for 12 retail center data points with at least 25 percent pass-by trips, the average volume of adjacent street traffic was 2,000 vehicles during the PM peak period.

Table 4 shows the number of new and pass-by trips that Parcel 41 would generate during the weekday PM peak hour based on trip rates published in the *Trip Generation Manual* (Institute of Transportation Engineers, 2017) and the above information.

[1] A pass-by trip is defined as trip already on the adjacent street that enters a retail center en route to a different primary destination. Pass-by trips do not add to the roadway network; however, businesses rely on existing traffic levels to support their activity. Grocery stores, restaurants, coffee shops, and gas stations are examples of land uses that attract pass-by trips.

Table 4 – Parcel 41 Trip Generation During Weekday PM Peak Hour			
Trip Type	*Inbound Trips*	*Outbound Trips*	*Total Trips*
New Trips (63%)	184	183	367
Pass-by Trips (37%)	108	108	216
Total Trips	292	291	583
Source: Fehr & Peers, 2021 based on *Trip Generation Manual* (ITE, 2017).			

Table 5 then shows the proportion of adjacent street travelers that would need to become pass-by trips into Parcel 41 (to achieve the expected pass-by percentages) under the unadjusted City of Roseville travel demand model and under the Westpark Land Use and Roadway Network scenario.

Table 5 – Parcel 41 Weekday PM Peak Hour Pass-by Traffic Considerations		
Metric	*Unadjusted City of Roseville Traffic Model*	*Westpark Land Use and Roadway Network scenario*
Adjacent Street Traffic	3,530 vehicles	720 vehicles
Inbound Pass-by Trips	108 vehicles	108 vehicles
Level of Pass-by Activity Required [1]	3 out of every 100 motorists	15 out of every 100 motorists
Note: [1] Calculated by dividing number of inbound pass-by trips by adjacent street traffic volume. Source: Fehr & Peers, 2021		

For the expected 37 percent pass-by proportion to be realized, this would require 15 percent of existing motorists along the project frontage to perform a pass-by trip into the site. This is very much at the high end of this type of travel behavior, as evidenced by the fact that retail sites (with similar pass-by rates) surveyed in the ITE document had an average of 2,000 adjacent street PM peak hour vehicles from which to draw pass-by trips.

Comparison to Similarly Sized Retail Centers in Roseville

According to the City's 2020 base year travel demand model, there are 17 traffic analysis zones (TAZs) within the City that contain retail ranging in size from 80,000 to 140,000 square feet (i.e., within 30,000 square feet of Parcel 41). Appendix A lists each of these TAZs along with their location. As shown, nearly all TAZs are situated along heavily traveled arterial streets. Many of the sites are located along arterials such as Roseville

Parkway, Blue Oaks Boulevard, Foothills Boulevard, Eureka Road, and Pleasant Grove Boulevard, each of which carries in excess of 40,000 vehicles per day. Hence, most of these centers have ample existing adjacent traffic from which pass-by trips can come. This is in contrast to Parcel 41, which would have a little more than 11,000 daily vehicles along its frontages under the Westpark Land Use and Roadway Network scenario. Thus, there does not exist a retail center in Roseville of comparable size to what Parcel 41 would yield that also has similar levels of traffic to what would be on streets adjacent to Parcel 41 under the Westpark Land Use and Roadway Network scenario.

Parcel 41 Proximity to Nearby Residential

The presence of larger retail sites to the east and south of the project, combined with the majority of Sierra Vista Specific Plan dwelling units being located closer to those parcels, suggests that Parcel 41 may not attract retail trips to the same degree the other sites would.

In conclusion, this analysis has found that under the Westpark Land Use and Roadway Network scenario, Parcel 41 is unlikely to develop as a retail center because it would not have adequate adjacent street traffic flows from which to draw pass-by traffic. Its viability as a retail center is further diminished by its physical location relative to anticipated residential development in West Roseville and competing retail sites.

We hope this information is helpful. Please call or email me with any questions or comments.

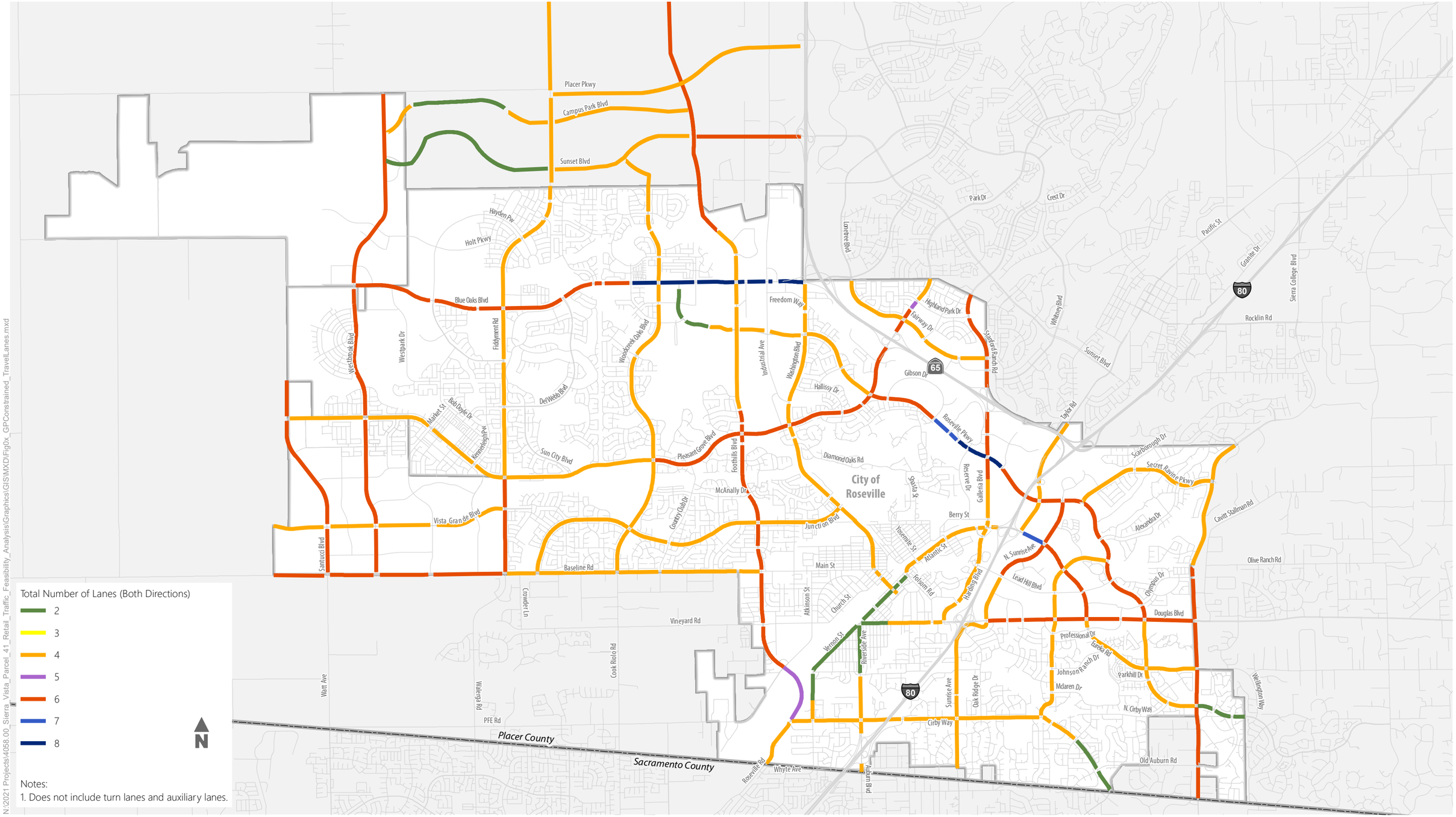


Figure 1

Westpark Modified Roadway Network Scenario

Appendix A – Model Plots, ITE Data, and City of Roseville General Plan Lane Configuration Map

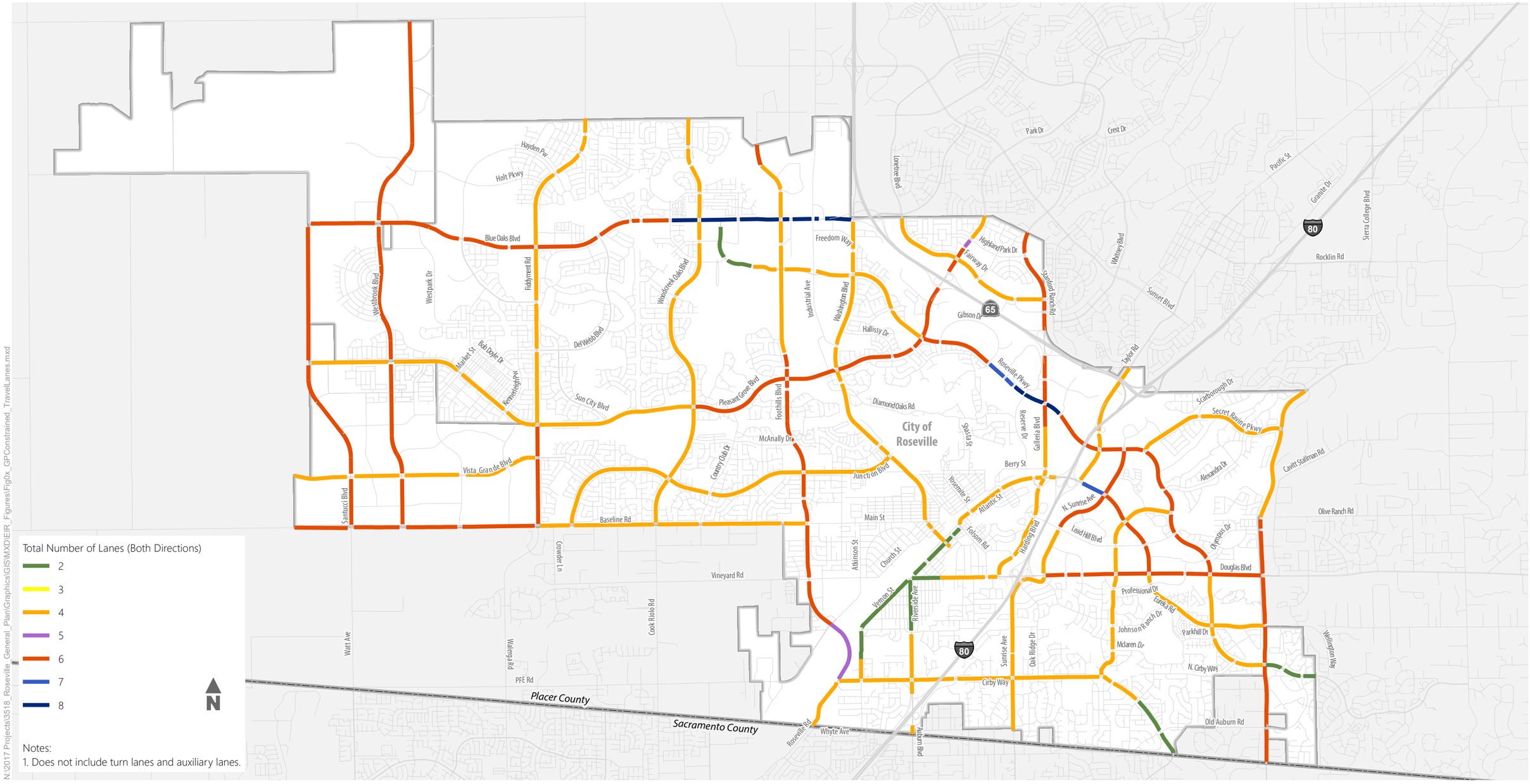
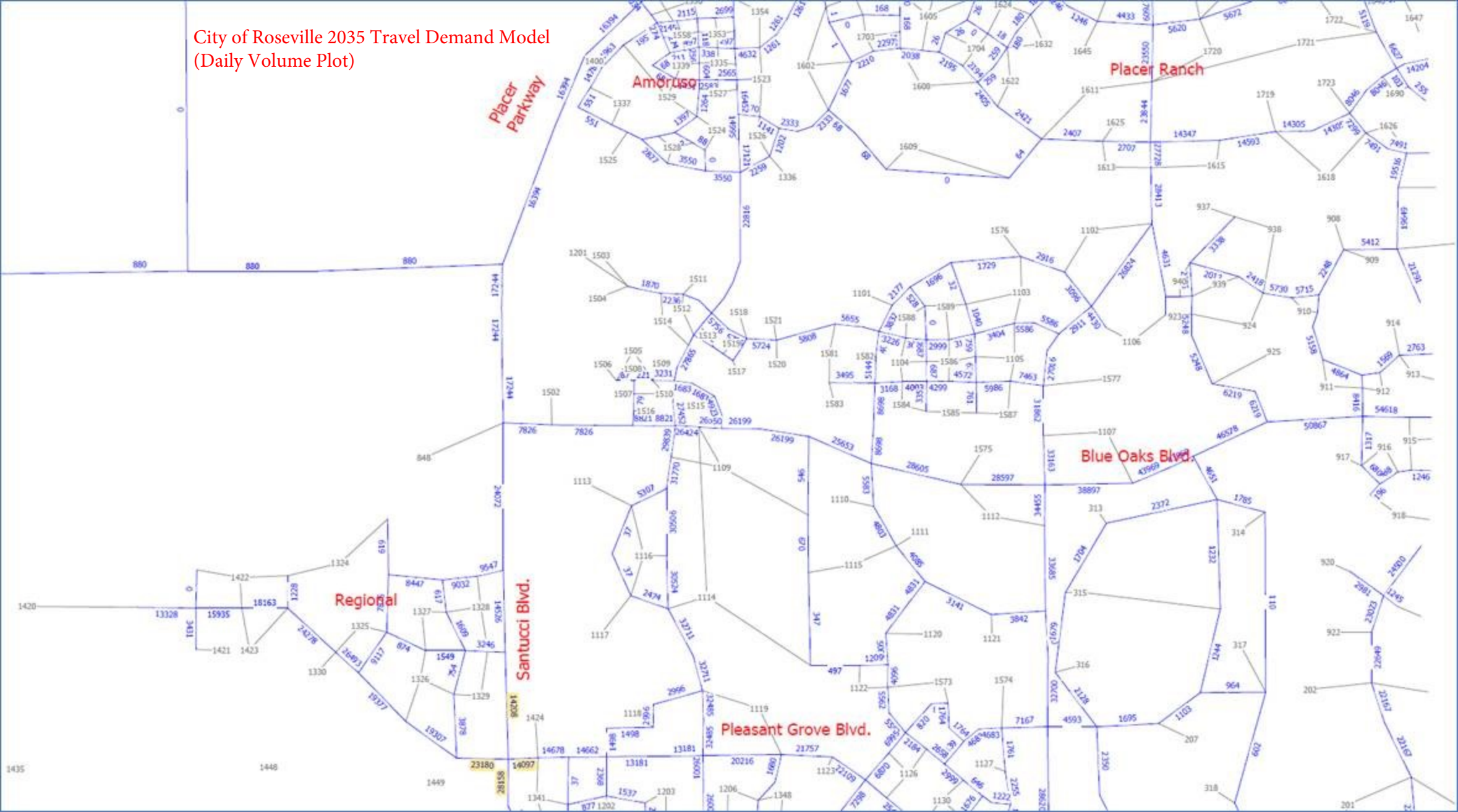


Figure 4.3-4

General Plan Number of Travel Lanes


City of Roseville 2035 Travel Demand Model
(Daily Volume Plot)
Placer Parkway
Amoruso
Placer Ranch
Blue Oaks Blvd.
Santucci Blvd.
Regional
Pleasant Grove Blvd.

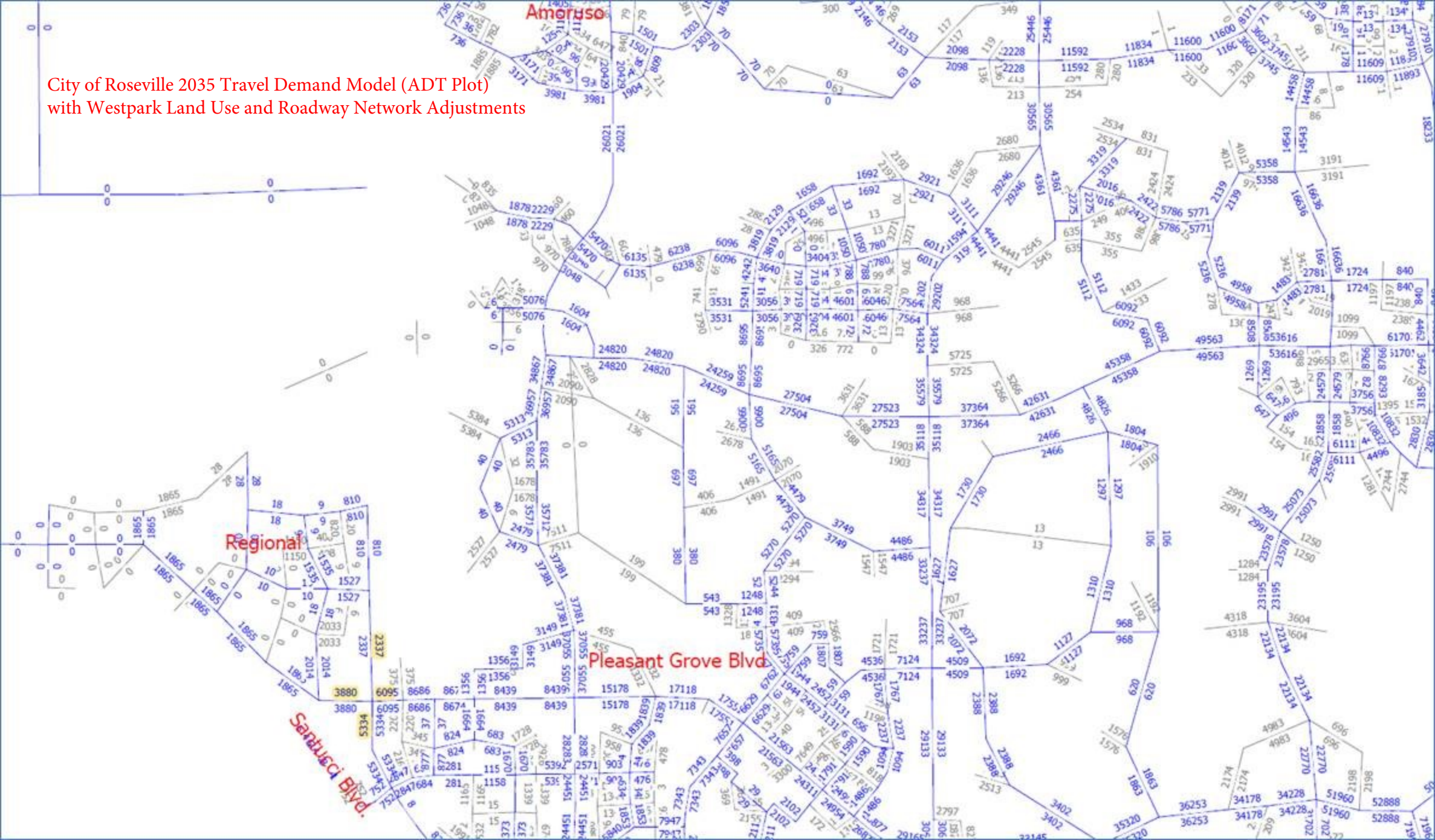

City of Roseville 2035 Travel Demand Model (ADT Plot)
with Westpark Land Use and Roadway Network Adjustments
Amoruso
Regional
Pleasant Grove Blvd
Santucci Blvd.

Figure E.7 Shopping Center (820)

Average Pass-By Trip Percentage vs: **1000 Sq. Feet Gross Leasable Area**
On a: **Weekday, P.M. Peak Period**
Number of Studies: 100
Average 1000 Sq. Feet GLA: 329

Data Plot

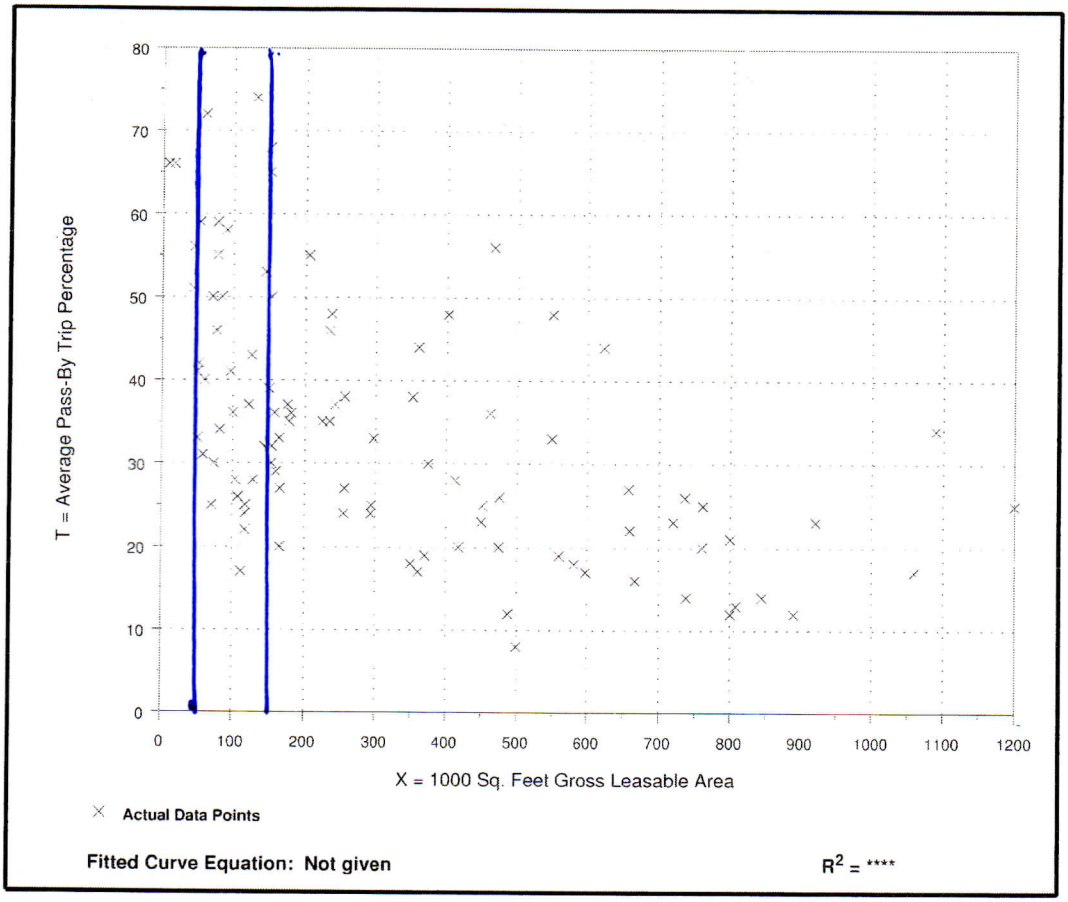
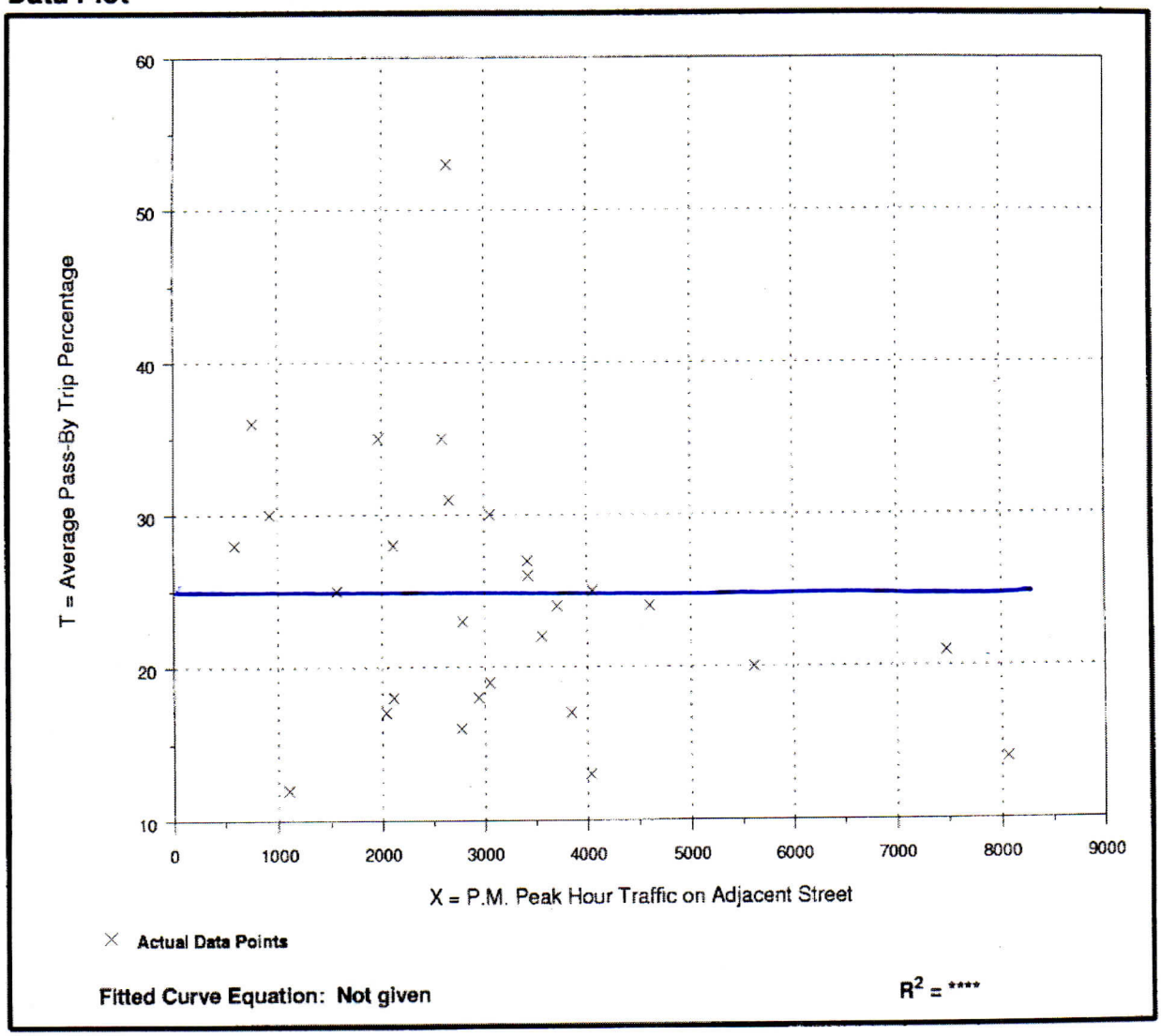


Figure E.8 Shopping Center (820)

Average Pass-By Trip Percentage vs:	**PM Peak Hour Traffic on Adjacent Street**
On a:	**Weekday, PM Peak Period**
Number of Studies:	28
Average PM Peak Hr. Traf. On Adj. Street:	3,122

Data Plot



SUMMARY OF TAZs WITHIN ROSEVILLE THAT HAVE BETWEEN 80 and 140 KSF OF RETAIL

TAZ	JURISD	SUBAREA	RET (KSF)	Location
11	ROSEVILLE	Downtown	101	Adjacent to Washington Blvd and Main St, and Sierra Blvd.
27	ROSEVILLE	Downtown	102	Along Vernon and Lincoln St in Downtown
32	ROSEVILLE	Riverside Gateway	121	Along Riverside Ave north of Cirby Way
67	ROSEVILLE	Infill	105	Along Riverside Ave north of Cirby Way
96	ROSEVILLE	Infill	91	Located at Sunrise and Cirby
102	ROSEVILLE	Infill	122	Along Orlando Way - Highway Commercial and Entertainment Uses
135	ROSEVILLE	Infill	117	Along Douglas Blvd. east of I-80
144	ROSEVILLE	Infill	119	Along Taylor Road. Primarily auto repair and related uses
154	ROSEVILLE	Northwest	128	Located at Foothills and Baseline
175	ROSEVILLE	Northwest	93	Located at Foothills and Junction
201	ROSEVILLE	Northwest	89	Located at Woodcreek Oaks and Pleasant Grove Blvd.
210	ROSEVILLE	North Cen	89	Located at Blue Oaks Blvd and Washington Blvd.
216	ROSEVILLE	North Cen	128	Located along Pleasant Grove Blvd.
239	ROSEVILLE	Highlands	134	Located at Fairway Dr. and Pleasant Grove Blvd.
253	ROSEVILLE	Northeast	105	Located at Eureka Road and N. Sunrise Ave.
885	ROSEVILLE	Stoneridg	120	Located along East Roseville Parkway
915	ROSEVILLE	North Ros	81	Located at Blue Oaks Blvd and Woodcreek Oaks Blvd.

N:\2020 Projects\3972.00_Roseville_Housing_Element_Update\Graphics\GIS\MXD\Roseville_Model_Doc\Fig02_Roseville_SubAreas.mxd

Amoruso Ranch
North Roseville
Creekview
Infill
Infill
West Roseville
Del Webb
North Industrial
Highland Reserve North
North Central Roseville
Northwest Roseville
Sierra Vista
North Roseville
Downtown
Riverside Gateway
Northeast Roseville
Infill
Stoneridge
Southeast Roseville
65
80

Amoruso Ranch
Creekview
Del Webb
Downtown
Highland Reserve North
Infill
North Central Roseville
North Industrial
North Roseville
Northeast Roseville
Northwest Roseville
Riverside Gateway
Sierra Vista
Southeast Roseville
Stoneridge
West Roseville
XXX TAZ Number

N

Figure 3

City of Roseville Traffic Analysis Zones (TAZ) and Subareas

Exhibit E-1: RS/DS Development Standards

	Single Family with Attached Sidewalk[4]	Single Family with Separated Sidewalk[2,4]
Lot Size (minimum)		
Area, Interior Lot	*3,000 sq. ft.*	*2,800 sq. ft.* [2]
Area, Corner Lot	*3,300 sq. ft.*	*3,000 sq. ft.* [2]
Width, Interior	*45 ft.*	*45 ft.*
Width, Corner	*52.5 ft.*	*47.5 ft.*
Permitted Density (maximum per lot)		
Residential Density	1 dwelling; 1 second unit	1 dwelling; 1 second unit
Setbacks (minimum)		
Front[3]	*14 ft. to living space or side wall of garage;* 18 ft. min. driveway depth w/roll up garage door.	*9 ft. to single-story living space or side wall of garage;* 18 ft. min. driveway depth w/roll up garage door.
Sides[3, 5]	5 ft. interior; 12.5 ft. street side on corner	5 ft. interior; *7.5 ft. street side on corner*
Rear	*10 ft. to 1st story wall* *15 ft. to 2na story wall*	*10 ft. to 1st story wall* *15 ft. to 2na story wall*
Coverage (maximum)		
Site Coverage	None & *no min. usable open space required*	None & *no min. usable open space required*
Height (maximum)		
Height	35 ft.	35 ft.
Other Provisions		
Front Yard Stagger	*None required, but optional per unit design*	*None required, but optional per unit design*
2nd story wall separation	*10 ft.*	*10 ft.*
Two-story unit mix	*No limit*	*No limit*
Stagger for 3rd car garages	2 ft. between 3rd car bay and two-car garage	2 ft. between 3rd car bay and two-car garage

[1] Items in *italics* represent modifications to City Zoning Ordinance standards.

[2] Sidewalk separarted from back of curb by 5-foot planter strip.

[3] Front setback (and side setback where adjacent to street) measured from back of walk. If no sidewalk is present, setbacks measured from back of curb. Minimum separation between two-story elements shall be 10 ft.

[4] A DRRS permit (required for neighborhoods greater than 7 du/ac) will be used to ensure compliance with the standards above.

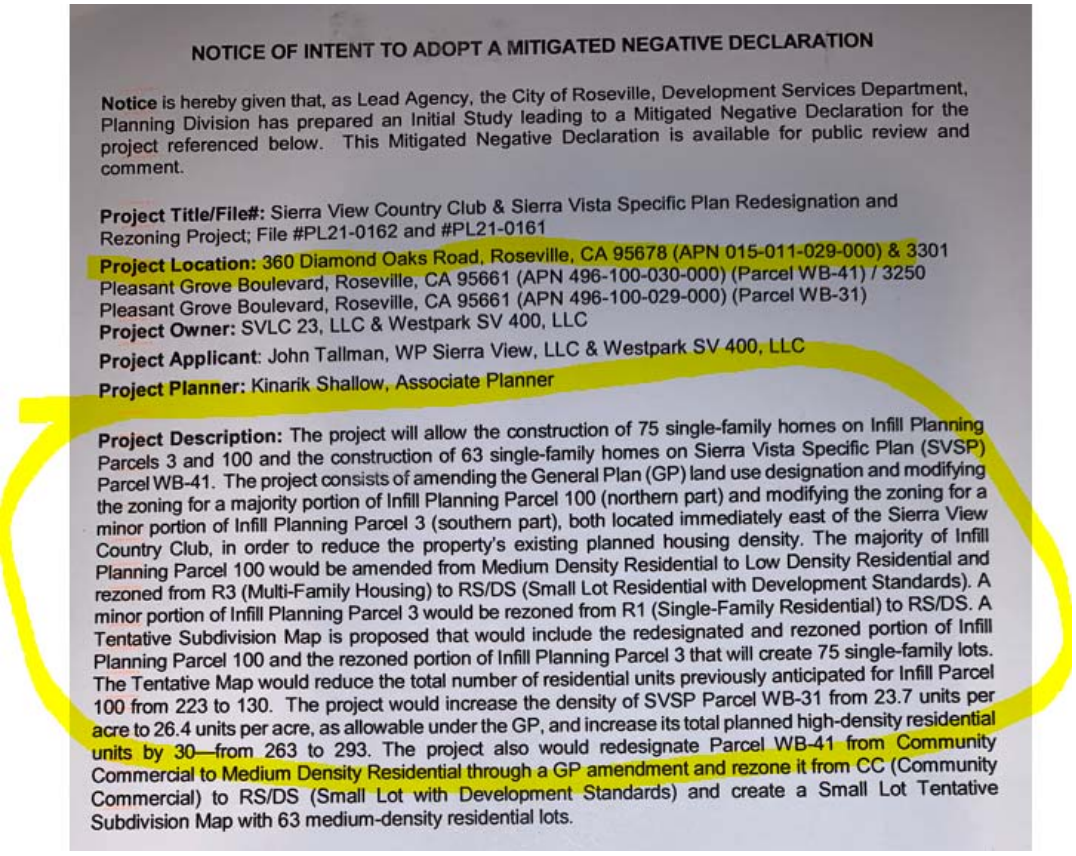
[5] Fence side yard setback is 5' from back of walk where facing a street with an attached sidewalk. Fence side yard setback is 2.5' from back of walk where facing a street with a detached sidewalk.

Shallow, Kinarik

From: Kat Fiorentino <kat@loansbykat.com>
Sent: Friday, November 19, 2021 7:17 PM
To: Shallow, Kinarik
Cc: Alejandro & Susan Garcia; angela Oneill; Cheryl Hammond; Dave & Muneca Sutherland; Derrick Leeks; Don & Fran Van Skike; Glenda Atwood; Hannah Siviglia; Jeremiah Herrera; Jill & Robert Maccione; June & Robert Maccione; Kathy Wilkey; Raquel Terrazas; Tommy & Julie Thomas; Zach Siviglia
Subject: Sierra View Country Club Residential Development
Attachments: Parcel Map - New.jpg; Sierra View Res Dvlpmnt Letr of intent.pdf

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

I received a postcard from the city of Roseville Planning division regarding The following project's notice of MND. The problem is that it seems to address multiple projects so it's a bit confusing. I am hoping you can clarify some questions for our neighborhood as I am sure I am not the only one who has questions about his notice.
We are concerned with identifying the project that borders our neighborhood, specifically Diamond Oaks Road and Shasta Street. It appears you have lumped 3 different development projects on this one postcard so again I am confused. Are we just the 75 units on infill Planning Parcel 3 and listed as APN 015-011-029-000 or are we some combination of the other identifies referenced below? Pleasant Grove does not connect to our Diamond Oaks Neighborhood, but I really can't identify exactly which Parcel and APN pertains to us on this Post Card.



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that, as Lead Agency, the City of Roseville, Development Services Department, Planning Division has prepared an Initial Study leading to a Mitigated Negative Declaration for the project referenced below. This Mitigated Negative Declaration is available for public review and comment.

Project Title/File#: Sierra View Country Club & Sierra Vista Specific Plan Redesignation and Rezoning Project; File #PL21-0162 and #PL21-0161

Project Location: 360 Diamond Oaks Road, Roseville, CA 95678 (APN 015-011-029-000) & 3301 Pleasant Grove Boulevard, Roseville, CA 95661 (APN 496-100-030-000) (Parcel WB-41) / 3250 Pleasant Grove Boulevard, Roseville, CA 95661 (APN 496-100-029-000) (Parcel WB-31)

Project Owner: SVLC 23, LLC & Westpark SV 400, LLC

Project Applicant: John Tallman, WP Sierra View, LLC & Westpark SV 400, LLC

Project Planner: Kinarik Shallow, Associate Planner

Project Description: The project will allow the construction of 75 single-family homes on Infill Planning Parcels 3 and 100 and the construction of 63 single-family homes on Sierra Vista Specific Plan (SVSP) Parcel WB-41. The project consists of amending the General Plan (GP) land use designation and modifying the zoning for a majority portion of Infill Planning Parcel 100 (northern part) and modifying the zoning for a minor portion of Infill Planning Parcel 3 (southern part), both located immediately east of the Sierra View Country Club, in order to reduce the property's existing planned housing density. The majority of Infill Planning Parcel 100 would be amended from Medium Density Residential to Low Density Residential and rezoned from R3 (Multi-Family Housing) to RS/DS (Small Lot Residential with Development Standards). A minor portion of Infill Planning Parcel 3 would be rezoned from R1 (Single-Family Residential) to RS/DS. A Tentative Subdivision Map is proposed that would include the redesignated and rezoned portion of Infill Planning Parcel 100 and the rezoned portion of Infill Planning Parcel 3 that will create 75 single-family lots. The Tentative Map would reduce the total number of residential units previously anticipated for Infill Parcel 100 from 223 to 130. The project would increase the density of SVSP Parcel WB-31 from 23.7 units per acre to 26.4 units per acre, as allowable under the GP, and increase its total planned high-density residential units by 30—from 263 to 293. The project also would redesignate Parcel WB-41 from Community Commercial to Medium Density Residential through a GP amendment and rezone it from CC (Community Commercial) to RS/DS (Small Lot with Development Standards) and create a Small Lot Tentative Subdivision Map with 63 medium-density residential lots.

--

Kat Fiorentino

Mortgage Broker, Financial Solutions Management
Branch Manager

Phone: 916-300-6125 Email: Kat@loansbykat.com *Website:*
https://LoansByKat.com/
Address: 408 Sunrise Ave #7, Roseville, CA 95661
NMLS 230274 DRE 01298989

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FINANCIAL SOLUTIONS MANAGEMENT

GTG Financial, Inc dba Financial Solutions Management. 1919 Creekside Road, Santa Rosa, CA 95405. Equal Housing Opportunity. Licensed by the CA Department of Real Estate 02029711 NMLS 1595076. Licensed to do business in the states of CA, CO, TX.

Shallow, Kinarik

From: Shallow, Kinarik
Sent: Monday, November 22, 2021 9:10 AM
To: Kat Fiorentino
Cc: Bitter, Greg; Ogden, Derek; Alejandro & Susan Garcia; angela Oneill; Cheryl Hammond; Dave & Muneca Sutherland; Derrick Leeks; Don & Fran Van Skike; Glenda Atwood; Hannah Siviglia; Jeremiah Herrera; Jill & Robert Maccione; June & Robert Maccione; Kathy Wilkey; Raquel Terrazas; Tommy & Julie Thomas; Zach Siviglia
Subject: RE: Sierra View Country Club Residential Development
Attachments: PL21-0162 Sierra View Subdivision Map.pdf

Hi Kat,

Thanks for reaching out. We realize the project description in the MND notice may be confusing, but it is two projects that are linked to each other. Below are descriptions for each project. File #PL21-0162 pertains to the Sierra View Country Club property in your neighborhood, which has an address of 360 Diamond Oaks Rd. (APN# 015-011-029-000). There are currently 168 units allocated to that site, however the project is proposing to build only 75 units (attached is the proposed subdivision map). The remaining 93 units must be transferred elsewhere within the City, and are being transferred to SVSP Parcel WB-41 and WB-31, which is why they are referenced in the project description. I apologize for the confusion but hope this provides clarification. Feel free to contact me if you have any further questions.

File #PL21-0162 Request: This project will allow the construction of 75 single-family homes on Infill Planning Parcels 3 and 100, located to the east of the Sierra View Country Club. The entitlements include a General Plan Amendment to change the land use designation of Parcel 100 from Medium Density Residential (MDR) to Low Density Residential (LDR) and a Rezone from Multi-Family Housing (R3) to Small Lot Residential (RS). Infill Planning Parcel 3 will be rezoned from Single-Family Residential (R1) to RS. A Tentative Subdivision Map is requested to subdivide the parcels into 75 single-family lots. Lastly, a Tree Permit is requested to remove native oak trees on the site in order to facilitate development of the lots. The remaining 93 units allocated to Infill Parcel 100 will be transferred to Sierra Vista Specific Plan (SVSP) Parcels WB-41 (+63 units) and WB-31 (+30 units).

File #PL21-0161 Request: This project will allow the construction of 63 single-family homes on SVSP Parcel WB-41. The project entitlements include a General Plan Amendment and Specific Plan Amendment to change the land use designation of Parcel WB-41 from Community Commercial (CC) to MDR and a Rezone from CC to Small Lot Residential/Development Standards (RS/DS). The SVSP will also be amended to reflect the 30 additional units transferred to High Density Residential Parcel WB-31. A Second Amendment to the Westbrook Development Agreement will be made to reflect the proposed land use changes, unit transfers, and to include dedication of a portion of West Roseville Specific Plan Parcel W-60B to the City. Lastly, a Tentative Subdivision Map is included to subdivide Parcel WB-41 into 63 medium density residential lots.

Thank you,
Kinnie

Kinarik Shallow
Associate Planner
Development Services Dept. – Planning Division
o: (916) 746-1309
f: (916) 774-5129
Working together to build a quality community.

Civic Center | 311 Vernon Street | Roseville, CA | 95678

From: Kat Fiorentino <kat@loansbykat.com>
Sent: Friday, November 19, 2021 7:17 PM
To: Shallow, Kinarik <KShallow@roseville.ca.us>
Cc: Alejandro & Susan Garcia <Scoopie@msn.com>; angela Oneill <Aoneill@hga.com>; Cheryl Hammond <J.c.hamandegg@comcast.net>; Dave & Muneca Sutherland <Daves@jps.net>; Derrick Leeks <Mr.leeks@icloud.com>; Don & Fran Van Skike <donald1578@sbcglobal.net>; Glenda Atwood <hayglenda@gmail.com>; Hannah Siviglia <hsiviglia@gmail.com>; Jeremiah Herrera <Jerherrera@gmail.com>; Jill & Robert Maccione <jmmaccione@gmail.com>; June & Robert Maccione <jmmaccione@hotmail.com>; Kathy Wilkey <Kwilkey1964@gmail.com>; Raquel Terrazas <Rterrazas9196@gmail.com>; Tommy & Julie Thomas <TnJ7@comcast.net>; Zach Siviglia <zhsiviblia@gmail.com>
Subject: Sierra View Country Club Residential Development

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I received a postcard from the city of Roseville Planning division regarding The following project's notice of MND. The problem is that it seems to address multiple projects so it's a bit confusing. I am hoping you can clarify some questions for our neighborhood as I am sure I am not the only one who has questions about his notice.
We are concerned with identifying the project that borders our neighborhood, specifically Diamond Oaks Road and Shasta Street. It appears you have lumped 3 different development projects on this one postcard so again I am confused. Are we just the 75 units on infill Planning Parcel 3 and listed as APN 015-011-029-000 or are we some combination of the other identifies referenced below? Pleasant Grove does not connect to our Diamond Oaks Neighborhood, but I really can't identify exactly which Parcel and APN pertains to us on this Post Card.

Shallow, Kinarik

From: Derek Pell <derek.j.pell@gmail.com>
Sent: Tuesday, November 30, 2021 1:14 AM
To: Shallow, Kinarik
Subject: Sierra View Country Club & Sierra Vista Specific Plan Redesignation and Rezoning Project File #PL21-0162 and #PL21-0161

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hello Kinnie,

I wanted to reach out with some concerns regarding the proposed rezoning for infill parcels 100 and 3. There was obviously a lot of work that went into the combined CEQA document and I understand there are a couple different sets of rules at play here that have to be navigated (SB 330 and CEQA). While on the surface, down-zoning one area of the city by 93 units and redistributing them elsewhere in the area seems rational, I am concerned that the analysis is missing the higher-level interactions.

For example, take VMT. For the SV parcels, VMT analysis is not required since the general plan assessed the impact of VMT for the parcel designated at MDR, and the proposed change from baseline creates fewer units and thus fewer VMT. For the SVSP parcel WB-41, VMT analysis showed a decrease based on a strict change from commercial to residential. The conclusion of page 5 of the Cumulative Considerations that the proposed project will reduce VMT impacts, however, intuitively doesn't seem right.

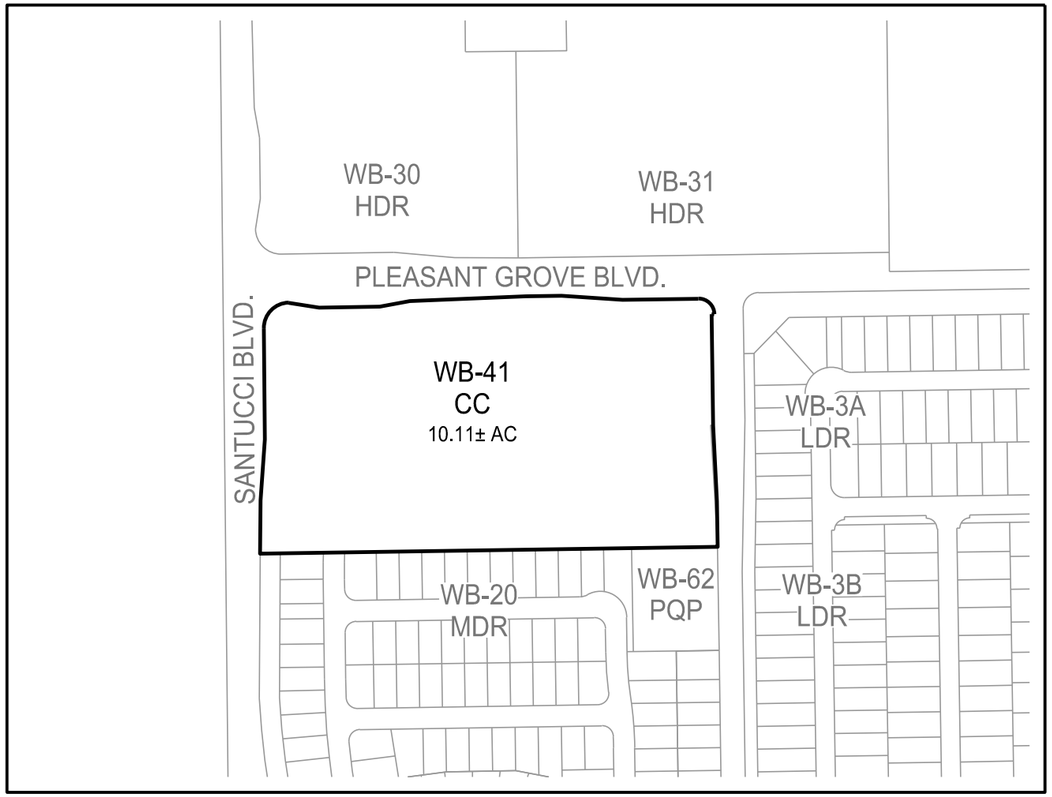
The city is taking housing (or really potential housing) from a centralized location, and pushing it to the far reaches of town. The SV parcels are just over a mile from commercial areas such as Old Town and Downtown, the Church St. Station, and around a mile and a half from The Fountains, where there are restaurants and shops. Having previously lived just over on Alta Vista Ave, I speak from experience when I say it is a centralized, bikeable, walkable area where VMT could well be below average for the city. Conversely, the parcels in the SVSP will likely be far away from most destinations when they are first constructed, meaning more people in more cars. Looking at the SVSP itself, WB-31 and WB-41 are going to be around a mile from other commercial areas and significantly farther from the main commercial zones along Baseline when SVSP is fully built out. It seems to me that both in the short term (before full SVSP buildout) and in the long-term, the combined effect of the rezoning will be that there will be fewer people close to amenities where it is possible to not drive, and more people in cars travelling longer distances to get the goods and services they need. In fact, re-zoning WB-41 to residential removes the north-west commercial area of the SVSP and, again, will push more people to get in their car and drive, rather than walking or biking down the street.

In conclusion, downzoning infill parcels 3 and 100 is a bad deal for future Roseville residents. It takes one of the city's last opportunities to create denser infill on a greenfield site close to jobs, shops, restaurants and healthcare, and wastes it on a single-family gated subdivision. In addition, pushing more housing out to the edge of the city is a surefire way to force more people into cars.

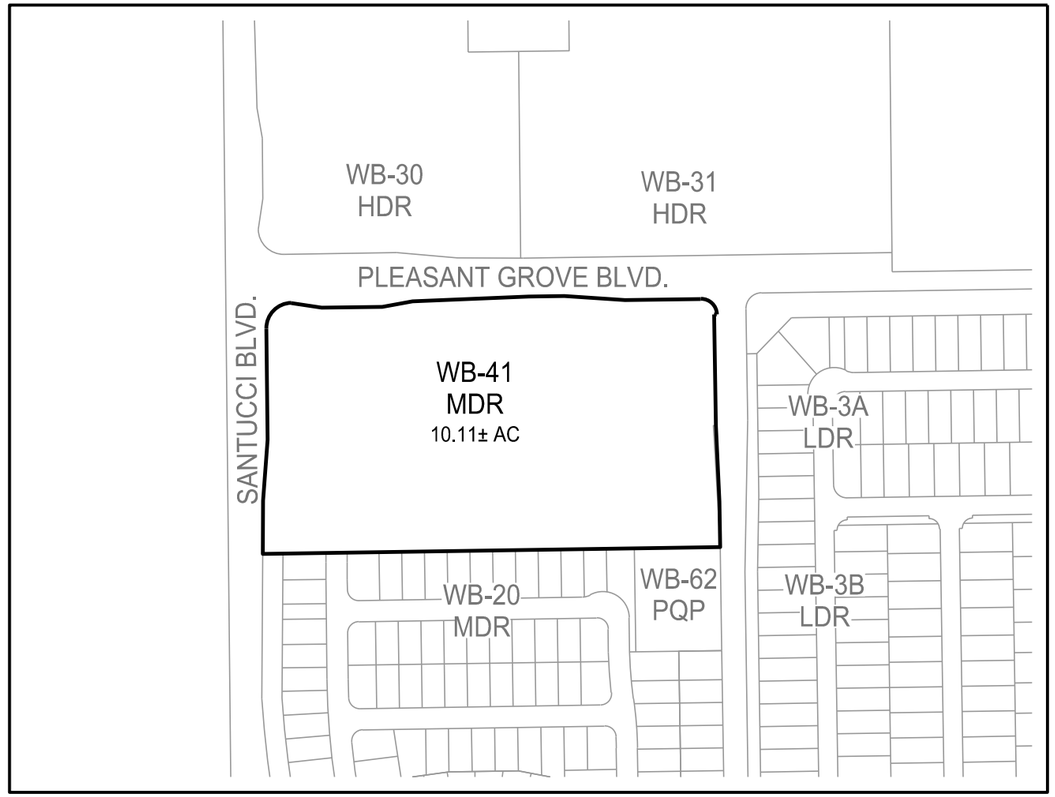
Thank you for your time,

Derek Pell
530 863 0662

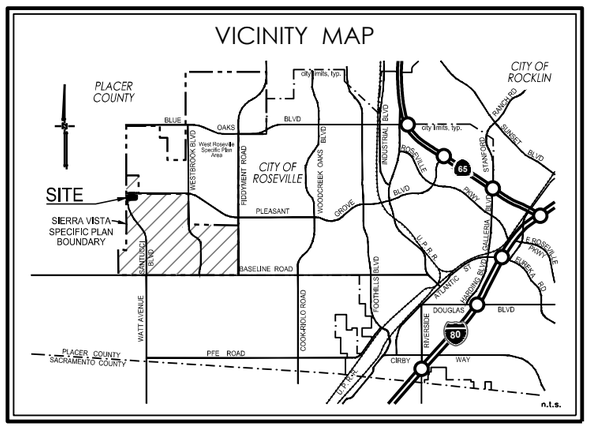
PC EXHIBIT A



EXISTING LAND USE



PROPOSED LAND USE



Existing Land Use		Proposed Land Use	
Parcel Land Use	**Acres**	**Parcel Land Use**	**Acres**
WB-41 CC (Community Commercial)	10.11 ac.	WB-41 MDR (Medium Density Residential)	10.11 ac.
TOTAL	**10.11 ac.**	**TOTAL**	**10.11 ac.**

WESTPARK communities

MacKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

N

0 300 600

SCALE: 1"=300'

GENERAL PLAN AMENDMENT &
SPECIFIC PLAN AMENDMENT EXHIBIT

PARCEL WB-41

of the Sierra Vista Specific Plan

Roseville, CA

July 15, 2021

7-16-2021 13:33:15 ecrow P:\18437_PH3\PLN Applications\TM\WB-41\WB41-GPA-SPA_EXH.dwg
[1] P:\18437_Overall\SRV\cs\S-CS-WB.dwg

PC EXHIBIT B

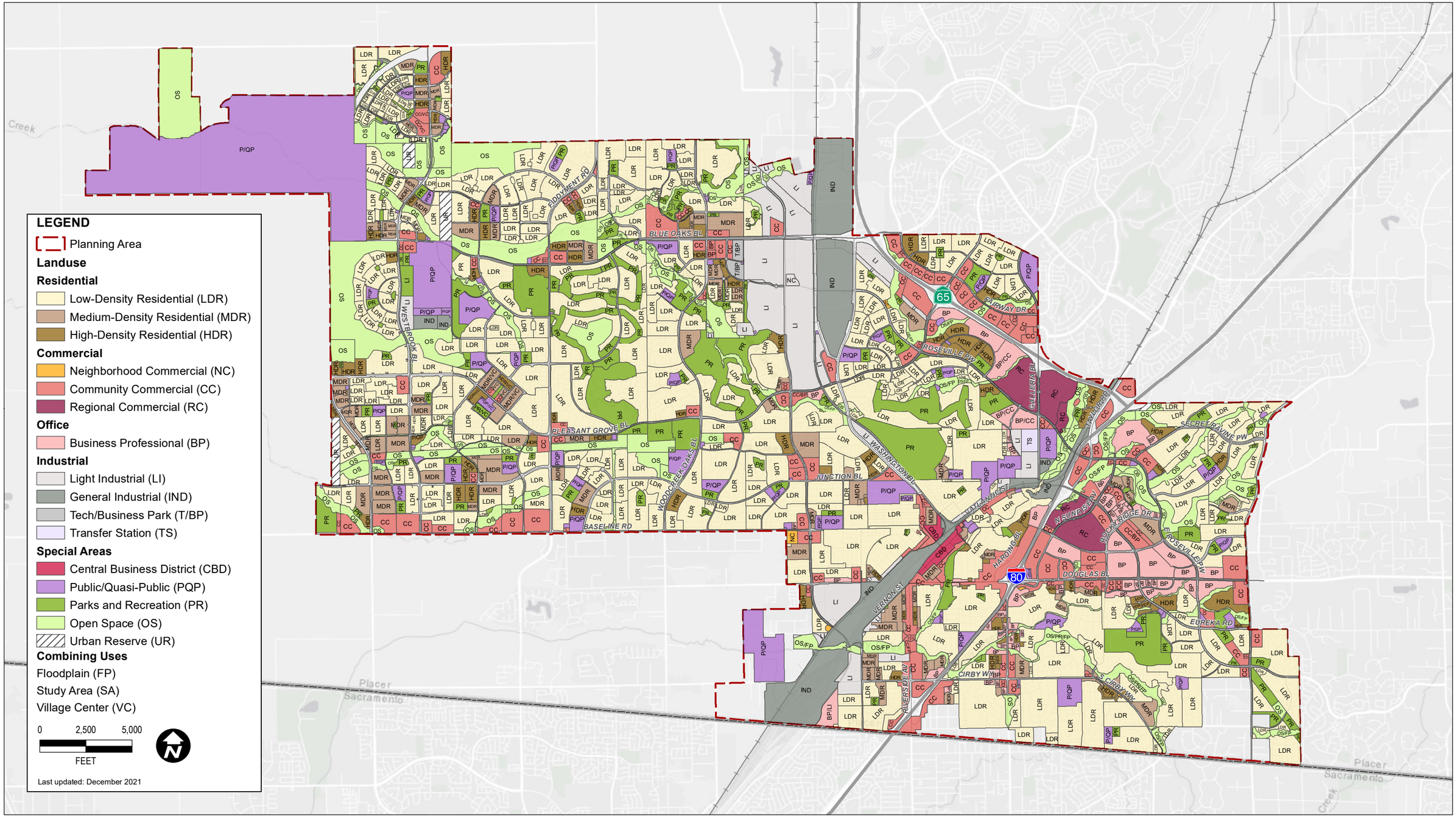

LEGEND
Planning Area
Landuse
Residential
Low-Density Residential (LDR)
Medium-Density Residential (MDR)
High-Density Residential (HDR)
Commercial
Neighborhood Commercial (NC)
Community Commercial (CC)
Regional Commercial (RC)
Office
Business Professional (BP)
Industrial
Light Industrial (LI)
General Industrial (IND)
Tech/Business Park (T/BP)
Transfer Station (TS)
Special Areas
Central Business District (CBD)
Public/Quasi-Public (PQP)
Parks and Recreation (PR)
Open Space (OS)
Urban Reserve (UR)
Combining Uses
Floodplain (FP)
Study Area (SA)
Village Center (VC)
0
2,500
5,000
FEET
Last updated: December 2021
FIDDYMENT RD
BLUE OAKS BL
WESTBROOK BL
PLEASANT GROVE BL
WOODCREEK OAKS BL
JUNCTION BL
LI WASHINGTON BL
BASELINE RD
PARKWAY DR
ROSEVILLE PW
GALLERIA BL
TAYLOR RD
SECRET RAVINE PW
N SUNRISE AV
ROCKRIDGE DR
DOUGLAS BL
HARDING BL
LATHROP ST
VERNON ST
RIVERSIDE AV
CIRBY WY
S CIRBY WY
EUREKA RD
Placer
Sacramento
Creek

Table 4-1: Plan Area Land Use Summary

Land Use Designation		Applied Zoning Districts	Acres	% of Total Acres	Units	% of Total Units
Residential Neighborhoods						
LDR	Low Density Residential	RS/DS	595.6	28.7%	3,049	~~35.1~~34.8%
LDR	LDR – Age Restricted	RS/DS	94.3	4.6%	493	5.6~~7~~%
MDR	Medium Density Residential	RS/DS	~~342.6~~351.1	~~16.5~~16.9%	~~2,551~~2,614	29.8~~4~~%
HDR	High Density Residential	R3	92.0	4.4%	~~2,337~~2,367	~~26.9~~27.1%
Sub-totals			**~~1,125.1~~1,133**	**54.~~72~~%**	**~~8,430~~8,523**	**97.~~21~~%**
Commercial and Employment						
CC	Community Commercial (Commercial Mixed Use)	CMU/SA	29.1	1.4%	249	2.~~98~~%
CC/BP	Community Commercial/ Business Professional (Mixed Use)	CC/SA	25.4	1.2%	--	--
CC	Community Commercial	CC & GC	~~177.5~~167.2	8.~~61~~%	--	--
Sub-totals			**~~232.0~~221.7**	**~~11.2~~10.7%**	**249**	**2.~~98~~%**
Open Space/Public						
P/QP	Public/Quasi-Public	P/QP	64.7	3.1%	--	--
PR	Parks & Recreation	PR	104.6	5.0%	--	--
OS	Open Space	OS	302.0	14.6%	--	--
OS	Paseo (60'-wide)	OS	13.4	0.6%	--	--
UR	Urban Reserve	UR	38.7	1.9%	--	--
Sub-totals			**523.4**	**25.3%**	**--**	**--**
Right of Way/ Landscape Corridor			~~191.7~~193.82	9.2%	--	--
TOTAL			**2072.2 ac**	**100%**	**~~8,679~~8,772 du**	**100%**

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

Last Updated ~~October 2021~~December 2021

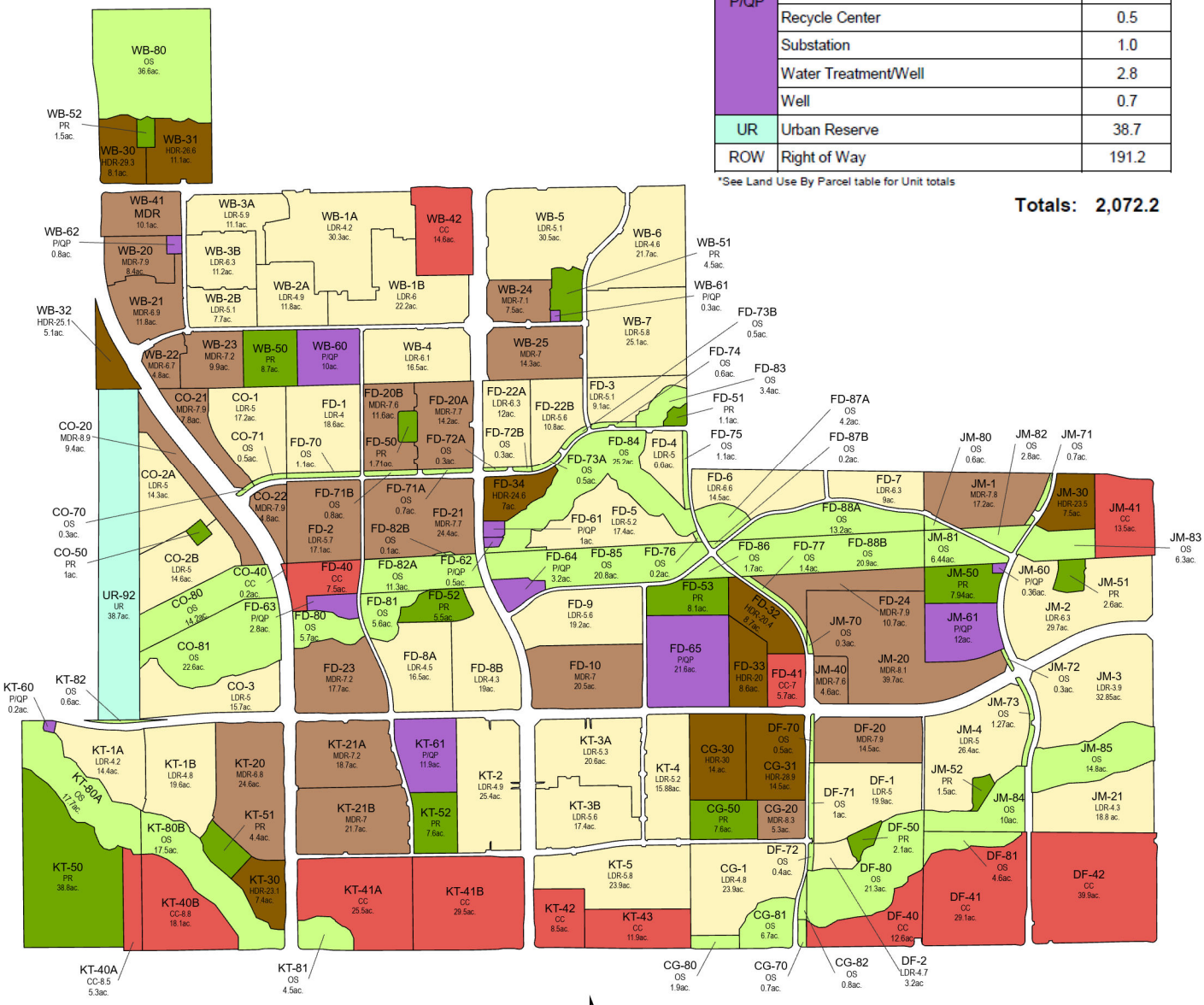
SIERRA VISTA LAND USE PLAN

Figure 4-1

	Land Use Designation	Acres
LDR	Residential	595.6
	Residential - Age Restricted	94.3
MDR	Residential	353.7
HDR	Residential	92.1
CC	Business Professional and Commercial	25.4
	Commercial	167.2
	Commercial Mixed Use	29.1
OS	Open Space	301.8
	Open Space/Paseo	13.7
PR	Park	104.3
P/QP	Elementary School	34.1
	Fire Station	3.2
	Lift Station	1.2
	Middle School	21.6
	Recycle Center	0.5
	Substation	1.0
	Water Treatment/Well	2.8
	Well	0.7
UR	Urban Reserve	38.7
ROW	Right of Way	191.2

*See Land Use By Parcel table for Unit totals

Totals: 2,072.2



Last Updated: November 24, 2021

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

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
UR-92	Urban Reserve	UR	38.72		
	Sub-totals (Urban Reserve)		**38.72**	**0**	
WB-1A	LDR (Residential – Age-Restricted)	RS/DS	30.30	126	4.2
WB-1B	LDR (Residential – Age-Restricted)	RS/DS	22.20	133	6.0
WB-2A	LDR (Residential – Age-Restricted)	RS/DS	11.81	58	4.9
WB-2B	LDR (Residential – Age-Restricted)	RS/DS	7.67	39	5.1
WB-3A	LDR (Residential – Age-Restricted)	RS/DS	11.10	66	5.9
WB-3B	LDR (Residential – Age-Restricted)	RS/DS	11.23	71	6.3
WB-4	LDR (Residential)	RS/DS	16.50	100	6.1
WB-5	LDR (Residential)	RS/DS	30.50	157	5.1
WB-6	LDR (Residential)	RS/DS	21.70	103	4.7
WB-7	LDR (Residential)	RS/DS	25.14	145	5.8
WB-20	MDR (Residential)	RS/DS	8.88	66	7.9
WB-21	MDR (Residential)	RS/DS	11.80	81	6.9
WB-22	MDR (Residential)	RS/DS	4.80	32	6.7
WB-23	MDR (Residential)	RS/DS	9.88	71	7.3
WB-24	MDR (Residential)	RS/DS	7.50	53	7.1
WB-25	MDR (Residential)	RS/DS	14.30	100	7.0
WB-30	HDR (Residential)	R3	8.06	237	29.4
WB-31	HDR (Residential)	R3	11.10	~~263~~293	~~23.7~~26.4
WB-32	HDR (Residential)	R3	5.11	128	25.0
WB-41	~~CC (Commercial)~~MDR (Residential)	~~CC~~RS/DS	~~10.11~~8.5	63	7.4
WB-42	CC (Commercial)	CC	14.55		
WB-50	PR (Park)	PR	8.74		
WB-51	PR (Park)	PR	4.47		
WB-52	PR (Park)	PR	1.50		
WB-60	Public/Quasi-Public (Elementary School)	P/QP	10.00		
WB-61	Public/Quasi-Public (Well)	P/QP	0.31		
WB-62	Public/Quasi-Public (Lift Station)	P/QP	0.80		
WB-80	OS (Open Space)	OS	36.58		
	Sub-totals (Westbrook)		**365.64**	**2,029**	
ROW	Right of Way/Landscape Corridors		~~191.60~~193.82		
	Sub-totals (ROW)		**~~191.60~~193.85**	**0**	
	Total		**2,072.16**	**~~8,679~~8,772**	

Table Updated ~~October 2021~~December 2021
(GIS acreages revised January 2021)

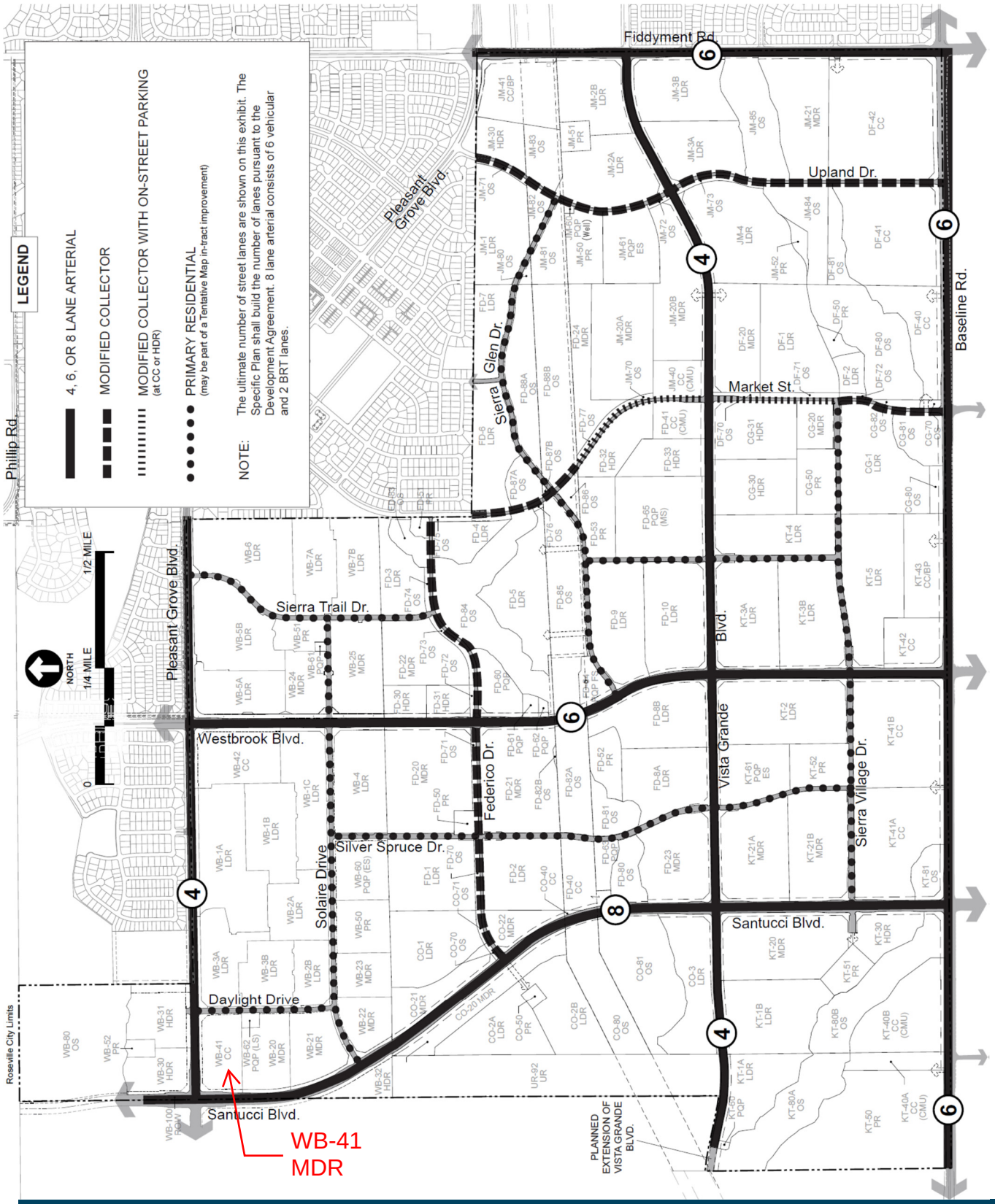


Figure 6-1: Roadway System

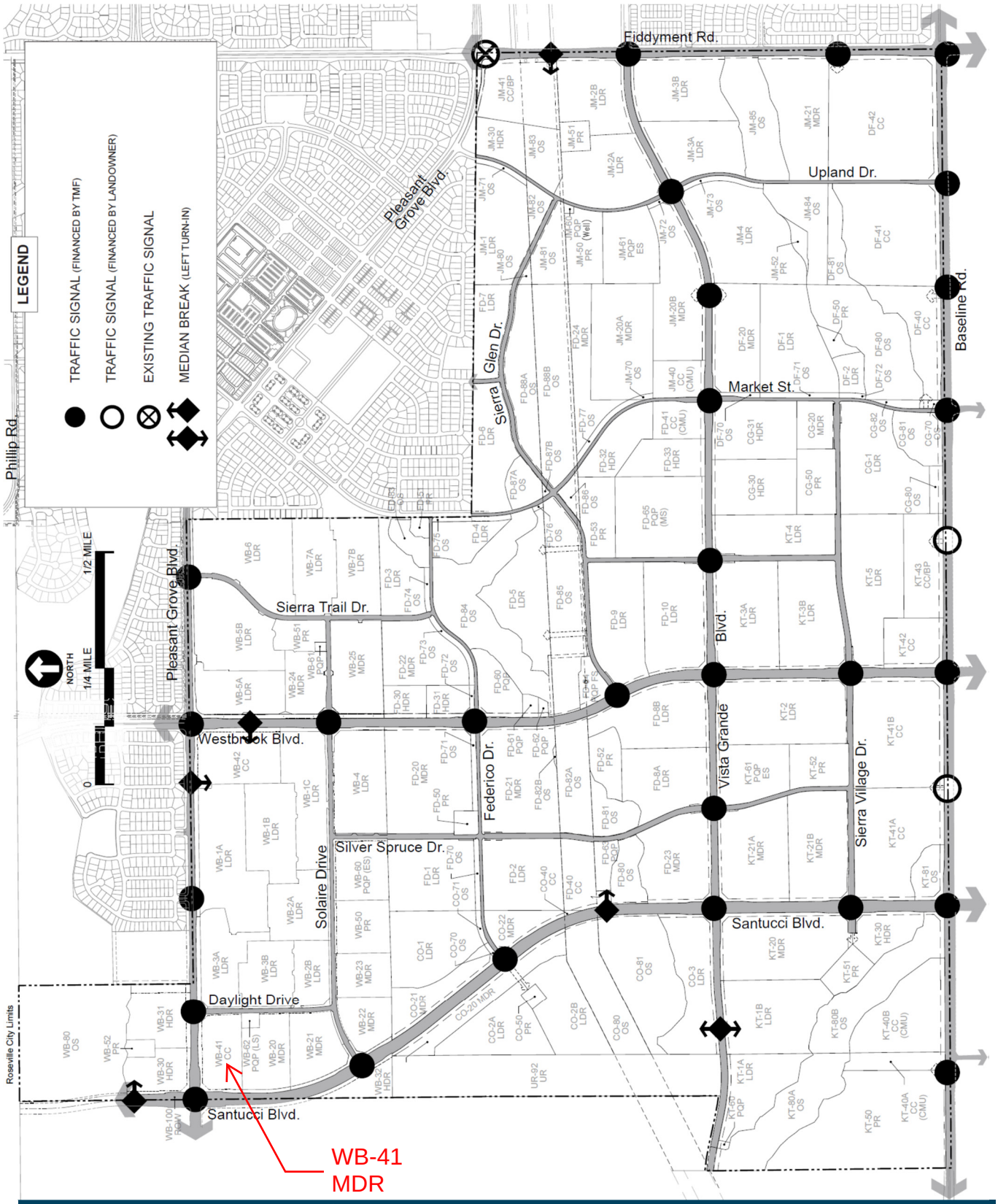


Figure 6-6: Arterial Roadway Traffic Signals and Median Breaks

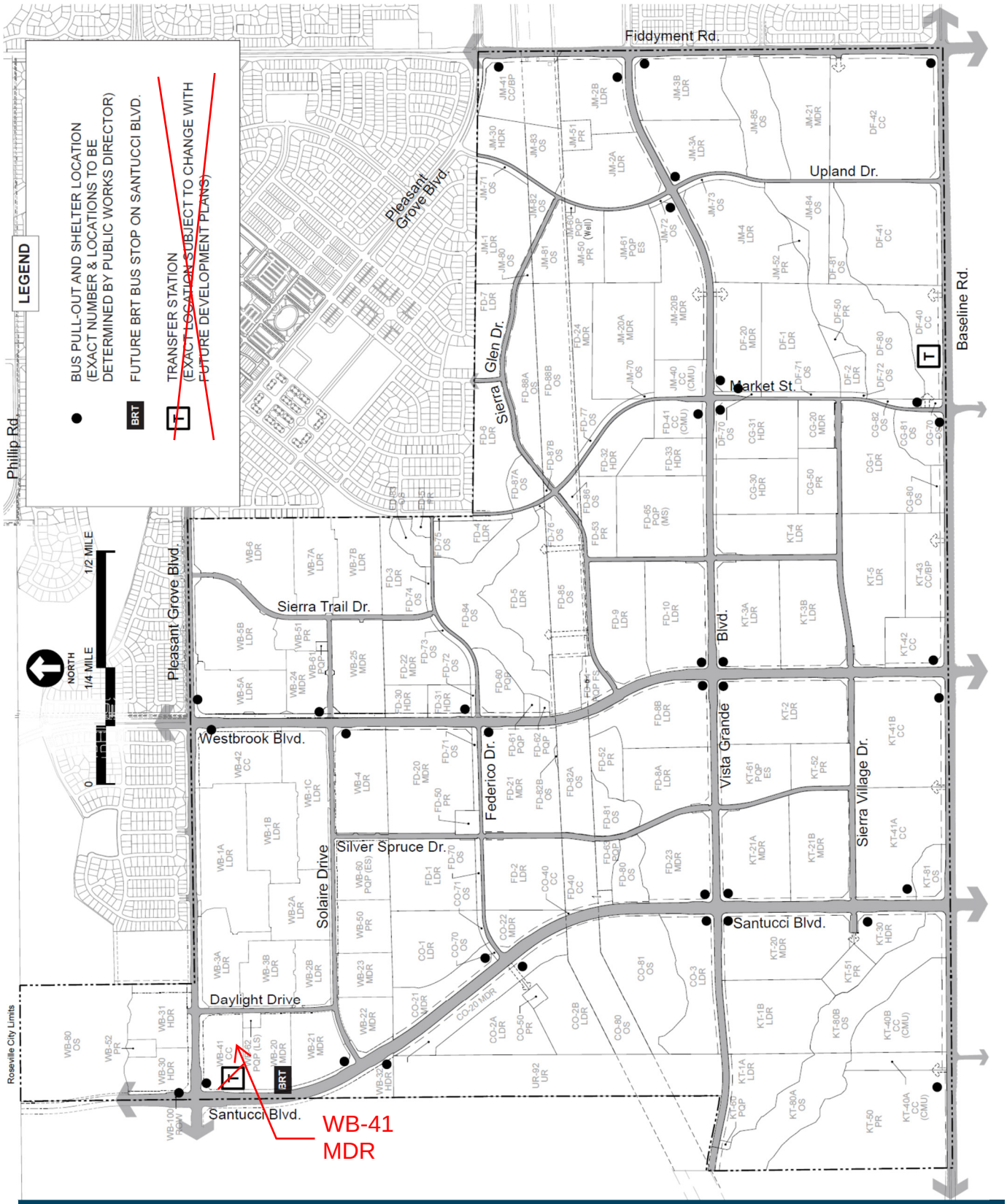


Figure 6-24: Bus Pull-Out and Shelter Locations

6.5 Park and Ride Facilities

Park and ride lots provide parking for commuters to leave their vehicles to meet carpools, vanpools or access transit. In the SVSP, a total of ~~3~~ 2 park and ride lots are dispersed throughout the Plan Area near major roadway intersections on the Baseline Road, Fiddyment Road, and Santucci Blvd. corridors. The park and ride locations shown on SVSP Parcels DF-40 and KT-41A shall provide for 50 park and ride spaces each. ~~The park and ride location in SVSP Parcel WB-41 shall provide for 35 park and ride spaces.~~ Sites designated to provide park and ride facilities are identified on Figure 6-25.

Park and Ride spaces are in addition to the minimum required parking spaces for each project. These spaces will be installed with project development and maintained by the project developer, with all designated spaces signed in accordance with City standards. Park and Ride lots are intended to be made available to commuters during normal commute hours on a daily basis. Additional details regarding the obligations for the construction of park and ride lots, including related facilities, is included in the project development agreements.

6.6 Transportation Systems Management

Transportation System Management (TSM) measures are designed to reduce the number and length of home-to-work commute trips through actions such as ridesharing, flexible work hours, and support of public transportation. Any project site, common work location, or employer with 50 or more employees is required to comply with the City of Roseville TSM Ordinance and shall incorporate TSM measures to the degree required by the Ordinance.

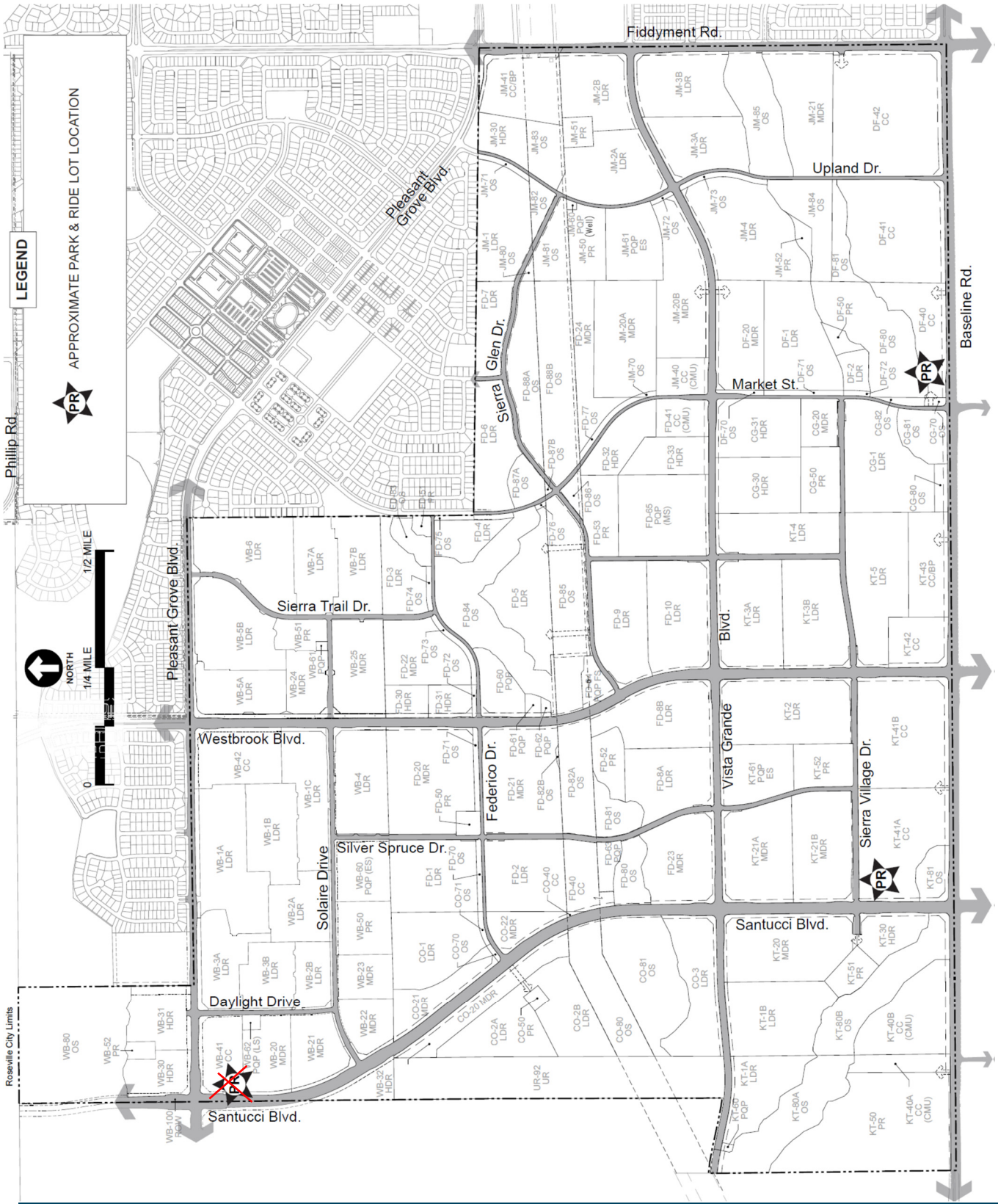


Figure 6-25: Park & Ride Facilities

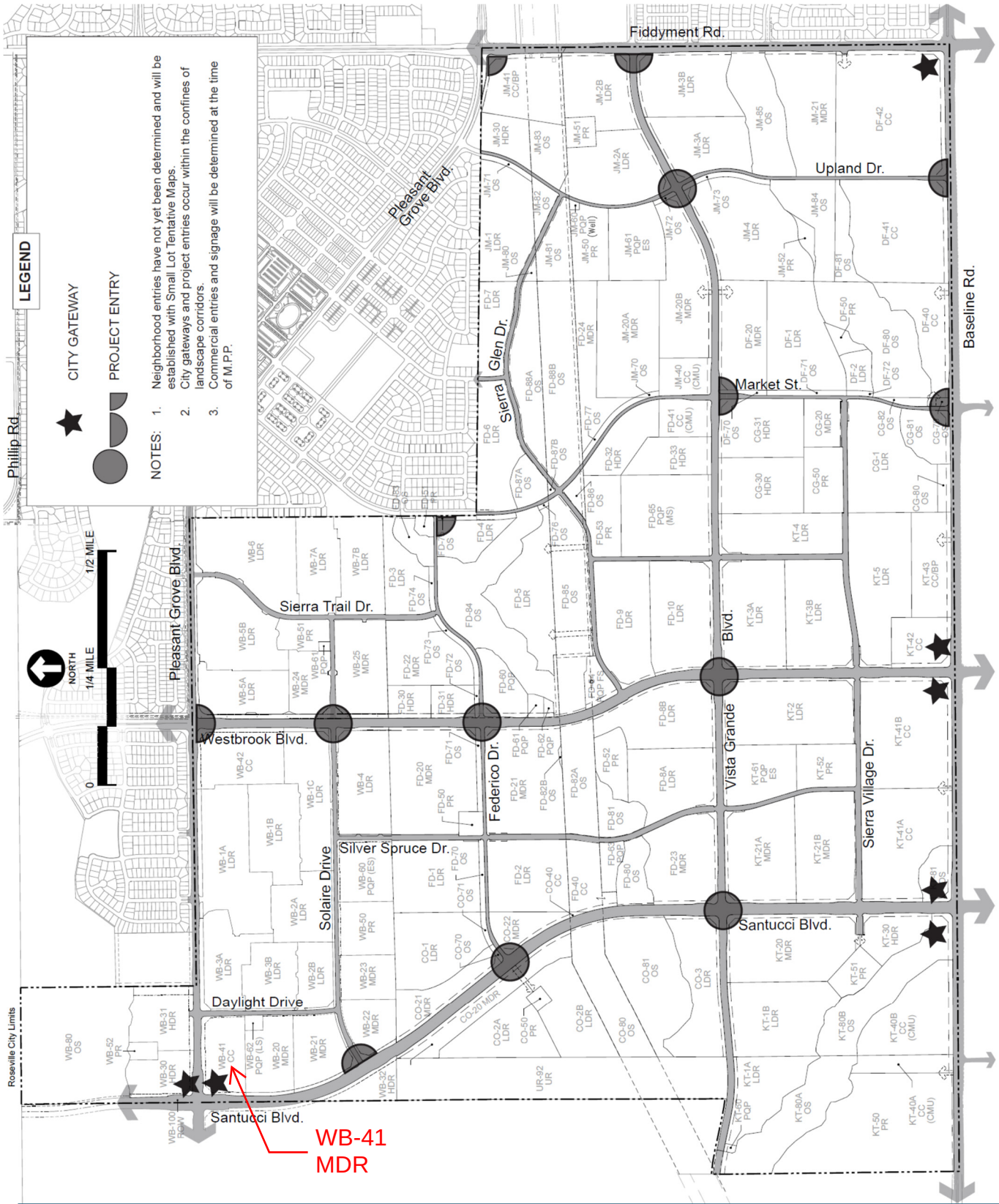


Figure B-2: Entry Feature Locations

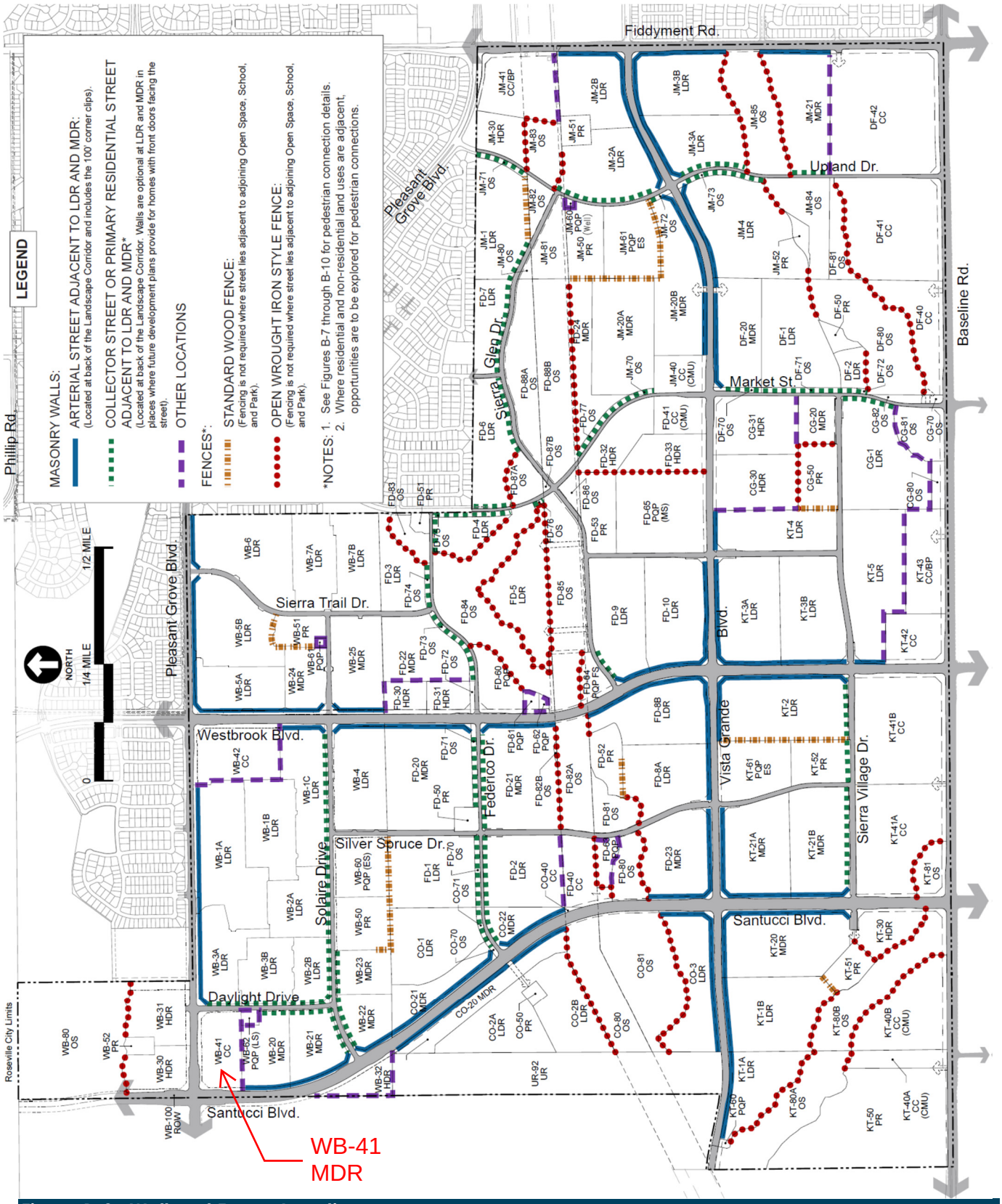
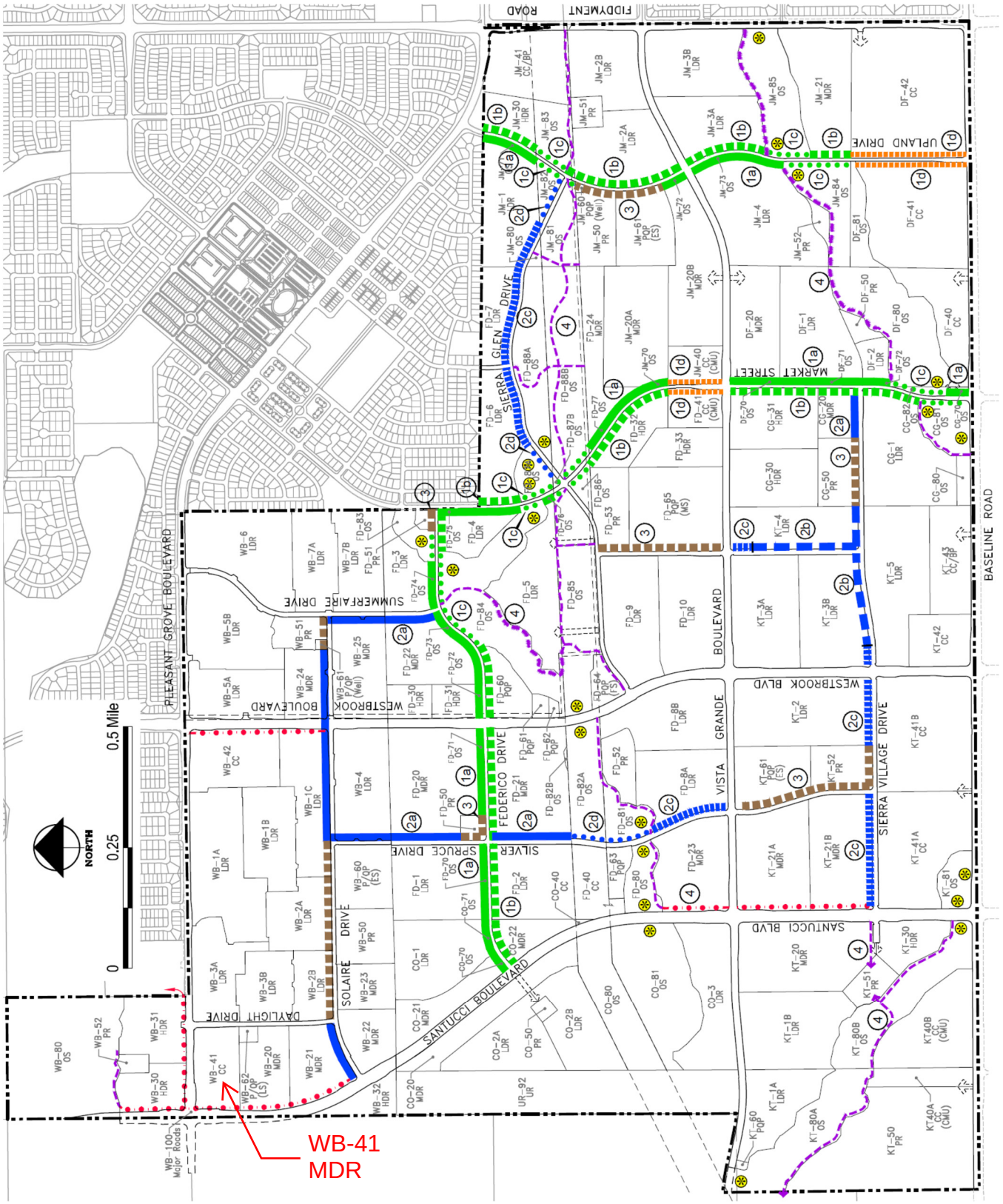


Figure B-3: Wall and Fence Locations



Note: Bikeway alignments in open space areas are conceptual and may be refined as detention facilities are designed.

Figure B-5: Paseo Plan

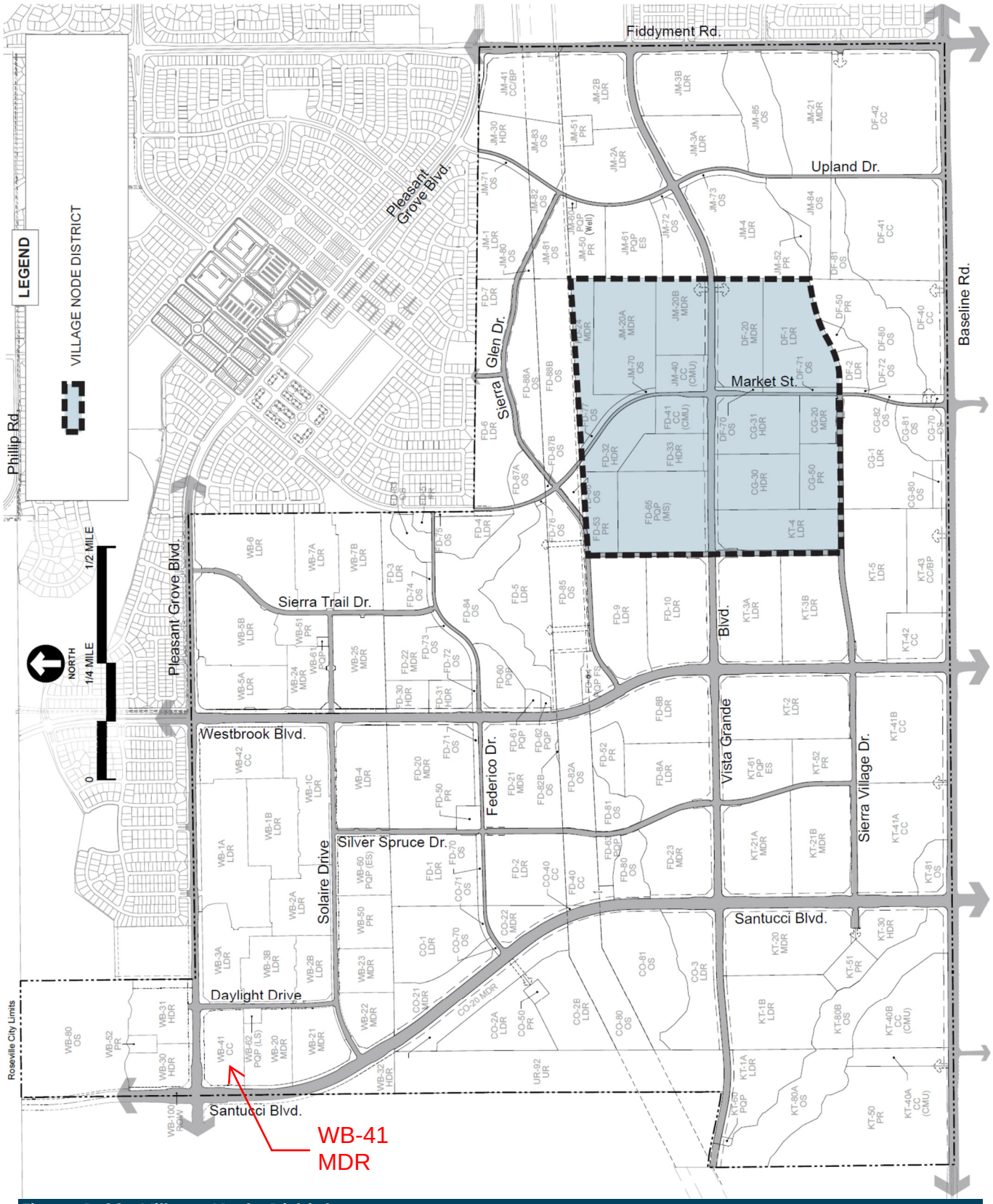


Figure B-22: Village Node District

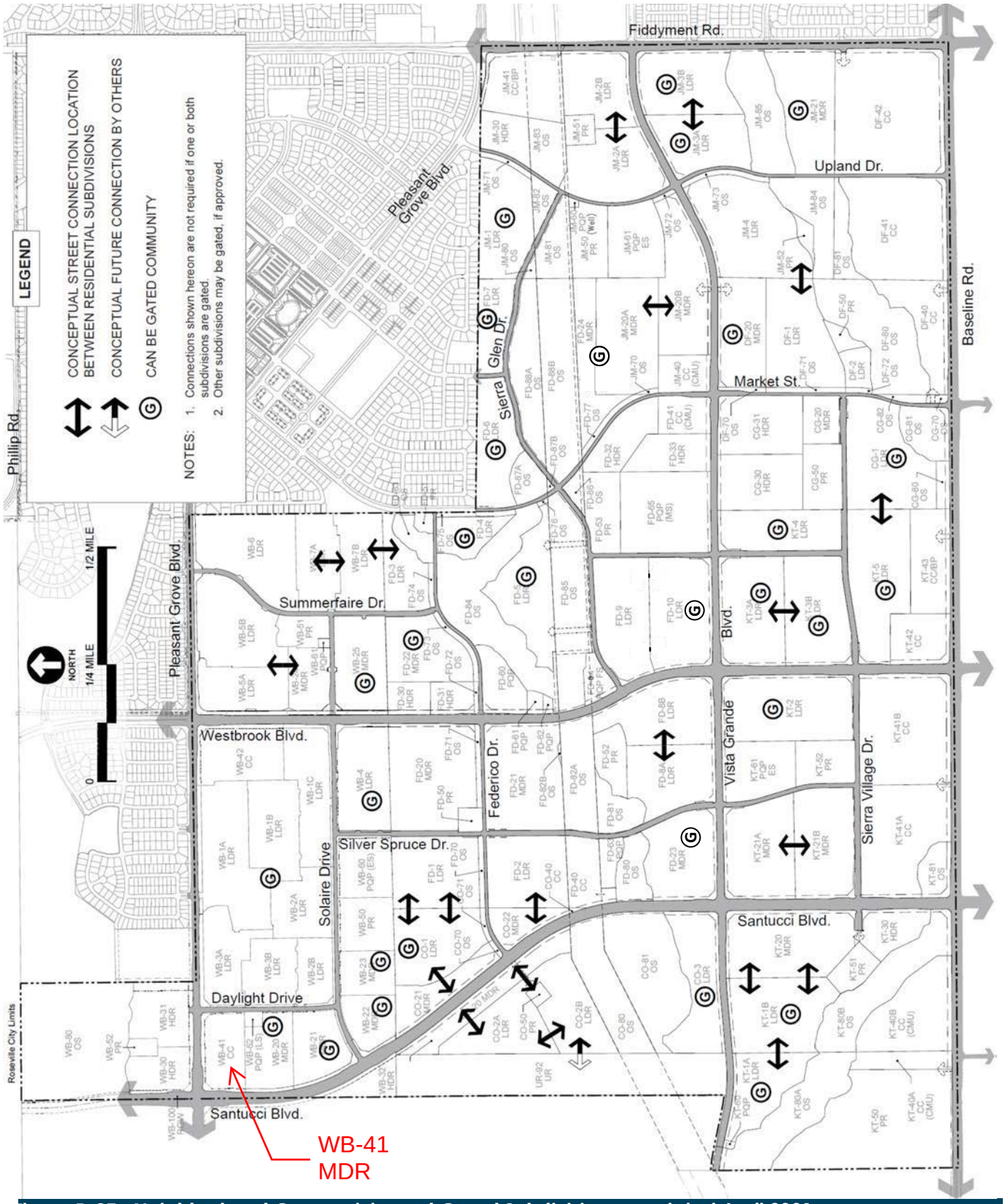


Figure B-25: Neighborhood Connectivity and Gated Subdivisions - updated April 2021

B.12 Commercial Center for Parcels WB-41

Overview

Parcel WB-41 is a neighborhood-serving retail center that supports planned transit systems and facilitates pedestrian walkability. At 10 acres, development of approximately 175,000 sq. ft. of commercial and/or office space can be supported. This site is adjacent to a planned Bus Rapid Transit (BRT) route along Santucci Blvd. and as such, the site design concept accommodates a transit hub that supports both regional and local transit systems. In addition, the layout of retail buildings allows a point of connection to the adjacent residential neighborhoods, intended to facilitate pedestrian walkability to both this retail center and transit hub. The mix of uses and layout of buildings will be determined as subsequent entitlements are processed with the City per the guidelines below.

Guidelines

The design concept in Figure B-30 should be used to help direct the final layout of the commercial site. Design consideration should be given to the site's visibility at a major street intersection and western entry into the City. The concepts and guidelines in this illustrative are intended to augment the City's adopted Community Design Guidelines for commercial centers.

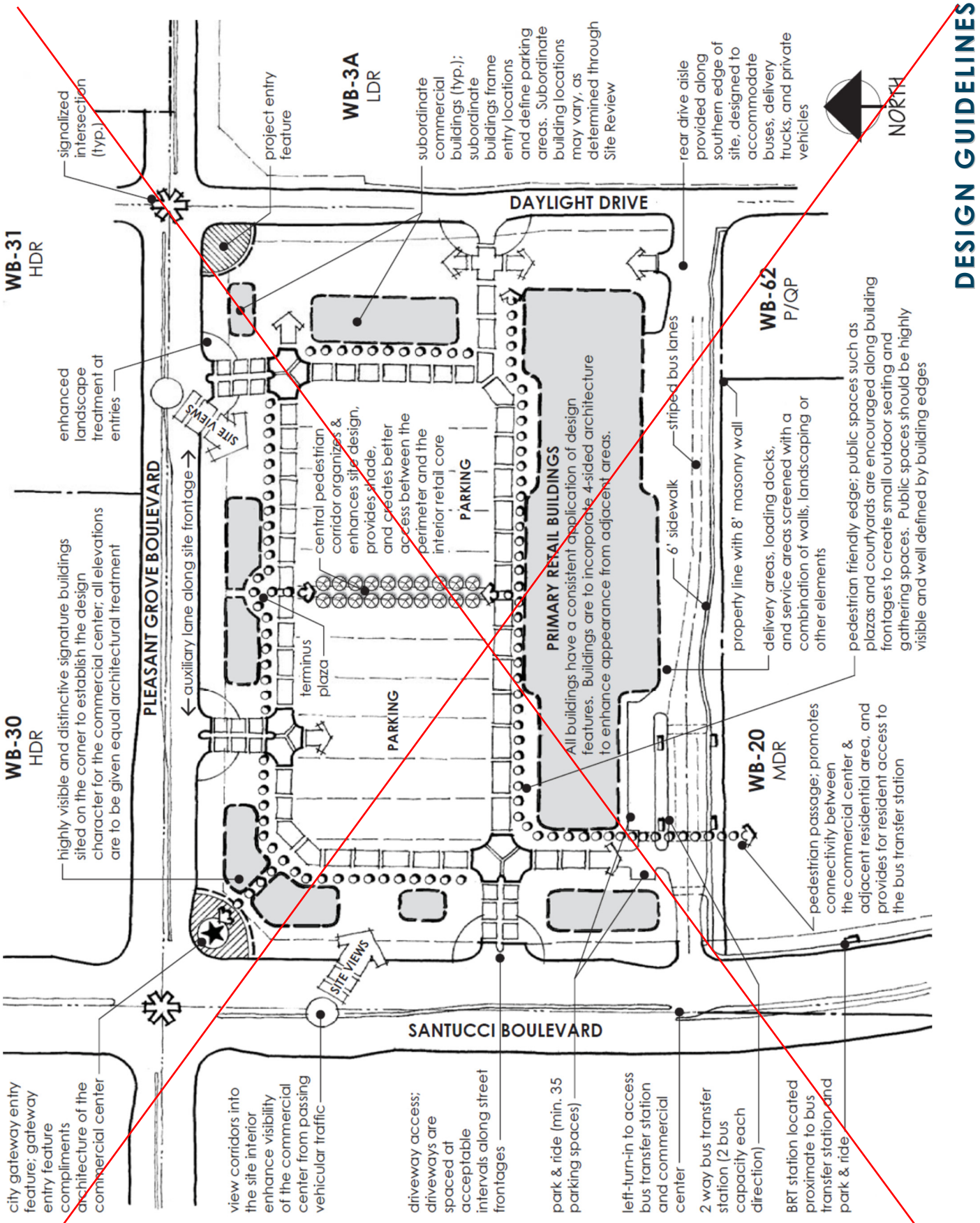
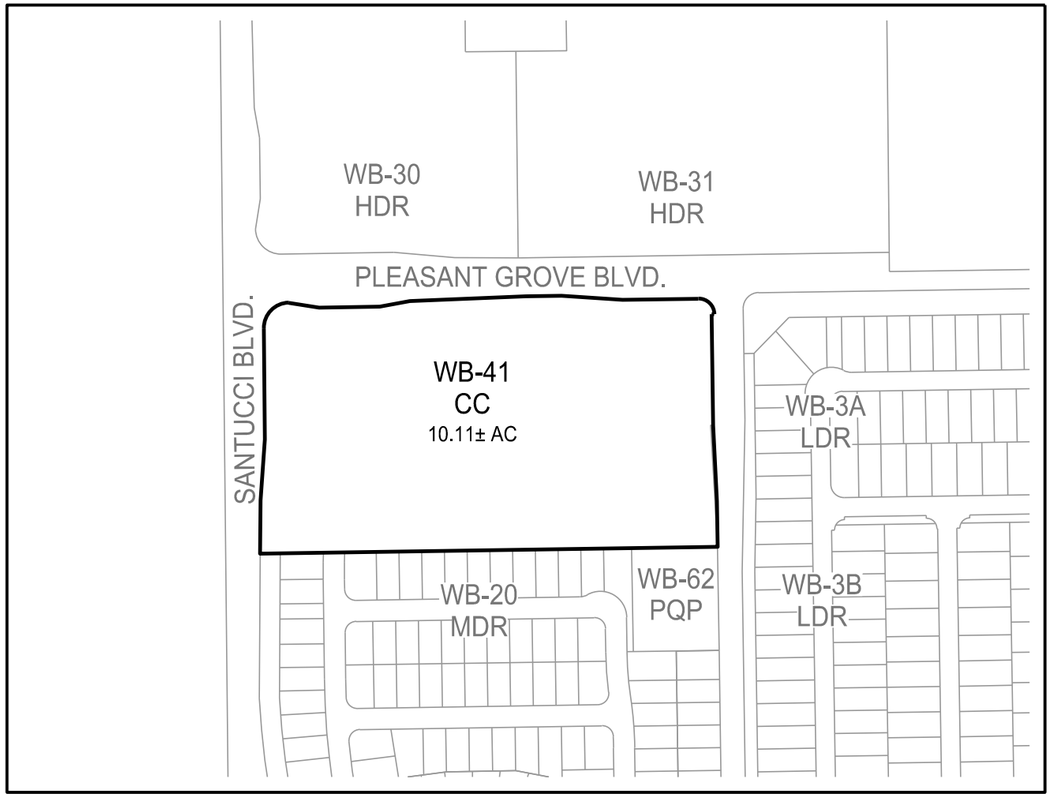
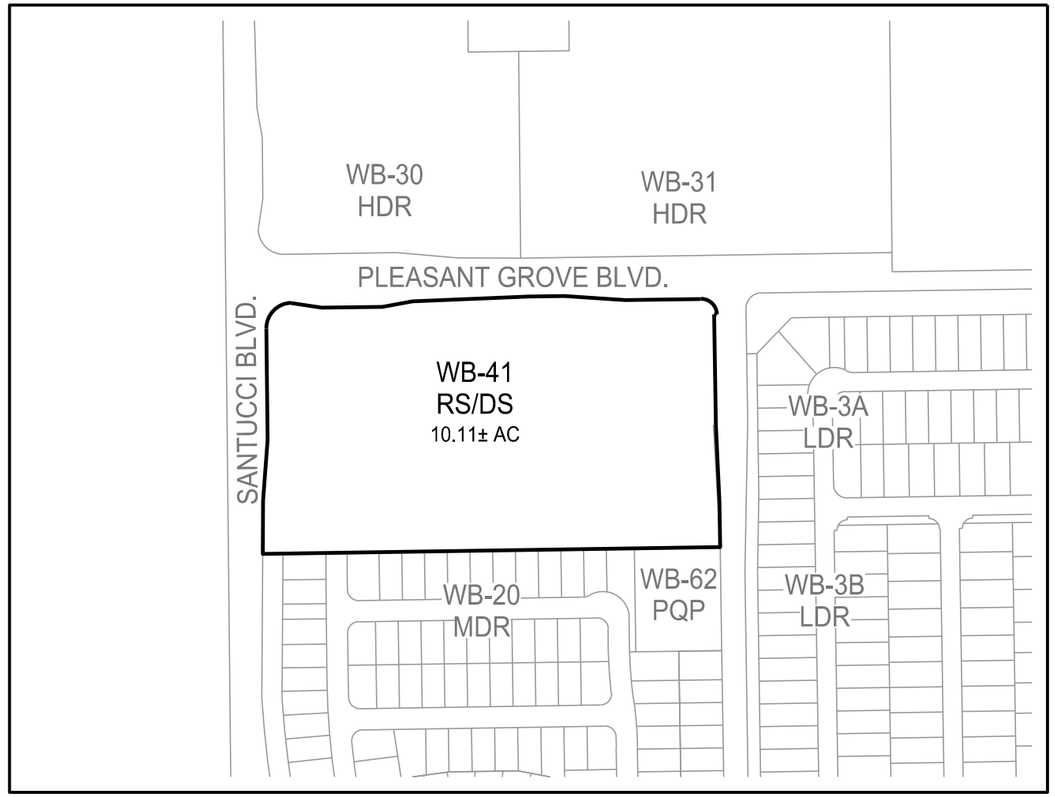


Figure B-30: Concept Plan for Parcel WB-41

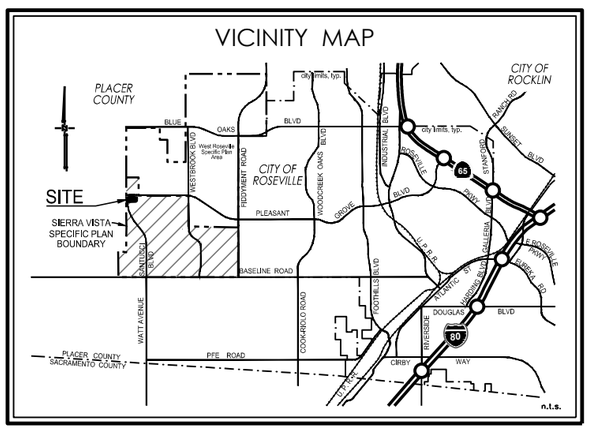
PC EXHIBIT D



EXISTING ZONING



PROPOSED ZONING



Existing Zoning		Proposed Zoning	
Parcel Land Use	**Acres**	**Parcel Land Use**	**Acres**
WB-41 CC (Community Commercial)	10.11 ac.	WB-41 RS/DS	10.11 ac.
TOTAL	**10.11 ac.**	**TOTAL**	**10.11 ac.**

WESTPARK communities

MacKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

N

0 300 600

SCALE: 1"=300'

REZONE EXHIBIT

PARCEL WB-41

of the Sierra Vista Specific Plan

Roseville, CA July 15, 2021

7-16-2021 13:31:54 ecrow
[1] P:\18437_Overall\SRV\cs\S-CS-WB.dwg
P:\18437_Ph3\PLN\Applications\TM\WB-41\WB41-REZONE_EXH.dwg

SECOND AMENDMENT OF DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND WESTPARK S.V. 400, LLC, RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN

This Second Amendment of Development Agreement is entered into this _____ day of _____, 2022, by and between the CITY OF ROSEVILLE, a municipal corporation ("City"), WESTPARK S.V. 400, LLC, a California limited liability company ("Westpark"), and PINE ISLAND APARTMENTS, LLC, an Indiana limited liability company ("Pine Island")(collectively, "Landowner"), pursuant to the authority of Sections 65864 through 65869.5 of the California Government Code.

RECITALS

A. Westpark and City entered into a Development Agreement (the "Development Agreement") which was approved by the City Council of City on June 20, 2012, and recorded on July 25, 2012, in the Official Records of Placer County as Document No. 2012-0066790-00. City and Westpark entered into the Development Agreement relative to development within a portion of the Sierra Vista Specific Plan ("Specific Plan", "SVSP", or "Plan Area"), as described in Exhibit "A" and shown in Exhibit "B" to the Development Agreement (the "Property"), and attached thereto for reference.

B. On May 4, 2016, City approved the First Amendment to the Development Agreement (the "First Amendment") relative to development within a portion of the SVSP, as more precisely defined in Exhibits "A" and "B" attached to the First Amendment, which was recorded on May 11, 2016, as Document No. 2016-0035988-00, in the Official Records of Placer County.

C. Westpark assigned its interest for a portion of the Property to Pine Island pursuant to that certain Assignment and Assumption Agreement Relative to the Sierra Vista Specific Plan Development Agreement dated as of November 10, 2021, and recorded November 10, 2021, as Document No. 2021-0139629-00, in the Official Records of Placer County.

D. This Second Amendment to the Development Agreement (the "Second Amendment") affects a certain portion of the Property commonly known as SVSP Parcels WB-31 and WB-41 (the "Second Amendment Property"), as described in Exhibit "A" and as shown in Exhibit "B" attached to this Second Amendment. This Second

Amendment does not affect or apply in any manner with respect to the remainder of the Property described in the Development Agreement.

E. Concurrent with its consideration of this Second Amendment, City is processing General Plan Amendment (Resolution No. _____), Specific Plan Amendment (Resolution No. _____), a Rezone (Ordinance No. _____), and a Tentative Subdivision Map (TSM_____) for Parcel WB-41 for purposes of adjusting land uses and densities on the Second Amendment Property. City and Landowner enter into this Second Amendment in order to provide consistency with and to vest these land use approvals.

F. The Second Amendment is authorized by Section 1.4 of the Development Agreement.

NOW, THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. AMENDMENT OF DEVELOPMENT AGREEMENT. The following sections and exhibits of the Development Agreement are hereby amended as follows:

a. REVISED SECTION 2.2. The summary table of Section 2.2 of the Development Agreement ("Vested Entitlements") is revised as follows:

"Low Density Residential	505 units on 93.8 Net Acres;
Low Density Residential/Age Restricted	493 units on 94.3 Net Acres;
Medium Density Residential	466~~33~~ units on 67.3 Net Acres;
High Density Residential	658~~20~~ units on 24.3~~1~~ Gross Acres;
Community Commercial	14.5~~24.5~~ Gross Acres;
Community Commercial/Commercial Mixed Use	0 Gross Acres;
Park	14.7 Gross Acres;
Open Space	36.6 Gross Acres;
Schools	10.0 Gross Acres;
Water Treatment/Well Site	0.3 Gross Acres;
Lift Station	0.8 Gross Acres;
Right of Way /Landscape Corridors	45.3 Gross Acres."

b. DELETED SECTION 3.5.19. Section 3.5.19 of the Development Agreement is deleted in its entirety.

c. REVISED SECTION 3.12.4. Section 3.12.4 of the Development Agreement is revised in its entirety to read as follows:

"3.12.4 City-Wide Park Fee. Pursuant to Section 3.17.1.2(i) below, the City-Wide Park Fee set forth in this Section 3.12.4 shall be paid by Landowner through bond proceeds from future Community Facilities District bond sale(s) rather than paid at building permit, for Phase E of the Property only. The City-Wide Park Fee shall fund the construction of City-Wide park facilities within the Specific Plan. As funded by future bond proceeds from Phase E of the Property only, the City-Wide Park Fee, as described in Section 3.12.5 below, including a $595 per unit credit, shall be $1,538 per Low Density Residential unit, $1,070 per Low Density Residential-Active Adult unit, $1,314 per Medium Density Residential unit, and $1,090 per High Density Residential unit (but excluding carriage units, which shall not pay City-Wide Park Fees), subject to annual adjustment, on July 1, based on the percentage change in the CCI. City-Wide park fees paid by Landowner through CFD bond proceeds from Phase E only shall be applied to the construction of improvements to SVSP Parcel KT-50. City-Wide park fees paid by Landowner upon issuance of building permits for Medium Density Residential units on Parcel WB-41 and for thirty (30) High Density Residential units on Parcel WB-31 may be applied by the City to the construction of improvements to any City-Wide park in the City."

d. REVISED SECTION 3.12.5. Section 3.12.5 of the Development Agreement is revised in its entirety to read as follows:

"3.12.5 City-Wide Park In-Lieu Fee. In accordance with the park financing plan for the Property, Landowner shall pay a city-wide park in-lieu fee (the "City-Wide Park In-Lieu Fee"), upon issuance of each residential building permit within the Project, to fund improvements to SVSP Parcel KT-50 or other city-wide parks within the City. Such City-Wide Park In-Lieu Fee shall be $1,206 per Low Density Residential unit, $838 per Low Density Residential-Active Adult unit, $1,030 per Medium Density Residential unit, and $854 per High Density Residential unit (but excluding carriage units, which shall not pay City-Wide Park In-Lieu fees), subject to annual adjustment, on July 1, based on the percentage change in the CCI. No City-Wide Park In-Lieu fees shall be collected from the Medium Density Residential units on Parcel WB-41 or thirty (30) High Density Residential units on Parcel WB-31."

e. REVISED SECTION 3.12.6. Section 3.12.6 of the Development Agreement is revised in its entirety to read as follows:

"3.12.6 Open Space In-Lieu Fee. Landowner is dedicating 36.6 acres of open space, as provided in Section 3.12.11 below, to be credited by City at a 1:5 ratio towards Landowner's open space dedication requirement for the Project, leaving an open space dedication obligation of 8.2 acres for the Project. Based on a current appraisal valuation of $135,000 per acre, Landowner, in accordance with

the park financing plan for the Property, shall pay an open space in-lieu fee (the "Open Space In-Lieu Fee"), upon issuance of each residential building permit within the Project, of $128 per Low Density Residential unit, $65 per Low Density Residential-Active Adult unit, $109 per Medium Density Residential unit, and $90 per High Density Residential unit (but excluding carriage units, which shall not pay Open Space In-Lieu fees), subject to annual adjustment, on July 1, based on the percentage change in the CCI. No Open Space In-Lieu fee shall be collected from the Medium Density Residential units on Parcel WB-41 or thirty (30) High Density Residential units on Parcel WB-31."

f. NEW SECTION 3.14.10. Section 3.14.10 is added to read as follows:

"3.14.10. Additional Related Developer Dedication of Property to City. ~~As an additional public benefit in addition to the payment of the Public Benefit Fee pursuant to Section 3.14.3 of the Agreement,~~ Developer shall cause a related entity, West Roseville, LLC, or any successors or assigns, to dedicate to the City a five (5) acre portion of Parcel W-60b in the West Roseville Specific Plan, immediately adjacent to the southern boundary of the City-owned Parcel W-60a in the West Roseville Specific Plan, on the later of ~~(a)~~ thirty (30) days past the effective date of this Second Amendment, without any legal challenge having been filed against the City's approval of the Second Amendment, or (b) the City's written request to West Roseville, LLC, for the dedication of such five-acre parcel. It is the parties' intent that such dedication occur before June 30, 2022. The City's Guidelines for Conversion of Non-Residential Land Uses policy document provides that any change in non-residential land use to residential land use shall provide a specific public benefit. The dedication of this additional five (5) acres to City adjacent to the planned City sports field complex on Parcel W-60a will allow the City to expand the proposed facilities at the future sports field complex, and City hereby acknowledges that such dedication provides a specific public benefit in full satisfaction of that requirement set forth in City's Guidelines for Conversion of Non-Residential Land Uses policy document, as it relates to Parcel WB-41."

g. REVISED EXHIBITS. The following exhibits attached to the Development Agreement are proposed to be deleted and replaced by new exhibits attached to this Second Amendment as follows:

Exhibit E	-----	Land Use Plan
Exhibit AA	-----	DUE Allocation to Specific Plan Parcels for WRSP Reimbursements

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

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

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

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of the Second Amendment in duplicate by its City Manager as attested to by its City Clerk under the authority of Ordinance No. _____, adopted by the Council of the City of Roseville on the _____ day of _____, 2022.

CITY OF ROSEVILLE,
a municipal corporation

By:_____
Dominick Casey
City Manager

ATTEST:

By: _____
Sonia Orozco
City Clerk

LANDOWNER:

WESTPARK S.V. 400, LLC,
a California limited liability company

By: _____
Jeff Jones
Manager

PINE ISLAND APARTMENTS, LLC,
an Indiana limited liability company

APPROVED AS TO FORM:

By: _____
Michelle Sheidenberger
City Attorney

APPROVED AS TO SUBSTANCE:

By: _____
Mike Isom
Development Services Director

By: _____
Scott I. Canal
Manager

EXHIBIT "A"

WESTBROOK PARCELS WB-31 AND WB-41

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF PLACER, CITY OF ROSEVILLE, DESCRIBED AS FOLLOWS:

PARCEL WB-31

LOT 3, AS SHOWN AND DESIGNATED ON THE MAP ENTITLED "WESTBROOK PHASES 2 & 3", FILED FOR RECORD DECEMBER 8, 2016 IN BOOK DD OF MAPS AT PAGE 79, PLACER COUNTY RECORDS, AND AMENDED BY CERTIFICATE OF CORRECTION RECORDED MARCH 21, 2017, AS INSTRUMENT NO. 2017-0020719, OFFICIAL RECORDS.

PARCEL WB-41

LOT 4, AS SHOWN AND DESIGNATED ON THE MAP ENTITLED "WESTBROOK PHASES 2 & 3", FILED FOR RECORD DECEMBER 8, 2016 IN BOOK DD OF MAPS AT PAGE 79, PLACER COUNTY RECORDS, AND AMENDED BY CERTIFICATE OF CORRECTION RECORDED MARCH 21, 2017, AS INSTRUMENT NO. 2017-0020719, OFFICIAL RECORDS.

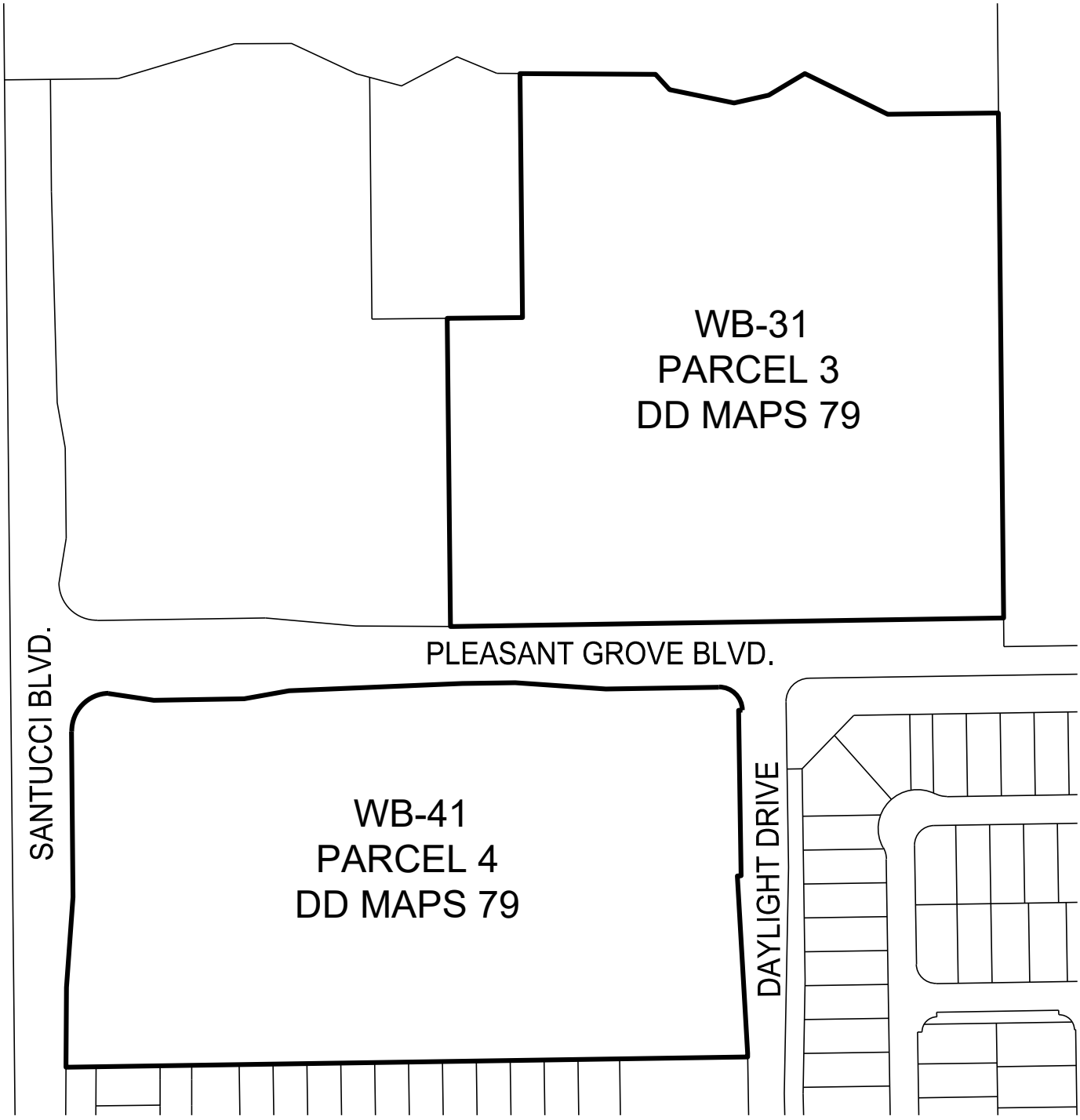
This legal description was prepared by me or under my supervision pursuant to Section 8729 (2) of the Professional Land Surveyors Act.

Paul Ferguson

Paul Ferguson, Jr., PLS 9265
License Expiration Date: March 31, 2022

Date: 10/19/2021

Description prepared by:
MACKAY & SOMPS CIVIL ENGINEERS, INC
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678
P:\18437_Overall\PLN\Exh-P\DA\DA-WB41\EXHIBIT A WESTBROOK PARCEL WB-31 AND WB-41.docx



N

0 100 200 400

SCALE: 1"=200'

EXHIBIT "B"
PROPERTY MAP
WESTBROOK

PARCELS WB-31 AND WB-41

CITY OF ROSEVILLE

COUNTY OF PLACER STATE OF CALIFORNIA

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

BWB	1"= 200'	10/19/2021	18437.WB41
DRAWN BY	SCALE	DATE	JOB NO.

Exhibit E

Land Use Plan

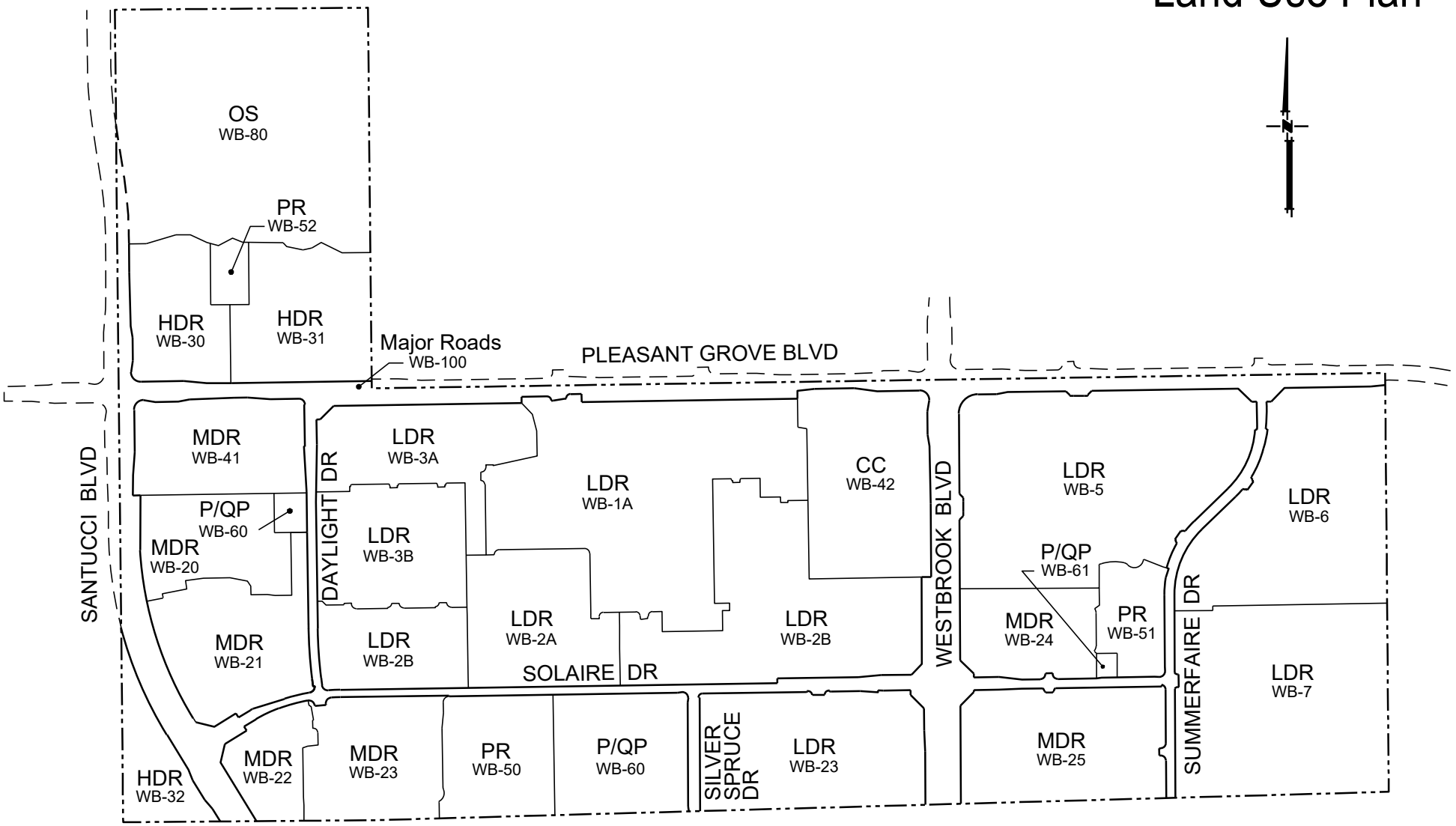


Exhibit E

Westbrook Addition

		Specific Plan (amended)									
PARCEL	SPECIFIC PLAN LAND USE	ACRES	UNITS	DENSITY	WATER EDUs	% of WB WATER EDUs	SEWER EDUs	% of WB SEWER EDUs	RECYCLED WATER EDUs	% of WB R.W. EDUs	TRAFFIC EDUs	% of WB TRAFFIC EDUs
WB-1A	LDR	31.7	126	4.0	126	7.96%	126	6.37%	126	7.96%	126	6.02%
WB-1B	LDR	22.6	133	5.9	133	8.41%	133	6.73%	133	8.41%	133	6.35%
WB-2A	LDR	11.8	58	4.9	58	3.67%	58	2.93%	58	3.67%	58	2.77%
WB-2B	LDR	7.7	39	5.1	39	2.47%	39	1.97%	39	2.47%	39	1.86%
WB-3A	LDR	11.1	66	5.9	66	4.17%	66	3.34%	66	4.17%	66	3.15%
WB-3B	LDR	10.9	71	6.5	71	4.49%	71	3.59%	71	4.49%	71	3.39%
WB-4	LDR	16.5	100	6.1	100	6.32%	100	5.06%	100	6.32%	100	4.78%
WB-5	LDR	29.9	157	5.3	157	9.92%	157	7.94%	157	9.92%	157	7.50%
WB-6	LDR	21.7	103	4.7	103	6.51%	103	5.21%	103	6.51%	103	4.92%
WB-7	LDR	25.1	145	5.8	145	9.17%	145	7.33%	145	9.17%	145	6.92%
Low Density Residential		**189.0**	**998**	**5.3**	**998**	**63%**	**998**	**50%**	**998**	**63%**	**998**	**48%**
WB-20	MDR	8.3	66	8.0	47	2.97%	66	3.34%	47	2.97%	66	3.15%
WB-21	MDR	11.2	81	7.2	58	3.67%	81	4.10%	58	3.67%	81	3.87%
WB-22	MDR	4.6	32	7.0	22	1.39%	32	1.62%	22	1.39%	32	1.53%
WB-23	MDR	9.6	71	7.4	50	3.16%	71	3.59%	50	3.16%	71	3.39%
WB-24	MDR	7.5	53	7.1	37	2.34%	53	2.68%	37	2.34%	53	2.53%
WB-25	MDR	14.3	100	7.0	71	4.49%	100	5.06%	71	4.49%	100	4.78%
WB-41	MDR	10.0	63	6.3	45	2.84%	63	3.19%	45	2.84%	63	3.01%
Medium Density Residential		**65.5**	**466.0**	**7.1**	**330**	**21%**	**466**	**24%**	**330**	**21%**	**466**	**22%**
WB-30	HDR	8.1	237	29.3	69	4.36%	162	8.19%	69	4.36%	146	6.97%
WB-31	HDR	11.1	293	26.4	86	5.44%	200	10.12%	86	5.44%	181	8.64%
WB-32	HDR	5.1	128	25.1	37	2.34%	87	4.40%	37	2.34%	79	3.77%
WB-33	HDR	0.0			0	0.00%	0	0.00%	0	0.00%	0	0.00%
High Density Residential		**24.3**	**658**	**30.0**	**192**	**12%**	**449**	**23%**	**192**	**12%**	**406**	**19%**
WB-40	CC (CMU)	0.0			0	0.00%	0	0.00%	0	0.00%	0	0.00%
WB-42	CC	14.5			62	3.92%	64	3.24%	62	3.92%	224	10.70%
WB-43	CC	0.0			0	0.00%	0	0.00%	0	0.00%	0	0.00%
Community Commercial		**14.5**			**62**	**4%**	**64**	**3%**	**62**	**4%**	**224**	**11%**
TOTAL		**293**	**2,122**	**7.2**	**1,582**	**100%**	**1,977**	**100%**	**1,582**	**100%**	**2,094**	**100%**

Note:

[1] LDR & MDR based on net acres

[2] HDR based on gross acres

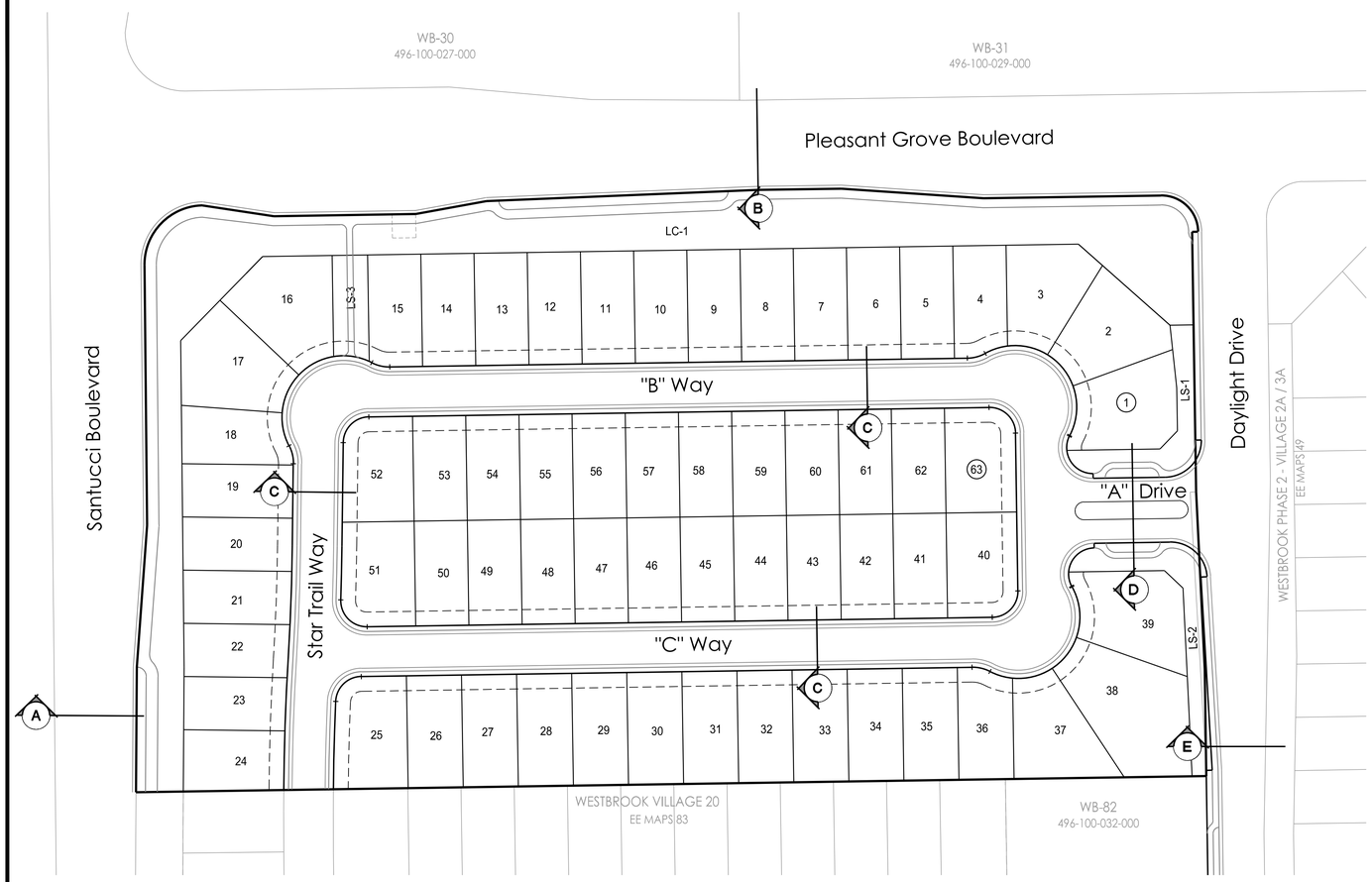
[3] One Water EDU = 600 gpd (Based on Table 2-1 of the Westbrook Potable Water Master Plan, March 2011). LDR = 600 gpd/DU, MDR = 430 gpd/DU, HDR = 177 gpd/DU, and CC = 2,598 gpd/acre

[4] One Sewer EDU = 190 gpd (Based on Table 1 of the Westbrook Sanitary Sewer Master Plan, 24 Aug 2011). LDR = 190 gpd/DU, MDR = 190 gpd/DU, HDR = 130 gpd/DU, and CC = 850 gpd/acre

[5] One Water EDU = 600 gpd (Based on Table 2-1 of the Westbrook Potable Water Master Plan, March 2011). LDR = 600 gpd/DU, MDR = 430 gpd/DU, HDR = 177 gpd/DU, and CC = 2,598 gpd/acre

[6] Trip factor from City Traffic Mitigation Fee Study

PC EXHIBIT F



TENTATIVE MAP INFORMATION

APPLICANT:	Westpark SV 400, LLC 1420 Rocky Ridge Drive, Suite 265 Roseville, CA 95661
ENGINEER:	MacKay & Somps Civil Engineers, Inc. 1025 Creekside Ridge Drive, Suite 150 Roseville, CA 95678 916-773-1189
SITE ADDRESS:	3301 Pleasant Grove Boulevard Roseville, CA 95661
ASSESSOR'S PARCEL NUMBER:	496-100-030
SITE AREA	10.11 ± AC.
GENERAL PLAN LAND USE:	
Existing:	CC
Proposed:	MDR
ZONING:	
Existing:	CC
Proposed:	RS/DS
NUMBER OF LOTS/PARCELS:	67 TOTAL LOTS 63 MDR Lots 1 ROW/Landscape Corridor Lot 3 Landscape Lots
SERVICE PROVIDERS:	
Parks & Recreation:	City of Roseville
Police & Fire Protection:	City of Roseville
Sanitary Sewer:	City of Roseville
Domestic & Recycled Water:	City of Roseville
Electricity:	City of Roseville
Telephone:	AT&T & Consolidated Communications
Gas:	PG&E
Cable:	Comcast/Consolidated Communications

PARCEL SUMMARY TABLE

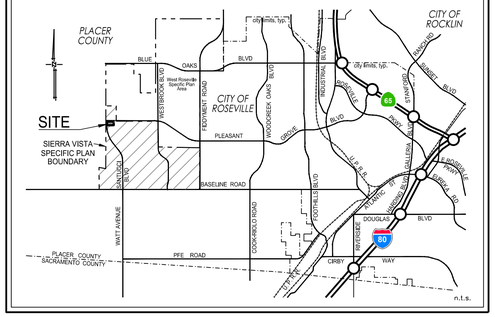
Parcel Summary

Parcel	Acres	Units	Lot Size (typ)
Parcel WB-41	8.50 ac.	63 du	45' x 85'
subtotal	*8.50 ac.*	*63 du*	
ROW and Landscape Lots			
LC-1	1.35 ac.		
Landscape Lots	0.27 ac.		
subtotal	*1.62 ac.*		
TOTAL	**10.12 ac.**	**63 du**	

Landscape Lot Summary

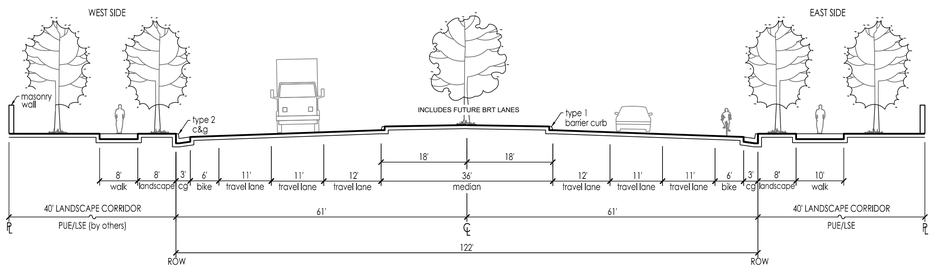
Parcel	Sq. Ft. (ac.)
LS-1	4,125.0 sf
LS-2	4,967.0 sf
LS-3	2,589.0 sf
TOTAL	**11,681.0 sf (0.27 ac.)**

VICINITY MAP

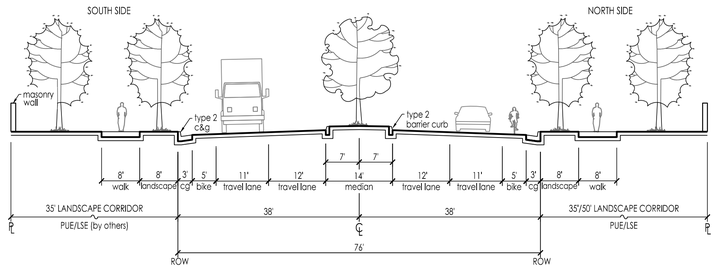


TENTATIVE MAP NOTES

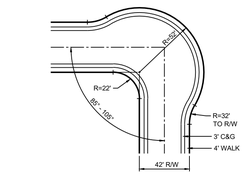
1. PROPERTY DESCRIPTION: Lot 4 in Book DD of Maps at Page 79, Placer County Records.
2. Lot dimensions and acreages are approximate and are subject to change.
3. Lot lines and lot areas may be adjusted at the time of Final Map(s) preparation provided no additional lots are created, subject to approval by the City of Roseville.
4. The Final Mapping and subsequent development of parcels and streets may be phased. Project improvements are deferred to individual Small Lot Final Maps or project development plans.
5. Pursuant to Government Code Section 66463.1, the subdivider may file multiple Final Maps based upon this Tentative Subdivision Map. The filing of a Final Map on a portion of this Tentative Subdivision Map shall not invalidate any part of this Tentative Subdivision Map.
6. The Final Mapping and subsequent development of parcels and streets may be phased. Phasing is to be consistent with the performance criteria in the Development Agreement and applicable infrastructure phasing matrix.
7. Additional easements to accommodate new public utility improvements, access required for parcel development, rights to construct, or other similar mapping requirements needed to accomplish the final design may be added prior to each Small Lot Final Map based on this Tentative Subdivision Map.
8. Street sections are per the Sierra Vista Specific Plan (Chapter 6) and the Sierra Vista Design Guidelines (Appendix B), except as modified hereon.
9. A minimum 12.5' Public Utility Public Easement (PUE) will be located adjacent to all rights-of-way unless otherwise noted.
10. Landscape corridor widths may be reduced for ancillary right-turn lanes, auxiliary lanes, bus turn-outs, standard tapers, and the like per the provisions in the Sierra Vista Specific Plan.
11. Paseo lots are to be dedicated as street rights-of-way (ROW).
12. The following lots are to be offered to the City of Roseville with the corresponding phase at the time of each Final Map: ROW Lots LC-1 and Landscape Lots LS-1 through LS-3.
13. Landscape corridor lots, paseo lots, and landscape lots are not to be counted as "lots" towards any future boundary line adjustment.
14. Design and placement of entry signage and masonry walls to be consistent with previous phases of the Solaire project.
15. City gateway signage will be incorporated at the corner of Santucci Boulevard and Pleasant Grove Boulevard in conformance with the Sierra Vista Specific Plan Guidelines Figure B-2, Entry Feature Locations.



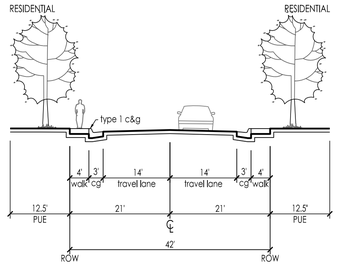
A SANTUCCI BOULEVARD
6-LANE ARTERIAL
n.t.s.



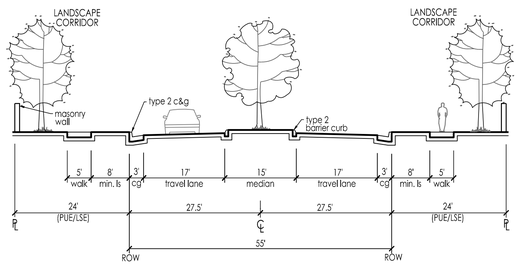
B EXISTING PLEASANT GROVE BOULEVARD
4-LANE ARTERIAL
n.t.s.



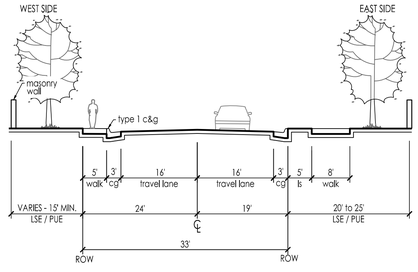
STANDARD ELBOW
(CITY OF ROSEVILLE STD. DWG ST-16)
n.t.s.



C MINOR RESIDENTIAL STREET
42' ROW
n.t.s.



D RESIDENTIAL ENTRY
WB-41
n.t.s.



E EXISTING DAYLIGHT DRIVE
PRIMARY RESIDENTIAL STREET
n.t.s.

N

0 30 60 120
SCALE: 1"=60'

COVER SHEET
TENTATIVE SUBDIVISION MAP

PARCEL WB-41

of the Sierra Vista Specifc Plan

Roseville, CA

July 16, 2021

WESTPARK communities | MACKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

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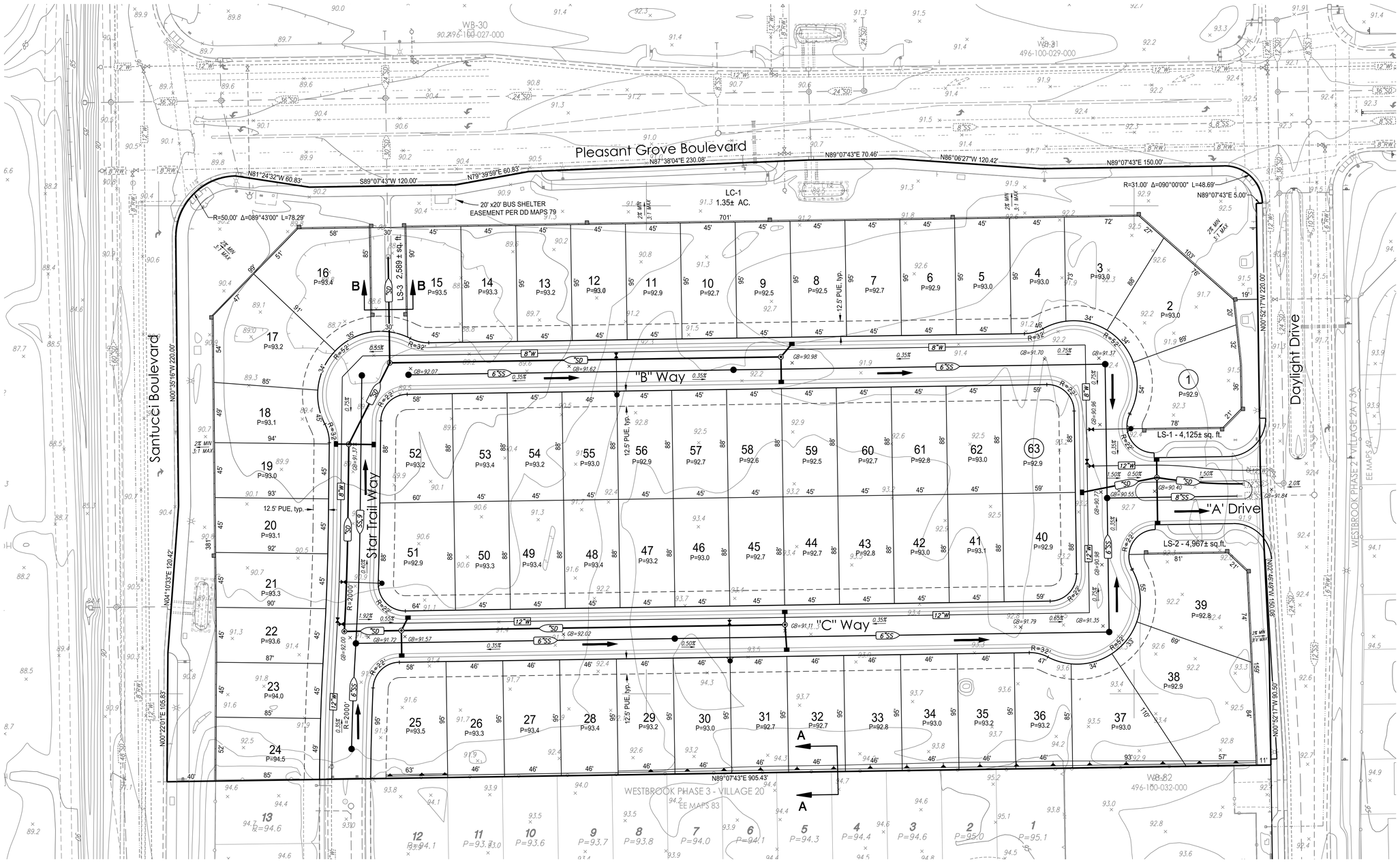
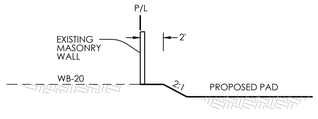
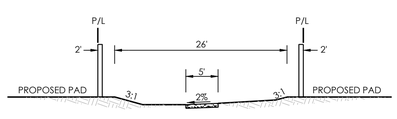


LEGEND

PROPOSED	DESCRIPTION	EXISTING
SS	SANITARY SEWER PIPE	EX. SS
	SANITARY SEWER MANHOLE	
12"W	WATER LINE	12"W
12"RW	RECYCLED WATER LINE	12"RW
	GATE VALVE	
	FIRE HYDRANT	
	BLOW-OFF VALVE	
SD	STORM DRAIN PIPE	EX. SD
	STORM DRAIN MANHOLE	
	DROP INLET	
	STORMWATER FACILITY	
P=XXX.X	PAD GRADE	P=XXX.X
	OVERLAND RELEASE FOR DRAINAGE	
	MASONRY WALL WITH PILASTERS	



SECTION A-A
PROPERTY LINE
N.T.S.



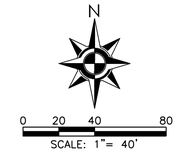
SECTION B-B
LS-3
N.T.S.

UTILITY NOTES

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
2. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
3. THE SIZE AND LOCATION OF PROPOSED WATER, RECYCLED WATER, SEWER, AND STORM DRAINAGE INFRASTRUCTURE IS SUBJECT TO CHANGE DURING FINAL DESIGN, SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF ROSEVILLE WITH IMPROVEMENT PLANS.
4. ANY OFFSITE GRADING SHALL REQUIRE RIGHT OF ENTRY FROM ADJOINING PROPERTY OWNERS. IF A RIGHT OF ENTRY CANNOT BE OBTAINED, RETAINING WALLS ALONG PROPERTY LINES ARE TO BE CONSTRUCTED AS SHOWN HEREON.

ESTIMATED EARTHWORK SUMMARY

CUT:	12,000± c.y.
FILL:	12,000± c.y.
NET:	0± c.y.



CONCEPTUAL GRADING, DRAINAGE AND UTILITIES TENTATIVE SUBDIVISION MAP

PARCEL WB-41

of the Sierra Vista Specifc Plan

Roseville, CA

July 16, 2021

WESTPARK communities

MacKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

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CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT–PLANNING DIVISION

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

SIERRA VIEW COUNTRY CLUB & SIERRA VISTA SPECIFIC PLAN REDESIGNATION AND REZONING PROJECT

COMBINED CEQA DOCUMENT

MITIGATED NEGATIVE DECLARATION / INITIAL STUDY
&
6TH ADDENDUM TO THE SIERRA VISTA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH# 2008032115, ADOPTED ON MAY 5, 2010)

Project Titles/File Numbers:	Sierra View (SV) & Sierra Vista Specific Plan (SVSP) Redesignation and Rezoning Project / File No. PL21-0162 & File No. PL21-0161
Project Locations:	360 Diamond Oaks Road, Roseville, CA 95678 (APN 015-011-029-000) & 3301 Pleasant Grove Boulevard, Roseville, CA 95661 (APN 496-100-030-000) (Parcel WB-41) / 3250 Pleasant Grove Boulevard, Roseville, CA 95661 (APN 496-100-029-000) (Parcel WB-31)
Project Applicants:	WP Sierra View, LLC & Westpark SV 400, LLC Contact: John Tallman
Property Owners:	SVLC 23, LLC & Westpark SV 400, LLC
Lead Agency Contact:	Kinarik Shallow, Associate Planner, (916) 746-1309
Date:	November 5, 2021

INTRODUCTION

The City of Roseville (City) has prepared this environmental analysis document in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.), as well as in accordance with recent housing legislation known as Senate Bill 330 (the Housing Crisis Act of 2019 or S.B. 330). The proposed project is called Sierra View (SV) and Sierra Vista Specific Plan (SVSP) Redesignation and Rezoning Project (SV and SVSP Redesignation and Rezoning Project).

CEQA generally requires that all state and local government agencies consider the environmental consequences of proposed projects over which they have discretionary authority before taking action to approve such proposed projects. As explained below, however, S.B. 330 complicates CEQA for any proposed project that would result

in a reduction in the anticipated housing density in a particular area within a city. No such project can go forward unless the approving city correspondingly increases anticipated housing density somewhere else within its jurisdiction. Under S.B. 330, proposed development projects that would traditionally have been treated separately, with separate CEQA documents, can become joined together for purposes of ensuring the avoidance of any net loss of anticipated housing density within a city. This need to connect otherwise distinct projects exists even if the related projects occur in different areas within a city and involve different planning backgrounds and different operative planning document. Thus, a project that might require a site-specific mitigated negative declaration (MND) might be joined with a project that might be eligible for an addendum to a prior environmental impact report (EIR), or vice versa.

As described below, this "combined environmental document" SV and SVSP Redesignation and Rezoning Project has been prepared with all of these complicated considerations in mind. This document treats what in the past would have been two separate but related projects as a single combined project in order to comply with both CEQA and S.B. 330. Therefore, this CEQA document includes (i) an initial study (IS) supporting a proposed MND for a proposal to reduce permitting density in one area of the City, (ii) a modified IS checklist supporting an addendum to a previously certified final environmental impact report (EIR) to increase housing density in another area of the City, and (iii) a joint cumulative impact analysis that addresses the combined effects of developing both sites as proposed. This combined document thus addresses the impacts associated with development at two different sites located in different planning areas with different background environmental documents. Development approvals for each site also require different actions by City decisionmakers.

The development approvals for the two sites are related, and therefore have been combined, due to relatively recent changes in state law that preclude the City from reducing anticipated housing density in one portion of its jurisdiction without making up for the resulting reduction by increasing anticipated housing density in another area. The goal is to avoid any net reduction in anticipated housing units. As enacted in the 2019 legislative session, Senate Bill 330 (the Housing Crisis Act of 2019 or S.B. 330) created Government Code section 65300. Subdivision (b)(1)(A) of that statute generally prevents a city from changing the residential general plan, specific plan, and zoning designation to "a less intensive use" or to reduce the intensity of the designation below what was allowed on January 1, 2018. An exception to this prohibition exists, however, where the city "concurrently changes the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is *no net loss in residential capacity*" (Government Code § 65300 (h)(2)(i)(1), italics added). Here, as discussed below, the Applicants are proposing a reduction in residential capacity on one site (SV) but proposing modification in the designations on two other sites (SVSP) in order to make up for the lost residential capacity at the first site. Because the Legislature, through S.B. 330, has required these consecutive actions, the City has chosen to address the two closely related proposals in a single combined CEQA document, as described above.

Brief Proposed Project Description

The proposed SV and SVSP Redesignation and Rezoning Project consists of two primary actions: (i) amending the City of Roseville General Plan (GP) designation and modifying the zoning for portions of two infill planning parcels (a single assessor's parcel) adjacent to and east of the SV Country Club to reduce the existing planned residential density by 93 units (aka, the SV project); and (ii) reallocating those 93 residential units to the SVSP area by amending the GP designation and modifying the zoning for one parcel within the SVSP area (Parcel WB-41) and increasing the density on a second parcel (Parcel WB-31) to allow for more units per acre, with corresponding amendments to the specific plan (aka, the SVSP project). The purpose and goal of the SV project is to respond to community requests that future development on the SV project site more closely align with the existing community immediately to the east to promote community cohesion and continuity. The purpose and goal of the SVSP project is to ensure adherence to the statutory requirements of S.B. 330. The two actions proposed together as the SV and SVSP Redesignation and Rezoning Project are described briefly below.

Proposed Sierra View Project

The Applicant proposes to amend the GP designation and to modify the zoning for portions of two parcels located adjacent to and east of the SV Country Club in order to reduce the existing planned residential density. The affected parcels are located within the City's Infill Area and are known as Infill Parcel 100 and Infill Parcel 3. These parcels are contiguous, with Infill Parcel 3 located north of Infill Parcel 100. The majority portion of Infill Parcel 100 would be redesignated from Medium Density Residential to Low Density Residential and rezoned from R3 (Multi-Family Housing) to RS/DS (Small Lot Residential with Development Standards). A small, southern portion of Infill Parcel 3 would be rezoned from R1 (Single-Family Residential) to RS/DS. A Tentative Map is proposed that would include the redesignated and rezoned portions of the parcels. The Map would reduce the total number of residential units allocated for the original Infill Parcel 100 from 223 to 130, which will consist of the existing 55 medium density units plus the proposed 75 low density units.

Approvals and entitlements for the SV project from the City include:

- Adoption of the MND
- Approval of Mitigation Monitoring and Reporting Program
- GP Amendment for majority portion of Infill Parcel 100 from Medium Density Residential to Low Density Residential
- Rezoning a portion of Infill Planning Parcel 100 from R3 to RS/DS and a portion of Infill Planning Parcel 3 from R1 to RS/DS
- Tentative Subdivision Map including 75 single-family residential lots
- Tree Permit

Proposed Sierra Vista Specific Plan Project

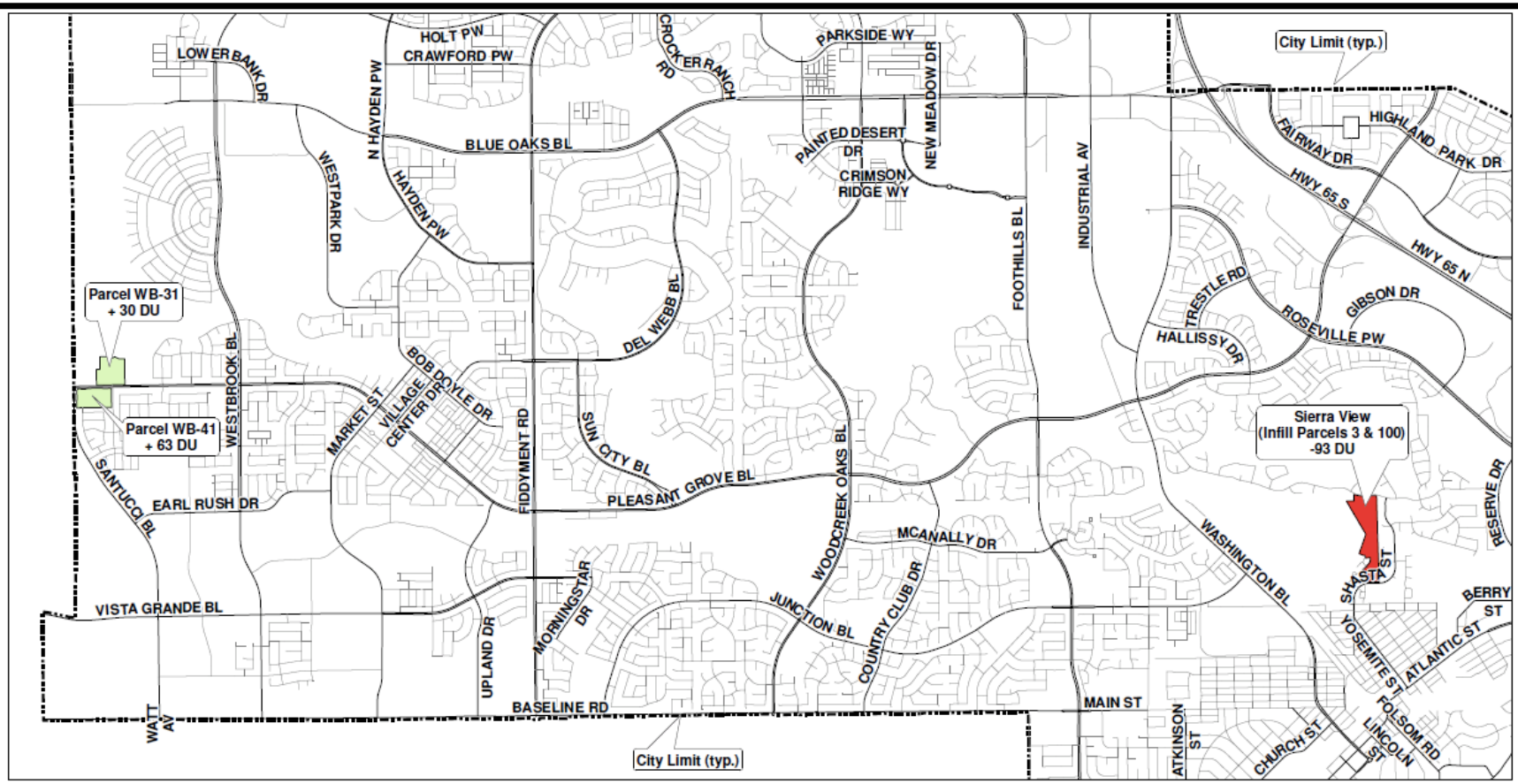
The above proposed changes would result in the reduction of 93 units of previously approved residential capacity on the SV project site. In order to comply with S.B. 330, these 93 units must be reallocated elsewhere in the City. The Applicant proposes to reallocate these units within the SVSP area on Parcels WB-31 and WB-41. SVSP Parcel WB-31 is already designated and zoned for residential with a density of 23.7 units per acre. Under the proposed project, Parcel WB-31 would have its density increased to 26.4 units per acre, as allowable under the GP, to accommodate 30 of the 93 reallocation units. SVSP Parcel WB-41 would be redesignated through a GP amendment from Community Commercial to Medium Density Residential and rezoned from CC (Community Commercial) to RS/DS (Small Lot with Development Standards) to accommodate the remaining 63 of the 93 reallocation units. Both actions would require an amendment to the specific plan.

Approvals and entitlements for the SVSP project from the City include:

- Consideration of the Addendum together with the Final EIR for the Sierra Vista Specific Plan
- GP Amendment for SVSP Parcel WB-41 from Community Commercial to Medium Density Residential
- Rezoning for SVSP Parcel WB-41 from CC to RS/DS
- Amendments to SVSP:
    - Revise text regarding Parcel WB-31 to include the 30 reallocated units
    - Change Parcel WB-41 from Community Commercial to Medium Density Residential and revise the SVSP Land Use Map
    - Revise text regarding Parcel WB-41 to include the zoning change and the 63 reallocated units
    - Delete Section B.12 of the SVSP
    - Revise Sections 6.4 and 6.5 and associated figures
- Amendment to the Westbrook Development Agreement
- Small Lot Tentative Subdivision Map for SVSP Parcel WB-41 including 63 medium-density residential lots.

The figure below depicts the locations of the actions described above and the residential unit distribution. Additional project description information is included in the subsequent CEQA analyses.

Proposed Project Locations and Residential Unit Distribution



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Miles

Parcel	Exisitng DU	Proposed DU	Difference
Sierra View (Infill Parcels 3 & 100)	168	75	-93
WB-31	263	293	30
WB-41	0	63	63
TOTAL	**431**	**431**	0

DWELLING UNIT TRANSFER EXHIBIT

City of Roseville, California

MacKay & Somps
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville CA. 95678
Date: 10/26/2021

Document Description and Contents

As explained earlier, these two proposed actions are presented in a combined CEQA document because they are related. However, each action requires a different type of CEQA analysis based on its site location and the previous planning conducted for that site, and each requires different City approvals and entitlements. The redesignation/rezoning of the SV project site is analyzed pursuant to CEQA Guidelines Sections 15060 et seq. and 15070 et. seq., as an IS with accompanying environmental checklist and MND because the site is not subject to a specific plan with an accompanying specific plan EIR that could be relied upon for project-level CEQA analysis. As a result, the SV project will require site-specific mitigation measures not previously contemplated in any other planning or environmental documents.

A different approach is appropriate for the proposed modifications to the SVSP, for which a detailed programmatic EIR and a subsequent project-level MND were prepared. The redesignation/rezoning of the SVSP project site is analyzed pursuant to CEQA Guidelines Sections 15162 and 15164 as an addendum to the SVSP EIR, inclusive of the subsequent 2012 MND, with accompanying environmental checklist, because none of the conditions calling for the preparation of a subsequent EIR or other subsequent CEQA document are present. Both actions are then considered cumulatively to provide an analysis of their combined and collective impacts. Because the proposed SV and SVSP Redesignation and Rezoning Project involves different sites in two separate planning areas several miles apart with differing programmatic planning, the City contemplated analyzing these actions in wholly separate CEQA documents. However, that approach seemed confusing given their related nature in light of the requirements of S.B. 330. Equally if not more confusing would be to analyze them in a fully integrated CEQA document because, as previously explained, they require different actions with different approvals in separated planning areas controlled by different underlying planning and CEQA efforts. This type of integrated analysis would require separate but parallel checklists and individual analysis for each site, which, from a practical perspective, would make the document unnecessarily challenging to understand and overly cumbersome and potentially unclear (see Public Resources Code § 21003(b); CEQA Guidelines §§ 15003(g), 15006 (o)–(q)). Also, this style of analysis does not properly account for prior planning efforts and commensurate CEQA tools that agencies are encouraged to use (see, e.g., CEQA Guidelines § 15164(a)).

This situation is a novel one for the City. The City is not aware of any jurisdiction that has yet attempted to balance the requirements of CEQA and the mandates of S.B. 330, though there may be such jurisdictions. Without guidance from the State on how to best jointly navigate these statutes, the City opted to prepare this combined CEQA document that contains an MND/IS for the first action, an Addendum to an EIR for the second action, and a joint cumulative analysis addressing the combined effects of the overall SV and SVSP Redesignation and Rezoning Project. With this approach, the City can accurately present the actions together and also present reader-friendly environmental analysis for two very different sites and areas using the appropriate tools under CEQA. This approach also allows the City to maintain its regular approval and entitlement processes.

This combined CEQA document contains, in the following order:

1. This introduction;
2. The MND for SV project with its accompanying IS and environmental checklist;
3. The Addendum for the SVSP project with its accompanying environmental checklist;
4. Cumulative considerations associated with implementation of both actions; and
5. Attachments for both the MND and Addendum.

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT–PLANNING DIVISION

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

MITIGATED NEGATIVE DECLARATION

Project Title/File Number:	Sierra View (SV) Redesignation and Rezoning Project / File No. PL21-0162
Project Location:	360 Diamond Oaks Road, Roseville, CA 95678 (APN 015-011-029-000)
Project Description:	The SV project consists of amending the General Plan designation and modifying the zoning for a portion of Infill Planning Parcel 100 (northern part) from Medium Density Residential to Low Density Residential and from R3 to RS/DS and modifying the zoning for a portion of Infill Planning Parcel 3 (southern part) from R1 to RS/DS. Other approvals and entitlements from the City include a Tentative Subdivision Map for the site that includes 75 residential units, reducing the number of units approved for the site from 223 to 130, and a tree permit.
Project Applicant:	WP Sierra View, LLC Contact: John Tallman
Property Owner:	SVLC 23, LLC
Lead Agency Contact:	Kinarik Shallow, Associate Planner, (916) 746-1309

DECLARATION

The Planning Manager has determined that the above proposed Sierra View Redesignation and Rezoning project (SV project) will not have significant effects on the environment and therefore does not require preparation of an Environmental Impact Report. The determination is based on the attached Initial Study and the following findings:

A. The SV project will not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species, reduce the number or restrict the range of rare or endangered plants or animals or eliminate important examples of the major periods of California history or prehistory.
B. The SV project will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.
C. The SV project will not have impacts, which are individually limited, but cumulatively considerable.
D. The SV project will not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly.
E. No substantial evidence exists that the project may have a significant effect on the environment.
F. The SV project incorporates all applicable mitigation measures identified in the attached initial study.
G. This Mitigated Negative Declaration reflects the independent judgment of the lead agency.

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT–PLANNING DIVISION

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

INITIAL STUDY

Project Title/File Number:	Sierra View Redesignation and Rezoning Project / File No. PL21-0162
Project Location:	360 Diamond Oaks Road, Roseville, CA 95678 (APN 015-011-029)
Project Description:	The SV project consists of amending the General Plan designation and modifying the zoning for a portion of Infill Planning Parcel 100 (northern part) from Medium Density Residential to Low Density Residential and from R3 to RS/DS and modifying the zoning for a portion of Infill Planning Parcel 3 (southern part) from R1 to RS/DS. Other approvals and entitlements from the City include a Tentative Subdivision Map for 75 residential units that reduces the number of residential units approved for the project site from 223 to 130 and a tree permit.
Project Applicant:	WP Sierra View, LLC Contact: John Tallman
Property Owner:	SVLC 23, LLC
Lead Agency Contact:	Kinarik Shallow, Associate Planner, (916) 746-1309__

This Initial Study (IS) has been prepared to identify and assess the anticipated environmental impacts of the above-described project application. The document relies on site-specific studies prepared to address in detail the effects or impacts associated with the proposed Sierra View Redesignation and Rezoning project (SV project), which is considered in conjunction with the Sierra Vista Specific Plan Redesignation and Rezoning project (SVSP project) as explained in the introduction to this combined CEQA document. Where documents were submitted by consultants working for the Applicant, City staff reviewed such documents in order to determine whether, based on their own professional judgment and expertise, staff found such documents to be credible and persuasive. Staff has only relied on documents that reflect their independent judgment, and has not accepted at face value representations made by consultants for the Applicant.

The IS is a public document used by the City's decision-making bodies to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the SV project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the SV project is adverse or beneficial, the lead agency is required to prepare an environmental impact report (EIR). If the agency finds no substantial evidence that the SV project or any of its aspects may cause a significant effect on the environment, a negative declaration shall be prepared. If, in the course of analysis, the lead agency recognizes that the SV project may have a significant impact on the environment, but that by incorporating specific mitigation measures to which the Applicant agrees, the impact will be reduced to a less than significant effect, a mitigated negative declaration shall be prepared (see Public Resources Code Section 21080 (c), (d).) As demonstrated in this IS, the SV project may have a significant impact on the environment and therefore will require mitigation measures to reduce those impacts to less-than-significant levels. As a result, a mitigated negative declaration has been prepared.

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Initial Study Checklist

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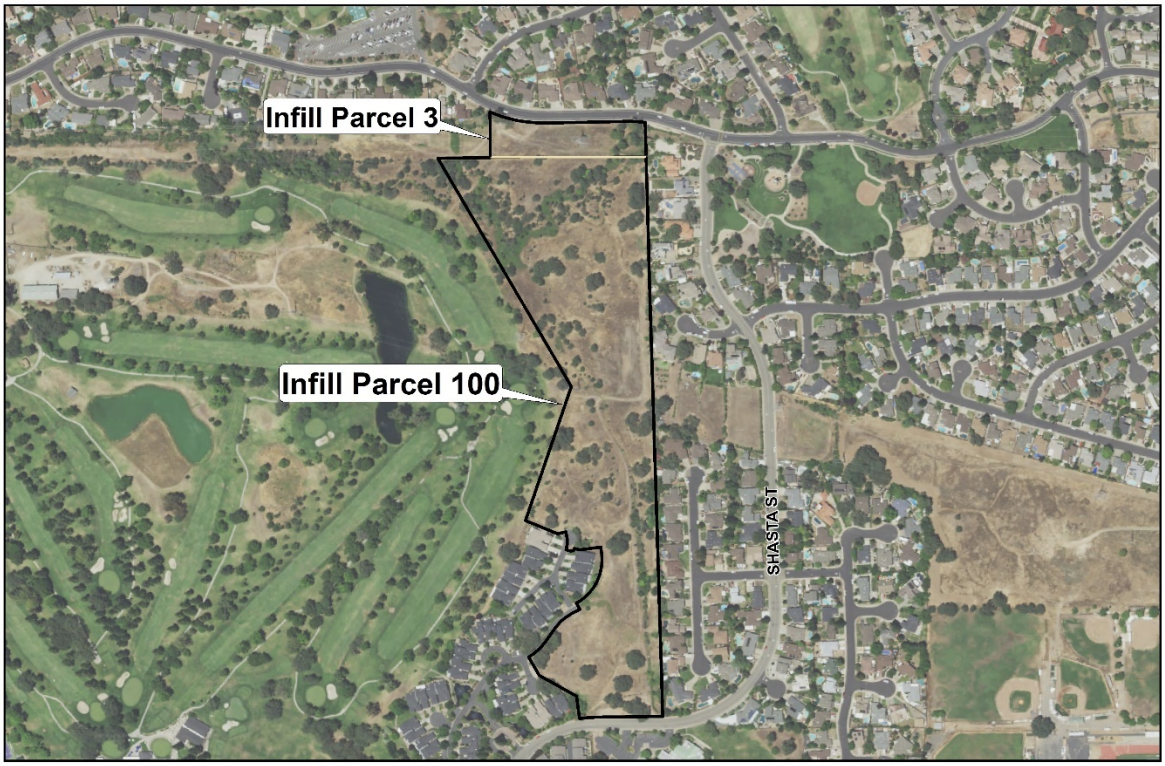
PROJECT DESCRIPTION

As described in the introduction to this combined CEQA document, the SV project is one of two related actions that occur simultaneously in order to comply with the 2019 California Housing Crisis Act (Senate Bill [S.B.] 330), and specifically with Government Code Section 65300. These actions would occur in different areas of the City with different applicable planning documents and require different types of CEQA analysis. To avoid confusion and ensure the most appropriate analysis is conducted, these actions are considered individually using different CEQA tools but in a combined larger document that also considers their combined impacts cumulatively.

SV Project Location

This SV project is located in the City of Roseville (City) Planning Area known as the Infill Area, situated toward the south of the City.[1] The affected property consists of approximately 23.10 acres that includes the majority of Infill Planning Parcel 100 and a small, southern portion of Infill Planning Parcel 3. Both parcels are located adjacent to and east of the Sierra View (SV) Country Club and just north of Shasta Street and south of Diamond Oaks Road. The site address is 360 Diamond Oaks Road, Roseville, CA 95678 and the Assessor's Parcel Number is 015-011-029-000. See **Figure 1** below and **Attachment 1** for additional locational maps. See also the figure in the introductory portion of this combined CEQA document.

Figure 1: SV Project Site Location



[1] See Infill Land Use Plan: https://p1cdn4static.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/Specific%20Plans%20&%20Planning%20Areas/Infill%20Plan%20Area/Land%20Use%20Tables%20and%20Map.pdf. See also City Land Use Element, pp. II-4 to II-5, II-9: https://p1cdn4static.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/General%20Plan/Final%20General%20Plan%202020/02%20Land%20Use_Final%20ver.%202021-04.pdf.

Background and Environmental Setting

Infill Planning Parcel 100 is designated in the City of Roseville General Plan (GP) for Medium Density Residential (MDR) and zoned for Multi-Family Housing (R3). Infill Planning Parcel 3 is designated in the GP for Low Density Residential (LDR) and zoned for Single-Family Residential (R1). The southwest portion of Infill Planning Parcel 100 is developed with multi-family townhomes and the remainder is undeveloped. The majority of Infill Planning Parcel 3 is developed with single-family homes save for the small portion included as part of the SV project. The area surrounding the parcels is fully developed and the Infill area in which the parcels exist is almost fully developed.

Table 1: Surrounding Land Uses

Location	Zoning	General Plan Land Use	Actual Use of Property
Site: *Infill Planning Parcel 100*	Multi-Family Housing (R3)	Medium Density Residential (MDR)	Southwest portion developed with multi-family townhomes; remainder undeveloped
Site: *Infill Planning Parcel 3*	Single-Family Residential (R1)	Low Density Residential (LDR)	Majority developed with single-family homes
North	R1	Low Density Residential (LDR)	Developed with single-family homes
South	R1	Low Density Residential (LDR)	Developed with single-family homes
Southeast	Public/Quasi-Public (P/QP)	Public/Quasi-Public (P/QP)	Developed with public school; separated by Shasta Street
East	R1	Low Density Residential (LDR)	Developed with single-family homes
West	R1	Parks/Recreation (P/R)	Developed with golf course (SV Country Club)

The SV project site as described above is undeveloped and ungraded, with some dirt roadways used for fire control and maintenance access. The site ranges from approximately 160 to 175 feet above mean sea level (AMSL) with rolling terrain that slopes toward the north and south. Powerlines cross the northern portion of the site and the central portion of the site in an east/west direction. For resource-specific existing conditions, refer to the environmental checklist below.

Proposed SV Project

The SV project consists of amending the GP designation and modifying the zoning for a majority portion of Infill Planning Parcel 100 (northern part) and modifying the zoning for a minor portion of Infill Planning Parcel 3 (southern part), both located immediately east of the SV Country Club, in order to reduce the property's existing planned housing density. The majority of Infill Planning Parcel 100 would be redesignated from Medium Density Residential to Low Density Residential and rezoned from R3 (Multi-Family Housing) to RS/DS (Small Lot Residential with Development Standards). A minor portion of Infill Planning Parcel 3 would be rezoned from R1 (Single-Family Residential) to RS/DS. A Tentative Subdivision Map is proposed that would include the redesignated and rezoned portion of Infill Planning Parcel 100 and the rezoned portion of Infill Planning Parcel 3. The Tentative Map would reduce the total number of residential units previously anticipated for the SV project site from 223 to 130. These 130 units consist of the existing 55 medium density units plus the currently proposed 75 low density units. These changes are proposed in response to community requests that future development on the SV project site more closely align with the existing community immediately to the east.

The future development on this site will include internal roadways and other infrastructure and utilities, such as sanitary sewer pipes, water lines, storm drains and pipes, stormwater facilities, and retaining walls. The

development will be gated with an entrance onto Diamond Oaks Road and pedestrian and emergency vehicle only access onto Shasta Street. The corridors under the existing two powerlines crossing the property will remain open, totaling 4 acres of open space. The resulting net housing density will be 4 units per acre. Modified RS/DS development standards would apply. All of the proposed residential units at the SV project site will pay City neighborhood and City-wide park fees. It is anticipated that grading for development will require approximately 23,000 cubic yards of cut and 65,000 cubic yards of fill. As part of the SV project, approximately 158 to 168 trees would be removed from the site. For more technical detail, see **Attachment 1** for the proposed Tentative Subdivision Map and exhibits showing the proposed roadways and utilities, as well as the GP amendment and rezone.

This action will require the following approvals and entitlements from the City:

- Adoption of the MND;
- Approval of a Mitigation Monitoring and Reporting Program;
- GP Amendment for majority portion of Infill Planning Parcel 100 from Medium Density Residential to Low Density Residential;
- Rezoning a portion of Infill Planning Parcel 100 from R3 to RS/DS and a portion of Infill Planning Parcel 3 from R1 to RS/DS;
- Tentative Subdivision Map including 75 single-family residential lots; and
- Tree Permit.

CITY OF ROSEVILLE MITIGATION ORDINANCES, GUIDELINES, AND STANDARDS

Because the SV project is not consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified, the City is not be able to rely on the specific process set forth in CEQA Guidelines Section 15183(f) for relying on previously adopted development policies or standards as mitigation for the environmental effects as a means of excluding particular categories of environmental impacts from CEQA analysis. Even so, however, many such policies and standards apply to the SV project, and compliance with them will have the consequence of reducing the severity of, or avoiding, environmental impacts. On January 20, 2021, the City adopted the most recent version of its CEQA Implementing Procedures (Implementing Procedures), along with Findings of Fact describing the effectiveness of particular policies and standards in reducing or avoiding environmental effects (Findings of the Implementing Procedures). The regulations and ordinances identified below apply to the SV project and have the tendency to reduce or avoid some of its environmental effects.

- Noise Regulation (Roseville Municipal Code [RMC] Ch.9.24)
- Flood Damage Prevention Ordinance (RMC Ch.9.80)
- Traffic Mitigation Fee (RMC Ch.4.44)
- Drainage Fees (Dry Creek [RMC Ch.4.49] and Pleasant Grove Creek [RMC Ch.4.48])
- City of Roseville Improvement Standards (Resolution 02-37 and as further amended)
- City of Roseville Design and Construction Standards (Resolution 01-208 and as further amended)
- Tree Preservation Ordinance (RMC Ch.19.66)
- Internal Guidance for Management of Tribal Cultural Resources and Consultation (Tribal Consultation Policy) (Resolution 20-294)
- Subdivision Ordinance (RMC Title 18)
- Community Design Guidelines
- Specific Plan Design Guidelines: None applicable
- City of Roseville 2035 General Plan

- City of Roseville CEQA Implementing Procedures for Preparation, Processing, and Review of Environmental Documents (updated on January 20, 2021) (Implementing Procedures)

ENVIRONMENTAL DOCUMENTS RELIED UPON

- 2035 General Plan Update EIR, certified August 5, 2020 (SCH# 2019080418)

The *2035 General Plan Update EIR* (GP EIR) updated all Citywide analyses, including for vehicle miles traveled, greenhouse gas emissions, water supply, water treatment, wastewater treatment, and waste disposal. When applicable, the topical sections within the Initial Study summarize the findings within the GP EIR. The GP EIR is available for review at the Civic Center, 311 Vernon Street, Roseville, CA or online at https://www.roseville.ca.us/government/departments/development_services/planning/general_plan_development_guidelines.

EXPLANATION OF INITIAL STUDY CHECKLIST

The CEQA Guidelines recommend that lead agencies use an Initial Study (IS) Checklist to determine the potential impacts of a proposed project on the physical environment. The IS Checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the SV project. This section of the IS incorporates a portion of Appendix G Environmental Checklist Form, contained in the CEQA Guidelines. Within each topical section (e.g. Air Quality) a description of the setting is provided, followed by the checklist responses, thresholds used, and finally a discussion of each checklist answer.

There are four (4) possible answers to the Environmental Impacts Checklist on the following pages. Each possible answer is explained below:

1) A "Potentially Significant Impact" is appropriate if there is enough relevant information and reasonable inferences from the information that a fair argument based on substantial evidence can be made to support a conclusion that a substantial, or potentially substantial, adverse change may occur to any of the physical conditions within the area affected by the SV project. When one or more "Potentially significant Impact" entries are made, an EIR is required.

2) A "Less Than Significant with Mitigation" answer is appropriate when the lead agency incorporates mitigation measures to reduce an impact from "Potentially Significant" to "Less than Significant." For example, floodwater impacts could be reduced from a potentially-significant level to a less-than-significant level by relocating a building to an area outside of the floodway. The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level. Mitigation measures are identified as MM followed by a number.

3) A "Less Than significant Impact" answer is appropriate if there is evidence that one or more environmental impacts may occur, but the impacts are determined to be less than significant, or the application of development policies and standards to the SV project will reduce the impact(s) to a less-than-significant level. For instance, the application of the City's Improvement Standards reduces potential erosion impacts to a less-than-significant level.

4) A "No Impact" answer is appropriate where it can be demonstrated that the impact does not have the potential to adversely affect the environment. For instance, a project in the center of an urbanized area with no agricultural lands on or adjacent to the SV project area clearly would not have an adverse effect on agricultural resources or operations. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources cited in the Initial Study. Where a "No Impact" answer is adequately supported by the information sources cited in the Initial Study, further narrative explanation is not required. A "No Impact" answer is explained when it is based on project-specific factors as well as generous standards.

All answers must take account of the whole action involved, including off- and on-site, indirect, direct, construction, and operation impacts, except as provided for under State CEQA Guidelines.

INITIAL STUDY CHECKLIST

I. Aesthetics

The SV project is located in a residential area in the southern portion of the City. The site is undeveloped and contains several native oak trees with grasses and small annual plants. The site is surrounded by residential and recreational uses. All of the area surrounding the site has been developed with primarily low density residential to the northwest, north, northeast, and east. Just south of the site is developed with medium-density residential with more low density residential below the medium density. The southeast is developed with more low density residential and an elementary school. The west is developed with a golf course. There are limited direct public views of the site from Diamond Oaks Road and also from the eastern parts the adjacent golf course. The site is currently zoned for medium density residential.

Except as provided in Public Resources Code Section 21099, would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				**X**
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway?				**X**
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?		**X**		
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			**X**	

Thresholds of Significance and Regulatory Setting:

The significance of an environmental impact cannot always be determined through the use of a specific, quantifiable threshold. CEQA Guidelines Section 15064(b) affirms this by the statement “an ironclad definition of significant effect is not always possible because the significance of an activity may vary with the setting.” This is particularly true of aesthetic impacts. As an example, a proposed residential development in a heavily developed

area would have markedly different visual effects than the same development near an abundance of undeveloped open space. For the purpose of this study, the significance thresholds are based on the questions set forth in CEQA Guidelines Appendix G, as shown in a–d of the checklist below. The Findings of the Implementing Procedures indicate that compliance with the Zoning Ordinance (e.g., building height, setbacks, etc.), Subdivision Ordinance (RMC Ch. 18), and the adopted Community Design Guidelines (CDG) (Resolution 95-347) for common design elements and expectations for development within the City will prevent significant impacts in urban settings as it relates to items a, b, and c, below.

Discussion of Checklist Answers:

a, b) There are no designated or eligible scenic vistas or scenic highways within or adjacent to the City (see GP EIR, p. 4.14-5, 4.14-18). Therefore, there would be no impact to these resources. No mitigation is required.

c) The SV project site is located in an urbanized area that is almost fully developed within the City's Infill Area. The CDG includes provisions related to architectural design, site design and landscape design, to enhance the visual character of the urban environment. The CDG recommends preserving, to the extent feasible, visual resources such as native oak trees and creek or wetland resources. The site contains more than 300 native oak trees and the SV project will require the removal of at least 158 trees but perhaps up to 168 (see Section IV. Biological Resources for more detail). Thus, the SV project requires a Tree Permit. Consistent with the City's Tree Preservation ordinance (RMC Ch. 19.66), the Tree Permit will contain conditions of approval that include protective measures for the trees that will remain onsite, and other measures such as payment of in-lieu fees to compensate for native oak tree encroachment and removal (see also MM BIO-4). The site also contains wetland resources. Some of these wetland resources would be removed or affected by the SV project. However, impacts would be mitigated to a less-than-significant level (see Section IV. Biological Resources, MM BIO-3). The SV project has been reviewed by City staff and was found to be consistent with the goals and policies of the CDG and applicable zoning regulations related to the proposed zone change. As such, impacts related to this criterion would be less than significant with mitigation presented in Section IV. Biological Resources.

d) The SV project would eventually involve new nighttime lighting, such as street lights, for the security and safety of future residents. However, the SV project site is located within an urbanized, fully developed, infill setting with many existing light sources. In addition, lighting must comply with City standards contained in the CDG that limit the height of lighting sources, require cut-off lenses and glare shields to minimize light and glare impacts, etc. Further, no proposed elements of the future site development would include highly reflective surfaces. Therefore, there would be a less-than-significant impact associated with light and glare. No mitigation is required.

II. Agricultural & Forestry Resources

The State Department of Conservation oversees the Farmland Mapping and Monitoring Program, which was established to document the location, quality, and quantity of agricultural lands, and the conversion of those lands over time. The primary land use classifications on the maps generated through this program are: Urban and Built Up Land, Grazing Land, Farmland of Local Importance, Unique Farmland, Farmland of Statewide Importance, and Prime Farmland. According to the current California Department of Conservation Placer County Important Farmland Map (2012), the majority of the City is designated as Urban and Built Up Land and most of the open space areas of the City are designated as Grazing Land. There are a few areas designated as Farmland of Local Importance and two small areas designated as Unique Farmland located on the western side of the City along Baseline Road. The current Williamson Act Contract map (2013/2014) produced by the Department of Conservation shows that there are no Williamson Act contracts within the City, and only one (on PFE Road) that is adjacent to the City (GP EIR, p. 4.1-5). None of the land within the City is considered forest land by the Board of Forestry and Fire Protection.

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (V.1b-DEIR volume)				**X**
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				**X**
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				**X**
d) Result in the loss of forest land or conversion of forest land to non-forest use?				**X**
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?				**X**

Thresholds of Significance and Regulatory Setting:

Unique Farmland, Farmland of Statewide Importance, and Prime Farmland are called out as protected farmland categories within CEQA Guidelines Appendix G. Neither the City nor the State has adopted quantified significance thresholds related to impacts to protected farmland categories or to agricultural and forestry resources. For the purpose of this study, the significance thresholds are based on the questions set forth in CEQA Guidelines Appendix G, as shown in a–e of the checklist above. Agricultural and forestry resources are regulated pursuant to the above-referenced programs and agencies.

Discussion of Checklist Answers:

a–e) The SV project site is not used for agricultural purposes, does not include agricultural zoning, is not within or adjacent to one of the areas of the City designated as a protected farmland category on the Placer County Important Farmland map, is not within or adjacent to land within a Williamson Act Contract, and is not considered forest land. Therefore, the SV project would have no impact on agricultural and forestry resources. No mitigation is required.

III. Air Quality

The City, along with the south Placer County area, is located in the Sacramento Valley Air Basin (SVAB). The SVAB is within the Sacramento Valley Air Basin Federal Ozone Non-Attainment Area. Under the Clean Air Act, Placer County has been designated a "serious non-attainment" area for the federal 8-hour ozone standard, "non-attainment" for the state ozone standard, and a "non-attainment" area for the federal and state PM_{10} standard (particulate matter less than 10 microns in diameter) (GP EIR, p. 4.4-8). Within Placer County, the Placer County Air Pollution Control District (PCAPCD) is responsible for ensuring that emission standards are not violated.

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			**X**	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			**X**	
c) Expose sensitive receptors to substantial pollutant concentrations?			**X**	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			**X**	

Thresholds of Significance and Regulatory Setting:

To determine if a project would conflict with an applicable air quality plan, result in cumulatively considerable net increases of criteria pollutants, or expose sensitive receptors to substantial pollutant concentrations (see checklist items a–c), the City looks to PCAPCD adopted thresholds of significance, which were developed by considering both the health-based ambient air quality standards and the attainment strategies outlined in the State Implementation Plan. If a threshold is violated, then a significant impact may occur. The PCAPCD-recommended significance threshold for reactive organic gases (ROG) and nitrogen oxides (NO_x) is 82 pounds daily during construction and 55 pounds (lbs) daily during operation, and for particulate matter (PM) is 82 pounds per day during both construction and operation. For all other constituents, significance is determined based on the concentration-based limits in the Federal and State Ambient Air Quality Standards. Toxic Air Contaminants (TAC) are also of public health concern, but no thresholds or standards are provided by PCAPCD or adopted by the City because they are considered to have no safe level of exposure. Analysis of TAC is based on the *Air Quality and Land Use Handbook – A Community Health Perspective (*April 2005, California Air Resources Board), which lists TAC sources and recommended buffer distances from sensitive uses. PCAPCD's *CEQA Air Quality Handbook* recommends that the same thresholds used for project analysis be used for the cumulative impact analysis. Neither PCAPCD nor the City has adopted quantified significance thresholds for exposure to objectionable odors or other emissions. Significance is determined by multiple factors, including screening distances from odor sources (as found in the PCAPCD CEQA Handbook), the direction and frequency of prevailing winds, the time of day when emissions are detectable/present, and the nature and intensity of the emission source.

Discussion of Checklist Answers:

a–c) Analyses are not included for sulfur dioxide, lead, and other constituents because there are no mass emission thresholds; these are concentration-based limits in the Federal and State Ambient Air Quality Standards that require substantial, point-source emissions (e.g., refineries, concrete plants, etc.) before exceedance will occur, and the SVAB is in attainment for these constituents. Likewise, carbon monoxide is not analyzed because the SVAB is in attainment for this constituent, and the pollutant requires high localized concentrations (called carbon monoxide "hot spots") before the ambient air quality standard would be exceeded. "Hot spots" are typically associated with heavy traffic congestion occurring at high-volume roadway intersections. The GP EIR analysis of Citywide traffic indicated that more than 70 percent of signalized intersections would operate at level of service C or better—that is, they will not experience heavy traffic congestion. It further indicated that analyses of existing CO concentrations at the most congested intersections in Roseville show that CO levels are well below federal and state ambient air quality standards. Therefore, no carbon monoxide "hot spots" would result from the SV project (see GP EIR, p. 4.4-49). The discussion below focuses on emissions of ROG, NO_x, or PM.

For SV project operation, PCAPCD recommends that lead agencies use the California Emissions Estimator Model (CalEEMod) to quantify operational emissions for criterial air pollutants (NOX, ROG, and PM) for certain projects. The results are then compared to the significance thresholds detailed above. However, PCAPCD published screening criteria establishing that residential projects with less than 617 single family units will not result in operational NOX emissions that exceed 55 lbs/day, and thus modeling is not required. Because NOX emissions are substantially higher than ROG and PM_{10}, it can be assumed that projects not exceeding the operational NOX threshold will not exceed the operational ROG and PM_{10} thresholds. Because operation of the proposed development at the SV project site would not exceed applicable thresholds, it would likewise not conflict with an applicable air quality plan, result in cumulatively considerable net increases of criteria pollutants, and expose sensitive receptors to substantial pollutant concentrations. The SV project includes the eventual development of 75 residential units, which is well below the PCAPCD threshold for impacts or modeling of potential impacts. It can accordingly be assumed that SV project operation would not result in the exceedance of any applicable thresholds of significance. As a result, there would be no conflict with an applicable air quality plan, no cumulatively considerable net increases of criteria pollutants, and no sensitive receptors exposed to substantial pollutant concentrations. Therefore, any potential impacts resulting from SV project operation would be less than significant. No mitigation is required.

For project construction, activities such as grading, excavation, building, operating construction equipment, etc., can result in temporary, short-term emissions. Pollutant emissions would vary daily depending on the level of activity, specific operations, and prevailing weather. Earth-moving, such as excavation and grading would likely result in the highest daily fugitive dust generation. Operation of diesel and gasoline powered construction equipment, such as trucks, tractors, excavators, backhoes, etc., that runs on would generate criteria pollutant emissions. Because the area is in non-attainment for ozone and PM, emissions during construction are a potential concern. However, these emissions are temporary and short-term. Also, the site developer would be required to comply with all PCAPCD rules and regulations for construction, including but not limited to Rule 202 for visible emissions, Rule 217 for volatile organic compounds, and Rule 228 for fugitive dust (GP EIR, pp. 4.4-17 to 4.4-18). In addition, the project developer would be required to comply with City-adopted construction standards that apply to all projects within City limits. The City's Department of Public Works Construction Standards (Section 111) are intended to minimize fugitive dust and PM_{10} emission during construction activities.[2] Compliance with all of these rules and standards would be noted on City-approved construction plans and ensure that no thresholds of significance were exceeded. As a result, there would be no conflict with an applicable air quality plan, no cumulatively considerable net increases of criteria pollutants, and no sensitive receptors exposed

[2] See City Department of Public Works Construction Standards (Section 111): https://p1cdn4static.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Engineering/Design%20and%20Construction%20Standards/2020%20CS%20Sections/CS-SECTION%20111%20-%20Jan.2020.pdf.

to substantial pollutant concentrations. Therefore, any potential impacts resulting from project construction would be less than significant. No mitigation is required.

d) Residential development is not typically associated with the creation of objectionable odors (GP EIR, pp. 4.4-50 to 4.4-51). The proposed change in designation and zoning does not affect the type of land use on the SV project site—it remains residential—and in fact reduces the environmental severity of the previously anticipated use by reducing the number of planned units. Eventual project construction would result in some odors related to the operation of diesel-powered construction equipment, but those odors would be short-term, intermittent, temporary, localized, emitted during the daytime only, and are not considered objectionable (GP EIR, p. 4.4-52). The City is not aware of any other project-related emissions that could adversely affect a significant number of people. Therefore, any potential impacts resulting from odors or other emissions would be less than significant. No mitigation is required.

IV. Biological Resources

The SV project site is currently undeveloped and consists primarily of nonnative annual grasses with oak woodlands and 324 native oaks trees (see **Attachment 2**, Arborist Report (June 18, 2020) by California Tree and Landscape Consulting, Inc.; see also **Attachment 3**, Tree Removal Information for Tree Permit for Sierra View (August 3, 2020) by MacKay & Somps). Vegetation is sparse in the southern portion of the site and denser in the northern portion with more grass species represented; however, no special-status plant species are known to exist onsite (see **Attachment 4**, Special-Status Plant Survey Report for Sierra View (August 2020) by Madrone Ecological Consulting).

Also not detected onsite were the special-status species Valley Elderberry Longhorn Beetle (*Desmocerus californicus dimorphus*) and vernal pool branchiopods (fairy shrimp [*Branchinecta lynchi*] or tadpole shrimp [*Lepidurus packardi*]) (see **Attachment 5**, Valley Elderberry Longhorn Beetle Habitat Survey for Sierra View (August 18, 2020) by Madrone Ecological Consulting; **Attachment 6**, Dry-Season & Wet-Season Branchiopod Survey (August 19, 2020) by Madrone Ecological Consulting). Likewise, no special-status fish species occur onsite because no waterways exist onsite that could support their existence. However, some special-status species have potential to occur on the SV project site with varying degrees of likelihood.

As assessed by a qualified biologist at Madrone Ecological Consulting, several special-status insect, amphibian, and reptile species have the potential to occur in the region; but these species are not likely to occur on the SV project site given their historical lack of presence within City boundaries or because suitable habitat does not occur on site. Species that may occur in the region, but for which the site lacks suitable habitat, include:, California tiger salamander (*Ambystoma californiense*), foothill yellow-legged frog (*Rana boylii*), and giant gartersnake (*Thamnophis gigas*) (GP EIR, pp. 4.8-24 to 4.8-27). The western pond turtle (*Actinemys marmorata*) has a moderate likelihood of occurring onsite (GP EIR, p. 4.8-26). While the western spadefoot (*Spea hammondii*) could occur within the large vernal pool onsite, it is highly unlikely to be present given that, if they were, qualified biologists at Madrone Ecological Consulting would have detected tadpoles in their surveys during the wet season (see Attachment 6).

Several special-status bird species are known to regularly occur within City boundaries and the immediate area and potential for their nesting and foraging habitat exists onsite, including: Cooper's hawk (*Accipiter cooperii*), Western burrowing owl (*Athene cunicularia*), Ferruginous hawk (*Buteo regalis*), Swainson's hawk (*Buteo swainsoni*), northern harrier (*Circus hudsonius*), white-tailed kite (*Elanus leucurus*), , loggerhead shrike (*Lanius ludovicianus*), Long-billed curlew (foraging only, *Numenius americanus*), and bank swallow (foraging only *Riparia riparia*) and purple martin (foraging only, *Progne subis*) (GP EIR, pp. 4.8-27, 4.8-29 to 4.8-32). Other special-status bird species are known to occur within City boundaries or in the adjacent areas, but not with any regularity. These species include: tricolored blackbird (*Agelaius tricolor*), grasshopper sparrow (*Ammodramus savannarum*), short-eared owl (*Asio flammeus*), , and song sparrow (*Melospiza melodia*) (GP EIR, pp. 4.8-27 to 4.8-28, 4.8-31). A few special-status bird species are highly unlikely to occur on the SV project site given the lack of suitable habitat and historical lack of occurrence in the City and region. These species include: golden

eagle (*Aquila chrysaetos*), bald eagle (*Haliaeetus leucocephalus*), California black rail (*Laterallus jamaicensis coturniculus*), western yellow-billed cuckoo (*Coccyzus americanus occidentalis*), and American peregrine falcon Falco (*Peregrinus anatum*) (GP EIR, pp. 4.8-28, 4.8-30 to 4.8-32).

A few special-status mammal species could occur onsite because the potential for suitable habitat exists. But historical records show these species occurring only outside City boundaries and not within adjacent areas. These species include: pallid bat (*Antrozous pallidus*), , Yuma myotis (*Myotis yumanensis*), and American badger (*Taxidea taxus*). (GP EIR, pp. 4.8-31 to 4.8-32).

The SV project site contains several aquatic resources, including a central drainage ditch that flows south the north into an intermittent tributary that flows east to west. There are also a number of seasonal wetland and vernal pool features scattered around the site (see **Attachment 7**, Aquatic Resources Delineation Report for Sierra View (July 31, 2020) by Madrone Ecological Consulting) and a narrow band of riparian woodland surrounding the intermittent tributary (GP EIR, p. 4.8-3).

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		**X**		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			**X**	
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		**X**		
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			**X**	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		**X**		

f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				**X**

Thresholds of Significance and Regulatory Setting:

There is no ironclad definition of significance as it relates to biological resources. Thus, the significance of impacts to biological resources is defined by the use of expert judgment supported by facts, and relies on the policies, codes, and regulations adopted by the City and by regulatory agencies which relate to biological resources (as cited and described in the Discussion of Checklist Answers section). Thresholds for assessing the significance of environmental impacts are based on the questions set forth the CEQA Guidelines checklist (see items a–f, above). Under CEQA, a "substantial adverse effect" is synonymous with "significant effect" and is defined by CEQA Guidelines Section 15382 as "a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the SV project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance" (see also *Preserve Poway v. City of Poway* (2016) 245 Cal.App.4th 560, 574; *County of Amador v. El Dorado County Water Agency* (1999) 76 Cal.App.4th 931, 945; and Public Resources Code, Sections 21060.5, 21080 (c)(2), 21083(b)). A modest, isolated environmental impact would be considered incremental and not significant.

Consistent with CEQA Guidelines Section 15065(a)(1), a project may have a significant effect on the environment if:

> The project has the potential to … 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; [or] substantially reduce the number or restrict the range of an endangered, rare or threatened species*.*

Various agencies regulate impacts to the habitats and animals addressed by the CEQA Guidelines checklist. These include the U.S. Fish and Wildlife Service (USFWS), National Oceanic and Atmospheric Administration–Fisheries (also known as the National Marine Fisheries Service), U.S. Army Corps of Engineers, Central Valley Regional Water Quality Control Board, and California Department of Fish and Wildlife (CDFW). The primary regulations affecting biological resources are described in the sections below.

Checklist item a addresses impacts to special status species. A "special status" species is one which has been identified as having relative scarcity and/or declining populations. Special status species include those formally listed as threatened or endangered, those proposed for formal listing, candidates for federal listing, and those classified as species of special concern. Also included are those species that are "fully protected" under various provisions of the California Fish and Game Code (i.e., Sections 3511, 3513, 4700, and 5050), those granted "special animal" status for tracking and monitoring purposes, and those plant species considered to be rare, threatened, or endangered in California by the California Native Plant Society (CNPS). The primary regulatory protections for special status species are within the Federal Endangered Species Act, California Endangered Species Act, California Fish and Game Code, and the Federal Migratory Bird Treaty Act.

Checklist item b addresses all "sensitive natural communities" and riparian (creekside) habitat that may be affected by local, state, or federal regulations/policies, while checklist item c focuses specifically on one type of such a community: protected wetlands. Focusing first on wetlands, the 1987 Army Corps Wetlands Delineation Manual is used to determine whether an area meets the technical criteria for a wetland. A delineation verification by the Army Corps verifies the size and condition of the wetlands and other waters in question, and determines the extent of government jurisdiction as it relates to Section 404 of the Federal Clean Water Act and Section 401

of the State Clean Water Act. In addition to the Clean Water Act, several other regulations protect wetlands, including the State's Porter-Cologne Water Quality Control Act and the City's GP, pursuant to the GP Open Space and Conservation Element. Federal, State and City regulations/policies all seek to achieve no net loss of wetland acreage, values, or function.

Aside from wetlands, checklist item b also addresses other "sensitive natural communities" and riparian habitat, which includes any habitats protected by local or regional plans, policies, or regulations, or by CDFW or USFWS. The City GP Open Space and Conservation Element includes policies for the protection of riparian areas and floodplain areas; these are Vegetation and Wildlife Section Policies 2 and 3. Policy 4 also directs preservation of additional area around stream corridors and floodplains if there are sensitive woodland, grassland, or other habitats that could be made part of a contiguous open space area. Other than wetlands, which were already discussed, USFWS and CDFW habitat protections generally result from species protections, and are thus addressed via checklist item a.

For checklist item d, there are no regulations specific to the protection of migratory corridors. This item is addressed by an analysis of the habitats present in the vicinity and analyzing the probable effects on access to those habitats that will result from a project. The City's Tree Preservation ordinance (RMC Ch.19.66) requires protection of native oak trees, and compensation for oak tree removal. The Implementing Procedures indicate that compliance with the City's Tree Preservation ordinance (RMC Ch.19.66) will prevent significant impacts related to loss of native oak trees, referenced by item e, above. Regarding checklist item f, there are no adopted Habitat Conservation Plans within the City.

Discussion of Checklist Answers:

a) As discussed above, a moderate potential exists for Western Pond Turtles to occur on-site, with little to no potential for other non-avian special-status species to occur. Mitigation Measure (MM) BIO-1 would ensure that Western Pond Turtles, if present, are protected during construction.

> **MM BIO 1**: Conduct Pond Turtle Pre-Construction Survey: A western pond turtle survey shall be conducted in all areas within 150 feet of the intermittent drainage in within 48 hours prior to construction in that area. If no western pond turtles or nests are found, no further mitigation is necessary. If a western pond turtle is observed within the proposed impact area, a qualified biologist shall relocate the individual to suitable habitat outside of the proposed impact area prior to construction. If a western pond turtle nest is observed within the proposed impact area, the nest shall be fenced off and avoided until the eggs hatch. The exclusion fencing shall be placed no less than 25 feet from the nest. A qualified biologist shall monitor the nest daily during construction to ensure that hatchlings do not disperse into the construction area. Relocation of hatchlings will occur as stipulated above, if necessary.

Special-status and migratory bird species have the potential to occur onsite as outlined above. The SV project will require the removal of several native oak trees (discussed below), and this has the potential to disrupt the nesting of special-status birds and migratory birds. A pre-construction nest survey required under MM BIO-2 would ensure that no special-status nesting birds or migratory birds are harmed during tree removal or construction of any kind.

> **MM BIO-2**: Protect Special Status Birds, Including Migratory Birds. For all construction-related activities that take place within the nesting season, between February 15 through August 31st, a preconstruction nesting-bird survey for special-status specie birds and migratory birds shall be conducted by a qualified biologist no more than two weeks prior to project initiation within the area of construction and a 300-foot buffer. If active nests are found, a no-disturbance buffer zone shall be established, the size of which will be determined in consultation with the City. Within this buffer zone, no construction shall take place until August 31st or the biologist determines that the nest is no longer active.

With implementation of mitigation prescribed in the GP EIR, and MMs BIO-1 and BIO-2, potential impacts to candidate, sensitive, or special-status species would be less than significant.

b) The GP EIR shows that the northern portion of the project site contains a narrow band of riparian woodland surrounding the intermittent tributary (GP EIR, p. 4.8-3). This riparian woodland has the potential to contain habitat, although, as discussed just above, there is a low likelihood that it contains habitat for any sensitive-status species (see Attachment 1 and Attachment 7). Any construction that would occur on the bed and bank of a stream or other water body, including drainage canals, must comply with Section 1602 of the California Fish and Game Code, which will require the developer obtain a Lake and Streambed Alteration Agreement. There are no known other sensitive natural communities onsite. Any potential impacts to riparian habitat would be less than significant with implementation of MM BIO-3. MM BIO-3 would ensure that all conditions of approval and/or mitigation measures within these permits are followed.

> **MM BIO-3**: Obtain a Lake and Streambed Alteration Agreement. For any construction that will occur on the bed and bank of a stream or other water body, including drainage canals, a Lake and Streambed Alteration Agreement shall be obtained that complies with Section 1602 of the California Fish and Game Code. The Lake and Streambed Alteration Agreement will contain conditions of approval and/or mitigation measures to avoid, minimize, or compensate for adverse effects to riparian habitat within the bed and bank of a stream or other water body that must be implemented as a condition of the agreement that ensures no net loss of riparian acreage. Obtaining this Agreement and adhering to its requirements ensures that performance standards sufficient to meet CEQA mitigation standards are satisfied.

With implementation of MM BIO-3, impacts to riparian habitat or other sensitive natural communities would be less than significant.

c) The project site contains 0.199 acre of seasonal wetlands, 0.024 acre of seasonal wetland swale, and 0.648 acre of vernal pools, 0.223 acre of drainage ditch, and 0.959 acre of intermittent drainage/riparian wetland (see **Attachment 7**). Of these, the 0.024 acre of seasonal wetland swale and 0.959 acre of intermittent drainage/riparian wetland are considered federally regulated waters of the U.S., pursuant to 33 CFR Part 328, and thusly regulated under Section 404 of the Clean Water Act (see **Attachment 8**, Jurisdictional Determination for Sierra View (June 4, 2021) by U.S. Army Corps of Engineers).[3] The remaining wetlands and the ditch are State-regulated waters. At least some, but perhaps all, of these aquatic features would be removed and/or disturbed by construction activities. However, a discharge permit from the U.S. Army Corps of Engineers, pursuant to Section 404 of the Clean Water Act, will be required for any impacts to the 0.024 acre of seasonal wetland swale and 0.959 acre of intermittent drainage/riparian wetland that will contain conditions of approval and/or mitigation measures to ensure a net zero loss of wetland resources and a less-than-significant impact to any special-status species that may occur on or near the affected wetland resources. Similar permitting will be required any State-regulated aquatic resources that may be impacted. State-issued Waste Discharge Requirements, pursuant to Division 7, Chapter 4, Article 4 of the Water Code established by the Porter-Cologne Water Quality Control Act, will be required for all impacted wetland resources that are not regulated by the Clean Water Act (see GP EIR, p. 4.8-74). MM BIO-4 would ensure that all conditions of approval and/or mitigation measures within these permits are followed.

> **MM BIO-4**: No Net Loss of Wetlands by Obtaining Requisite Federal and State Permits. For all wetlands and other Waters of the U.S. or State that are removed or disturbed by project construction, all requisite federal and State permits shall be obtained, including, at least, a discharge permit from the U.S. Army Corps of Engineers pursuant to Section 404 of the Clean Water Act, and possibly State-issued Waste Discharge Requirements pursuant to Division 7, Chapter 4, Article 4 of the Water Code established by the Porter-Cologne Water Quality Control Act. These federal and State permits will contain conditions of approval and/or mitigation measures that will ensure a net zero loss of wetlands and other waters. Obtaining these permits

[3] Please note there is an error in the U.S. Army Corps of Engineers verification letter and the Applicant is currently working with Corps of Engineers staff to correct the acreage figures.

and adhering to their requirements ensures that performance standards sufficient to meet CEQA mitigation standards are satisfied.

With implementation of MM BIO-4, impacts to wetlands would be less than significant.

d) The City includes an interconnected network of open space corridors and preserves located throughout the City, to ensure that the movement of wildlife is not substantially impeded as the City develops (see GP EIR, pp. 4.8-76 to 4.8-77). Development of the SV project site will not negatively impact these existing and planned open space corridors. Nor is the SV project site located in an area that has been designated by the City, USFWS, or CDFW as vital or important for the movement of wildlife or the use of native wildlife nursery sites (see GP EIR, p. 4.8-77). Therefore, any potential impact to migratory species or migratory corridors would be less than significant. No mitigation is required.

e) As previously stated, the SV project will involve the removal of numerous native oak trees. Of the 324 native oaks onsite, at least 158 will be removed for project construction (see Attachment 3). Up to ten more also may be removed based on arborist recommendations to remove trees with extensive defects, compromised health, and/or structural instability (see Attachment 2). As defined by the City's Zoning Ordinance (Chapter 19.66, Tree Preservation), native oak trees greater than six (6) inch diameter at breast height are defined as protected (see GP EIR, pp. 4.8-79 to 4.8-80). A Tree Permit is required for the removal of any protected tree, and for any regulated activity within the protected zone of a protected tree where the encroachment exceeds 20 percent. All of the up to 168 trees planned for removal are considered protected by the City Code. The arborist report included as Attachment 2 contains recommendations for tree protection measures for the trees that will remain onsite. The Tree Permit would contain conditions of approval to follow the recommendations of the Arborist Report and mitigation measures that include payment of in-lieu mitigation fees to compensate for oak tree encroachment and removal and/or onsite replacement plantings consisting of both native and nonnative tree species. Any deviation from the approved permit would require a Tree Permit Modification, which must be approved by the City. MM BIO-5 would ensure that all mitigatory and compensatory conditions within the Tree Permit are followed.

MM BIO-5: Obtain Tree Permit and Adhere to Permit Conditions. For all native oaks trees protected by the City Code that shall be removed or encroached upon as a result of the project, a Tree Permit shall be obtained that includes payment of in-lieu mitigation fees to compensate for oak tree encroachment and removal and/or onsite replacement plantings consisting of both native and nonnative tree species as well as protection measures for the trees that will remain onsite. Obtaining a Tree Permit and adhering to its requirements ensures that CEQA performance standards are satisfied.

With implementation of MM BIO-5, conflicts with the local tree preservation policy would be eliminated and this impact would be less than significant.

f) There are no adopted Habitat Conservation Plans or Natural Community Conservation Plans within the City and no other applicable and approved local, regional, or state habitat conservation plans (see GP EIR, p. 4.8-80). Therefore, there would be no conflict with such plans and no impact. No mitigation is required.

V. Cultural Resources

As described within the Open Space and Conservation Element of the GP, the Roseville region was within the territory of the Native American group called the Nisenan (also Southern Maidu or Valley Maidu). Two large permanent Nisenan habitation sites have been identified and protected within the City's open space (in Maidu Park). Numerous smaller cultural resources, such as midden deposits and bedrock mortars, have also been recorded in the City. The gold rush, which began in 1848, marked another settlement period, and evidence of Roseville's ranching and mining past are still found today. Historic features include rock walls, ditches, low terraces, and other remnants of settlement and activity. A majority of documented sites within the City are located in areas designated for open space uses. See also GP EIR (pp. 4.9-1 to 4.9-6). Based on a recent cultural resources inventory and evaluation, the SV project site does not contain any known historical or

archaeological resources that are eligible for formal identification or protection by applicable federal or State statutes (see **Attachment 9**, Cultural Resources Inventory and Evaluation Report for Sierra View (June 2021) by ECORP Consulting, Inc.).

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in Section 15064.5?		**X**		
b) Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?		**X**		
c) Disturb any human remains, including those interred outside of formal cemeteries?		**X**		

Thresholds of Significance and Regulatory Setting:

The significance of impacts to cultural resources is based directly on questions found in the CEQA Guidelines checklist (see items a–e listed above), as well as legal principles governing impacts to unique archaeological resources, as set forth in Public Resources Code Section 21083.2, and impacts to historical resources, as set forth in CEQA Guidelines Section 15064.5. The Archaeological, Historic, and Cultural Resources section of the GP also directs the proper evaluation of and, when feasible, protection of significant resources (Policies 1 and 2). There are also various federal and State regulations regarding the treatment and protection of cultural resources, including the National Historic Preservation Act (NHPA) and the Antiquities Act (which regulate items of significance in history), Section 7050.5 of the California Health and Safety Code, Section 5097.9 of the Public Resources Code (which regulates the treatment of human remains) and Section 21073 et seq. of the Public Resources Code (regarding Tribal Cultural Resources). The CEQA Guidelines also contains specific sections, other than the checklist items, related to the treatment of effects on historical resources and unique archaeological resources.

Pursuant to the CEQA Guidelines, if it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts to be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (Public Resources Code Section 21083.2 (a), (b), and (c)). A *historical resource* is a resource listed, or determined to be eligible for listing, in the California Register of Historical Resources (CRHR) (Public Resources Code Section 21084.1); a resource included in a local register of historical resources (Public Resources Code Section 15064.5(a)(2)); or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (CEQA Guidelines Section 15064.5 (a)(3)). Public Resources Code Section 5024.1 requires evaluation of historical resources to determine their eligibility for listing on the CRHR.

Discussion of Checklist Answers:

a–c) No historical or unique archeological resources are known to exist on site; however, the possibility exists of uncovering subsurface resources during project construction (Attachment 9). The possibility also exists for uncovering subsurface cultural resources, including human remains and paleontological or tribal cultural resources (see Section VII. Geology and Soils and Section XVIII. Tribal Cultural Resources). MM CUL-1 would

ensure that all subsurface cultural resource discoveries would be properly handled and managed in accordance with applicable State and federal law. For more detailed procedures related to the discovery and treatment of tribal cultural resources, and other tribal related measures, refer to MMs TCR-1 to TCR-3.

MM CUL-1: Inadvertent Discovery. If subsurface deposits believed to be cultural (historical, archeological, paleontological, or tribal) or human in origin are discovered during construction, all work must halt within a 50-foot radius of the discovery. A qualified professional archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for pre-contact and historic archaeologist shall be retained to evaluate the significance of the find (i.e., whether the subsurface deposits could qualify as an historical resource, a unique archaeological resource, or a tribal cultural resource) and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications and mitigation requirements shall apply, depending on the nature of the find:

1. If the professional archaeologist determines that the find does not represent an historical resource, a unique archaeological resources, or a tribal cultural resource, work may resume immediately, and no agency notifications are required.

2. If the professional archaeologist determines that the find represents a potential historical resource, unique archaeological resource, or tribal cultural resource, the archaeologist shall immediately notify the City and the applicable landowner and/or Applicant. The City shall work with the archaeologist and, if necessary, with other experts or expert agencies (e.g., the State Historic Preservation Officeror, in the case of a potential tribal cultural resource, the relevant Native American organization) to determine whether, based on statutory criteria, the find qualifies as an historical resource, a unique archaeological resource, or a tribal cultural resource. If a determination is made in the affirmative, appropriate mitigation or treatment measures shall be taken, consistent with those set forth in Public Resources Code Section 21083.2, subdivisions (b) through (e), and CEQA Guidelines Sections 15126.4, subdivision (b)(3). Preservation in place is the preferred manner of mitigating impacts to archaeological sites, but data recovery may be permitted where preservation would be inconsistent with project design, logistics, and cost considerations. Work may not resume within the no-work radius until the City determines that the site either: 1) is not an historical resources, a unique archaeological resources, or a tribal cultural; or 2) that the mitigation or treatment measures have been completed to the City's satisfaction.

3. If the find includes human remains, or remains that are potentially human, the City and/or the landowner or Applicant shall ensure that reasonable protection measures are taken to protect the discovery from disturbance (A.B. 2641 [Stats. 2006, ch. 863]). The archaeologist shall notify the Placer County Coroner (per Section 7050.5 of the Health and Safety Code). The provisions of Section 7050.5 of the California Health and Safety Code, Section 5097.98 of the Public Resources Code, and A.B. 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner is required by statute to notify the California Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the Project (Public Resources Code Section 5097.98). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (Public Resources Code Section 5097.94). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (Public Resources Code Section 5097.98). This reburial will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (A.B. 2641). Work may not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.

With implementation of MM CUL-1, potential impacts to unknown subsurface unique archaeological resources, historical resources, tribal cultural resources, and human remains would be less than significant.

VI. Energy

Roseville Electric provides electrical power in the City, and Pacific Gas and Electric (PG&E) provides natural gas. The City purchases wholesale electrical power from both the Western Area Power Administration (WAPA), which is generated by the federal government's Central Valley Project, which produces 100 percent hydroelectric energy sources from a system of dams, reservoirs, and power plants within central and northern California (see GP EIR, pp. 2-36 tp 2-37). In addition, up to 50 percent of the City's power is generated at the City-owned Roseville Energy Park (REP) (see GP EIR, p. 2-36). The REP is a 160-megawatt natural-gas-fired power plant that uses a combined cycle gas turbine technology. The City also owns the 48 megawatt combustion-turbine Roseville Power Plant 2 (REP 2), which is used during peak energy use. The City's electric power mix varies from year-to-year, but is approximately 40 percent eligible renewable resources, 13 percent large hydroelectric, 22 percent natural gas, and 24 percent unspecified (see GP EIR, p. 4.15-1 to 4.15-2).

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			**X**	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			**X**	

Thresholds of Significance and Regulatory Setting:

Established in 2002, California's Renewable Portfolio Standard (RPS) currently requires that 33 percent of electricity retail sales be served by renewable energy resources by 2020, and 60 percent by 2030. Pursuant to Senate Bill 100 (2018), the State of California is required to generate 100 percent of electricity from carbon free sources by 2045. The City published a Renewables Portfolio Standard Procurement Plan in June 2018, and continues to comply with the RPS reporting and requirements and standards. There are no numeric significance thresholds to define "wasteful, inefficient, or unnecessary" energy consumption, and therefore significance is based on the questions found in the CEQA Guidelines checklist (see items a and b, above), and by the use of expert judgment supported by facts, relying on the policies, codes, and regulations adopted by the City and by regulatory agencies with regulatory authority related to energy. The analysis considers compliance with regulations and standards, project design as it relates to energy use (including transportation energy), whether the SV project will result in a substantial unplanned demand on the City's energy resources, and whether the SV project will impede the ability of the City to meet the RPS standards.

Discussion of Checklist Answers:

a, b) The SV project would consume energy both during construction and operation. During construction, fossil fuels, electricity, and natural gas would be used by construction vehicles and equipment. However, the energy consumed during construction would be temporary, and would not represent a significant demand on available resources (see GP EIR, p. 4.15-10). Further, there are no unusual project characteristics that would necessitate the use of construction equipment or methods that would be less energy-efficient or that would be wasteful.

The completed SV project would consume energy related to building operation, exterior lighting, landscape irrigation and maintenance, and vehicle trips to and from the SV project site. In accordance with California Energy Code Title 24, the SV project would be required to meet the Building Energy Efficiency Standards. These include, to name a few, standards for water and space heating and cooling equipment; insulation for doors, pipes, walls, and ceilings; and appliances. The SV project would also be eligible for rebates and other financial incentives from both the electric and gas providers for the purchase of energy-efficient appliances and systems, which would further reduce the operational energy demand of the SV project.

The GP EIR included an assessment of energy impacts for the entire City planning area. The analysis included consideration of transportation energy, and evaluated walkability, alternative transportation modes, and the degree to which the mix and location of uses would reduce vehicle miles traveled in the plan area. The EIR also included a citywide assessment of energy demand based on the existing and proposed land uses within the City, including the Infill Area where the SV project would be located (see GP EIR, pp. 4.15-12 to 4.15-16). Impacts related to operational energy consumption were found to be less than significant (see GP EIR, p. 4.15-18). Because the SV project, in conjunction with the SVSP project, would not increase the number of residential units that were originally approved for the SV project site in the GP, the SV project would use similar energy as that assumed in the GP. As a result, the SV project is consistent with the current citywide assessment of energy demand, and will not result in substantial unplanned, inefficient, wasteful, or unnecessary consumption of energy. Further, full buildout of the GP, inclusive of the SV project site, would not conflict with any State or local plans for renewable energy and energy efficiency (see GP EIR, p. 4.15-19). Therefore, impacts to energy are less than significant. No mitigation is required.

VII. Geology and Soils

As described in the Safety Element of the GP, there are three inactive faults (Volcano Hill, Linda Creek, and an unnamed fault) in the vicinity, but there are no known active seismic faults within Placer County. The last seismic event recorded in the South Placer area occurred in 1908, and is estimated to have a magnitude of approximately 4.0 on the Richter Scale. Due to the geographic location and soil characteristics within the City, the GP indicates that soil liquefaction, landslides, and subsidence are not a significant risk in the area. See also the GP EIR (pp. 4.7-1 to 4.7-14). According to the Natural Resources Conservation Service (NRCS) Soil Survey Database (2020), two types of soil occur on the SV project site: Cometa-Fiddyment complex, present on 1 to 5 percent slopes; and Cometa-Ramona sandy loams, present on 1 to 5 percent slopes (see Attachment 7). According to a 2019 review of geologic maps, literature review, and records search performed at the University of California, Berkeley Museum of Paleontology (UCMP), the SV project site is located in an area known to include rock formations that are of high paleontological sensitivity (GP EIR, pp. 4.7-4 to 4.7-5).

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. 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**	
ii. Strong seismic ground			**X**	

	shaking? iii. Seismic-related ground failure, including liquefaction? iv. Landslides?				
b)	Result in substantial soil erosion or the loss of topsoil?			**X**	
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, liquefaction or collapse?			**X**	
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			**X**	
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				**X**
f)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		**X**		

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to geology and soils is based directly on questions found in the CEQA Guidelines checklist (see items a–f listed above). Regulations applicable to this topic include the Alquist-Priolo Act, which addresses earthquake safety in building permits, and the Seismic Hazards Mapping Act, which requires the state to gather and publish data on the location and risk of seismic faults. The Archaeological, Historic, and Cultural Resources section of the GP also directs the proper evaluation of and, when feasible, protection of significant archaeological resources, which for this evaluation will include paleontological resources (Policies 1 and 2). Section 50987.5 of the California Public Code is only applicable to public land; that statute prohibits the excavation, removal, destruction, or defacement/injury to any vertebrate paleontological site, including fossilized footprints or other paleontological feature.

The Findings of the Implementing Procedures indicate that compliance with the Flood Damage Prevention Ordinance (RMC Ch.9.80) and Design/Construction Standards (Resolution 07-107) will prevent significant impacts related to checklist item b. The Ordinance and standards include permit requirements for construction and development in erosion-prone areas and ensure that grading activities will not result in significant soil erosion or loss of topsoil. The use of septic tanks or alternative waste systems is not permitted in the City; therefore, no analysis of criterion e is necessary.

Discussion of Checklist Answers:

a) The SV project will not expose people or structures to potential substantial adverse effects involving seismic shaking, ground failure or landslides.

i–iii) According to United States Geological Service mapping and literature, active faults are largely considered to be those that have had movement within the last 10,000 years (within the Holocene or Historic time periods);[4] and there are no major active faults in Placer County. The California Geological Survey has prepared a map of the state that shows the earthquake shaking potential of areas throughout California based primarily on an area's distance from known active faults. The map shows that the City lies in a relatively low-intensity ground-shaking zone. Commercial, institutional, and residential buildings, as well as all related infrastructure, are required, in conformance with Chapter 16, *Structural Design Requirements*, Division IV, *Earthquake Design* of the California Building Code, to lessen the exposure to potentially damaging vibrations through seismic-resistant design. In compliance with the Code, all structures in the SV project area would be well-built to withstand ground shaking from possible earthquakes in the region. Therefore, impacts associated with seismic activity would be less than significant. No mitigation is required.

iv) Landslides typically occur where soils on steep slopes (15 percent or more) become saturated or where natural or manmade conditions have taken away supporting structures and vegetation (see GP EIR, p. 4.7-10). The existing and proposed slopes of the SV project site are not steep enough to present a hazard during development or upon completion of the SV project. In addition, measures would be incorporated during construction to shore up minor slopes and prevent potential earth movement. Therefore, impacts associated with landslides would be less than significant. No mitigation is required.

b) Grading activities will result in the disruption, displacement, compaction and over-covering of soils associated with site preparation (grading and trenching for utilities). Grading activities for the SV project will be limited to the SV project site. Grading activities require a grading permit from the Engineering Division. The grading permit is reviewed for compliance with the City's Construction Standards, including the provision of proper drainage (Section 101), appropriate dust control (Section 111), and erosion control measures (Section 111). Grading and erosion control measures will be incorporated into the required grading plans and improvement plans. Therefore, the impacts associated with disruption, displacement, and compaction of soils associated with the SV project would be less than significant. No mitigation is required.

c, d) The soils on the site include Cometa-Fiddyment complex and Cometa-Ramona sandy loams (see Attachment 7). These soil types are not listed as geologically unstable or sensitive in the Natural Resources Conservation Service Soil Survey for Placer County Web Soil Survey.[5] Nor are the soil types listed as expansive in Table 18-1-B of the Uniform Building Code. Therefore, impacts associated with soils would be less than significant. No mitigation is required.

e) Future development on the SV project site would not include septic tanks or any onsite wastewater treatment. The SV project will eventually be hooked up to City sewer facilities. Therefore, there would be no impact. No mitigation is required.

f) No paleontological resources are known to exist on the SV project site per the cultural resources inventory and evaluation conducted for the SV project (see Attachment 9). However, the possibility exists for uncovering subsurface paleontological resources during construction. MM GEO-1, included below, would ensure that all subsurface paleontological discoveries would be properly handled and managed.

> **MM GEO-1**: If paleontological resources are discovered during the course of construction, work shall be halted immediately within 50 meters (165 feet) of the discovery, the City of Roseville shall be notified, and a qualified paleontologist shall be retained to determine the significance of the discovery. If the paleontological resource is considered significant, it should be excavated by a qualified paleontologist and given to a local agency, State University, or other institution with expertise in paleontology, where the resource could be curated and displayed for public education purposes.

[4] See U.S. Geological Survey: http://earthquake.usgs.gov/learn/glossary/?term=active%20fault.
[5] See Natural Resources Conservation Service Web Soil Survey: http://websoilsurvey.nrcs.usda.gov/app/.

With implementation of MM GEO-1, potential impacts to unknown subsurface paleontological resources and human remains would be eliminated and this impact would be less than significant.

VIII. Greenhouse Gases

Greenhouse gases (GHGs) trap heat in the earth's atmosphere. The principal GHGs that enter the atmosphere because of human activities are carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), and fluorinated gases. As explained by the U.S. Environmental Protection Agency,[6] global average temperature has increased by more than 1.5 degrees Fahrenheit since the late 1800s, and most of the warming of the past half century has been caused by human emissions. The City has taken proactive steps to reduce greenhouse gas emissions, which include the introduction of GP policies to reduce emissions, changes to City operations, and climate action initiatives. For an inventory of State and Placer County GHGs, refer to the GP EIR (pp. 4.5-3 to 4.5-5).

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			**X**	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			**X**	

Thresholds of Significance and Regulatory Setting:

A.B. 32 (the California Global Warming Solutions Act), signed by Governor Schwarzenegger of California in September 2006, found that climate change resulting from global warming was a threat to California, and directed that "the State Air Resources Board design emissions reduction measures to meet the statewide emissions limits for greenhouse gases . . .". The target established in A.B. 32 was to reduce emissions to 1990 levels by the year 2020. CARB subsequently prepared the *Climate Change Scoping Plan* (Scoping Plan) for California, which was approved in 2008. The Scoping Plan provides the outline for actions to reduce California's GHG emissions, and has been updated twice.

Senate Bill 32 (S.B. 32) was signed by the Governor on September 8, 2016, to establish a reduction target of 40 percent below 1990 levels by 2030 (see GP EIR, pp. 4.5-7 to 4.5-8). CARB's updated its Scoping Plan in 2017 in order to change the target year from 2020 to 2030, based on the targets established in S.B. 32 (see GP EIR, p. 4.5-7). Critically, the 2017 Scoping Plan also sets the path toward compliance with the 2050 target embodied within Executive Order S-3-05 as well (see GP EIR, p. 4.5-8). According to the 2017 Scoping Plan the statewide 2030 reduction target is 260 million metric tons. The Scoping Plan recommends an efficiency target approach for local governments for 2030 and 2050 target years.

PCAPCD recommends that thresholds of significance for GHG be related to statewide reduction goals and has adopted thresholds that take into account the 2030 reduction target. The thresholds include a de minimis and a bright-line maximum threshold, as well as residential and non-residential efficiency thresholds. In adopting its General Plan 2035, the City included an appendix that contained "implementation measures" consistent with recommended mitigation measures from the EIR for the General Plan. On the question of how to assess the

[6] See EPA Climate Change Overview: https://www.epa.gov/climate-change.

significance of proposed projects' operational GHG-related impacts, the appendix provides that the City should assess whether such projects' GHG emissions exceed "PCAPCD-recommended thresholds of significance" (see GP, Appendix A, p. A-21[7]). The analysis here takes that approach.

Discussion of Checklist Answers:

a, b) Operational GHGs are primarily emitted as a result of vehicle operation associated with trips to and from a project, and energy consumption from operation of the buildings. GHGs from vehicles are assessed based on the vehicle miles traveled (VMT) resulting from a project, on a Citywide basis. At full build out, it is anticipated that the SV project would emit approximately 906.65 metric tons of carbon dioxide equivalent per year (MTCO2e/yr), consisting primarily of mobile emissions (see **Attachment 10**, Greenhouse Gas Emissions Calculations for Sierra View (October 13, 2021) by Raney Planning & Management, Inc.). These projected emissions fall below the PCAPCD-recommended threshold of significance for project-level operational GHG emissions of 1,100 MTCO2e/yr. Therefore, the SV project would not generate operational GHG emissions that would have a significant impact on the environment, and this impact is less than significant. No mitigation is required. Construction-related GHG emissions occur at one point in time and are therefore not typically expected to significantly contribute to climate change. Climate change is a cumulative effect that occurs over time, as emissions increase on a year-to-year basis due to increases in developed area and other factors; construction emissions are a one-time emission source, which end once the SV project is built. Furthermore, the site developer would be required to comply with all PCAPCD rules and regulations for construction, which would reduce exhaust emissions thereby reducing construction-related GHG emissions (see Section III. Air Quality; see also GP EIR, p. 4.5-29). Although the SV project is subject to these rules and regulations, this is not because the SV project would otherwise cause significant construction-related impacts from GHG emissions. The SV project would not exceed the applicable PCAPCD threshold of significance. The PCAPCD's bright-line threshold for project construction emissions is 10,000 MTCO2e/yr; the SV project is estimated to produce 719.07 MTCO2e/yr over the approximately two-year construction period—well below the threshold (see Attachment 10). Therefore, the SV project would not generate construction-related GHG emissions considered to have a significant impact on the environment, and this impact is less than significant. No mitigation is required.

IX. Hazards and Hazardous Materials

The SV project site is undeveloped and does not contain any existing buildings that might contain lead-based paint or other older hazardous building materials. The site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (aka, the Cortese List).[8]

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			**X**	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials			**X**	

[7] See https://p1cdn4static.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/General%20Plan/Final%20General%20Plan%202020/A_Implementation%20Measures_Final.pdf.
[8] See California Department of Toxic Substance Control Cortese List: https://dtsc.ca.gov/dtscs-cortese-list/.

into the environment?				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ miles of an existing or proposed school?			**X**	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				**X**
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				**X**
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				**X**
g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				**X**

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to hazardous materials is based directly on questions found in the CEQA Guidelines checklist (see items a–g listed above). A material is defined as hazardous if it appears on a list of hazardous materials prepared by a federal, state or local regulatory agency, or if it has characteristics defined as hazardous by such an agency. The determination of significance based on the above criteria depends on the probable frequency and severity of consequences to people who might be exposed to the health hazard, and the degree to which project design or existing regulations would reduce the frequency of or severity of exposure. As an example, products commonly used for household cleaning are classified as hazardous when transported in large quantities, but one would not conclude that the presence of small quantities of household cleaners at a home would pose a risk to a school located within ¼-mile.

Many federal and State agencies regulate hazards and hazardous substances, including the U.S. Environmental Protection Agency (EPA), California Department of Toxic Substances Control, Central Valley Regional Water Quality Control Board, and the California Occupational Safety and Health Administration. The state has been granted primacy (primary responsibility for oversight) by the EPA to administer and enforce hazardous waste management programs. State regulations also have detailed planning and management requirements to ensure that hazardous materials are handled, stored, and disposed of properly to reduce human health risks. California regulations pertaining to hazardous waste management are published in the California Code of Regulations (see

8 CCR, 22 CCR, and 23 CCR). The SV project site is not within an airport land use plan or within two miles of a public or private use airport.

Discussion of Checklist Answers:

a, b) Standard construction activities would require the use of hazardous materials such as fuels, oils, lubricants, glues, paints and paint thinners, soaps, bleach, and solvents. These are common household and commercial materials routinely used by both businesses and average members of the public. The materials only pose a hazard if they are improperly used, stored, or transported either through upset conditions (e.g., a vehicle accident) or mishandling. In addition to use of hazardous materials during construction, operation of the SV project would result in the use of common hazardous materials as well, including bleach, solvents, and herbicides. Regulations pertaining to the transport of materials are codified in 49 Code of Federal Regulations 171–180, and transport regulations are enforced and monitored by the California Department of Transportation and by the California Highway Patrol. Specifications for storage on a construction site are contained in various regulations and codes, including the California Code of Regulations, the Uniform Fire Code, and the California Health and Safety Code. These same codes require that all hazardous materials be used and stored in the manner specified on the material packaging. See the GP EIR for more detail (pp. 4.10-2 to 4.10-2). Existing regulations and programs are sufficient to ensure that potential impacts as a result of the use or storage of hazardous materials are reduced to less-than-significant levels (see GP EIR, p. 4.10-20). No mitigation is required.

c) See response to Items (a) and (b) above. While development of the site will result in the use, handling, and transport of materials deemed to be hazardous, the materials in question are commonly used in both residential and commercial applications, and include materials such as bleach and herbicides. The SV project will not result in the use of any acutely hazardous materials, substances, or waste, therefore there would be no release of these materials with ¼ mile of an existing or proposed school. This impact would be less than significant. No mitigation is required.

d) The SV project is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (see GP EIR, pp. 4.10-2 to 4.10-5), Therefore, no impact will occur. No mitigation is required.

e) The SV project site is not within an airport land use plan or within two miles of a public or private use airport see GP EIR, p. 4.10-7). Therefore, there would be no impact. No mitigation is required.

f) This SV project site is located within an area currently receiving City emergency services and development of the site has been anticipated and incorporated into emergency response plans. As such, the SV project will cause a less-than-significant impact to the City's Emergency Response or Management Plans (see GP EIR, p. 4.10-26). Furthermore, the SV project will be required to comply with all local, State, and federal requirements for the handling of hazardous materials, which will ensure less-than-significant impacts. These will include the following programs:

- A Risk Management and Prevention Program (RMPP) is required of uses that handle toxic and/or hazardous materials in quantities regulated by the California Health and Safety Code and/or the City.

- Businesses that handle toxic or hazardous materials are required to complete a Hazardous Materials Management Program (HMMP) pursuant to local, State, or federal requirements.

No mitigation is required.

g) The California Department of Forestry and Fire Protection (CAL FIRE) is the state agency responsible for wildland fire protection and management. As part of that task, CAL FIRE maintains maps designating Wildland Fire Hazard Severity zones. The City is not located within a Very High Fire Hazard Severity Zone, and is not in

a CAL FIRE responsibility area.[9] Fire suppression is entirely within local responsibility (see GP EIR, p. 4.10-7). Wildland is defined by CAL FIRE as "unincorporated areas covered wholly or in part by trees, brush, grass, or other flammable vegetation."[10] The SV project site is no located in a wildland area; it is located in an urban infill area and is not adjacent to any wildlands. Therefore, the SV project would not expose people to any risk from wildland fire and there would be no impact. No mitigation is required.

X. Hydrology and Water Quality

With respect to groundwater, the City is located in the North American subbasin, which underlies northern Sacramento, southern Sutter, and western Placer counties. The subbasin is bounded by the Bear River on the north, the Feather River and Sacramento Rivers on the west, the American River on the south, and a north/south line extending from the Bear River south to Folsom Lake that passes about 2 miles east of the City of Lincoln. The subbasin encompasses approximately 351,000 acres (see GP EIR, p. 4.13-8). For surface water, the City is located within the Pleasant Grove Creek Basin and the Dry Creek Basin (see GP EIR, p. 4.13-3). Pleasant Grove Creek and its tributaries drain most of the western and central areas of the City and Dry Creek and its tributaries drain the remainder of the City. Most major stream areas in the City are located within designated open space. See also the GP EIR (pp. 4.13-1 to 4.13-11). The SV project site contains a central manmade drainage ditch that flows south to north into an intermittent tributary that flows east to west, as well as a number of seasonal wetland and vernal pool features scattered around the site (see Attachment 7; see also **Attachment 10**, Preliminary Storm Drainage Evaluation for Sierra View (August 3, 2021) by MacKay & Somps[11]).

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			**X**	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			**X**	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i) Result in substantial erosion or siltation on- or off-site;			**X**	

[9] See CAL FIRE Fire Hazard Safety Zone Map: https://egis.fire.ca.gov/FHSZ/.
[10] See CAL FIRE 2018 Strategic Fire Plan for California: https://osfm.fire.ca.gov/media/5590/2018-strategic-fire-plan-approved-08_22_18.pdf, p. 34.
[11] The Preliminary Storm Drainage Report states that 76 residential units will be developed on the project site; however, only 75 are currently planned. MacKay and Somps based this number on an earlier version of the Tentative Map, and have since verified that their analysis and conclusions remain accurate.

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; or			**X**	
iii) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff,			**X**	
d) In flood hazard, tsunami or seiche zones, risk release of pollutants due to project inundation?			**X**	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				**X**

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to hydrology and water quality is based directly on questions found in the CEQA Guidelines checklist (see items a–e listed above). For checklist item a, c (i), d, and e, the Findings of the Implementing Procedures indicate that compliance with the City's Design/Construction Standards (Resolution 07-107), Urban Stormwater Quality Management and Discharge Control Ordinance (RMC Ch. 14.20), and Stormwater Quality Design Manual (Resolution 16-152) will prevent significant impacts related to water quality or erosion. The standards require preparation of an erosion and sediment control plan for construction activities and include designs to control pollutants within post-construction urban water runoff. Likewise, it is indicated that the Drainage Fees for the Dry Creek and Pleasant Grove Watersheds (RMC Ch.4.48) and City Design/Construction Standards (Resolution 07-107) will prevent significant impacts related to checklist items c (ii) and c (iii). The ordinance and standards require the collection of drainage fees to fund improvements that mitigate potential flooding impacts, and require the design of a water drainage system that will adequately convey anticipated stormwater flows without increasing the rate or amount of surface runoff. These same ordinances and standards prevent impacts related to groundwater (items a and d), because developers are required to treat and detain all stormwater onsite using stormwater swales and other methods which slow flows and preserve infiltration. Finally, it is indicated that compliance with the Flood Damage Prevention Ordinance (RMC Ch. 9.80) will prevent significant impacts related to items c (iv) and e. The Ordinance includes standard requirements for all new construction, including regulation of development with the potential to impede or redirect flood flows, and prohibits development within flood hazard areas. Impacts from tsunamis and seiches were screened out of the analysis (item e) because the SV project is not located near a water body or other feature that would pose a risk of such an event.

Discussion of Checklist Answers:

a, c(i), e) The SV project will involve the disturbance of onsite soils and the construction of impervious surfaces, such as asphalt paving and buildings. Disturbing the soil can allow sediment to be mobilized by rain or wind, and cause displacement into waterways. To address this issue and others, the developer is required to apply for and receive approval from the City for a grading permit and/or improvement plans prior to the start of construction. The permit or plans are required to incorporate mitigation measures for dust and erosion control. In addition, the City has a National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit issued by the Central Valley Regional Water Quality Control Board that requires the City to reduce pollutants in stormwater to the maximum extent practicable. The City does this, in part, by means of the City's 2016 Design/Construction Standards, which require preparation and implementation of a Stormwater Pollution Prevention Plan

development such as the SV project. All permanent stormwater quality control measures must be designed to comply with the City's Manual for Stormwater Quality Control Standards for New Development, the City's 2016 Design/Construction Standards, Urban Stormwater Quality Management and Discharge Control Ordinance, and Stormwater Quality Design Manual. See also the GP EIR (pp. 4.13-28 to 4.13-30, 4.13-33 to 35). See Attachment 10 for specific detail on storm drain infrastructure and detention proposed as part of the SV project to ensure compliance with all applicable measures, permits, and programs by improving drainage and reducing impacts, including installing a network of drainage pipes, large box culverts, a detention basin, vegetated swales, disconnected impervious surfaces, and bioretention facilities.

All of these measures, permits, and programs, which are required for the SV project, are put in place to ensure that impacts to surface water quality are negligible or less than significant, as would be the case here (see also Attachment 10, p. 13). As a result of these requirements, the SV project would not: violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality; substantially alter the existing drainage pattern of the site in a manner that results in substantial erosion or siltation; or conflict with a surface water quality control plan. Also to note is that the West Placer Groundwater Sustainability Agency, which is the governing groundwater sustainability agency for the region, has not yet finalized and adopted a sustainable groundwater management plan; thus, there can be no conflict with such a sustainable groundwater management plan. Therefore, impacts to these resources would be less than significant. No mitigation is required.

b) The SV project does not involve the installation of groundwater wells. The City maintains wells to supplement surface water supplies during multiple dry years, but the effect of groundwater extraction on the aquifer was addressed in the City's Urban Water Master Plan and evaluated in the GP EIR. The SV project is consistent with the GP land use designation, in that it does not exceed the planned and approved full buildout of the City's Infill Area, and is thus consistent with the citywide evaluation of water supply (see GP EIR, p. 4.13-31). As a result, the SV project would not substantially decrease groundwater supplies. Furthermore, all permanent stormwater quality control measures must be designed to comply with the Stormwater Quality Design Manual, which requires the use of bioswales and other onsite detention and infiltration methods. These standards ensure that stormwater will continue to infiltrate into the groundwater aquifer and that potential water quality impacts from such groundwater recharge would be less than significant. Given the lack of significant impacts to groundwater, there would not be a conflict with a sustainable groundwater management plan. Therefore, impacts to these resources would be less than significant. No mitigation is required.

c(ii,iii), d) A portion of the SV project site is located in a 200-year flood hazard zone, which means that, statistically, a flood event would occur once every 200 years on these portions of the site (see GP EIR, p. 4.13-37). However, the SV project has been reviewed by City Engineering staff for conformance with City ordinances and standards. The SV project includes adequate and appropriate facilities to ensure no net increase in the amount or rate of stormwater runoff from the site, and which will adequately convey stormwater flows. See the discussion above on design and construction standards. See also the GP EIR (pp. 4.13-35 to 4.13-41). In fact, improvements made to the site as a result of eventual development would treat and mitigate flood waters in a manner that does not currently occur and better distribute flood water, along with water quality measures, throughout the entirety of the site (see Attachment 10, p. 13). Moreover, the entire City has 200-year flood protection currently in place. Therefore, impacts resulting from runoff would be less than significant. No mitigation is required.

d) The SV project has been reviewed by City Engineering staff for conformance with City ordinances and standards. Although a portion of the site is located in a 200-year flood hazard zone (see discussion above on checklist items c(ii,iii), d), the SV project is not located within either the Federal Emergency Management Agency floodplain or the City's Regulatory Floodplain (defined as the floodplain which will result from full buildout of the City) (see Attachment 10). Moreover, the entire City has 200-year flood protection currently in place. Therefore, the SV project will not impede or redirect flood flows. Nor will it be inundated. The SV project is located within an area of relative flat topography and is not near a waterbody or other feature that could cause a seiche or tsunami

(see GP EIR, p. 4.13-41). Therefore, there would be less-than-significant impacts with regard to these criteria. No mitigation is required.

XI. Land Use and Planning

The SV project site is currently undeveloped and designated/zoned for both Medium Density Residential/R3 (Multi-Family Housing) (Infill Planning Parcel 100) and Low Density Residential/R1 (Single-Family Residential (Infill Planning Parcel 100). The area surrounding the parcels is fully developed and designated/zoned according to Table 1 above.

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?				**X**
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?		**X**		

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to land use is based directly on questions found in the CEQA Guidelines checklist (see items a and b listed above). Consistency with applicable City GP policies, Improvement Standards, and design standards is already required and part of the City's processing of permits and plans, so these requirements do not appear as mitigation measures.

Discussion of Checklist Answers:

a) The area around the SV project site is fully developed as planned, for residential (mostly low density and some medium density), recreation (a golf course), and some public use (a public school). The SV project site, currently planned for medium density residential, is now proposed as low density residential. This change would not alter the underlying land use for the property, which would remain residential. Indeed, it would better align the SV project site with existing low density residential development to the north, northeast, and east of the site. The SV project would be required to adhere to all City Design Standards to ensure its design features comported with and complemented those of the surrounding developments (see GP EIR, p. 4.1-17). Therefore, the SV project will not physically divide an established community and there would be no impact. No mitigation is required.

b) The SV project would, if approved, formally change the land use designation and zoning for the SV project site; therefore, at that time, it would not conflict with any specific adopted land use plans or zoning designations. Furthermore, the underlying use of the SV project site as residential development will continue to comport with the underlying anticipated use that exists in current planning documents, albeit at a reduced degree of development (see GP, p. 4.1-24). The reduction in housing on the site would in turn reduce potential environmental impacts and therefore reduce the risk of policy violations. As well, the SV project will be required to adhere to all City Design/Construction Standards, which would ensure local regulations were honored. The SV project will, however, require the removal of several protected trees in conflict with the City's Tree Ordinance. However, this potentially significant impact is mitigated by application for and approval of a Tree Permit that will

contain conditions of approval and/or measures, as prescribed in MM BIO-4, to ensure tree removal results in a less-than-significant impact. After implementation of MM BIO-4, this impact would be less than significant.

XII. Mineral Resources

The Surface Mining and Reclamation Act (SMARA) of 1975 requires the State Geologist to classify land into Mineral Resource Zones (MRZs) based on the known or inferred mineral resource potential of that land. The California Division of Mines and Geology (CDMG) was historically responsible for the classification and designation of areas containing—or potentially containing—significant mineral resources, though that responsibility now lies with the California Geological Survey (CGS). There are four broad MRZ categories (MRZ-1 through MRZ-4), and only MRZ-2 represents an area of known significant mineral resources. CDMG published Open File Report 95-10, which provides the mineral classification map for Placer County. There is only one small MRZ-2 designation area, located at the far eastern edge of the City. But largely, the City does not overlie any known deposits of economically valuable mineral resources (see GP EIR, p. 4.7-1)

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				**X**
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				**X**

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to mineral resources is based directly on questions found in the CEQA Guidelines checklist (see items a and b listed above). Mineral resources are regulated pursuant to the above-referenced programs and agencies.

Discussion of Checklist Answers:

a, b) The SV project site is not in the one small portion of the City known to include any mineral resources that would be of local, regional, or statewide importance. Therefore, the SV project would have impacts on mineral resources. No mitigation is required.

XIII. Noise

The area immediately surrounding the SV project site consists primarily of residences and a golf course, with a public school located southeast of the site and two local roadways leading to, or adjacent to, the site. The nearest arterial roadways are Washington Avenue and Atlantic Street, but both are separated from the SV project site by development. Thus, there are no potential sources of significant noise in the area. Ambient noise levels surrounding the SV project site are made up of typical residential noises, with fixed noise sources such as landscape activities (leaf blowers, mowers, etc.) (see GP EIR, p. 4.6-55) and transportation noises such as local traffic (see GP EIR, p. 4.6-50), as well as fixed noise sources associated with landscaping and maintaining golf course greens.

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?		**X**		
b) Generation of a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			**X**	
c) Result in exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?		**X**		
d) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				**X**

Thresholds of Significance and Regulatory Setting:

Standards for transportation noise and non-transportation noise affecting existing or proposed land uses are established within the GP Noise Element. The significance of other noise impacts is based directly on questions found in the CEQA Guidelines checklist (see items b and c listed above), as well as the GP Noise Element, the City's Noise Ordinance, and the professional judgment of City staff and consultants. The Findings of the Implementing Procedures indicate that compliance with the City Noise Regulation (RMC Ch. 9.24) will prevent significant non-transportation noise. The Ordinance establishes noise exposure standards that protect noise-sensitive receptors from a variety of noise sources, including non-transportation/fixed noise, amplified sound, industrial noise, and events on public property.

Section 9.24.030(G) of the Noise Ordinance exempts noise from private construction (e.g., construction, alteration, or repair activities) between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and between the hours of 8:00 a.m. and 8:00 p.m. Saturday and Sunday; however, all construction equipment must be fitted with factory installed muffling devices and all construction equipment shall be maintained in good working order. These exemptions are typical of City and County noise ordinances and reflect the recognition that construction-related noise is temporary in character, is generally acceptable when limited to daylight hours, and is part of what residents of urban areas expect as part of a typical urban noise environment (along with sirens, etc.).

The SV project site is not within an airport land use plan, within two miles of a public or public use airport and there are also no private airstrips in the vicinity of the SV project area.

Discussion of Checklist Answers:

a, b) The area immediately surrounding the SV project site includes noise-sensitive land uses, specifically residential and school facilities (see GP EIR, p. 4.6-5). Temporary, short-term construction noise would occur during project construction. However, Section 9.24.030(G) of the City's Noise Ordinance exempts noise from private construction that occurs between 7 a.m. and 7 p.m. on weekdays and 8 a.m. and 8 p.m. on weekends from City noise standards, provided that all construction equipment is fitted with factory installed muffling devices and maintained in good working order (see GP EIR, p. 4.6-48). Project construction would occur within these hours and construction equipment would be outfitted and maintained as prescribed in the Ordinance, pursuant to MM NOISE-1.

> **MM NOISE-1**: Limits Hours of Construction and Muffle/Maintain Construction Equipment. Project construction shall occur only between the hours of 7 a.m. and 7 p.m. on weekdays and 8 a.m. and 8 p.m. on weekends to limit construction noise. All construction equipment shall be fitted with factory installed muffling devices and maintained in good working order, pursuant to City Noise Ordinance Section 9.24.150(G).

With implementation of MM NOISE-1, potential impacts associated with construction noise would be less than significant.

Section 9.24.100 of the City's Noise Ordinance establishes operational sound level standards by which exposure of sensitive receptors to noise is regulated for area-wide sources, including fixed sources, such as those associated with residential development, and transportation sources, such as local traffic. Hourly sound levels are limited to 50 dB Leq in the daytime (7:00 a.m. to 10:00 p.m.) and 45 dB Leq at nighttime (10:00 p.m. to 7:00 a.m.) (see GP EIR, p. 4.6-38). Hourly sound levels are limited to 70 dB Lmax in the daytime (7:00 a.m. to 10:00 p.m.) and 65 dB Lmax at nighttime (10:00 p.m. to 7:00 a.m.). The permanent ambient noise levels associated with the proposed residential development would be similar to, if not the same as, surrounding residential development. Quiet urban daytime noise levels are expected to be approximately 50 dBA with nighttime levels around 40 dBA, with landscaping activities such as lawnmowing at a maximum of approximately 68 dBA (see GP EIR, p. 4.6-4). These levels do not exceed the City's standards. Further, the project developer, and future residents, would be required to comply with City Noise standards, and the City considers this to be adequate for preventing significant noise impacts, including those related to local traffic. Therefore, there would be a less-than-significant impact to a permanent increase in ambient noise as a result of project operation. No mitigation is required.

c) Surrounding uses may experience short-term increases in groundborne vibration and groundborne noise levels during construction. However, these increases would only occur for a short period of time and would only occur during daytime hours, per MM NOISE-1. While the noise generated may be a minor nuisance, the City Noise standards are designed to ensure that impacts are not unduly intrusive. There would be no excessive groundborne vibration or groundborne noise during project operation as these events are not associated with low density residential development (see GP EIR, p. 4.6-67). Therefore, with implementation of MM NOISE-1, potential impacts associated with groundborne vibration and groundborne noise would be less than significant.

d) The SV project site is not within an airport land use plan, within two miles of a public or public use airport and there are also no private airstrips in the vicinity of the SV project area. Therefore, there is no impact. No mitigation is required.

XIV. Population and Housing

The SV project site is located within the Infill Area and has a land use designation of Medium Density Residential. The GP Table II-4 identifies the total number of residential units and population anticipated as a result of buildout of the City. The GP had allocated a total 223 medium density residential units for the property (inclusive the adjacent development to the south with 55 existing medium density residential units).

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			**X**	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			**X**	

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to population and housing is based directly on questions found in the CEQA Guidelines checklist (see items a and b listed above). The GP governs planned growth within the City.

Discussion of Checklist Answers:

a) The CEQA Guidelines identify several ways in which a project could have growth-inducing impacts (Public Resources Code Section 15126.2), either directly or indirectly. Growth-inducement may be the result of fostering economic growth, fostering population growth, providing new housing, or removing barriers to growth. Growth inducement may be detrimental, beneficial, or of no impact or significance under CEQA. An impact is only deemed to occur when it directly or indirectly affects the ability of agencies to provide needed public services, or if it can be shown that the growth will significantly affect the environment in some other way. The SV project will induce growth, but planned growth. The SV project is consistent in its underlying land use with the GP and proposes less growth (fewer residential units) on the SV project site than is approved under the GP. Thus, any growth induced by the SV project was already identified and its effects disclosed and mitigated through the GP process. Therefore, the impact would be less than significant. No mitigation is required.

b) The SV project site is undeveloped and vacant. No housing exists on the SV project site, and thus no people or housing would be directly displaced by the SV project. The SV project would, however, reduce the number of residential units that were planned for the site, which would create a violation of the 2019 Housing Crisis Act (S.B. 330) absent an offsetting increase in residential capacity elsewhere within the City. However, these units are being reallocated to two other parcels within the City, as described and analyzed in the subsequent Addendum, for a net zero loss of planned housing units within the City. Therefore, the impact would be less than significant. No mitigation is required.

XV. Public Services

The Roseville Fire Department provides fire protection, fire suppression, emergency medical services, and hazardous materials management within the City. The SV project site is approximately 1.4 miles from its nearest fire station, Fire Station No. 1 at 401 Oak Street (see GP EIR, p. 4.11-2). The City Police Department, headquartered at 1051 Junction Boulevard, provides primary law and traffic enforcement services within the City limits (see GP EIR, p. 4.11-1). The SV project site is within the Roseville City School District and adjacent to Ferris Spanger Elementary School. Lastly, the SV project site is located nearby two community parks: Diamond Oaks Park and Woodbridge Park.

Would the SV project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Fire protection?			**X**	
b) Police protection?			**X**	
c) Schools?			**X**	
d) Parks?			**X**	
e) Other public facilities?			**X**	

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to public services is based directly on questions found in the CEQA Guidelines checklist (see items a–e listed above). The GP EIR addressed the level of public services which would need to be provided in order to serve planned growth in the community (see GP EIR, Section 4.11). In all proposed growth areas of the City, the City has adopted policies, Development Agreements, or other requirements or conditions that identify the physical facilities needed to serve growth, and the funding needed to provide for the construction and operation of those facilities and services. In addition, the SV project has been routed to the various public service agencies, both internal and external, to ensure that the SV project meets the agencies' design standards (where applicable) and to provide an opportunity to recommend appropriate conditions of approval.

Discussion of Checklist Answers:

a) Existing City codes and regulations require adequate water pressure in the water lines, and construction must comply with the Uniform Fire and Building Codes used by the City. Additionally, the Applicant would be required to pay a fire service construction fee, which is used for purchasing capital facilities for the Fire Department; thus, any expansion of physical facilities required for firefighting would be a result of this program and not any one individual development. Therefore, existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure a less-than-significant impact to fire services and firefighting facilities (see GP EIR, pp. 4.11-23 to 4.11-25). No mitigation is required.

b) Funding for police services is provided through the collection of property taxes and sales taxes. Further, the SV project is required to pay the City's public facilities fee, which is used to construct or expand facilities, such as the police station, as needed to accommodate the GP policy regarding levels of service. Any expansion of physical facilities required for providing police services would be a result of City-wide decisions and not as a result of any one individual development. Therefore, existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure a less-than-significant impact to police services and law enforcement facilities (see GP EIR, pp. 4.11-22 to 4.11-23). No mitigation is required.

b) The SV project would be required to pay school impact fees at a rate determined by the local school district and state law. School fees are collected prior to the issuance of building permits, consistent with City requirements. The Infill Area is almost fully developed and school sites have already been established based on full buildout of the GP for that area. Thus, school facilities would not be impacted by the SV project in a manner that would result in substantial adverse physical impacts causing significant environmental impacts. Therefore, existing codes, regulations, and facilities plans are sufficient to ensure a less-than-significant impact to schools and school facilities (see GP EIR, pp. 4.11-25 to 4.11-27). No mitigation is required.

c) Pursuant to Conditions of Approval for the proposed development, future residents will be required to pay special taxes collected with the annual property tax bill for each residential parcel, associated with the Infill Community Facilities District No. 4, which provides funding for park services. The Infill Area is almost fully developed and parks have already been established and would not be impacted by the SV project in a manner that would result in substantial adverse physical impacts causing significant environmental impacts (see XVI. Recreation). Therefore, existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure a less-than-significant impact to parks and park facilities. No mitigation is required.

d) The City operates its own library system of three (3) libraries: the Maidu Library, the Downtown Library, and the Martha Riley Community Library. The SV project will pay, at the time of the issuance of a building permit, the City's public facilities fee, which provides funding for capital improvements related to City facilities. Any expansion of physical facilities required for providing library services would be a result of City-wide decisions and not as a result of any one individual development. In addition, the City charges fees to end-users for other services, such as garbage and greenwaste collection, in order to fund those services. Any expansion of facilities required for those services would likewise be a product of City-wide decisions and not as a result of any one individual development. Therefore, existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure a less-than-significant impact to other public facilities. No mitigation is required.

XVI. Recreation

The SV project site is undeveloped with no approved recreational facilities, but it is located adjacent and to the east of a private golf course (Sierra View) and south of another golf course (Diamond Oaks), albeit separated by low density housing. Also located nearby the site are two community parks (Diamond Oaks Park and Woodbridge Park) as well as recreational facilities located within nearby public schools (Ferris Spanger Elementary School and Roseville High School). Overall, the City possess an abundance of private and public recreational facilities, by design (see GP EIR, pp. 4.11-10 to 4.11-14).

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			**X**	
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?		**X**		

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to recreation services is based directly on questions found in the CEQA Guidelines checklist (see items a–b listed above). The GP and other City planning mechanisms govern planned recreation within the City.

Discussion of Checklist Answers:

a) The SV project does not exceed the planned buildout of the GP and in fact reduces the number of residential units planned for the Infill Area. Notwithstanding, the GP EIR took into account the use of neighborhood and regional recreational facilities at full buildout in its analysis, and found the potential impact to be less than significant (GP EIR, p. 4.11-27). Also, proposed development will include a private home owners' association (HOA) owned and maintained park and open space for the enjoyment of its future residents, which would reduce any potential usage of other existing nearby recreational facilities (see Attachment 1). The SV project must comply all existing codes, regulations, funding agreements, and facilities plans that govern recreation, which would further ensure that no existing recreation facilities would incur significant physical deterioration as a result of the SV project. Therefore, there would be a less-than-significant impact to City recreation facilities. No mitigation is required.

b) The proposed development includes a private HOA owned and maintained park (see Attachment 1). The construction of this park would occur as one part of the overall development being proposed as part of the SV project; thus, it is analyzed throughout this document. Each impact conclusion reached, and mitigation measure proposed, applies to the construction of this park. There would be no unforeseen or new impacts related to the construction of this park, which will be part of the overall project analyzed in this IS. As demonstrated throughout this initial study, the SV project would have a less than significant effect on the environmental with some mitigation. Therefore, the construction of this community park also would have less-than-significant impacts with mitigation.

XVII. Transportation/Traffic

The SV project site is surrounded by two local roadway thoroughfares: Diamond Oaks Road to the north and Shasta Street to the east and south. The site is undeveloped and does not contain any internal roadways or formal pedestrian or bike paths.

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			**X**	
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?			**X**	
c) Substantially increase hazards due to a design feature (for example, sharp curves or dangerous intersections) or incompatible uses (for example, farm equipment)?			**X**	
d) Result in inadequate emergency access?			**X**	

Thresholds of Significance and Regulatory Setting:

The City has adopted the following plans, ordinances, or policies applicable to checklist item a: Pedestrian Master Plan, Bicycle Master Plan, Short-Range Transit Plan, and GP Circulation Element. The SV project is evaluated for consistency with these plans and the policies contained within them. For checklist item b, the CEQA Guidelines Section 15064.3 establishes a detailed process for evaluating the significance of transportation impacts. In accordance with this section, the analysis must focus on the generation of VMTs; effects on automobile delay cannot be considered a significant impact. The City developed analysis guidance and thresholds as part of the 2035 GP Update project approved in July 2020. The detailed evaluation and justification is contained within the GP EIR (see GP EIR, pp. 4.3-21 to 4.3-30).

Future projects consistent with the GP will not require further VMT analysis, pursuant to the tiering provisions of CEQA. For projects which are inconsistent, CEQA Guidelines Section 15064.3(b) allows lead agencies discretion to determine, in the context of a particular project, whether to rely on a qualitative analysis or performance-based standards. CEQA Guidelines Section 15064.7(b) allows lead agencies the discretion to select their own thresholds and allow for differences in thresholds based on context.

Quantitative analysis would not be required if it can be demonstrated that a project would generate VMT which is equivalent to or less than what was assumed in the GP EIR. When quantitative analysis is required, the threshold of 12.8 VMT/capita may be used for projects not within the scope of the GP EIR, provided the cumulative context of the 2035 GP has not changed substantially. Since approval of the 2035 GP, the City has not annexed new land, substantially changed roadway network assumptions, or made any other changes to the 2035 assumptions, which would require an update to the City's VMT thresholds contained within the GP EIR. Therefore, the threshold of 12.8 VMT/capita remains appropriate.

For checklist item b, the analysis here is primarily qualitative because the nature of a project is such that it would not generate VMT that exceeds what was assumed in the GP EIR (see GP EIR, p. 4.3-29; see also **Attachment 12**, Transportation Impact Study for Sierra View (September 7, 2021) by Fehr & Peers, p. 7). Impacts associated with checklist items c and d are assessed based on the expert judgment of the City Engineer and City Fire Department, as based upon facts and consistency with the City's Design and Construction Standards.

Discussion of Checklist Answers:

a) The City has adopted a Pedestrian Master Plan, Bicycle Master Plan, and Short-Range Transit Plan. The SV project was reviewed for consistency with these documents. The SV project includes all minor residential streets with pedestrian sidewalks and connectivity to both Diamond Oaks Road and Shasta Street (see Attachment 1). This style of roadway development is consistent with the policies of the adopted, applicable documents listed above. Therefore, there would be no conflict and a less-than-significant impact (see GP EIR, pp. 4.3-40 to 4.3-43). No mitigation is required.

b) Pursuant to the GP EIR and the *January 2021 Amendments to the City of Roseville Design and Constructions Standards*, VMT analysis is not required for projects that fall within the scope of land uses analyzed in the GP EIR because it can be assumed that such projects would generate equivalent or less VMT than what was assumed in the GP EIR (see Attachment 12, p. 7). If a project falls within these parameters, then it is considered to not exceed the City's VMT threshold, resulting in a less-than-significant impact (see GP EIR, p. 4.3-29). The proposed development is a reduced version of the originally approved housing density that was analyzed in the GP EIR. As a result, it would not exceed VMT projections that were analyzed in the GP EIR. Therefore, no additional VMT analysis is required and there would be a less-than-significant impact. No mitigation is required.

c, d) The SV project's interior roadways would be constructed to comply with applicable City's Design Standards, Fire Codes and other emergency-related design standards, pursuant to standard conditions of approval. Indeed, the SV project has been reviewed by the City Engineering and City Fire Department staff and has been found to be consistent with these regulations. For more information on emergency project site access and roadway safety

features, refer to Attachment 12, pp. 6 to 7 and the Tentative Map in Attachment 1. Compliance with existing regulations ensures that impacts associated with transportation-related hazards and emergency access would be less than significant. No mitigation is required.

XVIII. Tribal Cultural Resources

As described within the Open Space and Conservation Element of the GP, the Roseville region was within the territory of the Nisenan (also Southern Maidu or Valley Maidu). See the GP EIR for additional tribal regional history (pp. 4.9-2 to 4.9-4). Two large permanent Nisenan habitation sites have been identified and protected within the City's open space (in Maidu Park). Numerous smaller tribal cultural resources, such as midden deposits and bedrock mortars, have also been recorded in the City. A majority of documented sites containing tribal cultural resources within the City are located in areas designated for open space uses.

Would the SV project cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or		**X**		
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe		**X**		

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) A cultural resources inventory and evaluation survey was conducted for the SV project site (see Attachment 9). That evaluation did not find any site, feature, place, cultural landscape that is listed or eligible for listing in the in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k). However, the possibility exists of uncovering subsurface tribal resources during project construction (see Attachment 9) that might qualify for listing. MM CUL-1 would ensure that all subsurface tribal cultural discoveries would be properly handled and managed in accordance with applicable State law. With implementation of MM CUL-1, potential impacts to unknown subsurface tribal cultural resources that might qualify for listing would be eliminated and this impact would be less than significant.

b) Notice of the SV project was mailed to tribes that had requested such notice pursuant to A.B. 52. Notice was also provided pursuant to S.B. 18 for early consultation for the amendment of general plans (see **Attachment 13**, Tribal Consultation Letters). A request for consultation was received by one culturally affiliated tribe—the United Auburn Indian Community (UAIC)—on August 18, 2021, The City proceeded to consult with this Tribe. The Tribe indicated the possibility that tribal cultural resources may exist onsite that would be of significance to them and that may be unearthed during construction. After consultation discussions between the Tribe, the City, and the Applicant, the following mitigation measures were developed to address this potential impact taking into account tribal preferences and best practices.

Mitigation Measure TCR-1: Unpaid Tribal Observation
A minimum of seven days prior to beginning earthwork or other soil disturbance activities, the Construction Manager shall notify the City of the proposed earthwork start-date, in order to provide the City representative sufficient time to contact the consulting tribe(s). A single tribal representative shall be invited to, at its discretion, voluntarily observe any or all ground-disturbing activities during construction. The tribe shall be provided 72 hours to accept or decline observation. The single tribal observer shall be required to comply with all job site safety requirements and shall sign a waiver of liability prior to entering the job site. Should the tribe choose not to observe any or all of the activity, the City shall deem the mitigation measure completed in good faith without tribal observation as long as the notification was made and documented.

Mitigation Measure TCR-2: Contractor Awareness Training
The Construction Manager shall ensure that a Contractor Awareness Training Program is delivered to train equipment operators about cultural resources and tribal cultural resources. The program shall be designed to inform construction personnel about: federal and state regulations pertaining to cultural resources and tribal cultural resources; the subsurface indicators of resources that shall require a work stoppage; procedures for notifying the City of any occurrences; and project-specific requirements; and enforcement of penalties and repercussions for non-compliance with the program.

The training shall be prepared by a qualified professional archaeologist and reviewed by City for approval, and may be provided in an audio-visual format, such as a DVD. The Construction Manager shall provide culturally affiliated tribes that consulted on the project the option of attending the initial training in person and/or providing additional materials germane to the unanticipated discovery of tribal cultural resources for incorporation into the training.

The training program shall be required for all construction supervisors, forepersons, and operators of ground-disturbing equipment and all personnel shall be required to sign a training roster and display a hardhat sticker that is visible to City inspectors. The construction manager is responsible for ensuring that all required personnel receive the training. The Construction Manager shall provide a copy of the signed training roster to the City as proof of compliance.

Mitigation Measure TCR-3: Post-Review Discovery Procedures
If subsurface deposits believed to be cultural or human in origin, or tribal cultural resources, are discovered during construction, all work shall halt within a 100-foot radius of the discovery, and the Construction Manager shall immediately notify the City of Roseville Development Services Director by phone. The Construction

Manager shall also immediately coordinate with the monitoring archeologist or project archaeologist and (if present) tribal monitor, or, in the absence of either, contact the consulting tribe(s) and a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for archaeology and subject to approval by the City, to evaluate the significance of the find and develop appropriate management recommendations in coordination with the consulting tribe(s) if the find is a tribal cultural resource.

All management recommendations shall be provided to the City in writing for the City's review and approval. If recommended by the qualified professional and consulting tribes and approved by the City, this may include modification of the no-work radius.

The professional archaeologist must make a determination, based on professional judgement and supported by substantial evidence, within one business day of being notified, as to whether or not the find represents a cultural or tribal resource or has the potential to be a cultural or tribal cultural resource. The consulting tribe shall also be given the opportunity to provide, within one business day of being notified, a determination as to whether or not the find represents a tribal cultural resource or has the potential to be a tribal cultural resource.

The type of discovery, as described below will determine the subsequent actions. These include: 1) a work pause that, upon further investigation, is not actually a discovery and the work pause was simply needed in order to allow for closer examination of soil (a "false alarm"); 2) a work pause and subsequent action for discoveries that are clearly not related to tribal resources, such as can and bottle dumps, artifacts of European origin, and remnants of built environment features; and 3) a work pause and subsequent action for discoveries that are likely related to tribal resources, such as midden soil, bedrock mortars, groundstone, or other similar expressions.

Whenever there is question as to whether or not the discovery represents a tribal resource, culturally affiliated tribes shall be consulted in making the determination. Whenever a tribal monitor is present, the monitor shall be consulted.

The following processes shall apply, depending on the nature of the find, subject to the review and approval of the City:

- Response to False Alarms: If the professional archaeologist determines that the find is negative for any cultural indicators, and tribal representatives have not indicated the find is a tribal cultural resource, then work may resume immediately upon notice to proceed from the City's representative. No further notifications or archaeological consultation is necessary if it is determined that the discovery is not a cultural or tribal cultural resource of any kind. The professional archaeologist shall provide written documentation of this finding to the City, which shall include as an attachment any written documentation provided by tribal representatives or monitors.

- Response to Non-Tribal Discoveries: If a tribal monitor is not present at the time of discovery and a professional archaeologist determines that the find represents a non-tribal cultural resource from any time period or cultural affiliation, the City shall be notified immediately, to consult on a finding of eligibility and implementation of appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines. The professional archaeologist shall provide a photograph of the find and a written description to the City of Roseville. The City of Roseville will notify any [tribe(s)] who, in writing, requested notice of unanticipated discovery of non-tribal resources. Notice shall include the photograph and description of the find, and a tribal representative shall have the opportunity to determine whether the find represents a tribal cultural resource. If a response is not received within 24 hours of notification (none of which time period may fall on weekends or City holidays), the City will deem this portion of the measure completed in good faith as long as the notification was made and documented. If requested by a [tribe(s)], the City may extend this timeframe, which shall be documented in writing (electronic communication may be used to satisfy this measure). If a notified tribe responds within 24 hours to

indicate that the find represents a tribal cultural resource, then the Response to Tribal Discoveries portion of this measure applies. If the tribe does not respond or concurs that the discovery is non-tribal, work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) that the treatment measures have been completed to its satisfaction.

- Response to Tribal Discoveries: If the find represents a tribal or potentially tribal cultural resource that does not include human remains, the consulting tribe(s) and City shall be notified. The City will consult with the tribe(s) on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be either a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines, or a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code. Preservation in place is the preferred treatment, if feasible. Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) not a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code; or 3) that the treatment measures have been completed to its satisfaction.

- Response to Human Remains: If the find includes human remains, or remains that are potentially human, the construction supervisor or on-site archaeologist and (if present) tribal monitor shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641) and shall notify the City and Placer County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California Public Resources Code, and Assembly Bill 2641 shall be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (§ 5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. Public Resources Code § 5097.94 provides structure for mediation through the NAHC if necessary. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the Public Resources Code).

  If no agreement is reached, the landowner must rebury the remains in a respectful manner where they will not be further disturbed (§ 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.

With implementation of MM TCR-1, MM TCR-2, and MM TCR-3, in conjunction with implementation of MM CUL-1, potential impacts to unknown subsurface tribal cultural resources that might be of significance to applicable tribes would be less than significant.

XIX. Utilities and Service Systems

Water and wastewater services for the SV project site are provided by the City, storm water would be transferred via pipe into the City's offsite storm drain system, and solid waste would be collected by the City's Refuse

Department (see GP EIR, pp. 4.12-1, 4.12-6, 4.12-10). The City also would provide electric service to the site, while natural gas would be provided by PG&E (see GP EIR, p. 4.12-11).

Would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or which could cause significant environmental effects?			**X**	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			**X**	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			**X**	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			**X**	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			**X**	

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to utilities and service systems is based directly on questions found in the CEQA Guidelines checklist (see items a–e listed above) and regulated by a variety of State and local rules.

Discussion of Checklist Answers:

a) The SV project includes construction of a variety of utilities infrastructure, including sewer pipes and manholes, water lines, fire hydrants, electricity and cable lines, storm drain pipes/culverts and a stormwater basin, etc. (see Attachment 1, p. 2), which would tie into the City's facilities or other providers' facilities. Construction of this onsite infrastructure would allow the SV project to be properly serviced but would not result in the relocation, construction, or expansion of any larger infrastructure facilities, such as a wastewater treatment plant, because the Infill Area where the SV project would be located is accounted for as existing development that is serviceable by existing facilities, versus new development in areas where specific plans have been or are

being prepared, which likely will trigger an expansion of facilities (see GP EIR, pp. 4.12-20 to 4.12-24). Onsite project utility infrastructure is designed to be consistent with the GP and to comply with all applicable regulations. As well, the Applicant or developer will be required to pay fees that fund the operation of the facilities and the construction of major infrastructure. Furthermore, construction of onsite infrastructure has been considered throughout this checklist as part of overall project development; thus, any associated potential environmental impacts are fully disclosed and mitigated, if necessary. Therefore, the SV project would be no significant environmental impacts associated with the relocation, construction, or expansion of infrastructure and infrastructure facilities, and this impact would be less than significant. No mitigation is required.

b) The *City of Roseville 2015 Urban Water Management Plan* (UWMP), adopted May 2016, estimates water demand and supply for the City through the year 2040, based on existing land use designations and population projections.[12] In addition, the GP EIR estimates water demand and supply for ultimate buildout (see GP EIR, pp. 4.12-25 to 4.12-26). The SV project is consistent with existing underlying land use designations in that is does not exceed buildout assumptions, and is therefore consistent with the assumptions of the UWMP and GP EIR, which found a less-than-significant impact regarding water supply (see GP EIR, p. 4.12-28). In fact, the SV project, in conjunction with SVSP project, will decrease overall City water use by approximately 2.0 acre feet per year less than the usage calculated for the previously approved land uses (see the Addendum for more detail). The UWMP indicates that existing water supply sources are sufficient to meet all near-term needs, estimating an annual water demand of 48,762 acre-feet per year (AFY) by the year 2035 and existing surface and recycled water supplies in the amount of 60,400 AFY in normal years (see GP EIR, p. 4.12-24). The UWMP establishes some water supply deficit during dry year scenarios, but establishes that mandatory water conservation measures and the use of groundwater to offset reductions in surface water supplies are sufficient to offset the deficit. Thus, the SV project would not require new or expanded water supply entitlements. Therefore, there would be a less-than-significant impact to water supply. No mitigation is required.

c) The SV project would be served by the Pleasant Grove Wastewater Treatment Plant (PGWWTP). The Central Valley Regional Water Quality Control Board (RWQCB) regulates water quality and quantity of effluent discharged from the City's wastewater treatment facilities. The PGWWTP has the capacity to treat 9.5 million gallons per day (mgd) and is currently treating 7.1 mgd (see GP EIR, p. 4.12-29). The SV project is projected to result in approximately 14,630 gpd (or 0.015 mgd) of wastewater, so there are no concerns that the PGWWTP could serve the SV project (see **Attachment 14**, Sewer Capacity Evaluation for Sierra View (April 21, 2021) by Woodard & Curran, p. 1). Further, the SV project is consistent with existing underlying land use designations in that is does not exceed buildout assumptions, which is how infrastructure capacity is planned. Moreover, the SV project, in conjunction with SVSP project, will decrease overall City wastewater generation by approximately 0.07 million gallons per day than the generation calculated for the previously approved land uses (see the Addendum for more detail).Therefore, the volume of wastewater generated by the SV project could be accommodated by PGWWTP, and the SV project would not contribute to an exceedance of applicable wastewater treatment requirements (see GP EIR, p. 4.12-30). The impact would be less than significant. No mitigation is required.

d, e) The Western Placer Waste Management Authority is the regional agency handling recycling and waste disposal for the City and surrounding areas. The regional waste facilities include a Material Recovery Facility (MRF) and the Western Regional Sanitary Landfill (WRSL). Currently, the WRSL is permitted to accept up to 1,900 tons of municipal solid waste per day with a permitted capacity of 36.4 million cubic yards and a remaining capacity of 29.1 million cubic yards (see GP EIR, p. 4.12-31). Under current projected development conditions, the WRSL has a projected lifespan extending through 2058. Thus, there is sufficient capacity to serve the SV project. Though the SV project will contribute incrementally to an eventual need to find other means of waste disposal, this impact of City buildout has already been disclosed and analyzed in the GP EIR and found to be less than significant on solid waste infrastructure (see GP EIR, p. 4.12-32). Moreover, all residences and

[12] See City Urban Water Management Plan: https://www.roseville.ca.us/government/departments/environmental_utilities/at_your_service/water_supply/urban_water_management_plan.

business in the City pay fees for solid waste collection, a portion of which is collected to fund eventual solid waste disposal expansion. Thus, the SV project will not result in any new impacts associated with major solid waste infrastructure. Environmental Utilities staff has reviewed the SV project for consistency with policies, codes, and regulations related to waste disposal and waste reduction regulations and policies and has found that project design is in compliance. Therefore, impacts associated with solid waste would be less than significant. No mitigation is required.

XX. Wildfire

The City is not located within or near a state responsibility area and also is not located within a Very High Fire Hazard Severity Zone.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the SV project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response land or emergency evacuation?				**X**
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				**X**
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				**X**
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				**X**

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to wildfire is based directly on questions found in the CEQA Guidelines checklist (see items a–d listed above). CAL FIRE is the state agency responsible for wildland fire protection and management. As part of that task, CAL FIRE maintains maps designating Wildland Fire Hazard Severity zones and designates state responsibility areas.

Discussion of Checklist Answers:

a–d) Checklist questions a–d above do not apply, because the SV project site is not in or near a state

responsibility area. fire suppression is entirely within local responsibility. Therefore, there is no impact.

XXI. Mandatory Findings of Significance

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		**X**		
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects.)			**X**	
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		**X**		

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to mandatory findings of significance is based directly on questions found in the CEQA Guidelines checklist (see items a–c listed above).

Discussion of Checklist Answers:

a–c) The SV project's general "potential to substantially degrade the quality of the environment" has been addressed throughout this IS. Impacts to biological resources are addressed above in the section devoted to that topic. Impacts associated with examples of the major periods of California history or prehistory are addressed in earlier sections addressing cultural resources and tribal cultural resources. The potential for environmental effects to cause substantial adverse effects on human beings is addressed in prior sections on air quality, hazards and hazardous materials, and water quality. The cumulative impacts to which the SV project will contribute in small part do not deviate beyond what was contemplated in the GP EIR (see GP EIR, Section 5.2) and do not exceed an thresholds of significant when considered in conjunction with the SVSP project (refer to the Cumulative Considerations section at the end of this combined CEQA document for more detail). With implementation of the City's Mitigating Ordinances, Guidelines, and Standards and best management practices, mitigation measures described in this checklist, and assorted permitting conditions, the SV project would not

have a significant impact on the habitat of any plant or animal species, cultural resources, or human health. Based on the foregoing, the SV project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of any wildlife species, or create adverse effects on human beings.

ENVIRONMENTAL DETERMINATION

In reviewing the site specific information provided for this project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by the Sierra View Redesignation and Rezoning Project and determined that with mitigation the impacts are less than significant. As demonstrated in the initial study checklist prepared for this Mitigated Negative Declaration, there are no significant effects that cannot be reduced to less than significant effects through mitigation and therefore an EIR is not required. Therefore, on the basis of the foregoing initial study:

> [**X**] I find that the proposed SV project COULD, but with mitigation agreed to by the Applicant, clearly WILL NOT have a significant effect on the environment and a MITIGATED NEGATIVE DECLARATION has been prepared.

Initial Study Prepared by:

Kinarik Shallow

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

MND ATTACHMENTS

MND Attachment 1 – Sierra View Tentative Subdivision Map and Redesignation/Rezoning Exhibits

MND Attachment 2 – Arborist Report (June 18, 2020) by California Tree and Landscape Consulting, Inc.

MND Attachment 3 – Tree Removal Information for Tree Permit for Sierra View (August 3, 2020) by MacKay & Somps

MND Attachment 4 – Special-Status Plant Survey Report for Sierra View (August 2020) by Madrone Ecological Consulting

MND Attachment 5 – Valley Elderberry Longhorn Beetle Habitat Survey for Sierra View (August 18, 2020) by Madrone Ecological Consulting

MND Attachment 6 – Dry-Season & Wet-Season Branchiopod Survey (August 19, 2020) by Madrone Ecological Consulting

MND Attachment 7 – Aquatic Resources Delineation Report for Sierra View (July 31, 2020) by Madrone Ecological Consulting

MND Attachment 8 – Jurisdictional Determination for Sierra View (June 4, 2021) by U.S. Army Corps of Engineers

MND Attachment 9 – Cultural Resources Inventory and Evaluation Report for Sierra View (June 2021) by ECORP Consulting, Inc.

MND Attachment 10 – Greenhouse Gas Emissions Calculations for Sierra View (October 13, 2021) by Raney Planning & Management, Inc.

MND Attachment 11 – Preliminary Storm Drainage Evaluation for Sierra View (August 3, 2021) by MacKay & Somps

MND Attachment 12 – Transportation Impact Study for Sierra View (September 7, 2021) by Fehr & Peers

MND Attachment 13 – Tribal Consultation Letters

MND Attachment 14 – Sewer Capacity Evaluation for Sierra View (April 21, 2021) by Woodard & Curran

MND Attachment 15 – Mitigation Monitoring and Reporting Plan

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT–PLANNING DIVISION

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

6th ADDENDUM TO THE SIERRA VISTA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH# 2008032115, ADOPTED ON MAY 5, 2010)

Project Title/File Number:	Sierra Vista Specific Plan (SVSP) Redesignation and Rezoning Project / File No. PL21-0161
Project Location:	3301 Pleasant Grove Boulevard, Roseville, CA 95661 (APN 496-100-030-000) (Parcel WB-41) / 3250 Pleasant Grove Boulevard, Roseville, CA 95661 (APN 496-100-029-000) (Parcel WB-31)
Project Description:	The SVSP project consists of amending the General Plan designation and modifying the zoning for SVSP Parcel WB-41 from Community Commercial to Medium Density Residential and from CC to RS/DS and increasing the density of SVSP Parcel WB-31 from 23.7 units per acre to 26.4 units per acre to increase its total planned high-density residential units from 263 to 293. Other approvals and entitlements from the City include a Small Lot Tentative Subdivision Map for Parcel WB-41 with 63 medium-density residential lots and all related amendments to the SVSP.
Project Applicant:	Westpark SV 400, LLC Contact: John Tallman
Property Owner:	Westpark SV 400, LLC
Lead Agency Contact:	Kinarik Shallow, Associate Planner, (916) 746-1309

CEQA Guidelines sections 15162 through 15164 deal with what is often called “subsequent review” under the California Environmental Quality Act (CEQA). These sections are based on statutory language found in Public Resources Code section 21166. CEQA Guidelines section 15162 sets forth the conditions and facts that require a public agency, in considering a proposed project connected to a previously certified Final Environmental Impact Report (EIR), to prepare a so-called “subsequent EIR.” Section 15163, in turn, identifies conditions and facts in which a “supplement to an EIR” may suffice in lieu of a full subsequent EIR. Section 15164, in turn, sets forth the conditions and facts in which neither one of these two documents is necessary, so that an addendum to the previously certified Final EIR may suffice. In general, an addendum to a previously certified Final EIR may be prepared for a project where only minor technical changes or additions are necessary or where none of the conditions calling for the preparation of a subsequent EIR have occurred. Section 15164 also states that an addendum need not be circulated for public review, but can be included in or attached to the certified Final EIR for consideration by the hearing body.

Here, the relevant Final EIR was prepared and certified for the Sierra Vista Specific Plan (SVSP) in 2010. That document combined project-level review for most areas but only program-level review for areas within the so-called Urban Reserve (UR), inclusive of the two parcels on which the proposed SVSP Redesignation and Rezoning project (SVSP project) addressed in this document would be located. Subsequently, however, with

the adoption of a Mitigated Negative Declaration (MND) in 2012 (2012 MND), this entire UR area was given General Plan, Specific Plan, and zoning designations anticipating a mix of residential, retail, commercial, public space, and open space uses. Taken together, the programmatic analysis of the UR area in the 2010 Final SVSP EIR and the project-level analysis for the former UR area in the 2012 MND create the practical equivalent of a project-level EIR for the former UR area, matching the project-level analysis for the rest of the SVSP area found in the 2010 Final SVSP EIR.

In *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 949, the California Supreme Court explained that "[o]nce a project has been subject to environmental review and received approval, [Public Resources Code] section 21166 and CEQA Guidelines section 15162 limit the circumstances under which a subsequent or supplemental EIR must be prepared. These limitations are designed to balance CEQA's central purpose of promoting consideration of the environmental consequences of public decisions with interests in finality and efficiency." The subsequent review provisions, accordingly, are "designed to ensure that an agency that proposes changes to a previously approved project "explore[s] environmental impacts *not* considered in the original environmental document" (*id*. at p. 951 [italics added]). "This assumes that at least some of the environmental impacts of the modified project were considered in the original environmental document, such that the original document retains some relevance to the ongoing decision-making process. A decision to proceed under CEQA's subsequent review provisions must thus necessarily rest on a determination—whether implicit or explicit—that the original environmental document retains some informational value" (*ibid*).

Consistent with these legal principles and CEQA Guidelines provisions governing subsequent review, the City of Roseville (City) prepared the analysis below in order to determine whether any of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred. For purposes of this analysis the prior EIR under consideration is the 2010 SVSP Final EIR as augmented by the project-level analysis for the former UR areas as set forth in the 2012 MND. For purposes of the subsequent review provisions of the CEQA Guidelines, these two documents are treated as the practical equivalent a single, complete, integrated project-level EIR for the former UR areas, in which the two subject parcels are located. After conducting its analysis in light of the Final EIR and 2012 MND, the City determined that an addendum to that previously certified Final EIR/MND is the appropriate environmental document for the SVSP project, as discussed and demonstrated below. This Addendum appropriately focuses only on those aspects of the SVSP project or its impacts that require additional discussion in light of the environmental analysis already found in the SVSP Final EIR.

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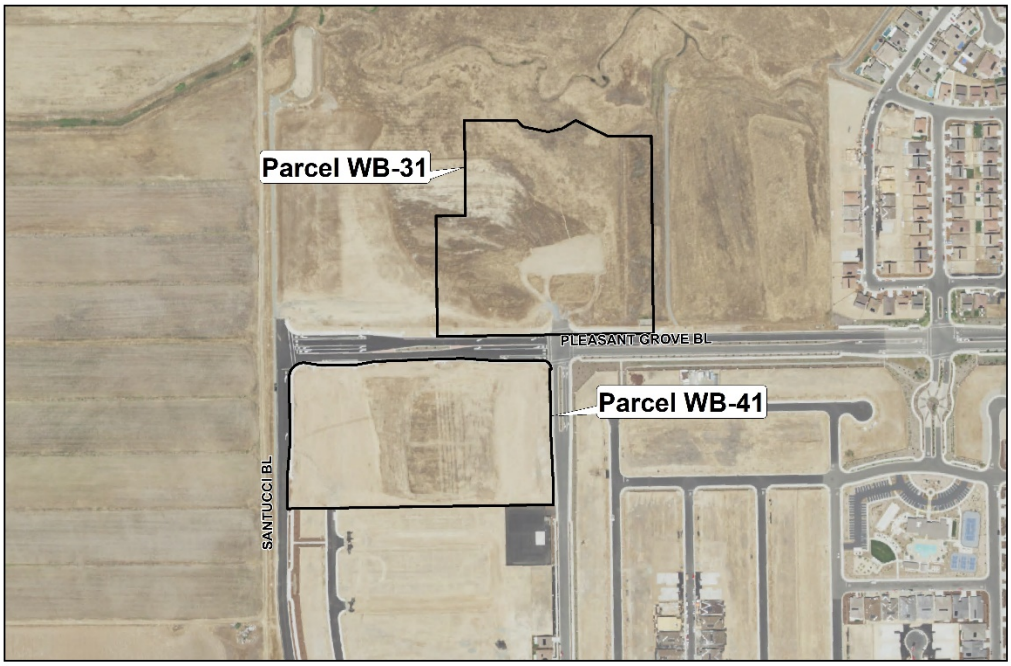
PROJECT DESCRIPTION

As described in the introduction to this combined CEQA document, the SVSP project is one of two related actions that will be considered, and possibly approved, simultaneously in order for the City to comply with the 2019 California Housing Crisis Act (Senate Bill [S.B.] 330), and specifically with Government Code Section 65300. The development associated with these actions would occur in different areas of the City with different applicable planning documents and require different types of CEQA analysis. To avoid confusion and ensure the most appropriate analysis is conducted, these actions are considered individually using different CEQA tools but in a combined larger document that also considers them cumulatively.

Project Location

The SVSP project is located in the northern part of the City of Roseville (City) Sierra Vista Specific Plan (SVSP) area, both north and south of Pleasant Grove Boulevard and east of Santucci Boulevard. The affected area consists of Parcels WB-31 and WB-41, which are approximately 11.20 acres and 10.11 acres in size, respectively.[1] The site address is 3301 Pleasant Grove Boulevard, Roseville, CA 95661 and the Assessor's Parcel Number for WB-41 is 496-100-030-000. See **Figure 1** below and **Attachment 1** for additional locational maps. See also the figure in the introductory portion of this combined CEQA document.

Figure 1: SVSP Project Location



Background and Environmental Setting

The SVSP was approved on May 5, 2010 (file #2007PL-044). An EIR was certified (SVSP EIR) and a Mitigation Monitoring Program (MMRP) was adopted along with the SVSP. At the time, Parcels WB-31 and WB-41 were not yet created and instead were included as part of a larger piece of land within the northwest portion of the plan area known and designated as the Urban Reserve (UR) area. While the majority of the Specific Plan area was analyzed on a project level within the SVSP EIR, the UR area was analyzed mostly at a programmatic level.

[1] See Sierra Vista Specific Plan, Chapter 4 Land Use: https://www.roseville.ca.us/government/departments/development_services/planning/specific_plans_planning_areas/sierra_vista_specific_plan.

Subsequently, on June 15, 2012, the UR area was redesignated and rezoned into a mix of residential, retail, commercial, public space, and open space land uses. This action, which included approval of GP and SVSP amendments, a rezone, and a tentative map (file #2011PL-043), created the two parcels that are the subjects of this document. Prior to taking these planning actions, the City adopted a Mitigated Negative Declaration (MND) that augmented the SVSP EIR and provided any missing project-level CEQA analysis for the UR area (2012 MND). Taken together, the SVSP EIR and the 2012 MND constitute the totality of the EIR upon which this Addendum is based.[2]

Parcel WB-31 is currently designated in the City of Roseville General Plan (GP) and the SVSP as High Density Residential (HDR) and zoned for (Multi-Family Housing) (R3) and allocated 263 units under the GP. Parcel WB-41 is designated in the GP and SVSP as Community Commercial (CC) and zoned for Community Commercial (CC). Both parcels are undeveloped. The immediate area surrounding the parcels is also relatively undeveloped; however, approximately 30% percent of the SVSP area has already been developed.

Table 1: Surrounding Land Uses

Location	Zoning	General Plan Land Use	Actual Use of Property
Site: *Parcel WB-31*	(Multi-Family Housing) R3	High Density Residential (HDR)	Undeveloped
North	Open Space (OS)	Open Space (OS)	Undeveloped (Parcel WB-80)
South	Community Commercial (CC) Small Lot Residential/Development Standards (RS/DS)	Community Commercial (CC) Low Density Residential (LDR) (Age Restricted)	Undeveloped (Parcel WB-41) Developed with single-family homes(Parcel WB-3A)
East	R3	High Density Residential (HDR)	Undeveloped (West Roseville Specific Plan Parcel W-16)
West	Parks and Recreation (PR) R3	Park (PR) High Density Residential (HDR)	Undeveloped (Parcel WB-52) Undeveloped (Parcel WB-30)
Site: *Parcel WB-41*	CC	Community Commercial (CC)	Undeveloped
North	R3	High Density Residential (HDR)	Undeveloped (Parcel WB-31)
South	RS/DS Public/Quasi-Public (P/QP)	Medium Density Residential (MDR) Public/Quasi-Public (Lift Station)	Developed with single-family homes(Parcel WB-20) Developed with a lift station (Parcel WB-62)
East	RS/DS	Low Density Residential (LDR) (Age Restricted)	Developed with single-family homes (Parcel WB-3A)
West	F-B-X 80 Ac. Min.	Agriculture/Timberland	Unincorporated Placer County Agricultural Uses

The SVSP project site as described above is undeveloped but has been previously graded during construction

[2] The SVSP Final EIR serves as the primary source of information from which this Addendum derives its analysis and conclusions, with reliance on the 2012 MND as necessary. The environmental impacts assessed in this document were considered in detail in the SVSP Final EIR and were addressed in numerous mitigation measures that apply to the proposed project. The SVSP FEIR, therefore, retains substantial relevancy and informational value to this action. (See *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 951).[3] Although the older checklist could be used for this Addendum because of the date of publication of the original EIR, the updated checklist is used instead as part of a good-faith effort to provide the most up-to-date information to decisionmakers and the public (Public Resources Code Section 21002.1(e); CEQA Guidelines Sections 15002(a)(1), 15003(c)).

operations related to adjacent and nearby development. It is dominated by relatively flat topography supporting annual grasslands. There are no structures on the properties. No native oak trees or other trees are present on the subject parcels as the area has been rough graded in the past and maintained.

Proposed SVSP Project

The SVSP project would increase the density of Parcel WB-31 from 23.7 units per acre to 26.4 units per acre, as allowable under the GP, and increase its total planned high-density residential units by 30—from 263 to 293. The SVSP project also would redesignate Parcel WB-41 from Community Commercial to Medium Density Residential through a GP amendment and rezone it from CC (Community Commercial) to RS/DS (Small Lot with Development Standards) and create a Small Lot Tentative Subdivision Map with 63 medium-density residential lots (see Attachment 1). The SVSP project includes an amendment to the SVSP to reflect these changes (see **Attachment 2**, Amended Sierra Vista Specific Plan). As stated in the introduction to this combined CEQA document, these new 93 residential units capture the 93-unit reduction that would result from the redesignation and rezone of the SV project site, described and analyzed in the MND portion of this combined document.

This action will require the following approvals and entitlements:

- Consideration of the Addendum together with the Final EIR for the SVSP (inclusive of the 2012 MND)
- GP Amendment for SVSP Parcel WB-41 from Community Commercial to Medium Density Residential
- Rezoning for SVSP Parcel WB-41 from CC to RS/DS
- Amendments to SVSP:
    - Revise text regarding Parcel WB-31 to include the 30 reallocated units
    - Change Parcel WB-41 from Community Commercial to Medium Density Residential and revise the SVSP Land Use Map
    - Revise text regarding Parcel WB-41 to include the zoning change and the 63 reallocated units
    - Delete Section B.12 of the SVSP
    - Revise Sections 6.4 and 6.5 and associated figures
- Amendment to the Westbrook Development Agreement
- Small Lot Tentative Subdivision Map for SVSP Parcel WB-41 including 63 medium-density residential lots.

PURPOSE AND SCOPE OF ADDENDUM

Basis for Addendum

This Addendum has been prepared pursuant to CEQA Guidelines Section 15164. As explained earlier, an addendum is an appropriate subsequent review document EIR when some changes to a project are necessary, but those changes do not create new or increased significant environmental impacts that warrant major revisions to the previously certified Final EIR (CEQA Guidelines Sections 15162(a), 15164(a); see *Friends of College of San Mateo Gardens v. San Mateo County Community College Dist.* (2016) 1 Cal.5th 937, 946; *Save Our Heritage Organization v. City of San Diego* (2018) 28 Cal.App.5th 656, 668). Also, an addendum is appropriate when circumstances surrounding a project have not substantially changed and when no new information of substantial importance has been uncovered that indicates the project would create new significant impacts or increase the severity of the previously identified significant impacts; see discussion immediately below (CEQA Guidelines Sections 15162(a), 15164(a)).

Notably, in assessing whether a proposed project change is eligible for an addendum, public agencies may account for mitigation measures to which an applicant has agreed (see, e.g., *River Valley Preservation Project v. Metropolitan Transit Development Bd.* (1995) 37 Cal.App.4th 154, 168 [“even a substantial increase in the severity of an environmental impact does not require … the preparation of an SEIR if mitigation measures are adopted which reduce the impact to a level of insignificance”]; *Citizens Against Airport Pollution v. City of San*

Jose (2014) 227 Cal.App.4th 788, 809-811 ["[t]o offset the loss of four acres of burrowing owl habitat, the eight[h] addendum includes a number of mitigation measures"]; and *Snarled Traffic Obstructs Progress v. City and County of San Francisco* (1999) 74 Cal.App.4th 793, 802 [discusses mitigation required in connection with addendum]). The addition of new mitigation measures triggers the need for a subsequent EIR or a supplement to an EIR only in two circumstances. Under the first, measures "previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure" (CEQA Guidelines Section 15162(a)(1)(3)(C)). Under the second circumstance, measures "considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure" (*id*. at Section 15162(a)(1)(3)(D)). Under both circumstances, an applicant's agreement to the mitigation measures in question preserves the project's eligibility for an addendum. Where there are new or revised regulatory standards, new technology and modern data, and/or updated best practices, mitigation measures may be updated in an addendum from those approved in the certified Final EIR and approved mitigation monitoring and reporting program (MMRP) without triggering the need for a subsequent EIR (see, e.g., *Mani Brothers Real Estate Group v. City of Los Angeles* (2007) 153 Cal.App.4th 1385, 1403 ["[m]itigation measures adopted when a project is approved may be changed or deleted if the agency states a legitimate reason for making the changes and the reason is supported by substantial evidence"]; *Napa Citizens for Honest Government v. Napa County Bd. of Supervisors* (2001) 91 Cal.App.4th 342, 359).

Substantial evidence presented in this Addendum demonstrates that the SVSP project, described above and analyzed below, does not create any new significant impacts or increase the severity of previously identified significant impacts in the SVSP EIR (inclusive of the 2012 MND). Nor are there any new circumstances or new information that would create such impacts or require more robust analysis (CEQA Guidelines Section 15162(a)). All of the impacts of the SVSP project were examined in the applicable prior CEQA documents. Therefore, an addendum is the appropriate CEQA document, and a subsequent or supplemental EIR is not warranted (CEQA Guidelines Section 15164(e)).

Significant and Unavoidable Impact Conclusions in the Previous EIR

The SVSP EIR identified the following impacts as significant and unavoidable at full buildout:

- Conversion of agricultural land to developed uses
- Inducement of substantial population growth
- Increased traffic on City of Roseville roadways
- Increased traffic on State Highways, including Interstate 80
- Increased traffic on Placer County roadways
- Increased emissions of fugitive dust and PM10 from grading and trenching activities (short term)
- Increased emissions of ozone precursors during construction (short-term)
- Increased emissions of air pollutants during operation
- Loss of oak trees of greater than 6 inches diameter breast height (dbh) (short-term)
- Removal of historically significant properties and/or loss of historic integrity of such resources
- Increased demand for solid waste services at the Western Regional Sanitary Landfill
- Increased demand for solid waste services at the Materials Recovery Facility (MRF)
- Construction debris demand for solid waste services
- Alteration of the visual character of the site and vicinity
- New sources of light and glare

The SVSP EIR also identified the following cumulative impacts as significant and unavoidable at full buildout:

- Agricultural land conversion
- Air pollutant emissions from construction

- Air pollutant emissions from operation
- Contribution to greenhouse gas emissions/global warming
- Onsite noise levels that exceed City standards
- Offsite noise levels that exceed City standards
- Traffic impacts to Roseville, Placer County, Sacramento County, Sutter County and State facilities
- Increased demand for water
- Increased demand for recycled water distribution system
- Increased generation of solid waste
- Change in visual character

City Council adopted a Statement of Overriding Considerations for these impacts when it certified the SVSP EIR.

ENVIRONMENTAL DOCUMENTS RELIED UPON

- Sierra Vista Specific Plan EIR, certified May 5, 2010 (SCH# 2008032115)

The SVSP EIR was certified by City Council on May 5, 2010. The analysis within this Addendum relies mostly on the SVSP EIR (inclusive of the Westbrook Specific Plan Amendment to Sierra Vista Specific Plan MND, listed below), with minor supplements or technical updates where appropriate, and attached hereto. As demonstrated in the environmental checklist below, the project's impacts remain the same as or lesser than the impacts described in the SVSP EIR because the project presents the same uses and use types envisioned and analyzed for the entirety of the SVSP area. In the case of the change from a community commercial designation to a residential designation, the footprint-related impacts would be no different. The 2010 SVSP EIR is available for review at the Civic Center, 311 Vernon Street, Roseville, CA or online at https://www.roseville.ca.us/government/departments/development_services/planning/specific_plans_planning_areas/sierra_vista_specific_plan.

- Westbrook Specific Plan Amendment to Sierra Vista Specific Plan MND, adopted June 15, 2012 (SCH# 2008032115)

The SVSP was amended in 2012 to redesignate and rezone the Urban Reserve (UR) area. As a result, this 2012 MND was prepared and adopted by City Council on June 15, 2012. The analysis within this Addendum relies mostly on the SVSP EIR but references this MND are included, where applicable. The MND is available for review at the Civic Center, 311 Vernon Street, Roseville, CA or online at https://www.roseville.ca.us/government/departments/development_services/planning/specific_plans_planning_areas/sierra_vista_specific_plan.

- 2035 General Plan Update EIR, certified August 5, 2020 (SCH# 2019080418)

The *2035 General Plan Update EIR* (GP EIR) updated all Citywide analyses, including for vehicle miles traveled, greenhouse gas emissions, water supply, water treatment, wastewater treatment, and waste disposal. When applicable, the topical sections within the checklist summarize the findings within the GP EIR. The GP EIR is available for review at the Civic Center, 311 Vernon Street, Roseville, CA or online at https://www.roseville.ca.us/government/departments/development_services/planning/general_plan_development_guidelines.

EXPLANATION OF ENVIRONMENTAL CHECKLIST

The purpose of this environmental checklist is to conduct subsequent environmental review for the proposed changes to the SVSP pursuant to CEQA Guidelines sections 15162, 15163, and 15164. This checklist evaluates the environmental resources in terms of any "changed condition" (i.e., changed circumstances, project changes,

or new information of substantial importance) that may result in a changed environmental result. A "no" answer in one of the checklist boxes does not necessarily mean there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed in prior environmental documents.

Checklist Evaluation Categories

Where Was Impact Analyzed in Prior EIR?
This column provides a cross-reference to the pages of the prior environmental documents where information and analysis may be found relative to the environmental issue listed under each topic.

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

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

Since certification of the previous EIR, there have been five amendments to the SVSP with five accompanying addenda to its EIR. Each amendment was found to be within the scope of the environmental impact conclusions presented in the SVSP EIR, and no mitigation measures required updating or revisions. Thus, although some circumstances have changed within the vicinity of the SVSP project site, those changes did not result in new significant environmental impacts that were not considered in the SVSP EIR. Nor did they substantially increase the severity of a previously identified impact. Further, no new projects or other development beyond those contemplated in the SVSP EIR or GP EIR have been approved or proposed within the vicinity of the SVSP project site that could impact or increase the project's environmental effects. As a result, all boxes in this column in the checklist below are marked "No."

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

Since certification of the prior EIR, the Appendix G Checklist in the CEQA Guidelines has been updated, effective early 2019.[3] This updated checklist material is not considered "new information" as defined in CEQA Guidelines Section 15162(a)(3), as it does not constitute any change in governing law or any new facts showing the existence of new significant effects or substantially more severe significant effects. Moreover, as demonstrated below, none of the updates to the Appendix G Checklist require new analysis related to impacts that were not known or that could not have been known at the time the SVSP EIR was prepared. Nor is the City aware of any new information of substantial importance that shows that mitigation measures or alternatives previously found to be infeasible would actually now be feasible and would substantially reduce one or more significant effects of the SVSP project or that mitigation measures or alternatives considerably different from those analyzed in the previously certified CEQA documents would substantially reduce one or more significant effects. Moreover, the City is not aware of any other new information not already included in this document that might bear relevance on the SVSP project's CEQA analysis. As a result, all boxes in this column in the checklist below are marked "No."

Any Mitigation Measures?
Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether the prior environmental documents provide mitigation measures (MMs) to address effects in the related impact category. In some cases, the MMs have already been implemented. A "Yes" response will be provided in any instance where mitigation was included, regardless of whether the mitigation has been completed at this time or whether it would apply to development on the SVSP project site. If "No" is indicated, this environmental analysis concludes a significant impact does not occur with this project, no mitigation was previously included, and no mitigation is needed.

Discussion of Checklist Answers
A discussion is provided under each environmental category in order to clarify the answers. The discussion provides information about the particular environmental issue and how the SVSP project relates to the issue. The discussion also provides details on applicable mitigation measures from the prior EIR and their status, denoting the ones that require ongoing or future implementation and that would be required for development on the SVSP project site. Mitigation measures that are either not relevant to the SVSP project because they pertain to a different area or land use or have already been implemented are not discussed. Each discussion section also contains an ultimate conclusion, including whether the City can conclude that the SVSP project does not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the prior CEQA documents.

ENVIRONMENTAL CHECKLIST

I. Aesthetics

For the environmental setting, refer to Section 4.14.2 of the SVSP EIR. Except as provided in Public Resources Code Section 21099(d) (applicable only to specific types of infill projects within transit priority areas), would the SVSP project:

[3] Although the older checklist could be used for this Addendum because of the date of publication of the original EIR, the updated checklist is used instead as part of a good-faith effort to provide the most up-to-date information to decisionmakers and the public (Public Resources Code Section 21002.1(e); CEQA Guidelines Sections 15002(a)(1), 15003(c)).

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Have a substantial adverse effect on a scenic vista?	**SVSP EIR Impact 4.14-3**	**No**	**No**	**No**	**No**
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway?	**Same**	**No**	**No**	**No**	**No**
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	**SVSP EIR Impact 4.14-1**	**No**	**No**	**No**	**No**
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	**SVSP EIR Impact 4.14-2**	**No**	**No**	**No**	**Yes**

Discussion of Checklist Answers:

Aesthetic resources were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). All aesthetic impacts were identified as significant and unavoidable. There is no change in the SVSP project significant enough so as to alter the environmental impact conclusions for this issue. The proposed density and land use changes do not introduce development to properties not already planned for development. The proposed uses are substantially consistent with the buildout assumptions for the SVSP and would not increase the severity of already identified aesthetic significant impacts (see 2012 MND, p. 11). Indeed, impacts related to light and glare from the previously approved commercial development on Parel WB-41 onto adjacent open space (Impact 4.14-2) would be reduced by its conversion to residential use.

The SVSP project has been evaluated for compliance with the City's Community Design Guidelines (CDG) and the design guidelines established in the SVSP. As they relate to aesthetics, these standards ensure the high-quality design and architectural character of any buildings developed as well as minimum landscaping standards. As it relates to light and glare, mitigation would ensure that outdoor lighting would not significantly impact the adjacent open space area to the north. Also, lighting is conditioned to comply with the CDG to limit the height of light standards and also require cut-off lenses and glare shields to minimize light and glare impacts. Thus, the impacts of the SVSP project fall within the scope of the impacts already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: None.

Conclusion: As described above, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding aesthetic resources.

II. Agricultural & Forestry Resources

For the environmental setting, refer to Section 4.1.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (V.1b-DEIR volume)	**SVSP EIR Impact 4.1-5**	**No**	**No**	**No**	**Yes**
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	**SVSP EIR Impact 4.1-3**	**No**	**No**	**No**	**Yes**
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government	**N/A**	**No**	**No**	**No**	**No**

Code Section 51104(g))?					
d) Result in the loss of forest land or conversion of forest land to non-forest use?	**N/A**	**No**	**No**	**No**	**No**
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	**N/A**	**No**	**No**	**No**	**No**

Discussion of Checklist Answers:

Agricultural resources were adequately addressed in the SVSP EIR (inclusive of the 2012 MND); there are no forest resources within the SVSP area. There is no element of the SVSP project that would change the environmental impact for this section—the SVSP project site will still be fully developed. The SVSP EIR concluded that development of the SVSP area would convert fallow grazing land to urbanized development. The SVSP project will result in the same impact, as it falls within the planned development footprint of the SVSP. The SVSP project site is not used for agricultural purposes, does not include agricultural zoning, is not within or adjacent to one of the areas of the City that has been designated as a protected farmland category on the Placer County Important Farmland map, is not within or adjacent to land within a Williamson Act Contract, and is not considered forest land. Although in the past, portions on or near the SVSP project site were classified as "Farmland of Local Importance," that classification changed once the site was redesignated and rezoned in 2012 (see 2012 MND, p. 12). Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MM is applicable to the SVSP project regarding agriculture and forestry resources.

- SVSP EIR MM 4.1-2. Agricultural Conversion Policies

Conclusion: As described above and with implementation of the applicable mitigation measure, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding agricultural and forestry resources.

III. Air Quality

For the environmental setting, refer to Section 4.4.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Conflict with or obstruct implementation of the applicable air quality plan?	**SVSP EIR Impacts 4.4-1 to 4.4-4, 4.4-5**	**No**	**No**	**No**	**Yes**
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	**Same**	**No**	**No**	**No**	**Yes**
c) Expose sensitive receptors to substantial pollutant concentrations?	**SVSP EIR Impact 4.4-4**	**No**	**No**	**No**	**Yes**
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	**SVSP EIR Impact 4.4-6**	**No**	**No**	**No**	**No**

Discussion of Checklist Answers:

Air quality was adequately addressed in the SVSP EIR (inclusive of the 2012 MND). For construction, the SVSP EIR concluded that standard dust control and other construction measures would be sufficient to avoid particulate matter and ozone precursor construction impacts, but that reactive organic gases would remain significant. However, all construction-related impacts could be mitigated to less than significant levels (see 2012 MND, p. 15). Construction activity associated with the SVSP project remain consistent with the scale of activity and resulting scope of impacts analyzed in the SVSP EIR (inclusive of the 2012 MND). For operation, the SVSP project changes the balance of land uses in the area from the approved changes made in 2012, but not in a manner that would increase emissions. Indeed, the proposed redesignation and rezoning of Parcel WB-41 from commercial to residential would substantially reduce the anticipated traffic trips generated by the development, as well as reduce projected vehicle miles travelled (VMT) (see XVII. Transportation/Traffic), which would in turn reduce operational air emissions for the SVSP area related to vehicle use. Any incremental increases in traffic or VMT associated with the increased density of Parcel WB-31 would be more than offset by the substantial reductions on WB-41. Furthermore, any impacts associated with odor would be reduced with the decrease in commercial development because commercial development has the potential to produce some objectionable odors whereas residential development rarely does (see GP EIR, p. 4.4-50). Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MMs are applicable to the SVSP project regarding air quality impacts.

- SVSP EIR MM 4.4-1. Dust and Construction Control Policies;
- SVSP EIR MM 4.5-1. Reduction of Operational Emissions

Conclusion: As described above and with implementation of the applicable mitigation measures, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding air quality.

IV. Biological Resources

For the environmental setting, refer to Section 4.8.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	**SVSP EIR Impacts 4.8-2, 4.8-3 to 4.8-6, 4.8-11, 4.8-13 to 4.8-17**	**No**	**No**	**No**	**Yes**
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	**SVSP EIR Impacts 4.8-2, 4.8-4 to 4.8-7, 4.8-10, 4.8-11, 4.8-13 to 4.8-17**	**No**	**No**	**No**	**Yes**
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	**SVSP EIR Impacts 4.8-1 to 4.8-2, 4.8-11**	**No**	**No**	**No**	**Yes**
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with	**SVSP EIR Impact 4.8-8**	**No**	**No**	**No**	**Yes**

established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?					
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	**SVSP EIR Impact 4.8-9**	**No**	**No**	**No**	**No**
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	**SVSP EIR Impact 4.8-12**	**No**	**No**	**No**	**No**

Discussion of Checklist Answers:

Biological Resources were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). Mitigation measures were adopted to reduce impacts to wetlands, vernal pool species, Swainson's hawk, burrowing owl, and other protected raptors nesting and foraging habitat to less-than-significant levels. No wetlands or water features exist on the SVSP project site, although some exist on parcels near the site (see 2012 MND, p. 19). Further, the site is devoid of trees or other natural features. It is primarily populated by non-native annual grasses, and the ground has undergone significance disturbance, likely as a result of nearby roadway and parcel development. However, the site does retain some potential to host special-status species. There are no differences between the SVSP project and the approved SVSP that are significant enough to change the environmental impact conclusions for this section. The SVSP project site was already planned for full development, and that will not change (see 2012 MND, p. 19). Further, the subject property, as part of a larger development area, has received a Biological Opinion from the U.S. Fish and Wildlife Service and Section 404 permit from the U.S. Army Corps of Engineers, as well as Section 401 certification from the State. Moreover, the Applicant has purchased the required compensatory mitigation. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MMs are applicable to the SVSP project regarding biological resources impacts.

- SVSP EIR MM 4.8-3. Avoid Nesting Sites
- SVSP EIR MM 4.8-4. Onsite and Offsite Grassland Preservation
- SVSP EIR MM 4.8-5. Wildlife Movement Protection Policies
- SVSP EIR MM 4.8-7. Offsite Surveys
- SVSP EIR MM 4.14-3. Avoid Light Spillover in Open Space Areas

Conclusion: As described above and with implementation of the applicable mitigation measures, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding biological resources.

V. Cultural Resources

For the environmental setting, refer to Section 4.9.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in Section 15064.5?	**SVSP EIR Impacts 4.9-1 to 4.9-2, 4.9-4**	**No**	**No**	**No**	**Yes**
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	**SVSP EIR Impacts 4.9-1, 4.9-4**	**No**	**No**	**No**	**Yes**
c) Disturb any human remains, including those interred outside of formal cemeteries?	**Same**	**No**	**No**	**No**	**Yes**

Discussion of Checklist Answers:

Cultural resources were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR found that no known cultural resources exist on the SVSP project site (see also 2012 MND, p. 22). The SVSP then discussed the potential for subsurface remains or deposits to be found during onsite or offsite construction, and included mitigation measures requiring a cessation of work should any item of cultural interest be found. The mitigation was found to render potential impacts less than significant. The SVSP project would result in the same impact, and the mitigation remains applicable to the SVSP project. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MM is applicable to the SVSP project regarding cultural resources impacts.

- SVSP EIR MM 4.9-1. Cease Work and Consult with Qualified Archaeologist

Conclusion: As described above and with implementation of the applicable mitigation measure, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” regarding cultural resources.

VI. Energy

For the environmental setting, refer to Section 4.12.5.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	**SVSP EIR Impacts 4.12.5-1 to 4.12.5-2**	**No**	**No**	**No**	**No**
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	**Same**	**No**	**No**	**No**	**No**

Discussion of Checklist Answers:

Energy was adequately addressed in the SVSP EIR (inclusive of the 2012 MND). Electricity in the area is provided by Roseville Electric and natural gas is provided by Pacific Gas & Electric (PG&E). The SVSP EIR concluded that development and implementation of the SVSP would add land uses that would increase the demand for electrical services. However, Roseville Electric determined there were no constraints to providing a reliable energy source to serve the development proposed in the SVSP area. Impacts 4.12-5.1 and 4.12-5-2 in the SVSP EIR evaluated the potential for development of the SVSP to increase demands for electricity and natural gas and found these impacts to be less than significant.

The SVSP project would consume energy both during construction and operation, but consumption would be within the scope originally considered in the SVSP EIR (inclusive of the 2012 MND) because both parcels are planned for full development and will remain planned for full development. During construction, fossil fuels, electricity, and natural gas would be used by construction vehicles and equipment. However, the energy consumed during construction would be temporary, and would not represent a significant demand on available resources. There are no unusual project characteristics that would necessitate the use of construction equipment or methods that would be less energy efficient or which would be wasteful. The completed SVSP project would consume energy related to building operation, exterior lighting, landscape irrigation and maintenance, and vehicle trips to and from the use. In accordance with California Energy Code Title 24, the SVSP project would be required to meet the Building Energy Efficiency Standards. These include, to name a few, standards for water and space heating and cooling equipment; insulation for doors, pipes, walls, and ceilings; and appliances. The SVSP project would also be eligible for rebates and other financial incentives from both the electric and gas providers for the purchase of energy-efficient appliances and systems, which would further reduce the operational energy demand of the SVSP project.

The SVSP was distributed to both PG&E and Roseville Electric for comments prior to its publication, and was found to conform to the standards of both providers; thus, energy supplies are available to serve the SVSP project. The SVSP project will not result in inefficient, wasteful, or unnecessary consumption of energy. Nor

would it conflict with or obstruct State or local plans for renewable energy or energy efficiency, especially in consideration of efficiency requirements in SVSP EIR MM 4.5-2 (discussed below). Moreover, the substantial reduction in operational traffic trips from the redesignation and rezoning of Parcel WB-41 from commercial to residential would in turn reduce the localized consumption of fossil fuels, which is the "largest energy consuming sector in California" (GP EIR, p. 4.15-12; see XVI. Transportation/Traffic for more detail).Thus, the impacts of the SVSP project fall within the scope of the impacts already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: No MMs are applicable to the SVSP project regarding impacts to energy resources because no significant impacts exist; however, the following MM is included as a means to further reduce energy usage.

- SVSP EIR MM 4.5-2. Additional Measures to Reduce GHG Emissions (Provisions relating to Energy and Water Efficiency)

Conclusion: As described above, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Additionally, implementation of SVSP EIR MM 4.5.2, Additional Measures to Reduce GHG Emissions (Provisions relating to Energy and Water Efficiency), would further reduce energy usage by the SVSP project. Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding energy.

VII. Geology and Soils

For the environmental setting, refer to Section 4.7.2 (and 4.9.2 for paleontological resources) of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i. 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?	**SVSP EIR Impact 4.7-4**	**No**	**No**	**No**	**No**
ii. Strong seismic ground shaking?	**SVSP EIR Impact 4.7-4**	**No**	**No**	**No**	**No**

iii. Seismic-related ground failure, including liquefaction? iv. Landslides?					
b) Result in substantial soil erosion or the loss of topsoil?	**SVSP EIR Impacts 4.7-1, 4.7-3**	**No**	**No**	**No**	**No**
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, liquefaction or collapse?	**SVSP EIR Impact 4.7-2**	**No**	**No**	**No**	**No**
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	**SVSP EIR Impact 4.7-2**	**No**	**No**	**No**	**No**
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	**SVSP EIR Impact 4.9-3**	**No**	**No**	**No**	**Yes**

Discussion of Checklist Answers:

Geology and soils were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR concluded that there would be no impacts to or around the SVSP project site associated with seismic activity, landslides, or soils, and no impact related to septic tanks or alternative wastewater disposal systems, as neither are planned for the SVSP area (see 2012 MND, p. 24). The SVSP did find a potential impact related to the discovery of subsurface paleontological resources during onsite or offsite construction, and included a mitigation measure requiring a cessation of work and review should any such item be found. The mitigation was found to render potential impacts less than significant. These same conclusions would apply to the SVSP project, especially given that they are site-specific and not specific to any particular land use. Further, site development would require a grading permit that would be reviewed for compliance with the City standards to ensure erosion control measures were implemented (see 2012 MND, pp. 23 to 24). Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MMs are applicable to the SVSP project regarding impacts associated with geology and soils.

- SVSP EIR MM 4.9-3. Cease Work Until Review conducted by Qualified Paleontologist and Recommendations Implemented

Conclusion: As described above and with implementation of the applicable mitigation measure, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding geology and soils.

VIII. Greenhouse Gases

For the environmental setting, refer to Section 4.5.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	**SVSP EIR Impacts 4.5-1 to 4.5-2**	**No**	**No**	**No**	**Yes**
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	**SVSP EIR Impact 4.5-1**	**No**	**No**	**No**	**Yes**

Discussion of Checklist Answers:

Greenhouse gas (GHG) emissions were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR concluded that buildout of the SVSP project area would cause significant and unavoidable impacts with respect to GHG emissions. Mitigation measures were adopted to reduce the SVSP project's GHG emissions and resultant impacts, but they still remain significant and unavoidable (see 2012 MND, p. 17). Construction activity associated with the SVSP project remains consistent with the scale of activity and resulting scope of impacts anticipated in the SVSP EIR (inclusive of the 2012 MND). For operational impacts, while the SVSP project proposes changes to the balance of land uses in the area from the approved changes made in 2012, it does not do so in a manner that would increase emissions. Indeed, the proposed redesignation and rezoning of Parcel WB-41 from commercial to residential would substantially reduce the anticipated traffic trips generated by the development, even including the additional density proposed for Infill Planning Parcel WB-31, as well as reduce projected vehicle miles travelled (VMT) (see XVII. Transportation/Traffic), which would in turn substantially reduce GHG emissions for the SVSP project site related to vehicle use (mobile emissions are the number one source of GHG emissions [see GP EIR, p. 4.5-20]). GHG emissions, from both the construction and operational phases, would result in impacts consistent with or lesser than those analyzed in the SVSP EIR. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MMs are applicable to the SVSP project regarding GHGs.

- SVSP EIR MM 4.4-1. Dust and Construction Control Policies
- SVSP EIR MM 4.5-1. Reduction of Operational Emissions
- SVSP EIR MM 4.5-2. Additional Measures to Reduce GHG Emissions

Conclusion: As described above and with implementation of the applicable mitigation measures, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding GHGs.

IX. Hazards and Hazardous Materials

For the environmental setting, refer to Section 4.10.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	**SVSP EIR Impact 4.10-1**	**No**	**No**	**No**	**No**
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	**SVSP EIR Impacts 4.10-3 to 4.10-7**	**No**	**No**	**No**	**Yes**
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ miles of an existing or proposed school?	**SVSP EIR Impact 4.10-1**	**No**	**No**	**No**	**No**
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	**SVSP EIR Impact 4.10-5**	**No**	**No**	**No**	**Yes**

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	**SVSP EIR Impact 4.10-2**	**No**	**No**	**No**	**No**
g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**

Discussion of Checklist Answers:

Hazards or hazardous materials were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR concluded that all potentially significant impacts resulting from hazards or hazardous materials associated with the SVSP could be mitigated to less-than-significant levels. The same standard construction activities, which involve the use of hazardous materials such as fuels, oils, lubricants, glues, paints and paint thinners, soaps, bleach, and solvents, that were analyzed in the SVSP apply to the SVSP project. The same is true of the use of the same common household materials that were discussed as part of SVSP operation. Further, the SVSP project site is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The SVSP EIR analysis also found that there would be sufficient emergency services and facilities to serve the SVSP project area, and that the area was not located within an airport land use plan or other aviation hazard area. These conclusions still fit for the SVSP project, which occurs within the same development footprint.

Regulations pertaining to the transport of materials are codified in 49 Code of Federal Regulations 171–180, and transport regulations are enforced and monitored by the California Department of Transportation and by the California Highway Patrol. Specifications for storage on a construction site are contained in various regulations and codes, including the California Code of Regulations, the Uniform Fire Code, and the California Health and Safety Code. These same codes require that all hazardous materials be used and stored in the manner specified on the material packaging. Existing regulations and programs are sufficient to ensure that potential impacts as a result of the use or storage of hazardous materials are reduced to less than significant levels. Moreover, the SVSP project site is not near any wildlands; therefore, risks associates with wildland fires are not applicable (see Section XX. Wildfire). The SVSP project site is located in an area that has been used for agricultural purposes, which could have involved the use of pesticides and/or herbicides, but mitigation ensures any impacts resulting from these prior uses would remain less than significant (see 2012 MND, p. 25). The proposed uses are

substantially consistent with SVSP buildout assumptions. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MM is applicable to the SVSP project regarding hazards and hazardous materials.

- SVSP EIR MM 4.10-1. Identify and Remediate Soil Contamination

Conclusion: As described above and with implementation of the applicable mitigation measure, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding hazards and hazardous material.

X. Hydrology and Water Quality

For the environmental setting, refer to Section 4.13.2 (and Section 4.12.1.2 for groundwater) of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	**SVSP EIR Impact 4.13-5**	**No**	**No**	**No**	**Yes**
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	**SVSP EIR Impacts 4.12.1-2, 4.12.1-6 to 4.12.1-7**	**No**	**No**	**No**	**No**
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i) Result in substantial erosion or siltation on- or off-site;	**SVSP EIR Impact 4.13-4**	**No**	**No**	**No**	**Yes**
ii) Substantially increase the rate or amount of surface runoff in a	**SVSP EIR Impacts 4.13-2 to 4.13-3**	**No**	**No**	**No**	**Yes**

manner which would result in flooding on- or off-site; or					
iii) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff,	**SVSP EIR Impact 4.13-1**	**No**	**No**	**No**	**Yes**
d) In flood hazard, tsunami or seiche zones, risk release of pollutants due to project inundation?	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	**N/A**	**No**	**No**	**No**	**No**

Discussion of Checklist Answers:

Hydrology and water quality were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR concluded that all potentially significant impacts to hydrology and water quality associated with the SVSP could be mitigated to less-than-significant levels. A Drainage and Stormwater Master Plan was prepared and approved by the City as part of the SVSP EIR. As noted in the EIR, the Plan demonstrated that the increases in impervious surfaces being caused by buildout of the SVSP would be offset by proposed drainage facilities and stormwater improvements. Further, no development would occur within the 100-year floodplain area, and consistency with existing City regulations would ensure that all homes would be elevated at least two feet above the 100-year water surface elevation. With regard to stormwater quality, the SVSP EIR noted that there are existing programs, regulations, and permits in place to ensure that all development would not have significant effects related to water pollution from construction or operation, though a mitigation measure is included to require compliance with these regulations. The SVSP project would be subject to all adopted City standards and programs as well as applicable state standards that require the preparation of a Storm Water Pollution Prevention Plan (SWPPP) prior to grading activities (see 2012 MND, p. 28). The SVSP area is largely flat and is not near any large water bodies or dams/levees, so would not be subject to losses due to dam/levee failure, seiche, tsunami, or mudflow. The SVSP project falls within the development footprint of the SVSP, and, although some infrastructure modifications will need to be made to accommodate the change in land use on Parcel WB-41, the drainage modifications would not result in any changes to the scope or scale of impacts. Stormwater quality evaluations conducted for the SVSP project site support this assessment (see the Drainage and Stormwater Master Plan for Westbrook prepared for the 2010 Westbrook Specific Plan Amendment to the Sierra Vista Specific Plan (File #2011PL-043) and the Stormwater Quality Management Plan prepared for the Sierra Vista Specific Plan; see also **Attachment 3**, Preliminary Stormwater Quality Evaluation for Parcel WB-41 (July 16, 2021) by MacKay & Somps and Sierra Vista Specific Plan Master Drainage Plan for the Stormwater Quality Management Plan (February 20, 2018) by Civil Engineering Solutions, Inc.). Also note that the West Placer Groundwater Sustainability Agency, which is the governing groundwater sustainability agency for the region, has not yet finalized and adopted a sustainable groundwater management plan; therefore, there can be no conflict with such a sustainable groundwater management plan, pursuant to checklist item e. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MMs are applicable to the SVSP project regarding hydrology and water quality.

- SVSP EIR WMM 4.12-1. Prepare Site Specific Drainage Study (See Attachment 3)
- SVSP EIR WMM 4.12-2. Pay fair share of Roseville Regional Stormwater Retention Facility improvements
- SVSP EIR MM 4.13-1. Implementation of Construction Activity Stormwater Protection Standards

Conclusion: As described above and with implementation of the applicable mitigation measure, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding hydrology and water quality.

XI. Land Use and Planning

For the environmental setting, refer to Section 4.1.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Physically divide an established community?	**SVSP EIR Impact 4.1-2**	**No**	**No**	**No**	**Yes**
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	**SVSP EIR Impact 4.1-1 and 4.1-4**	**No**	**No**	**No**	**No**

Discussion of Checklist Answers:

Land use and planning were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR concluded that there were some potential land use incompatibilities, but that these could be addressed by a mix of mitigation and compliance with the City Noise Ordinance and Grading Ordinance. Land use issues discussed and addressed included noise from McClellan overflights, agricultural uses in Placer County next to urban uses in the SVSP, construction noise, and commercial land use noise. The overflight noise is a potential nuisance discussion requiring disclosure to future purchasers within the SVSP project site area; however, SVSP is outside an airport land use compatibility planning area for any nearby airport. and noise impacts from aircraft overflights to a project and its future residents outside an airport land use compatibility planning area is not a CEQA issue (see GP EIR, p. 4.6-47; see also 2012 MND, p. 33). Nevertheless, noise volumes do not exceed standards. It was concluded that the SVSP would not physically divide an established community and that it did not conflict with any land use policies or regulations. The EIR concluded that all impacts of the SVSP related to land use and planning could be reduced to less-than-significant levels with mitigation.

The SVSP project involves the same use types within the same development footprint, and therefore the conclusions of SVSP EIR remain applicable to the SVSP project. The SVSP project site area has been planned for development, including adequate roads, pedestrian paths, and bicycle paths to provide connections within the community (see SVSP, Chapter 6 [Circulation Plan];[4] see also GP Circulation Element[5]). The SVSP project involves frontage improvements including new driveways, sidewalks, and pedestrian connections. As such, the SVSP project will not physically divide an established community. Indeed, the conversation of Parcel WB-41 from commercial to residential better aligns with the approved surrounding uses, which are primarily residential. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MM is applicable to the SVSP project regarding impacts associated with land use; other mitigation in the SVSP required for land use impacts applies to future commercial development only and is therefore not applicable to the SVSP project.

- SVSP EIR WMM 4.1-2. Policies to Minimize Agricultural Impacts
- SVSP EIR MM 4.6-1. Construction Noise Reduction

Conclusion: As described above and with implementation of the applicable mitigation measure, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding land use and planning.

XII. Mineral Resources

For the environmental setting, refer to Section 4.7.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**

[4] See SVSP Chapter 6 (Circulation Plan): https://p1cdn4static.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/Specific%20Plans%20&%20Planning%20Areas/Sierra%20Vista/06.%20Circulation.pdf.
[5] See GP Circulation Element: https://p1cdn4static.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/General%20Plan/Final%20General%20Plan%202020/03%20Circulation_Final.pdf.

plan, or other land use plan?					

Discussion of Checklist Answers:

The SVSP EIR indicated that there were no significant mineral resources in the area. Therefore, this checklist section does not apply.

XIII. Noise

For the environmental setting, refer to Section 4.6.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?	**SVSP EIR Impacts 4.6-1 to 4.6-10**	**No**	**No**	**No**	**Yes**
b) Result in exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	**SVSP EIR Impact 4.6-1**	**No**	**No**	**No**	**Yes**
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**

Discussion of Checklist Answers:

Noise was adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR addressed construction noise, roadway noise, noise from non-residential land uses, and aircraft overflight noise. Overflight

noise has been addressed in the Land Use and Planning section of this Addendum. Construction noise in general was discussed, and addressed via mitigation. Noise was determined to be an issue for all of the major roadways in the SVSP area. Mitigation was found to reduce noise volumes to levels within GP standards for some impacts, and so these impacts were found to be less than significant. However, construction noise and the increase in traffic noise above existing conditions were found to be significant and unavoidable. Project construction and operation should not exceed noise levels anticipated in the SVSP to such a degree that impact conclusions reached in the SVSP EIR would change (see 2012 MND, p. 32). Indeed, with the reduction in traffic associated with WB-41, traffic-related noise should be substantially less than anticipated in the SVSP EIR (see XVII. Transportation/Traffic).

An environmental noise assessment was prepared by Bollard Acoustical Consultants, Inc. for the SVSP project to evaluate noise levels associated with traffic on the adjacent roadways (see **Attachment 5**, Noise Assessment for Parcel WB-41 (August 25, 2021) by Bollard Acoustical Consultants, Inc.). In this assessment, it was concluded that implementation of SVSP EIR mitigation measures would reduce noise volumes to levels within GP standards for the SVSP project. The SVSP project would be designed consistent with the mitigation measures to include six-foot masonry sound walls adjacent to the lots located along major roadways, among other measures, to ensure noise volumes stay within the GP thresholds. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MMs are applicable to the SVSP project regarding noise impacts.

- SVSP EIR WMM 4.5-2. Construction Noise Policies
- SVSP EIR WMM 4.5-8. Onsite Traffic Noise Attenuation (see Attachment 4)
- SVSP EIR MM 4.6-1. Construction Noise Reduction

Conclusion: As described above and with implementation of the applicable mitigation measures, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding noise.

XIV. Population and Housing

For the environmental setting, refer to Section 4.2.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	**SVSP EIR Impact 4.2-4**	**No**	**No**	**No**	**No**

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	**SVSP EIR Impact 4.2-3**	**No**	**No**	**No**	**No**

Discussion of Checklist Answers:

Population and housing were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR indicated that the plan would increase the number of housing units above those that had been anticipated in the then-current General Plan, and analyzed the effect on supporting services, infrastructure, and other issues related to environmental impacts. It was concluded that impacts would be significant and unavoidable. The SVSP project further increases number of housing units within the plan area, but not within the overall GP area as the SVSP project is a reallocation of approved units from another site within the City (SV and SVSP Redesignation and Rezoning Project). Notwithstanding, the impact conclusion in the SVSP EIR would not change—it is significant and unavoidable under the currently approved SVSP and will remain significant and unavoidable with the change proposed in this Addendum. The SVSP EIR also indicated that the plan would displace a small number of residences over a 20-year time frame, and therefore the impact would be less than significant. However, the SVSP project site contains zero residences, and therefore its development per the SVSP project would have an even lesser impact in this regard (see 2012 MND, p. 34). Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: None

Conclusion: As described above, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding population and housing.

XV. Public Services

For the environmental setting, refer to Sections 4.11.1-2 to 4.11.2-2, 4.11.3-2, 4.11.4-2, and 4.11.5-2 of the SVSP EIR. Would the SVSP project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Fire protection?	**SVSP EIR Impact 4.11.2**	**No**	**No**	**No**	**Yes**
b) Police protection?	**SVSP EIR Impact 4.11.1**	**No**	**No**	**No**	**No**

c) Schools?	**SVSP EIR Impact 4.11.3**	**No**	**No**	**No**	**Yes**
d) Parks?	**SVSP EIR Impact 4.11.5**	**No**	**No**	**No**	**No**
e) Other public facilities?	**SVSP EIR Impact 4.11.4**	**No**	**No**	**No**	**No**

Discussion of Checklist Answers:

Public Services were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR concluded that the SVSP would have a less-than-significant impact to fire and police protection services, parks, and other public services, such as libraries, without mitigation and a less-than-significant impacts to schools with mitigation. For fire protection services, existing City codes and regulations require adequate water pressure in the water lines, and construction must comply with the Uniform Fire and Building Codes used by the City of Roseville. The site developer or Applicant is required to pay a fire service construction fee, which is used for purchasing capital facilities for the City Fire Department. Further, a new fire station is approved for construction within the SVSP and Fire Station #9 exists in the West Plan area (see 2012 MND, p. 35). For police protection services, sales taxes and property taxes resulting from development will add revenue to the General Fund, which provides funding for police services. Properties in the SVSP also pay into Community Facilities District No. 3 that provides services for fire and police. For parks, the developer will be required to pay fees into a Community Facilities District No. 2, which provides funding for park services. As well, future park and recreation sites and facilities have already been identified and approved as part of SVSP. For other public facilities, the SVSP area would be adequately served by existing libraries, and the City charges fees for end-users for other services, such as garbage and greenwaste collection, in order to fund those services.

None of the impacts to these services or facilities would change as a result of the SVSP project. The newly proposed residential units would be required to adhere to all existing codes, regulations and funding agreements to ensure impacts remain less than significant. Indeed, some impacts may decrease. For example, a decrease in commercial land uses may lead to a decrease in the need for police services as more law enforcement assistance is normally required at commercial properties versus residential.

For schools, the SVSP EIR concluded that three new elementary schools and one new intermediate school would be required in the plan area. The high school students generated from the SVSP were assumed in the nearby high schools located outside the SVSP. A portion of the SVSP is located within the Center Joint Unified School District and a portion is located within the Roseville City School District, although the current SVSP project site is entirely within the Center Joint Unified School District. The SVSP project involves an increase in residential units within the SVSP and, therefore, a potential slight increase in students. The SVSP project is estimated to generate an additional 24 students in grades K-6, 11 students in grades 7- 8, and 18 students in grades 9-12; thus 53 students more than assumed in 2012 (see SVSP, Section 7.3, p. 7-22). The project developer and the Center Joint Unified School District entered into the Landowner Development Agreement setting forth the mitigation fees to be paid by the SVSP project to provide full mitigation of the SVSP project's impacts to school facilities. Under state law, such payments are deemed to constitute "full and complete mitigation" of impacts to school facilities (Government Code Section 65995(h)); therefore, the increase in students associated with the SVSP project does not translate into a more severe environmental impact than what was anticipated in the SVSP EIR. In addition, the developer or Applicant is required to work with the School District to identify a Safe Routes to School program. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure impacts continue to be less than significant. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MM is applicable to the SVSP project regarding impacts associated with public services.

- SVSP EIR WMM 4.11.3-2. School Transportation Policies

Conclusion: As described above and with implementation of the applicable mitigation measures, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding public services.

XVI. Recreation

For the environmental setting, refer to Section 4.11.5-2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	**SVSP EIR Impact 4.11.5**	**No**	**No**	**No**	**No**
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	**See Other Sections**	**No**	**No**	**No**	**Yes**

Discussion of Checklist Answers:

Recreation was adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP indicates that the required parkland dedication was met by dedication of parkland throughout the plan area and through payment of park dedication in-lieu fees. As noted in the SVSP EIR, the payment of Citywide and neighborhood park fees will be required, and the payment of fees combined with the dedication of parkland will ensure that impacts to park services are less than significant. The SVSP project will increase total number of residential units anticipated for buildout of the SVSP area, but full buildout of this former UR area includes the construction of 15.5 acres of neighborhood parks and 36 acres of open space that will be used by the future residents on the SVSP project site (see 2012 MND, p. 37). The impact to parks was considered less than significant in the SVSP EIR and 2012 MND, and it will remain less than significant after the change proposed with the SVSP project because any increased usage of planned neighborhood parks would be incremental. The construction of these parks within the SVSP are analyzed as part of the overall plan throughout the SVSP EIR and assigned mitigation

measures as necessary. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: See other sections for MMs that would apply to park construction, such as MMs for biological and cultural resource impacts, etc.

Conclusion: As described above and with implementation of the applicable mitigation measures, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding recreation.

XVII. Transportation/Traffic

For the environmental setting, refer to Section 4.3.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	**SVSP EIR Impacts 4.3-1 to 4.3-25**	**No**	**No**	**No**	**Yes**
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	**SVSP EIR Impacts 4.3-1, 4.3-4 to 4.3-14, 4.3-16 to 4.3-24**	**No**	**No**	**No**	**Yes**
c) Substantially increase hazards due to a design feature (for example, sharp curves or dangerous intersections) or incompatible uses (for example, farm equipment)?	**Same as (a)**	**No**	**No**	**No**	**No**
d) Result in inadequate emergency access?	**SVSP EIR Impacts 4.10-2, 4.11-2**	**No**	**No**	**No**	**No**

Discussion of Checklist Answers:

Transportation and traffic were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR evaluated the traffic impacts to existing and future roadways from traffic being generated by the anticipated uses within the plan area. The EIR concluded that, with mitigation, impacts to City roadways would be less than significant. Impacts to several adjacent agency roadways were identified as a significant and unavoidable, and mitigation to lessen the impact was presented. Specific mitigation measures were assigned to the SVSP project

site and its surroundings in the 2012 MND, which reflected the potential impacts that might occur from traffic increases resulting from full buildout of the UR area (see 2012 MND, pp. 40 to 46). That mitigation would apply to the current SVSP project and is listed below. However, as explained below, the current SVSP project would produce less traffic that the project that was approved in 2010 and contemplated in the 2012 MND.

A transportation evaluation memorandum was prepared for the SVSP project by Fehr & Peers (see **Attachment 5**). Fehr & Peers concluded that the change in land use designation and zoning on Parcel WB-41 from commercial to residential would "generate fewer site trips, fewer trips entering/exiting the SVSP area, and less VMT."[6] Therefore, even with incremental increases in traffic trips associated with the increased density of Parcel WB-31, the SVSP project still would result in fewer trips, this lesser impacts to traffic and transportation systems, than those described in the SVSP EIR.

The SVSP project does not introduce any hazards resulting from circulation design, as it does not introduce hazards such as sharp curves or dangerous intersections. Nor does it present substantial safety risks associated with emergency access. The SVSP project has been reviewed by the City Engineering Division and City Fire Department staff, and has been found to be consistent with the City's Design Standards. Furthermore, standard conditions of approval added to all City projects require compliance with Fire Codes and other design standards. Compliance with existing regulations ensure that traffic safety-related impacts are less than significant. Thus, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to transportation/traffic. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MMs are applicable to the SVSP project regarding transportation and traffic impacts.

- SVSP EIR MM 4.3-1. Roseville Intersections: Pay Fair Share of Improvements in the CIP including Improvements to Intersections
- SVSP EIR MM 4.3-6. State Facilities Segments: Pay Fair Share Costs
- SVSP EIR MM 4.3-7. Sutter County Facilities: Pay Fair Share Costs

Conclusion: As described above and with implementation of the applicable mitigation measures, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding transportation and traffic.

[6] Note that VMT is included here for informational purposes only. An analysis of VMT is not required for this CEQA document because such analysis was not included in the underlying 2010 Final EIR upon which this Addendum is based was prepared. The provisions of CEQA that require VMT analysis, such as CEQA Guidelines Section 15064.3, were not in full effect until July 1, 2020, and only apply to documents released to the public after that date (see CEQA Guidelines Section 15064.3(c) [stating that its VMT provisions applied only prospectively, as provided in CEQA Guidelines Section 15007, which provides, among other things, that "[n]ew requirements in amendments will apply to steps in the CEQA process not yet undertaken by the date when agencies must comply with the amendments," and that "[i]f a document meets the content requirements in effect when the document is sent out for public review, the document shall not need to be revised to conform to any new content requirements"]). Here, the Final EIR for the SVSP, on which this Addendum relies, was prepared in 2010, more than a decade before the VMT requirement took effect (see also *Citizens for Positive Growth & Preservation v. City of Sacramento* (2019) 43 Cal.App.5th 609, 625-626 [court refuses to address legal challenge to EIR based on a failure to include VMT analysis because the EIR at issue was prepared prior to July 2020]). Moreover, the circumstances and evidence surrounding this project do not necessitate a VMT analysis. As stated by Fehr & Peers, the project would result in a dramatic decrease in traffic trips below what was considered in the SVSP EIR.

XVIII. Tribal Cultural Resources

For the environmental setting, refer to Section 4.9.2 of the SVSP EIR.

Would the SVSP project cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	**SVSP EIR Impacts 4.9-1 to 4.9-2, 4.9-4**	**No**	**No**	**No**	**Yes**
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe	**Same**	**No**	**No**	**No**	**Yes**

Discussion of Checklist Answers:

Tribal cultural resources were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR found that no known cultural resources exist on the SVSP project site, inclusive of tribal cultural resources (see V. Cultural Resources). The SVSP then discussed the potential for subsurface resources to be found during construction, and included mitigation requiring a cessation of work should any item of cultural interest, inclusive of tribal interests, be found. The mitigation was found to render potential impacts less than significant. The SVSP project would result in the same impact, and the mitigation remains applicable to the SVSP project. Moreover, notice of the SVSP project was mailed to tribes that had requested such notice pursuant to S.B. 18 for early consultation for the amendment of general plans, and in consideration of A.B. 52 (see **Attachment 6** for Tribal Consultation Letters). On September 8, 2021, the City received a response from a culturally affiliated tribe—the

United Auburn Indian Community (UAIC). The UAIC's Tribal Historic Preservation Department requested consultation and the inclusion of a mitigation measure for unanticipated discoveries. The City proceeded to consult with this Tribe and developed updated mitigation language that reflects new tribal preferences and best practices associated with the inadvertent discovery of tribal cultural resources. Although no resources are known to occur on the site, mitigation for unanticipated discoveries will ensure proper treatment should a resource be discovered. SVSP EIR MM 4.9-1, listed below, has been updated to reflect these tribal preferences and best practices associated with the inadvertent discovery of tribal cultural resources. The City did not receive additional responses from other tribes regarding the SVSP project site. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MMs are applicable to the SVSP project regarding cultural resources impacts.

- SVSP EIR MM 4.9-1. Cease Work and Consult with Qualified Archaeologist

  UPDATED TEXT:

Post-Review Discovery Procedures. If subsurface deposits believed to be cultural or human in origin, or tribal cultural resources, are discovered during construction, all work shall halt within a 100-foot radius of the discovery, and the Construction Manager shall immediately notify the City of Roseville Development Services Director by phone. The Construction Manager shall also immediately coordinate with the monitoring archeologist or project archaeologist and tribal monitor(if present), or, in the absence of either, contact consulting tribes and a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for archaeology and subject to approval by the City, to evaluate the significance of the find and develop appropriate management recommendations, in coordination with the consulting tribe(s) if the find is a tribal cultural resource.

All management recommendations shall be provided to the City in writing for the City's review and approval. If recommended by the qualified professional archeologist, and consulting tribe(s), and approved by the City, this may include modification of the no-work radius.

The professional archaeologist must make a determination, based on professional judgement and supported by substantial evidence, within one business day of being notified, as to whether or not the find represents a cultural or tribal cultural resource or has the potential to be a cultural or tribal cultural resource. The consulting tribe shall also be given the opportunity to provide, within one business day of being notified, a determination as to whether or not the find represents a tribal cultural resource or has the potential to be a tribal cultural resource. The subsequent actions will be determined by the type of discovery, as described below. These include: 1) a work pause that, upon further investigation, is not actually a discovery and the work pause was simply needed in order to allow for closer examination of soil (a "false alarm"); 2) a work pause and subsequent action for discoveries that are clearly not related to tribal resources, such as can and bottle dumps, artifacts of European origin, and remnants of built environment features; and 3) a work pause and subsequent action for discoveries that are likely related to tribal resources, such as midden soil, bedrock mortars, groundstone, or other similar expressions.

Whenever there is question as to whether or not the discovery represents a tribal resource, culturally affiliated tribes shall be consulted in making the determination. Whenever a tribal monitor is present, the monitor shall be consulted.

The following processes shall apply, depending on the nature of the find, subject to the review and approval of the City:

- Response to False Alarms: If the professional archaeologist determine that the find is negative for any cultural indicators and tribal representatives have not indicated the find is a tribal cultural resource, then work may resume immediately upon notice to proceed from the City's representative.. No further notifications or archaeological consultation is necessary if it is determined that the discovery is not a cultural or tribal cultural resource of any kind. The professional archaeologist shall provide written

documentation of this finding to the City, which shall include as an attachment any written documentation provided by tribal representatives or monitors.

- Response to Non-Tribal Discoveries: If a tribal monitor is not present at the time of discovery and a professional archaeologist determines that the find represents a non-tribal cultural resource from any time period or cultural affiliation, the City shall be notified immediately, to consult on a finding of eligibility and implementation of appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines. The professional archaeologist shall provide a photograph of the find and a written description to the City of Roseville. The City of Roseville will notify any [tribe(s)] who, in writing, requested notice of unanticipated discovery of non-tribal resources. Notice shall include the photograph and description of the find, and a tribal representative shall have the opportunity to determine whether or not the find represents a tribal cultural resource. If a response is not received within 24 hours of notification (none of which time period may fall on weekends or City holidays), the City will deem this portion of the measure completed in good faith as long as the notification was made and documented. If requested by a [tribe(s)], the City may extend this timeframe, which shall be documented in writing (electronic communication may be used to satisfy this measure). If a notified tribe responds within 24 hours to indicate that the find represents a tribal cultural resource, then the Response to Tribal Discoveries portion of this measure applies. If the tribe does not respond or concurs that the discovery is non-tribal, work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) that the treatment measures have been completed to its satisfaction.

- Response to Tribal Discoveries: If the find represents a tribal or potentially tribal cultural resource that does not include human remains, the consulting tribe(s) and City shall be notified. The City will consult with the tribe(s) on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be either a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines, or a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code. Preservation in place is the preferred treatment, if feasible. Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) not a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code; or 3) that the treatment measures have been completed to its satisfaction.

- Response to Human Remains: If the find includes human remains, or remains that are potentially human, the construction supervisor or on-site archaeologist and (if present) tribal monitor shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641) and shall notify the City and Placer County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California Public Resources Code, and Assembly Bill 2641 shall be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (§ 5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. Public Resources Code § 5097.94 provides structure for mediation through the NAHC if necessary. If the

landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the Public Resources Code).

If no agreement is reached, the landowner must rebury the remains in a respectful manner where they will not be further disturbed (§ 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.

Conclusion: As described above and with implementation of the applicable mitigation measures, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding tribal cultural resources.

XIX. Utilities and Service Systems

For the environmental setting, refer to Sections 4.12.1.2, 4.12.2.2, 4.12.3.2, 4.12.4.2, and 4.12.5.2 of the SVSP EIR. Would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or which could cause significant environmental effects?	**SVSP EIR Impacts 4.12.3-1 to 4.12.3-2, 4.12.5-1 to 4.12.5-2**	**No**	**No**	**No**	**Yes**
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	**SVSP EIR Impacts 4.12.1-1 to 4.12.1-2, 4.12.2-1**	**No**	**No**	**No**	**Yes**
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	**SVSP EIR Impact 4.12.1-3**	**No**	**No**	**No**	**Yes**

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	**SVSP EIR Impacts 4.12.4-1 to 4.12.4-4**	**No**	**No**	**No**	**Yes**
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	**SVSP EIR Impacts 4.12.1-1, 4.12.1-4**	**No**	**No**	**No**	**Yes**

Discussion of Checklist Answers:

Utilities and services systems were adequately addressed in the SVSP EIR (inclusive of the 2012 MND). The SVSP EIR concluded that most potentially significant impacts to utilities and services systems associated with the SVSP could be mitigated to less-than-significant levels. However, impacts associated with increased use of the landfill and its eventual expansion would remain significant and unavoidable even after mitigation because this expansion is outside the City's jurisdiction (2012 MND, p. 51). The SVSP EIR indicated that the Western Placer Waste Management Authority facilities would be used to dispose of solid waste, and that there was insufficient capacity to accept solid waste from the SVSP at full buildout. Solid waste generation is based on population, and the SVSP project would increase the estimated population for the plan area with the increase in residential units. However, the impact conclusion would not change—it is significant and unavoidable and will remain as such. Furthermore, the amount increase of solid waste would not be substantially more severe, but rather an incremental increase and would not increase the City population overall. Notwithstanding, since the time the SVSP EIR was adopted, the Western Placer Waste Management Authority's Western Regional Sanitary Landfill has expanded and currently has a remaining capacity of 29.1 million cubic yards and a projected closure date of 2058, whereas during preparation of the SVSP EIR, it had a remaining capacity of approximately 25.4 million cubic yards and a closure date of 2041 (SVSP EIR, p. 4.12.4-12). Therefore, this impact would be lesser under the SVSP project than was concluded under the SVSP.

The SVSP EIR addressed water demand for the plan area and determined there was adequate supply to meet the anticipated water demands from full buildout, excluding ultimate buildout of the UR area. Upon the redesignation/rezoning of the UR area, it was determined that existing City water supplies would need to be augmented and that the additional water would come from the City's current water entitlements for corporate business centers because no such centers were planned (see 2012 MND, p. 49). This arrangement left a remainder 46 acre feet of unused water supply for future use. Water use calculations have been updated for the SVSP project based on the proposed land use changes for the SVSP and in conjunction with the proposed land use changes for the SV project, and it is anticipated that the projected overall waters usage in the City will decrease by approximately 2.0 acre feet per year from the usage calculated for the previously approved land uses (see **Attachment 7**, Water and Sewer Demands (October 15, 2021) by MacKay & Somps). Furthermore, given the myriad of water conservation legislation that has been passed since 2012, which requires significant progressive reductions in personal water use over a series of years,[7] the SVSP project likely would use less water than currently anticipated. The City's Environmental Utilities Department staff reviewed the SVSP project and concluded that water uses by the SVSP project would fall below the water supply that is available for City use. Therefore, impact conclusions related to water supply remain the same.

[7] For example, A.B. 1660 (2018) and S.B. 606 (2018) caps indoor residential water use and requires water efficient controls on residential landscaping irrigation.

Development of the SVSP project area will require the construction of water lines and sewer lines and facilities, but these were previously identified through the infrastructure master plans developed for the SVSP (see 2012 MND, p. 50). The SVSP project site land use changes in 2012 required that the SVSP project at that time be required to fund its fair share payment toward construction of a new recycled water storage tank and an upgrade to the existing WRSP recycled water pump station, but no other major changes to infrastructural facilities was expected (see 2012 MND, p. 51). Additionally, based on the proposed land use changes for the SVSP project, and when considered in conjunction with the proposed land use changes for the SV project, it is anticipated that projected overall wastewater generation in the City will decrease by approximately 0.07 million gallons per day from what was assumed and previously analyzed in the SVSP EIR and 2012 MND (see Attachment 7). The SVSP EIR concluded that the Pleasant Grove Wastewater Treatment Plan was sized to accommodate flow from the plan area and that impacts would be less than significant. This conclusion remains applicable to the SVSP project (see 2012 MND, p. 51). The City's Environmental Utilities Department staff reviewed the SVSP project and determined that project changes fell within the scope of prior assessment in regard to these infrastructure facilities. Thus, the impacts of the SVSP project fall within the scope of the impacts and mitigation already established in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: The following MMs are applicable to the SVSP project regarding impacts associated with utilities and service systems.

- SVSP EIR MM 4.11-5. Treatment Plant Capacity
- SVSP EIR WMM 4.11-7. Expand the WRSL Landfill (occurred)
- SVSP EIR WMM 4.11-11. Divert Construction Debris

Conclusion: As described above and with implementation of the applicable mitigation measures, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" regarding utilities and service systems.

XX. Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the SVSP project:

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Substantially impair an adopted emergency response land or emergency evacuation?	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**

uncontrolled spread of a wildfire?					
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**

Discussion of Checklist Answers:

The California Department of Forestry and Fire Protection (CAL FIRE) is the state agency responsible for wildland fire protection and management. As part of that task, CAL FIRE maintains maps designating Wildland Fire Hazard Severity zones and designates state responsibility areas. The City is not located within or near a state responsibility area and also is not located within a Very High Fire Hazard Severity Zone. Therefore, this checklist section does not apply.

XXI. Mandatory Findings of Significance

Environmental Issue	Where was Impact Analyzed in Prior EIR?	Any New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Resulting in New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Any MMs?
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or	**See above Sections IV. Biological Resources; V. Cultural Resources; VII. Geology and Soils; XVIII. Tribal Cultural Resources**	**No**	**No**	**No**	**Yes**

animal or eliminate important examples of the major periods of California history or prehistory?					
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects.)	**See SVSP EIR Section 5.7.3**	**No**	**No**	**No**	**Yes**
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	**See above Sections III. Air Quality; VIII. Greenhouse Gases; XI. Hazards and Hazardous Materials; X. Hydrology and Water Quality; XIII. Noise**	**No**	**No**	**No**	**Yes**

Discussion of Checklist Answers:

With implementation of the City's Mitigating Ordinances, Guidelines, and Standards and best management practices, mitigation measures described in the SVSP and listed in this document, and permit conditions, the SVSP project will not exceed the scope of any impact contemplated SVSP EIR (inclusive of the 2012 MND) that is associated with habitat, species, historic/prehistoric resources, or adverse effects on human beings. Furthermore, cumulative impacts associated with the SVSP project would not exceed those contemplated in the SVSP EIR (inclusive of the 2012 MND) because no SVSP project-related individual impact exceeds the scope of that same impact in the SVSP EIR (inclusive of the 2012 MND).

Mitigation Measures: See above checklist sections for applicable mitigation measures.

Conclusion: With the implementation of the applicable mitigation measures listed in this Addendum checklist, the SVSP project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the SVSP EIR (inclusive of the 2012 MND). Therefore, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" relative to the mandatory findings of significance.

ENVIRONMENTAL DETERMINATION

Based on analysis conducted in this Addendum, the previously certified EIR, and the 2012 MND, it is determined that implementation of SVSP project modifications, as described herein, would not result in any new or substantially more severe environmental impacts, either directly or as a result of new circumstances or information. The City may take the following actions in compliance with CEQA:

- Certify the Addendum
- Adopt the SVSP amendment
- Approve the General Plan and specific plan amendments and rezone

In reviewing the site specific information provided for the SVSP project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that the findings of CEQA Section 15162 concerning the decision not to prepare a subsequent EIR and the findings of CEQA Section 15164 concerning the decision to prepare an Addendum can be made. As supported by substantial evidence within the Addendum to the SIERRA VISTA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH # 2008032115, adopted May 5, 2010), inclusive of the WESTBROOK SPECIFIC PLAN AMENDMENT TO THE SIERRA VISTA SPECIFIC PLAN MITIGATED NEGATIVE DECLARATION (SCH # 2008032115, adopted June 15, 2012), the Lead Agency makes the following findings:

[**X**] No substantial changes are proposed in the SVSP project which would require major revisions of the previous EIR.

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

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

Addendum Prepared by:

Kinarik Shallow

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

ATTACHMENTS

Addendum Attachment 1 – Sierra Vista Specific Plan Tentative Map and Redesignation/Rezoning Exhibits for WB-41
Addendum Attachment 2 – Amended Sierra Vista Specific Plan
Addendum Attachment 3 – Preliminary Stormwater Quality Evaluation for Parcel WB-41 (July 16, 2021) by MacKay & Somps and Master Drainage Plan for the Stormwater Quality Management Plan for the Sierra Vista Specific Plan (February 20, 2018) by Civil Engineering Solutions, Inc.
Addendum Attachment 4 – Noise Assessment for Parcel WB-41 (August 25, 2021) by Bollard Acoustical Consultants, Inc.
Addendum Attachment 5 – Transportation Evaluation for Parcel WB-41 (August 25, 2021) by Fehr & Peers
Addendum Attachment 6 – Tribal Consultation Letters
Addendum Attachment 7 – Water and Sewer Demands (October 15, 2021) by MacKay & Somps
Addendum Attachment 8 – Applicable Mitigation Measures from the Sierra Vista Specific Plan EIR

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT–PLANNING DIVISION

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

SIERRA VIEW COUNTRY CLUB & SIERRA VISTA SPECIFIC PLAN REDESIGNATION AND REZONING PROJECT

COMBINED CEQA DOCUMENT

MITIGATED NEGATIVE DECLARATION / INITIAL STUDY
&
6TH ADDENDUM TO THE SIERRA VISTA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH# 2008032115, ADOPTED ON MAY 5, 2010)

Project Titles/File Numbers:	Sierra View (SV) & Sierra Vista Specific Plan (SVSP) Redesignation and Rezoning Project / File No. PL21-0162 & File No. PL21-0161
Project Locations:	360 Diamond Oaks Road, Roseville, CA 95678 (APN 015-011-029-000) & 3301 Pleasant Grove Boulevard, Roseville, CA 95661 (APN 496-100-030-000) (Parcel WB-41) / 3250 Pleasant Grove Boulevard, Roseville, CA 95661 (APN 496-100-029-000) (Parcel WB-31)
Project Applicants:	WP Sierra View, LLC & Westpark SV 400, LLC Contact: John Tallman
Property Owners:	SVLC 23, LLC & Westpark SV 400, LLC
Lead Agency Contact:	Kinarik Shallow, Associate Planner, (916) 746-1309

CUMULATIVE CONSIDERATIONS

The Proposed Project includes two actions, discussed in detail throughout this overall environmental document. Each action is analyzed separately and differently within this overall document using the appropriate CEQA analytical device for each action—a Mitigated Negative Declaration (MND) with an Initial Study checklist for the SV project and an Addendum with a modified checklist for the SVSP project. Each analysis, in its respective Mandatory Findings of Significance sections, includes a determination on impacts that might be cumulatively considerable. For the SV project, the MND determined that "cumulative impacts to which the SV project will contribute in small part do not deviate beyond what was contemplated in the GP EIR." For the SVSP project, the Addendum determined that "cumulative impacts associated with the SVSP project would not exceed those contemplated in the SVSP EIR (inclusive of the 2012 MND)." This section looks at the combined effects of the two projects in order to set forth the total combined level of environmental impact from both the SV project and the SVSP project. This section provides additional consideration of their combined cumulative impacts by looking

at the two actions together in the context of the approved full buildout of the General Plan (GP) area as contemplated in the certified 2020 GP EIR for the 2035 GP Update.

Methodology

The process of considering the total combined level of impact from the SV project and SVSP project was complicated by the fact that the separate analysis required consideration of two different baselines for the two different projects. For the SV project, the MND used existing conditions at the time environmental review commenced as the baseline for impact assessment (see *Communities for a Better Environment v. South Coast Air Quality Management District* (2010) 48 Cal.4th 310, 320-321). A different approach was used for the SVSP project, as the analysis was in the nature of "subsequent environmental review" under CEQA Guidelines section 15162 through 15164. Environmental analysis of this kind essentially asks whether the impacts of a proposed project will exceed those already anticipated in a previously certified EIR, even if those impacts have not yet occurred in the present physical environment. "When a lead agency is considering whether to prepare a subsequent EIR, the agency is specifically authorized to limit its consideration to effects not considered in connection with the earlier project" (*Martis Camp Community Association v. County of Placer* (2020) 53 Cal.App.5th 569, 608).

The separate approaches taken with the SV project and the SVSP project created so much complexity, and so many analytical challenges that the City concluded that it was not analytically feasible to maintain the separate and distinct approaches when considering the two individual projects together as a combined overall project. Furthermore, such an assessment would not address the relevant issue of whether these actions together exceed any impact conclusions contemplated in the GP EIR for full buildout of the GP area. Accordingly, to be legally conservative, the City decided to use an existing conditions baseline in assessing the combined overall project. Cumulative analyses, however, are not necessarily forward-looking, in that they account for, in addition to a proposed project, other past, present, and probable future projects (CEQA Guidelines §§ 15130(b)(1)(A), 15355(b).). Thus, a proper cumulative impact analysis necessarily involves consideration of a project "*under predicted future conditions*" (*Neighbors for Smart Rail v. Exposition Metro Line Construction Authority* (2013) 57 Cal.4th 445, 450 [italics added].

This cumulative assessment looks at the combined cumulative effect of the SV project and the SVSP project by looking to the scope of analysis and conclusions reached in the GP EIR and any new information offered in their current CEQA analyses. This information will be used to determine whether the two proposed actions, taken together, would increase any impact conclusion as it was presented and certified in the GP EIR. Viewed on a Citywide basis, the combined project represents the same overall amount of housing units anticipated in the General Plan with a reduction in commercial development within the SVSP area. Thus, the overall amount of contemplated development would decrease compared with what would occur over time without the combined overall project. If the analysis determined that the combined overall project would not increase the anticipated cumulative effects of General Plan buildout, the analysis would determine that the combined overall project's contributions to cumulative effects associated with that buildout were not "cumulatively considerable" and thus were not significant in and of themselves (see CEQA Guidelines §§ 15064(h)(1), 15065(a)(3), and 15130(a)(3)).

Environmental Issue Areas Excluded from this Assessment

The following environmental issue areas are excluded from this analysis because any potential impacts would be site specific, localized, temporary in nature, or are generally not applicable. Refer to the MND and Addendum for more details.

- Aesthetics (site specific)
- Agricultural and Forestry Resources (not applicable)
- Biological Resources (site specific, localized, or not applicable)
- Cultural Resources (site specific, localized, or not applicable)

- Geology and Soils (not applicable)
- Hazards and Hazardous Materials (site specific or localized)
- Land Use and Planning (site specific or not applicable)
- Mineral Resources (not applicable)
- Noise (site specific or localized)
- Population and Housing (not applicable)
- Recreation (not applicable)
- Tribal Cultural Resources (site specific, localized, or not applicable)
- Wildfire (not applicable)

Cumulative Assessment and Conclusion

At full buildout, the GP Update EIR assumed an additional 20,000 to 25,000 housing units and 25 to 30 million square feet of non-residential building space, including commercial, would be constructed (GP EIR, p. 2-33). For analytical purposes, the GP EIR assumed at full buildout an approximate total of 75,200 housing units (GP EIR, p. 4.2-1) and 1,900 acres of Community Commercial development (SP EIR, p. 2-30). This development is and will be located within the 16 subareas analyzed in the EIR, inclusive of the Infill Planning Area, where the SV project is located, and the SVSP area, where the SVSP project is located. With the Proposed Project, the number of housing units remains the same, but the amount of Community Commercial development decreases by approximately 10.11 acres (i.e., SVSP Parcel WB-41, which would be converted from Community Commercial to Medium Density Residential). Thus, as stated above, the overall amount of contemplated development would decrease compared to what was approved with the 2035 GP and analyzed in the GP EIR.

This cumulative assessment looks to the following environmental issue areas with respect to impact conclusions reached in the certified GP EIR to determine if the proposed land use changes result in increases to any impact conclusion reached in the GP EIR.

Air Quality

Upon full buildout of the GP area, the GP EIR concluded that the following air quality impacts will occur:

- Impacts from construction- and operation-related air pollutant emissions will be significant and unavoidable (GP EIR, pp. 4.4-28, 4.4-36);
- Impacts to sensitive receptors as a result of exposure to substantial pollutant concentrations will be less than significant during construction but significant and unavoidable during operation (GP EIR, pp. 4.4-45, 4.4-46);
- Impacts from carbon monoxide hotspots will be less than significant (GP EIR, p. 4.4-49); and
- Impacts from other emissions such as odor will be significant and unavoidable (GP EIR, p. 4.4-53).

As concluded in the MND, all air quality impacts associated with the SV project would be less than significant. Air quality impacts associated with the SVSP project would not exceed those anticipated in the SVSP EIR and in fact would be reduced because the substantial reduction in operational traffic trips from the redesignation and rezoning of Parcel WB-41 from commercial to residential would in turn reduce mobile air pollutant emissions. Furthermore, impacts associated with odor would be reduced with the decrease in commercial development because commercial development has the potential to produce some objectionable odors whereas residential development rarely does (see GP EIR, p. 4.4-50). As a result, the combined SV and SVSP projects would not exceed any air quality impacts analyzed in the GP EIR; on the contrary, the Proposed Project would reduce these impacts.

Energy

Upon full buildout of the GP area, the GP EIR concluded that the following transportation and traffic impacts will occur:

- Impacts from the wasteful, inefficient, or unnecessary consumption of energy during construction and operation will be less than significant (GP EIR, pp. 4.15-18); and
- Impacts associated with conflicts with State or local energy efficiency plans will be less than significant (GP EIR, p. 4.15-19).

As concluded in the MND, all impacts to energy associated with the SV project would be less than significant. Energy impacts associated with the SVSP project would not exceed those anticipated in the SVSP EIR and in fact would be reduced because the substantial reduction in operational vehicle trips from the redesignation and rezoning of Parcel WB-41 from commercial to residential would in turn reduce the localized consumption of fossil fuels. Notably, the transportation sector is the "largest energy consuming sector in California" (GP EIR, p. 4.15-12). Furthermore, all housing units constructed as a result of the Proposed Project would be built on accordance with California Energy Code Title 24, to meet the Building Energy Efficiency Standards, including, but not limited to, standards for water and space heating and cooling equipment, insulation for doors, pipes, walls, and ceilings, and energy-saving appliances. The constructed units also would be eligible for rebates and other financial incentives from both the electric and gas providers for the purchase of energy-efficient appliances and systems, which would further reduce the operational energy demand. As a result, the combined SV and SVSP projects would not exceed any transportation and traffic impacts analyzed in the GP EIR; on the contrary, the Proposed Project would reduce these impacts.

Greenhouse Gases

Upon full buildout of the GP area, the GP EIR concluded that the following GHG emission impact will occur:

- Impacts associated with conflicts with applicable plans, policies or regulations for the reduction of GHG emissions will be significant and unavoidable (GP EIR, p. 4.5-27).

As concluded in the MND, all GHG emission impacts associated with the SV project would be less than significant (see MND Attachment 10). GHG emission impacts associated with the SVSP project would not exceed those anticipated in the SVSP EIR and in fact would be reduced because the substantial reduction in operational vehicle trips from the redesignation and rezoning of Parcel WB-41 from commercial to residential would in turn reduce mobile emissions, which are the number one source of GHG emissions (see GP EIR, p. 4.5-20). As a result, the combined SV and SVSP projects would not exceed any GHG emission impacts analyzed in the GP EIR; on the contrary, the Proposed Project would reduce these impacts.

Hydrology and Water Quality

Upon full buildout of the GP area, the GP EIR concluded that the following hydrology and water impacts will occur:

- Impacts from violations of water quality standards or waste discharge requirements or conflicts with a water quality control plan will be less than significant (GP EIR, p. 4.13-30);
- Impacts to groundwater recharge or groundwater supplies that might impede implementation of a sustainable groundwater management plan will be less than significant (GP EIR, pp. 4.13-32);
- Impacts to drainage patterns resulting in substantial erosion or siltation will be less than significant (GP EIR, pp. 4.13-35);
- Impacts to drainage patterns resulting in runoff exceeding capacity of existing system or increasing flooding sources of polluted runoff will be less than significant (GP EIR, pp. 4.13-41); and

- Impacts from the release of pollutants in flood hazard, tsunami, or seiche zones will be less than significant (GP EIR, pp. 4.13-42).

As concluded in the MND, all hydrology and water quality impacts associated with the SV project would be either less than significant or absent. In actuality, improvements made to the SV project site as a result of eventual development would treat and mitigate flood waters in a manner that does not currently occur and would better distribute flood water, along with water quality control features, throughout the entirety of the site (see MND Attachment 10). Hydrology and water quality impacts associated with the SVSP project would not exceed those anticipated in the SVSP EIR and, despite some infrastructure modifications, the scope and scale of potential impacts would remain the same (see Addendum Attachment 3). As a result, the combined SV and SVSP projects would not exceed any hydrology and water quality impacts analyzed in the GP EIR; on the contrary, the Proposed Project could reduce these impacts.

Public Services

Upon full buildout of the GP area, the GP EIR concluded that the following public service impacts will occur:

- Impacts from increased demand for police protection facilities will be less than significant (GP EIR, p. 4.11-23);
- Impacts from increased demand for fire protection services and facilities will be less than significant (GP EIR, p. 4.11-25);
- Impacts from increased demand for school services and facilities will be less than significant (GP EIR, p. 4.11-27); and
- Impacts from the need for new or expanded recreation facilities or accelerated use of existing facilities will be less than significant (GP EIR, p. 4.11-29).

As concluded in the MND, all public service impacts associated with the SV project would be less than significant due to a mixture of (i) requisite fees and taxes that would ensure that the SV project would contribute appropriately to the provision of City public services and (ii) adherence to City codes and regulations that ensure building safety. Public service impacts associated with the SVSP project would not exceed those anticipated in the SVSP EIR. The SVSP and SV projects will pay fees and taxes for public services and be subject to the same codes and regulations resulting in the combined projects not creating any new public service impacts that were not otherwise analyzed in the GP EIR.

Transportation/Traffic

Upon full buildout of the GP area, the GP EIR concluded that the following transportation and traffic impacts will occur:

- Impacts from vehicle-miles traveled (VMT) in exceedance of thresholds will be significant and unavoidable (GP EIR, pp. 4.3-36);
- Impacts to hazards due to design features, incompatible uses, or emergency access will be less than significant (GP EIR, pp. 4.3-40); and
- Impacts associated with conflicts with adopted transportation-related policies, plans, or programs will be less than significant (GP EIR, pp. 4.3-43).

As concluded in the MND, all transportation and traffic impacts associated with the SV project would be less than significant. Transportation and traffic impacts associated with the SVSP project would not exceed those anticipated in the SVSP EIR and in fact would be reduced because of the substantial reduction in operational vehicle trips from the redesignation and rezoning of Parcel WB-41 from commercial to residential (see Addendum Attachment 5). As a result, the combined SV and SVSP projects would not exceed any transportation and traffic impacts analyzed in the GP EIR; on the contrary, the Proposed Project would reduce these impacts.

Utilities and Service Systems

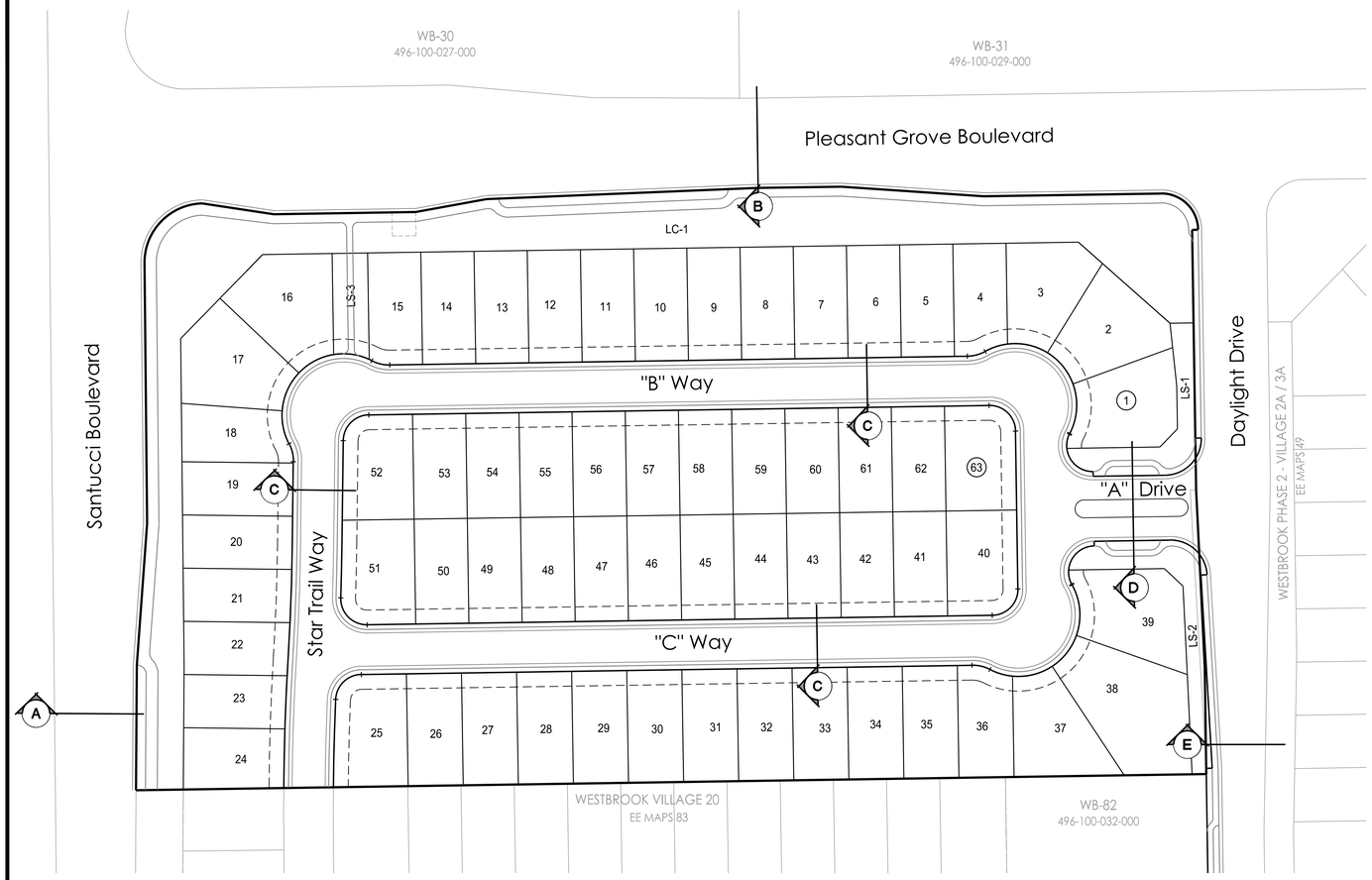
Upon full buildout of the GP area, the GP EIR concluded that the following utilities and service system impacts will occur:

- Impacts resulting from the relocation of or the construction of new or expanded utilities and service systems facilities will significant and unavoidable (GP EIR, p. 4.12-24);
- Impacts to water supplies will be less than significant (GP EIR, p. 4.12-28);
- Impacts to wastewater treatment capacity will be less than significant (GP EIR, p. 4.12-30); and
- Impacts to solid waste generation and associated capacity statutes and regulations will be less than significant (GP EIR, p. 4.12-32).

As concluded in the MND, all utilities and service system impacts associated with the SV project would be less than significant, with the SV project adhering to City codes and policies associated with infrastructure. As stated in the MND, onsite project utility infrastructure is designed to be consistent with the GP and to comply with all applicable regulations. Likewise with the SVSP project, the infrastructure required for this portion of the Proposed Project was previously identified via adopted master plans that were developed for the SVSP, with no major changes anticipated. Water use for the GP areas would not increase with implementation of the Proposed Project, and in fact will decrease City-wide use overall by approximately 2.0 acre feet per year less than the usage calculated for the previously approved land uses, based on revised calculations that look at the SV and SVSP projects together (see Addendum Attachment 7). Similarly, wastewater generation will decrease based on revised calculations that look at the SV and SVSP projects together by approximately 0.07 million gallons per day less than the generation calculated for the previously approved land uses (see Addendum Attachment 7). Solid waste generation would likely decrease under the Proposed Project because of the loss of commercial development. Because the housing units contemplated in the GP EIR would remain the same, accordingly the associated population increase projections would remain the same, and projected solid waste generation would remain the same, as such projections are based on population. As a result, the combined SV and SVSP projects would not exceed any utilities and service system impacts analyzed in the GP EIR; on the contrary, the Proposed Project would reduce these impacts.

PC EXHIBIT H

ADDENDUM ATTACHMENT 1



TENTATIVE MAP INFORMATION

APPLICANT:	Westpark SV 400, LLC 1420 Rocky Ridge Drive, Suite 265 Roseville, CA 95661
ENGINEER:	MacKay & Somps Civil Engineers, Inc. 1025 Creekside Ridge Drive, Suite 150 Roseville, CA 95678 916-773-1189
SITE ADDRESS:	3301 Pleasant Grove Boulevard Roseville, CA 95661
ASSESSOR'S PARCEL NUMBER:	496-100-030
SITE AREA	10.11 ± AC.
GENERAL PLAN LAND USE:	
Existing:	CC
Proposed:	MDR
ZONING:	
Existing:	CC
Proposed:	RS/DS
NUMBER OF LOTS/PARCELS:	67 TOTAL LOTS 63 MDR Lots 1 ROW/Landscape Corridor Lot 3 Landscape Lots
SERVICE PROVIDERS:	
Parks & Recreation:	City of Roseville
Police & Fire Protection:	City of Roseville
Sanitary Sewer:	City of Roseville
Domestic & Recycled Water:	City of Roseville
Electricity:	City of Roseville
Telephone:	AT&T & Consolidated Communications
Gas:	PG&E
Cable:	Comcast/Consolidated Communications

PARCEL SUMMARY TABLE

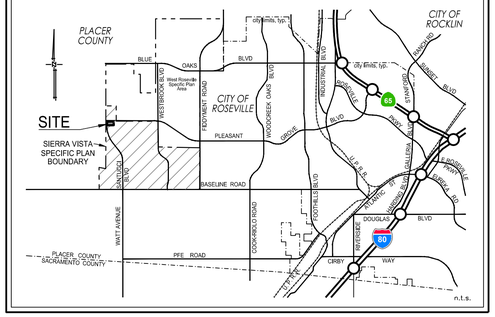
Parcel Summary

Parcel	Acres	Units	Lot Size (typ)
Parcel WB-41	8.50 ac.	63 du	45' x 85'
subtotal	*8.50 ac.*	*63 du*	
ROW and Landscape Lots			
LC-1	1.35 ac.		
Landscape Lots	0.27 ac.		
subtotal	*1.62 ac.*		
TOTAL	**10.12 ac.**	**63 du**	

Landscape Lot Summary

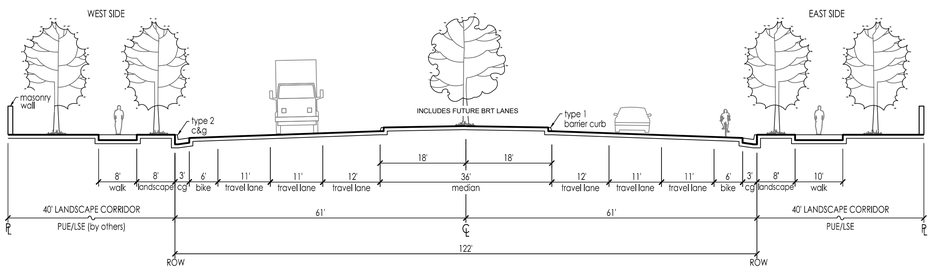
Parcel	Sq. Ft. (ac.)
LS-1	4,125.0 sf
LS-2	4,967.0 sf
LS-3	2,589.0 sf
TOTAL	**11,681.0 sf (0.27 ac.)**

VICINITY MAP

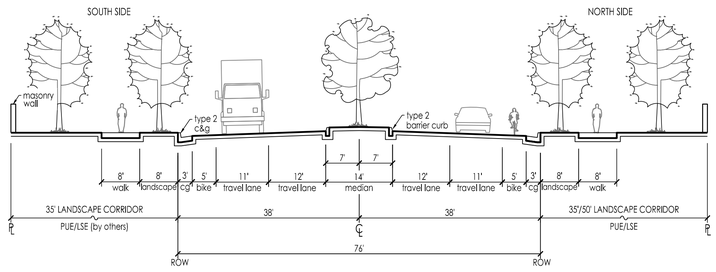


TENTATIVE MAP NOTES

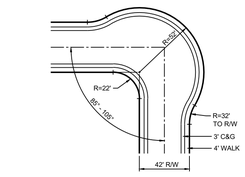
1. PROPERTY DESCRIPTION: Lot 4 in Book DD of Maps at Page 79, Placer County Records.
2. Lot dimensions and acreages are approximate and are subject to change.
3. Lot lines and lot areas may be adjusted at the time of Final Map(s) preparation provided no additional lots are created, subject to approval by the City of Roseville.
4. The Final Mapping and subsequent development of parcels and streets may be phased. Project improvements are deferred to individual Small Lot Final Maps or project development plans.
5. Pursuant to Government Code Section 66463.1, the subdivider may file multiple Final Maps based upon this Tentative Subdivision Map. The filing of a Final Map on a portion of this Tentative Subdivision Map shall not invalidate any part of this Tentative Subdivision Map.
6. The Final Mapping and subsequent development of parcels and streets may be phased. Phasing is to be consistent with the performance criteria in the Development Agreement and applicable infrastructure phasing matrix.
7. Additional easements to accommodate new public utility improvements, access required for parcel development, rights to construct, or other similar mapping requirements needed to accomplish the final design may be added prior to each Small Lot Final Map based on this Tentative Subdivision Map.
8. Street sections are per the Sierra Vista Specific Plan (Chapter 6) and the Sierra Vista Design Guidelines (Appendix B), except as modified hereon.
9. A minimum 12.5' Public Utility Public Easement (PUE) will be located adjacent to all rights-of-way unless otherwise noted.
10. Landscape corridor widths may be reduced for ancillary right-turn lanes, auxiliary lanes, bus turn-outs, standard tapers, and the like per the provisions in the Sierra Vista Specific Plan.
11. Paseo lots are to be dedicated as street rights-of-way (ROW).
12. The following lots are to be offered to the City of Roseville with the corresponding phase at the time of each Final Map: ROW Lots LC-1 and Landscape Lots LS-1 through LS-3.
13. Landscape corridor lots, paseo lots, and landscape lots are not to be counted as "lots" towards any future boundary line adjustment.
14. Design and placement of entry signage and masonry walls to be consistent with previous phases of the Solaire project.
15. City gateway signage will be incorporated at the corner of Santucci Boulevard and Pleasant Grove Boulevard in conformance with the Sierra Vista Specific Plan Guidelines Figure B-2, Entry Feature Locations.



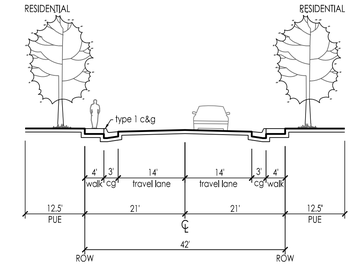
A SANTUCCI BOULEVARD
6-LANE ARTERIAL
n.t.s.



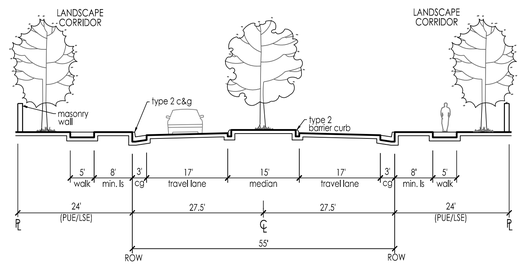
B EXISTING PLEASANT GROVE BOULEVARD
4-LANE ARTERIAL
n.t.s.



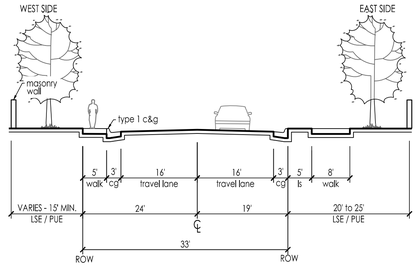
STANDARD ELBOW
(CITY OF ROSEVILLE STD. DWG ST-16)
n.t.s.



C MINOR RESIDENTIAL STREET
42' ROW
n.t.s.



D RESIDENTIAL ENTRY
WB-41
n.t.s.



E EXISTING DAYLIGHT DRIVE
PRIMARY RESIDENTIAL STREET
n.t.s.

N

0 30 60 120
SCALE: 1"=60'

COVER SHEET
TENTATIVE SUBDIVISION MAP

PARCEL WB-41

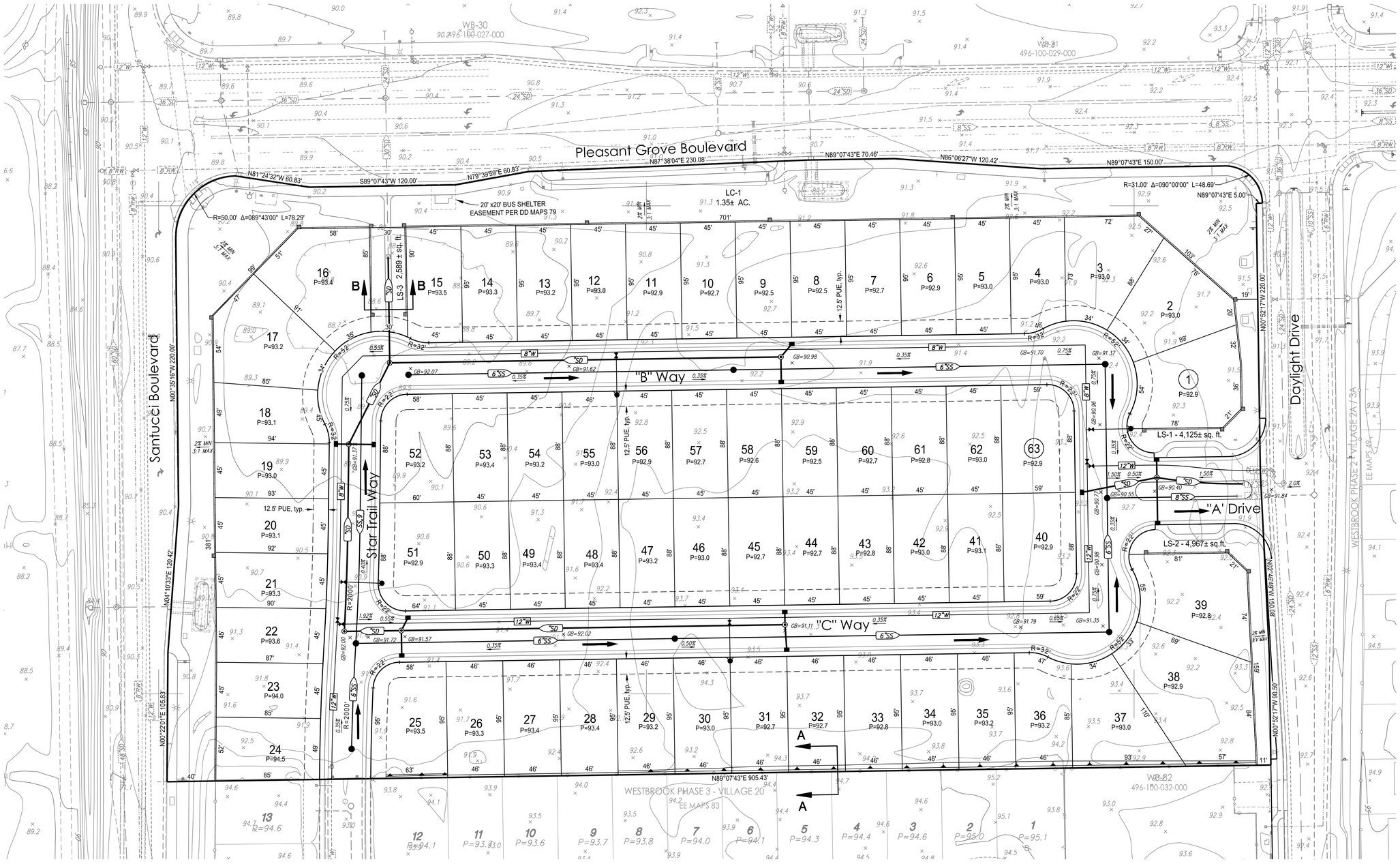
of the Sierra Vista Specifc Plan

Roseville, CA

July 16, 2021

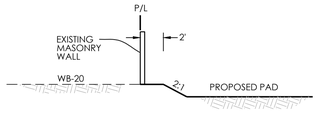
WESTPARK communities | MACKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

7-15-2021 15:31:22 ecrow P:\18437_Ph3\PLN\Applications\TM\WB-41\01-WB41-SLTM-COVER.dwg
[1] P:\18437_Ph3\PLN\Applications\TM\WB-41\WB41_StreetSections.dwg [2] P:\18437_Ph3\PLN\Applications\TM\WB-41\WB-41-TM-VIC.dwg [3] P:\18437_Overall\SRV\cs\S-CS-WB.dwg [4] P:\18437_Ph3\PLN\Applications\TM\WB-41\P-C

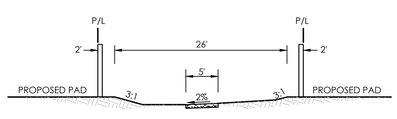


LEGEND

PROPOSED	DESCRIPTION	EXISTING
SS	SANITARY SEWER PIPE	EX. SS
	SANITARY SEWER MANHOLE	
12"W	WATER LINE	12"W
12"RW	RECYCLED WATER LINE	12"RW
	GATE VALVE	
	FIRE HYDRANT	
	BLOW-OFF VALVE	
SD	STORM DRAIN PIPE	EX. SD
	STORM DRAIN MANHOLE	
	DROP INLET	
	STORMWATER FACILITY	
P=XXX.X	PAD GRADE	P=XXX.X
	OVERLAND RELEASE FOR DRAINAGE	
	MASONRY WALL WITH PILASTERS	



SECTION A-A
PROPERTY LINE
N.T.S.



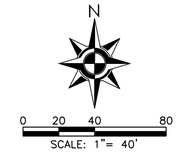
SECTION B-B
LS-3
N.T.S.

UTILITY NOTES

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
2. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
3. THE SIZE AND LOCATION OF PROPOSED WATER, RECYCLED WATER, SEWER, AND STORM DRAINAGE INFRASTRUCTURE IS SUBJECT TO CHANGE DURING FINAL DESIGN, SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF ROSEVILLE WITH IMPROVEMENT PLANS.
4. ANY OFFSITE GRADING SHALL REQUIRE RIGHT OF ENTRY FROM ADJOINING PROPERTY OWNERS. IF A RIGHT OF ENTRY CANNOT BE OBTAINED, RETAINING WALLS ALONG PROPERTY LINES ARE TO BE CONSTRUCTED AS SHOWN HEREON.

ESTIMATED EARTHWORK SUMMARY

CUT:	12,000± c.y.
FILL:	12,000± c.y.
NET:	0± c.y.



CONCEPTUAL GRADING, DRAINAGE AND UTILITIES TENTATIVE SUBDIVISION MAP

PARCEL WB-41

of the Sierra Vista Specifc Plan

Roseville, CA

July 16, 2021

WESTPARK communities

MacKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

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P:\18437_PH3\PLN\Applications\TM\WB-41\D-IP-WB41.dwg [6] P:\18437_PH3\PLN\Applications\TM\WB-41\D-QP-WB41.dwg [7] P:\18437_Overall\Topo\WB41-Aerial-Topo.dwg
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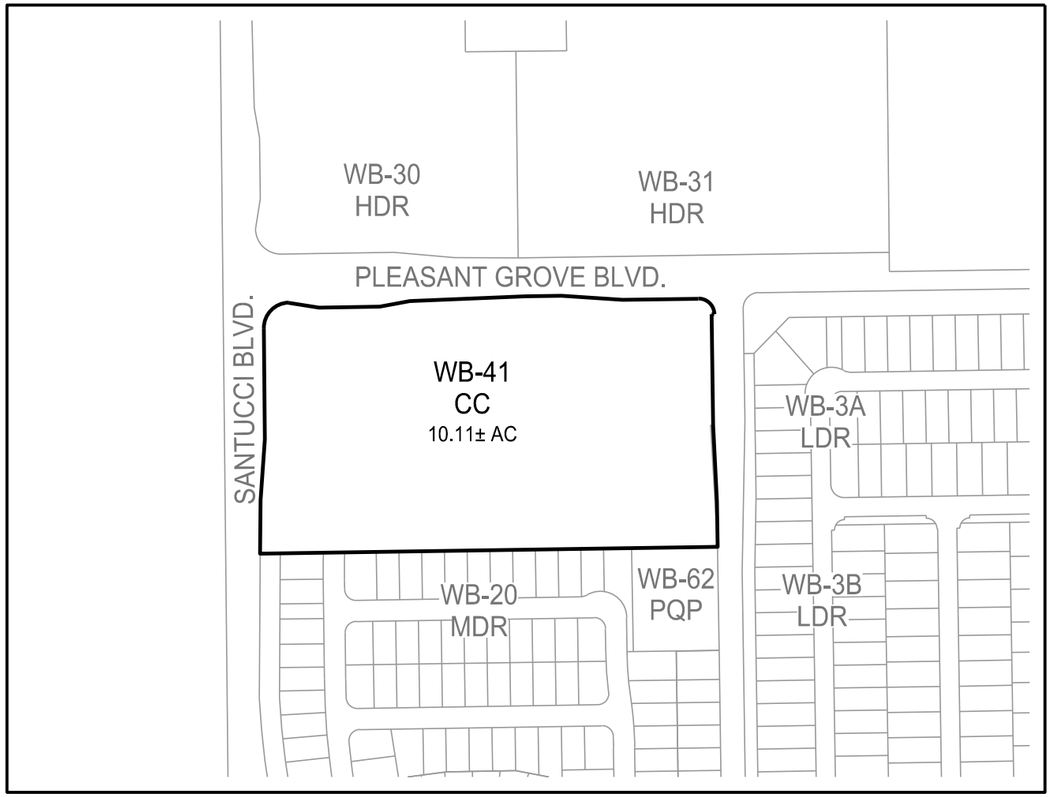
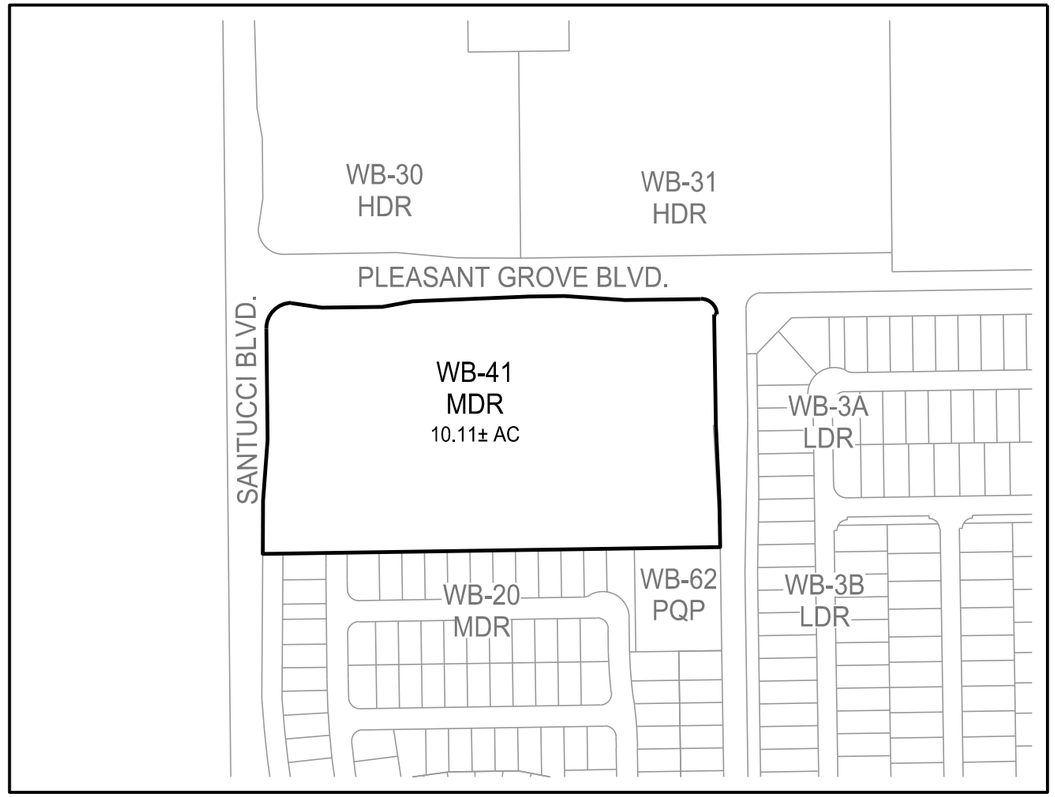
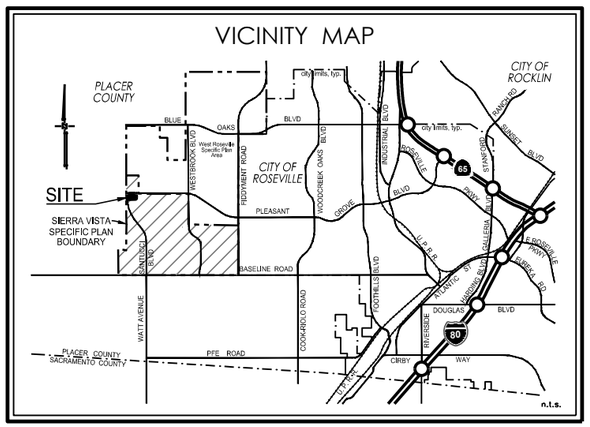


EXISTING LAND USE



PROPOSED LAND USE



Existing Land Use		Proposed Land Use	
Parcel Land Use	**Acres**	**Parcel Land Use**	**Acres**
WB-41 CC (Community Commercial)	10.11 ac.	WB-41 MDR (Medium Density Residential)	10.11 ac.
TOTAL	**10.11 ac.**	**TOTAL**	**10.11 ac.**

WESTPARK communities

MacKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

N

0 300 600

SCALE: 1"=300'

GENERAL PLAN AMENDMENT &
SPECIFIC PLAN AMENDMENT EXHIBIT

PARCEL WB-41

of the Sierra Vista Specific Plan

Roseville, CA

July 15, 2021

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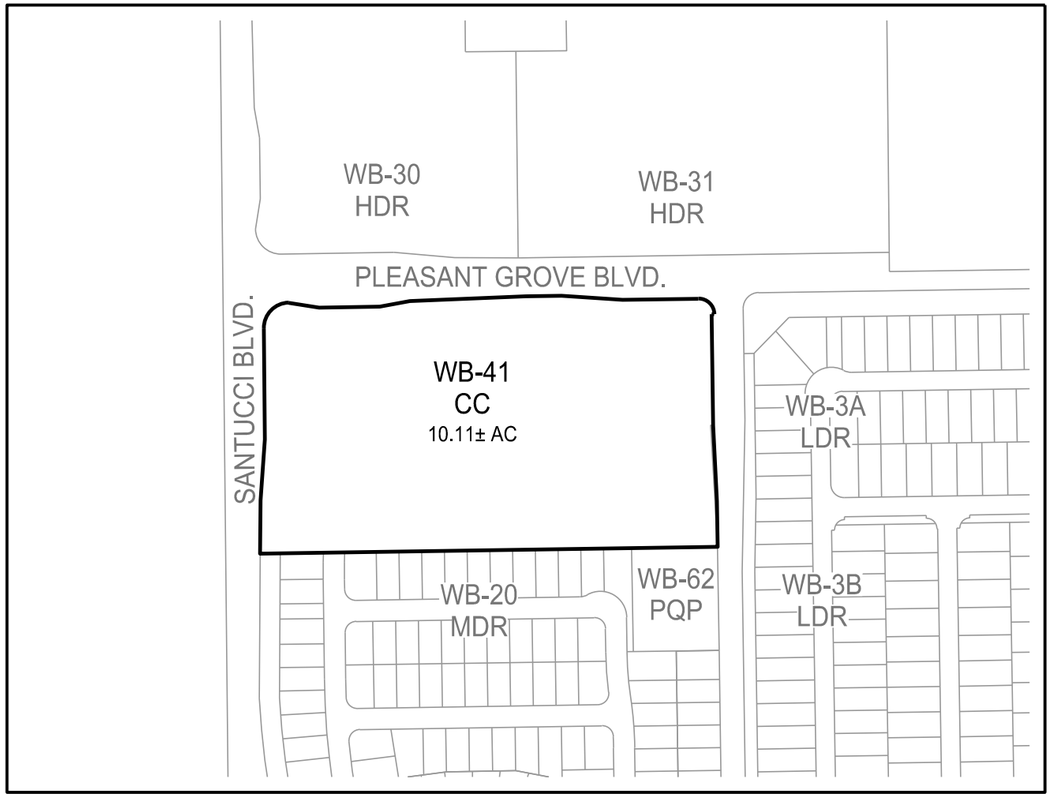
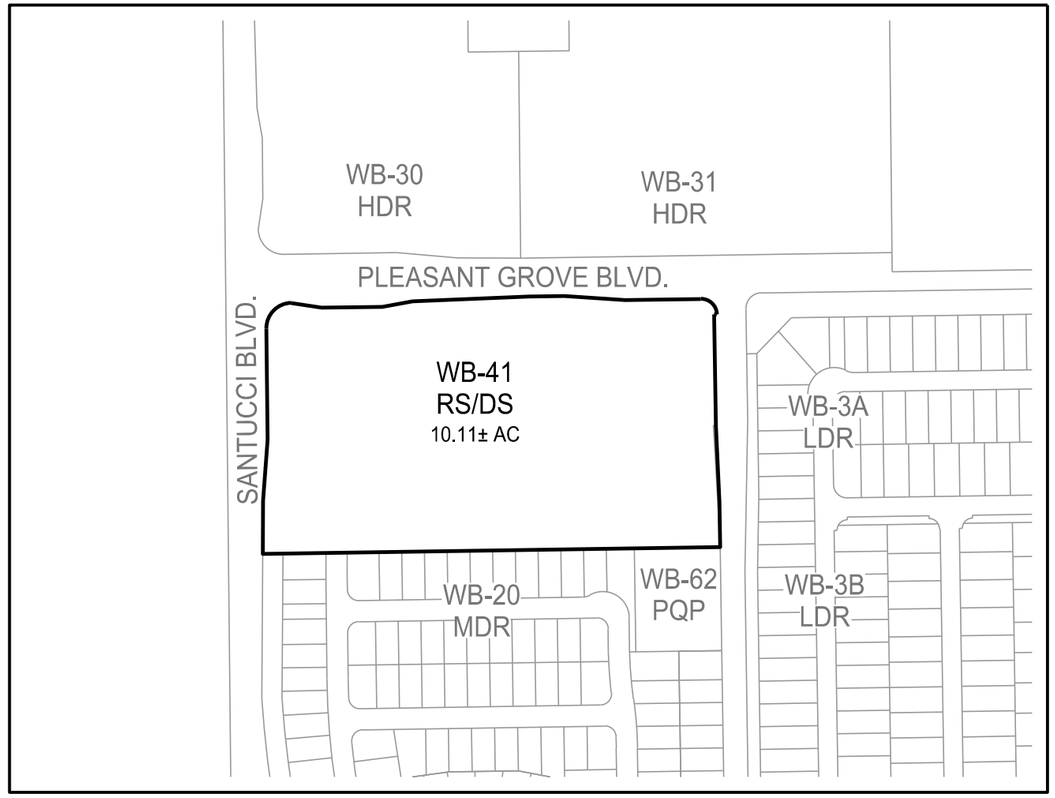
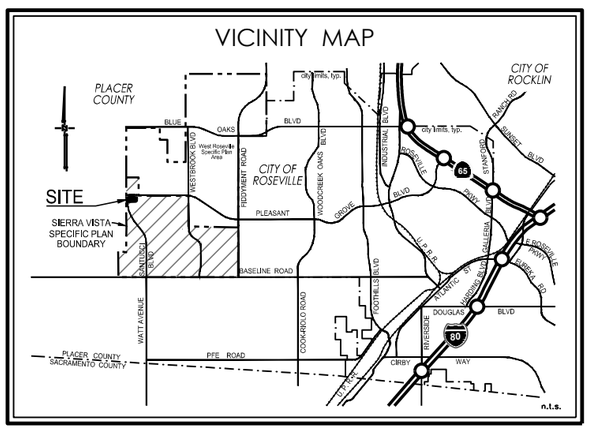


EXISTING ZONING



PROPOSED ZONING



Existing Zoning		Proposed Zoning	
Parcel Land Use	**Acres**	**Parcel Land Use**	**Acres**
WB-41 CC (Community Commercial)	10.11 ac.	WB-41 RS/DS	10.11 ac.
TOTAL	**10.11 ac.**	**TOTAL**	**10.11 ac.**

WESTPARK communities

MacKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

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SCALE: 1"=300'

REZONE EXHIBIT

PARCEL WB-41

of the Sierra Vista Specific Plan

Roseville, CA

July 15, 2021

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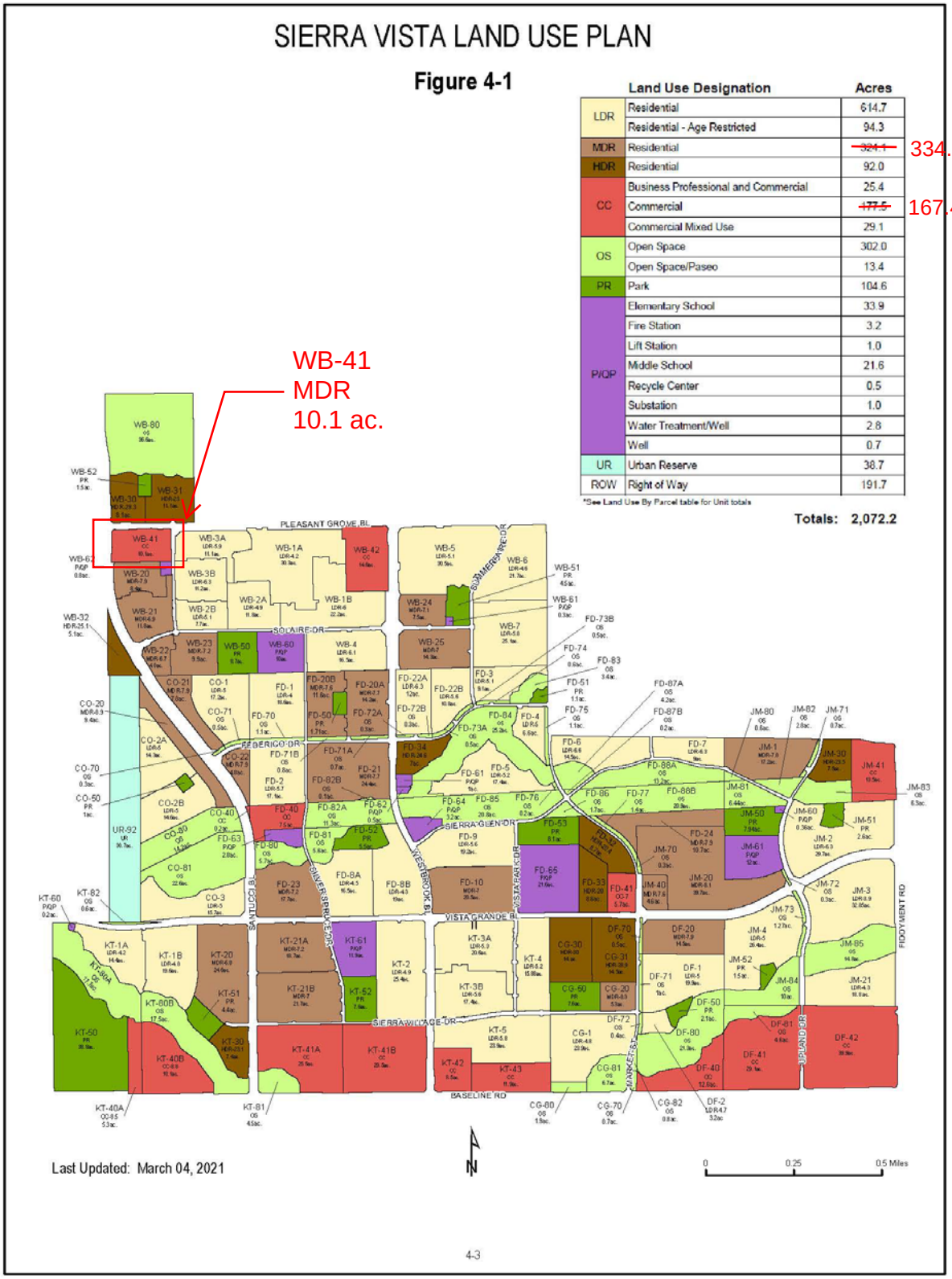
Table 4-1: Plan Area Land Use Summary

Land Use Designation		Applied Zoning Districts	Acres	% of Total Acres	Units	% of Total Units
Residential Neighborhoods						
LDR	Low Density Residential	RS/DS	614.7	29.7%	3,169	~~36.5%~~ 36.1
LDR	LDR – Age Restricted	RS/DS	94.3	4.6%	493	5.7%
MDR	Medium Density Residential	RS/DS	~~324.1~~ 334.2	~~14.7%~~ 16.1	~~2,431~~ 2,494	~~28.0%~~ 28.4
HDR	High Density Residential	R3	92.0	4.4%	~~2,337~~ 2,367	~~26.9%~~ 27.0
Sub-totals			**~~1,125.1~~** 1,135.2	**~~54.3%~~** 54.8	**~~8,430~~** 8,523	**~~97.1%~~** 97.2
Commercial and Employment						
CC	Community Commercial (Commercial Mixed Use)	CMU/SA	29.1	1.4%	249	~~2.9%~~ 2.8
CC/BP	Community Commercial/ Business Professional (Mixed Use)	CC/SA	25.4	1.2%	--	--
CC	Community Commercial	CC & GC	~~177.5~~ 167.4	~~8.6%~~ 8.0	--	--
Sub-totals			**~~232.0~~** 221.9	**~~11.2%~~** 10.7	**249**	**~~2.9%~~** 2.8
Open Space/Public						
P/QP	Public/Quasi-Public	P/QP	64.7	3.1%	--	--
PR	Parks & Recreation	PR	104.6	5.0%	--	--
OS	Open Space	OS	302.0	14.6%	--	--
OS	Paseo (60'-wide)	OS	13.4	0.6%	--	--
UR	Urban Reserve	UR	38.7	1.9%	--	--
Sub-totals			**523.4**	**25.3%**	**--**	**--**
Right of Way/ Landscape Corridor			191.7	9.2%	--	--
TOTAL			**2072.2 ac**	**100%**	**~~8,679~~ du** 8,772	**100%**

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

Last Updated April 2021



	Land Use Designation	Acres
LDR	Residential	614.7
	Residential - Age Restricted	94.3
MDR	Residential	~~324.1~~ 334.2
HDR	Residential	92.0
CC	Business Professional and Commercial	25.4
	Commercial	~~177.5~~ 167.4
	Commercial Mixed Use	29.1
OS	Open Space	302.0
	Open Space/Paseo	13.4
PR	Park	104.6
P/QP	Elementary School	33.9
	Fire Station	3.2
	Lift Station	1.0
	Middle School	21.6
	Recycle Center	0.5
	Substation	1.0
	Water Treatment/Well	2.8
	Well	0.7
UR	Urban Reserve	38.7
ROW	Right of Way	191.7

*See Land Use By Parcel table for Unit totals

Totals: 2,072.2

Figure 4-1: Land Use Map

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

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
UR-92	Urban Reserve	UR	38.72		
	Sub-totals (Urban Reserve)		**38.72**	**0**	
WB-1A	LDR (Residential – Age-Restricted)	RS/DS	30.30	126	4.2
WB-1B	LDR (Residential – Age-Restricted)	RS/DS	22.20	133	6.0
WB-2A	LDR (Residential – Age-Restricted)	RS/DS	11.81	58	4.9
WB-2B	LDR (Residential – Age-Restricted)	RS/DS	7.67	39	5.1
WB-3A	LDR (Residential – Age-Restricted)	RS/DS	11.10	66	5.9
WB-3B	LDR (Residential – Age-Restricted)	RS/DS	11.23	71	6.3
WB-4	LDR (Residential)	RS/DS	16.50	100	6.1
WB-5	LDR (Residential)	RS/DS	30.50	157	5.1
WB-6	LDR (Residential)	RS/DS	21.70	103	4.7
WB-7	LDR (Residential)	RS/DS	25.14	145	5.8
WB-20	MDR (Residential)	RS/DS	8.88	66	7.9
WB-21	MDR (Residential)	RS/DS	11.80	81	6.9
WB-22	MDR (Residential)	RS/DS	4.80	32	6.7
WB-23	MDR (Residential)	RS/DS	9.88	71	7.3
WB-24	MDR (Residential)	RS/DS	7.50	53	7.1
WB-25	MDR (Residential)	RS/DS	14.30	100	7.0
WB-30	HDR (Residential)	R3	8.06	237	29.4
WB-31	HDR (Residential)	R3	11.10	~~263~~ 293	~~23.7~~ 26.4
WB-32	HDR (Residential)	R3	5.11	128	25.0
WB-41	~~CC (Commercial)~~ MDR (Residential)	~~CC~~ RS/DS	10.11	63	
WB-42	CC (Commercial)	CC	14.55		
WB-50	PR (Park)	PR	8.74		
WB-51	PR (Park)	PR	4.47		
WB-52	PR (Park)	PR	1.50		
WB-60	Public/Quasi-Public (Elementary School)	P/QP	10.00		
WB-61	Public/Quasi-Public (Well)	P/QP	0.31		
WB-62	Public/Quasi-Public (Lift Station)	P/QP	0.80		
WB-80	OS (Open Space)	OS	36.58		
	Sub-totals (Westbrook)		**365.64**	~~**2,029**~~ 2,122	
ROW	Right of Way/Landscape Corridors		191.60		
	Sub-totals (ROW)		**191.60**	**0**	
	Total		**2,072.16**	~~**8,679**~~ 8,772	

Table Updated April 2021
(GIS acreages revised January 2021)

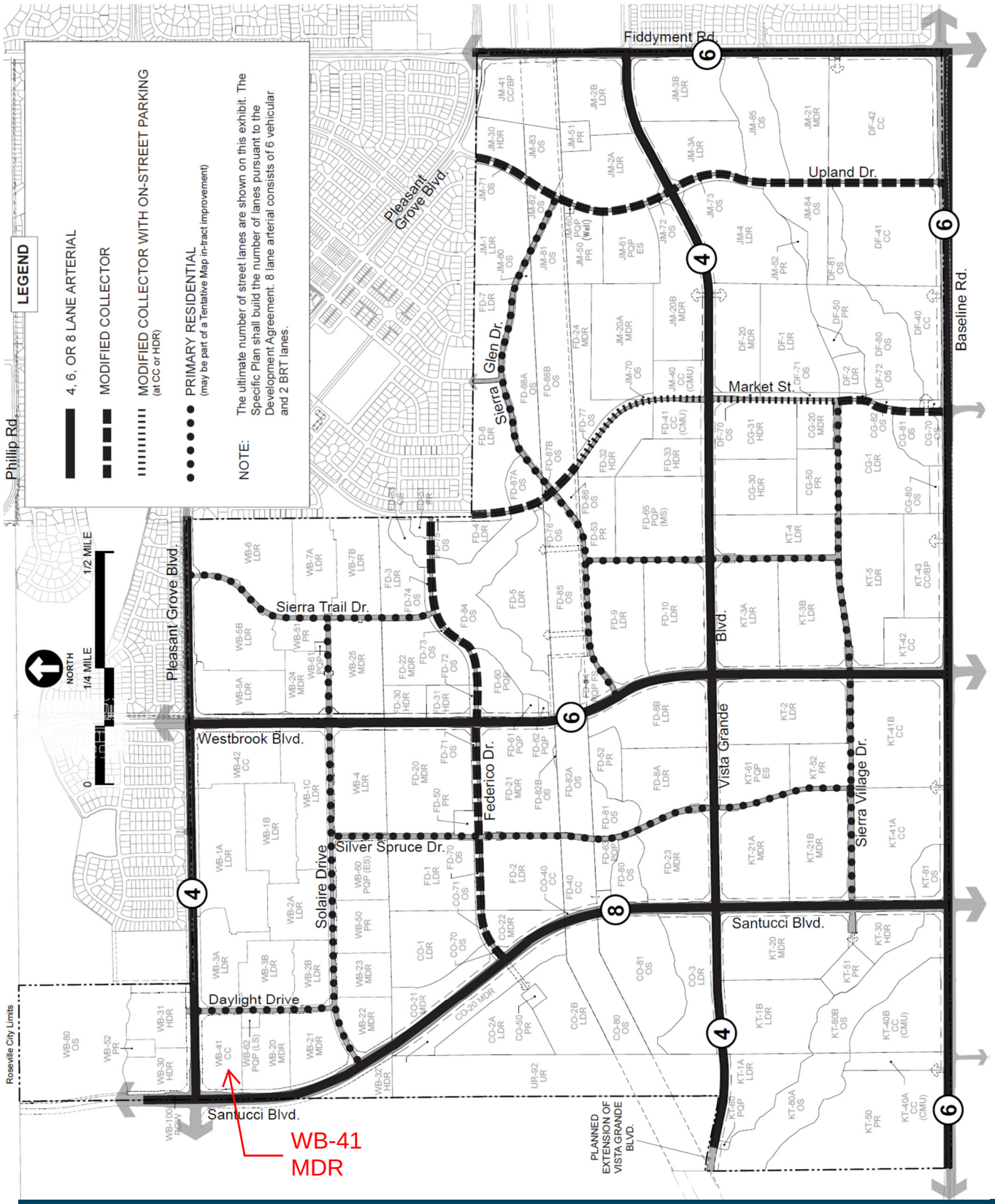


Figure 6-1: Roadway System

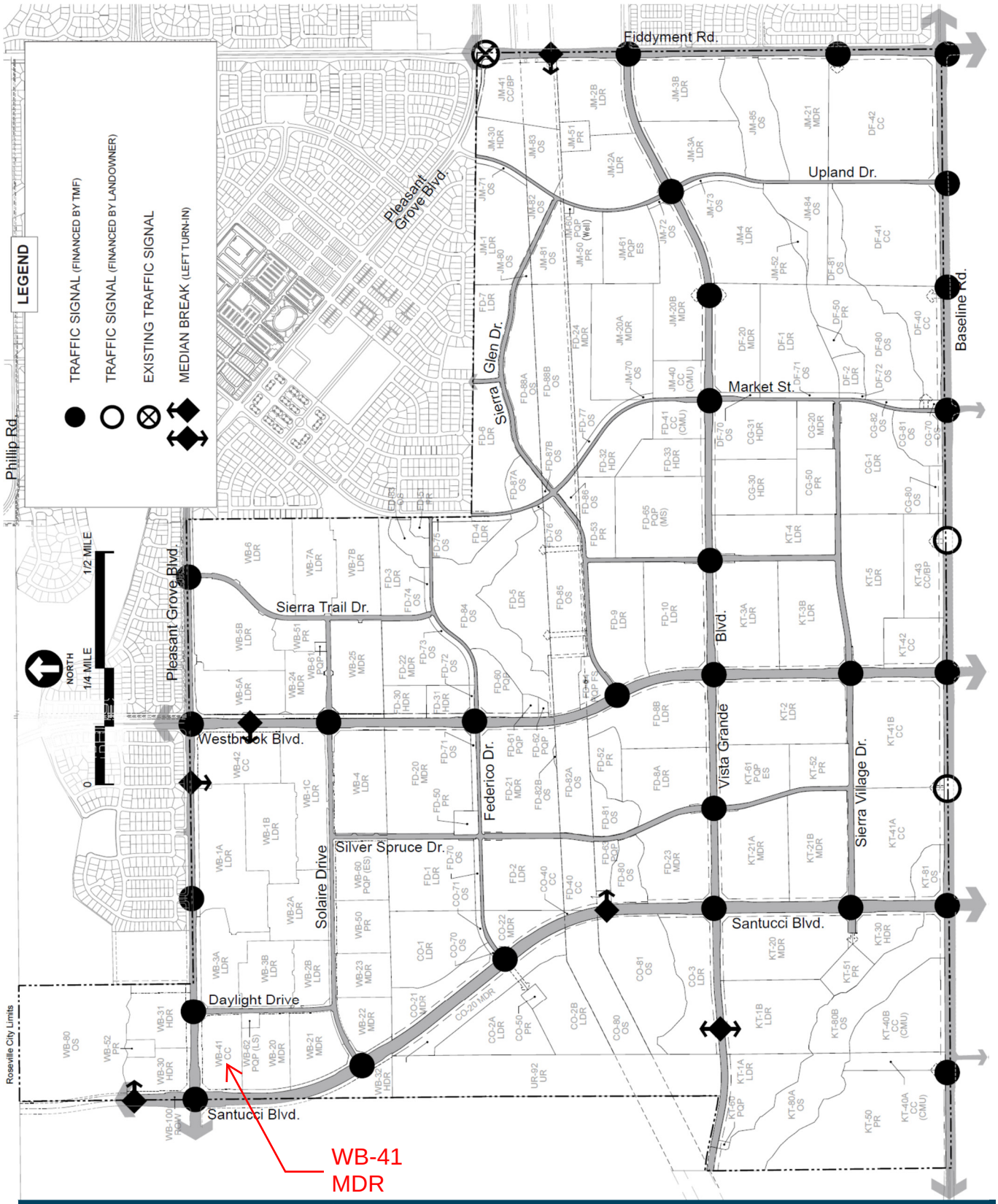


Figure 6-6: Arterial Roadway Traffic Signals and Median Breaks

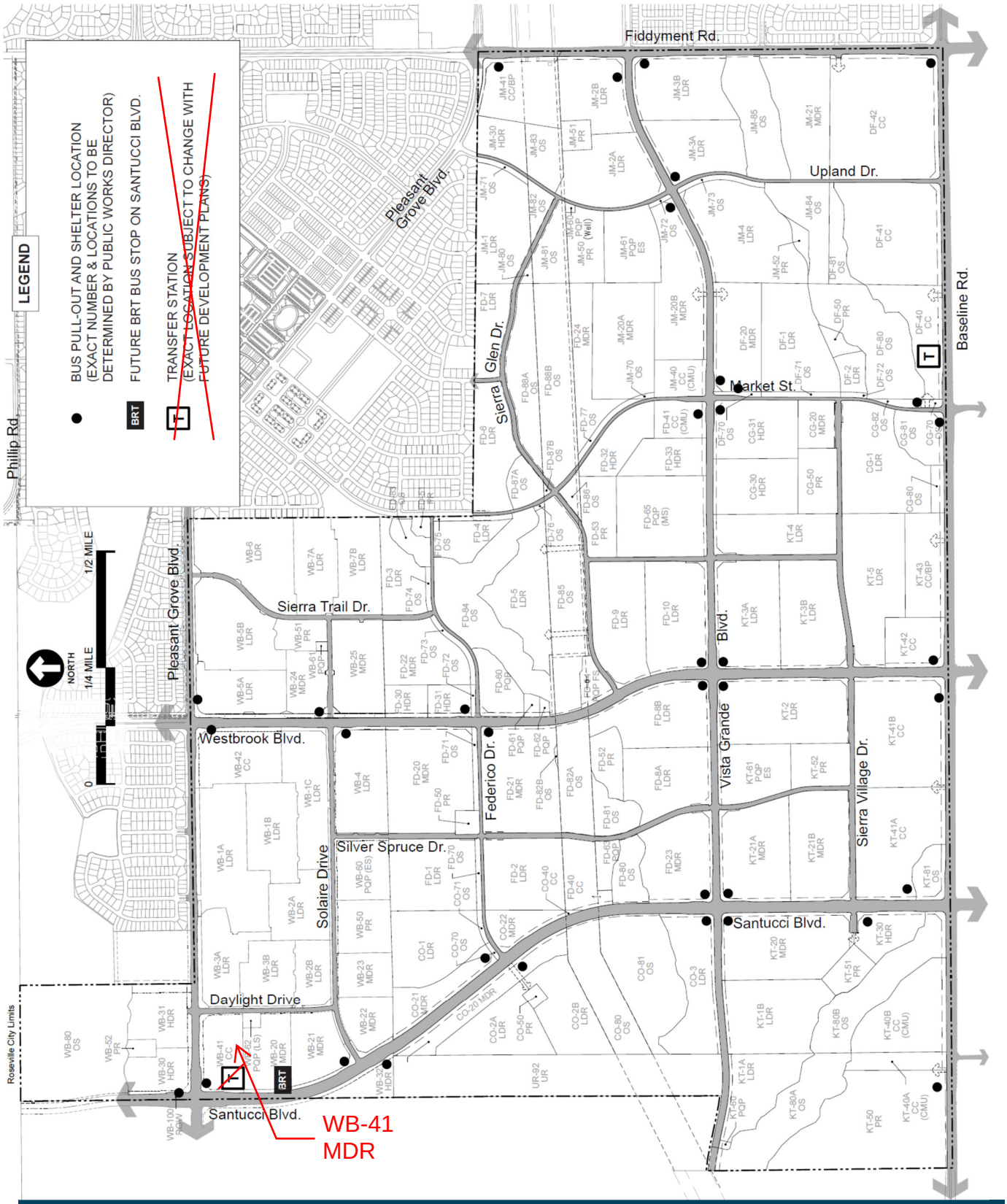


Figure 6-24: Bus Pull-Out and Shelter Locations

6.5 Park and Ride Facilities

Park and ride lots provide parking for commuters to leave their vehicles to meet carpools, vanpools or access transit. In the SVSP, a total of ~~3~~ 2 park and ride lots are dispersed throughout the Plan Area near major roadway intersections on the Baseline Road, Fiddyment Road, and Santucci Blvd. corridors. The park and ride locations shown on SVSP Parcels DF-40 and KT-41A shall provide for 50 park and ride spaces each. ~~The park and ride location in SVSP Parcel WB-41 shall provide for 35 park and ride spaces.~~ Sites designated to provide park and ride facilities are identified on Figure 6-25.

Park and Ride spaces are in addition to the minimum required parking spaces for each project. These spaces will be installed with project development and maintained by the project developer, with all designated spaces signed in accordance with City standards. Park and Ride lots are intended to be made available to commuters during normal commute hours on a daily basis. Additional details regarding the obligations for the construction of park and ride lots, including related facilities, is included in the project development agreements.

6.6 Transportation Systems Management

Transportation System Management (TSM) measures are designed to reduce the number and length of home-to-work commute trips through actions such as ridesharing, flexible work hours, and support of public transportation. Any project site, common work location, or employer with 50 or more employees is required to comply with the City of Roseville TSM Ordinance and shall incorporate TSM measures to the degree required by the Ordinance.

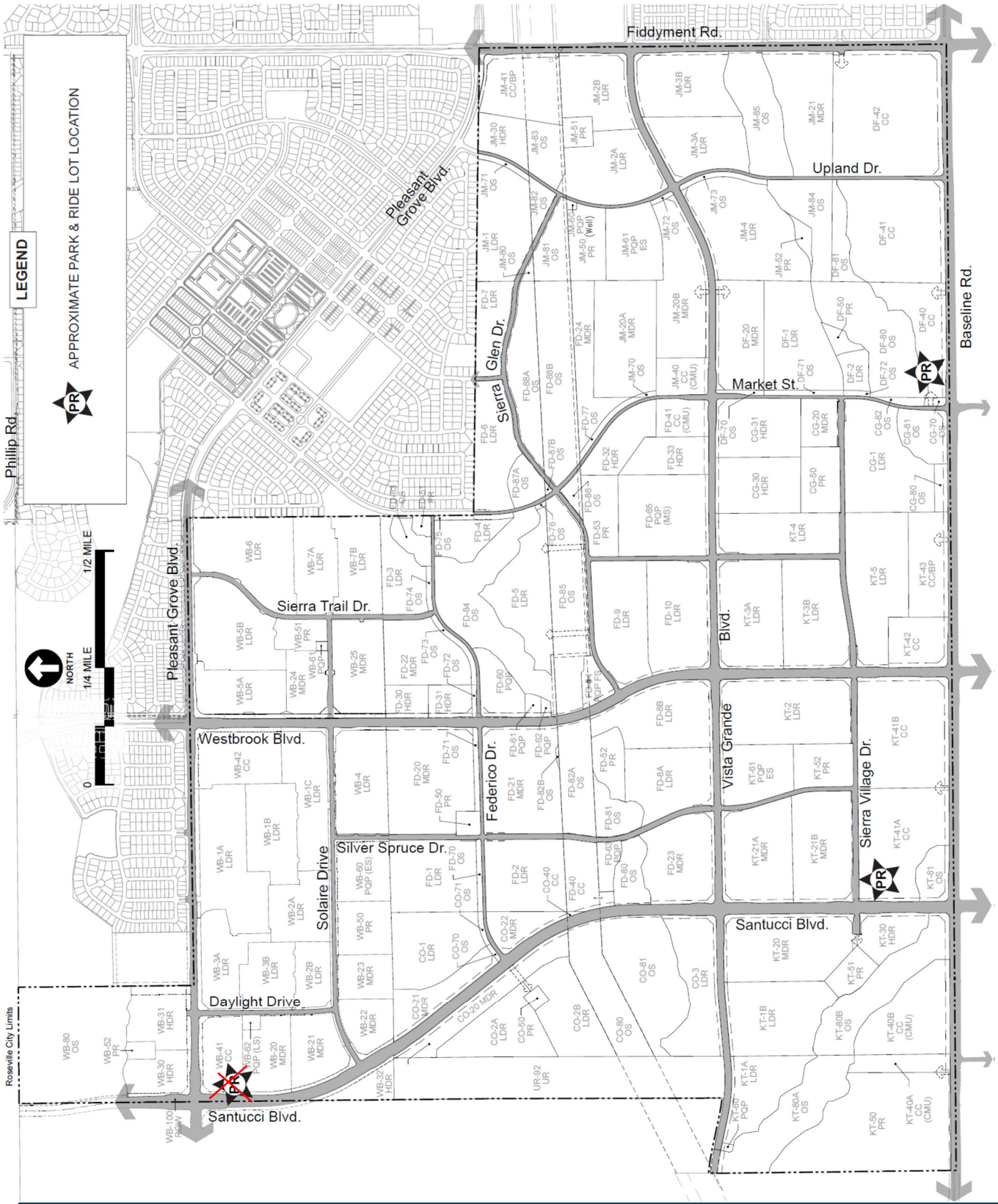


Figure 6-25: Park & Ride Facilities

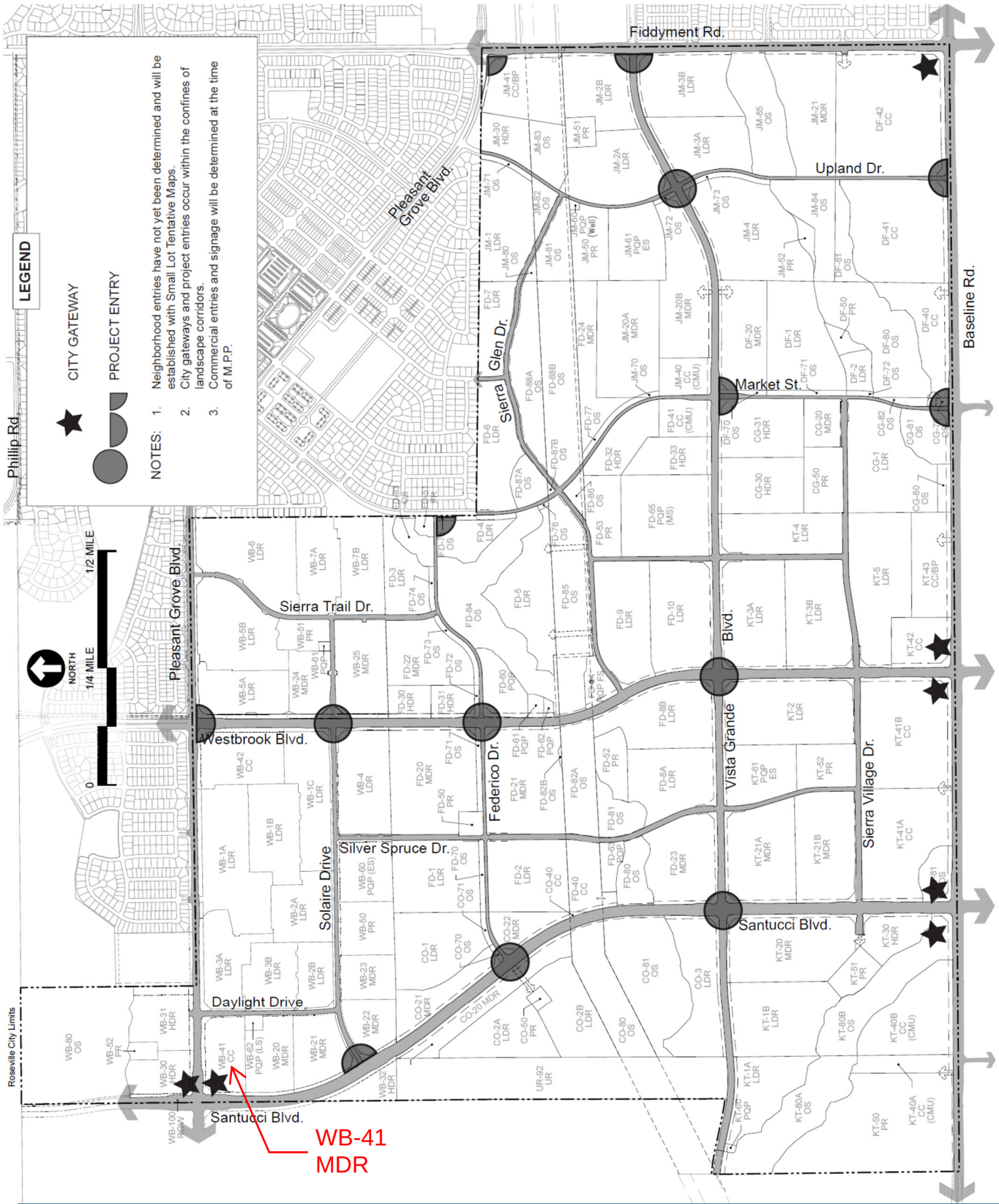


Figure B-2: Entry Feature Locations

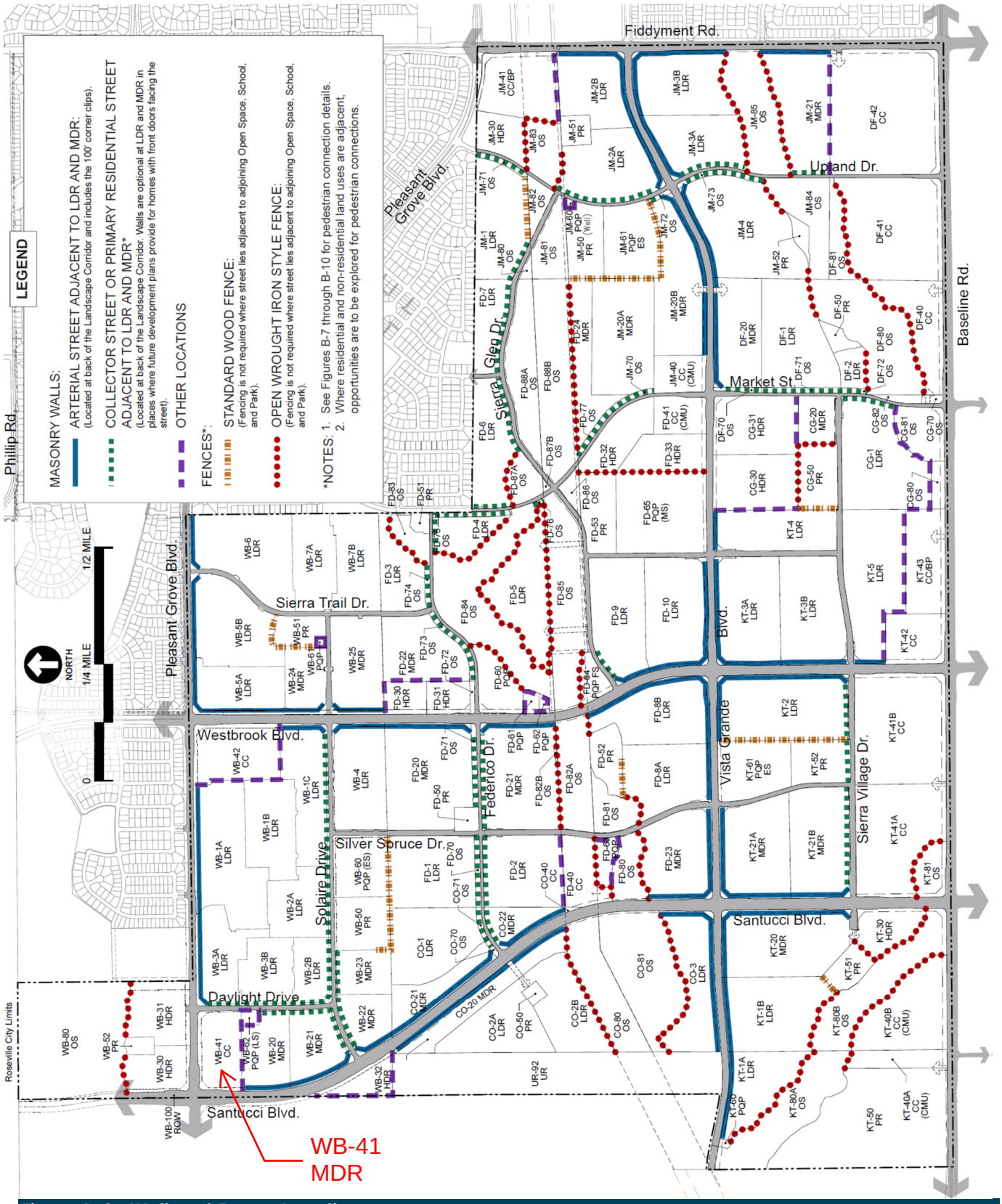
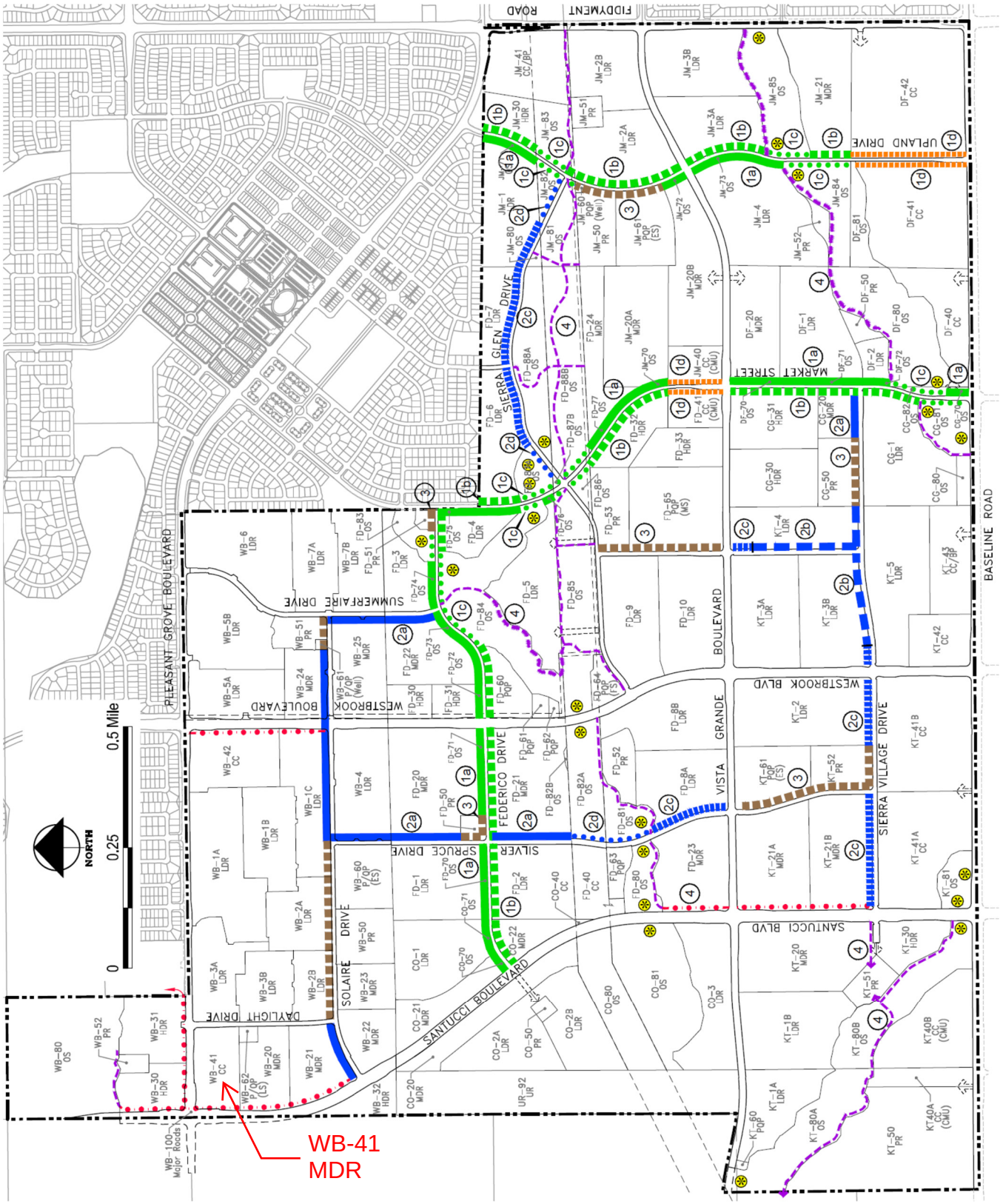


Figure B-3: Wall and Fence Locations



Note: Bikeway alignments in open space areas are conceptual and may be refined as detention facilities are designed.

Figure B-5: Paseo Plan

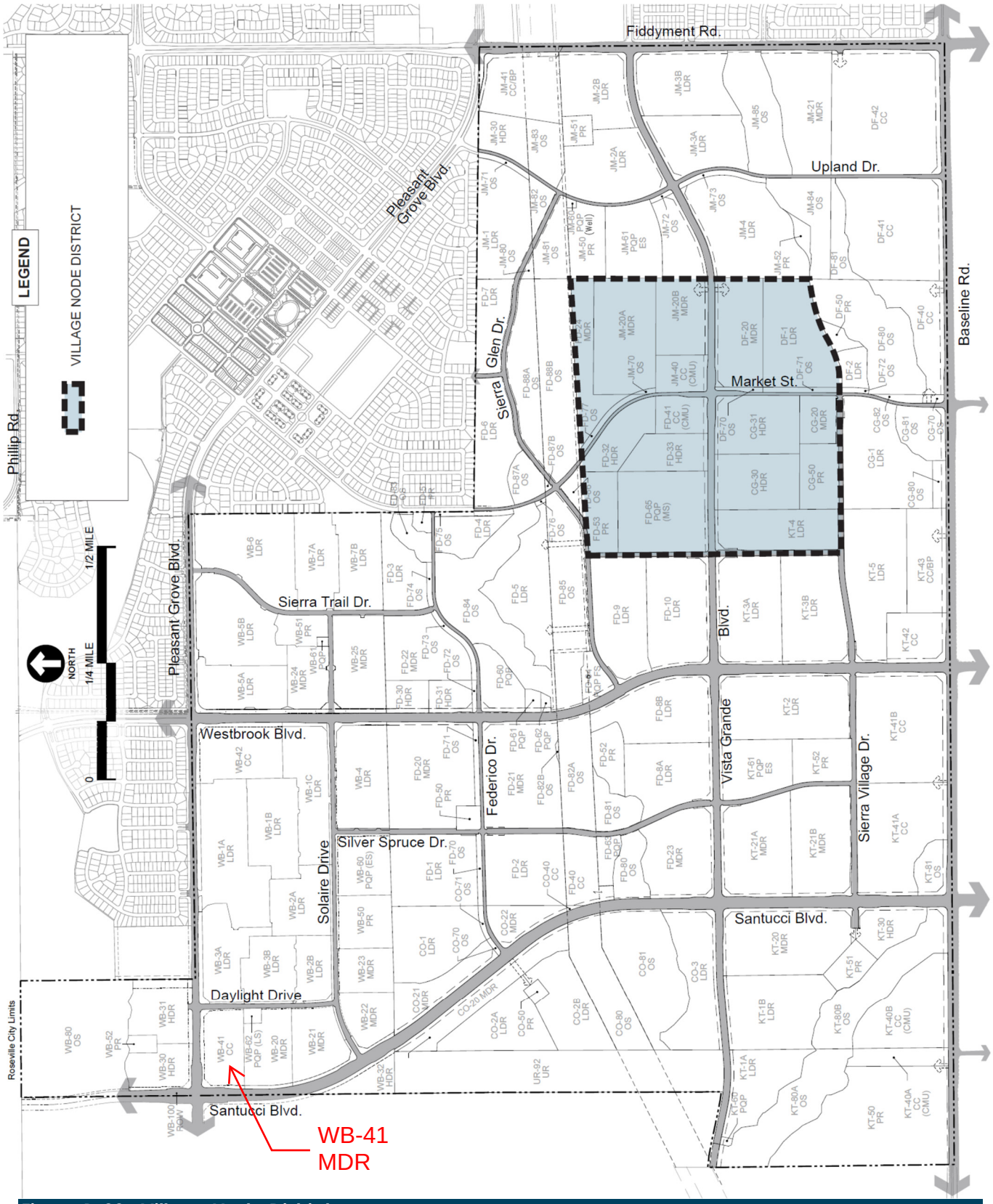


Figure B-22: Village Node District

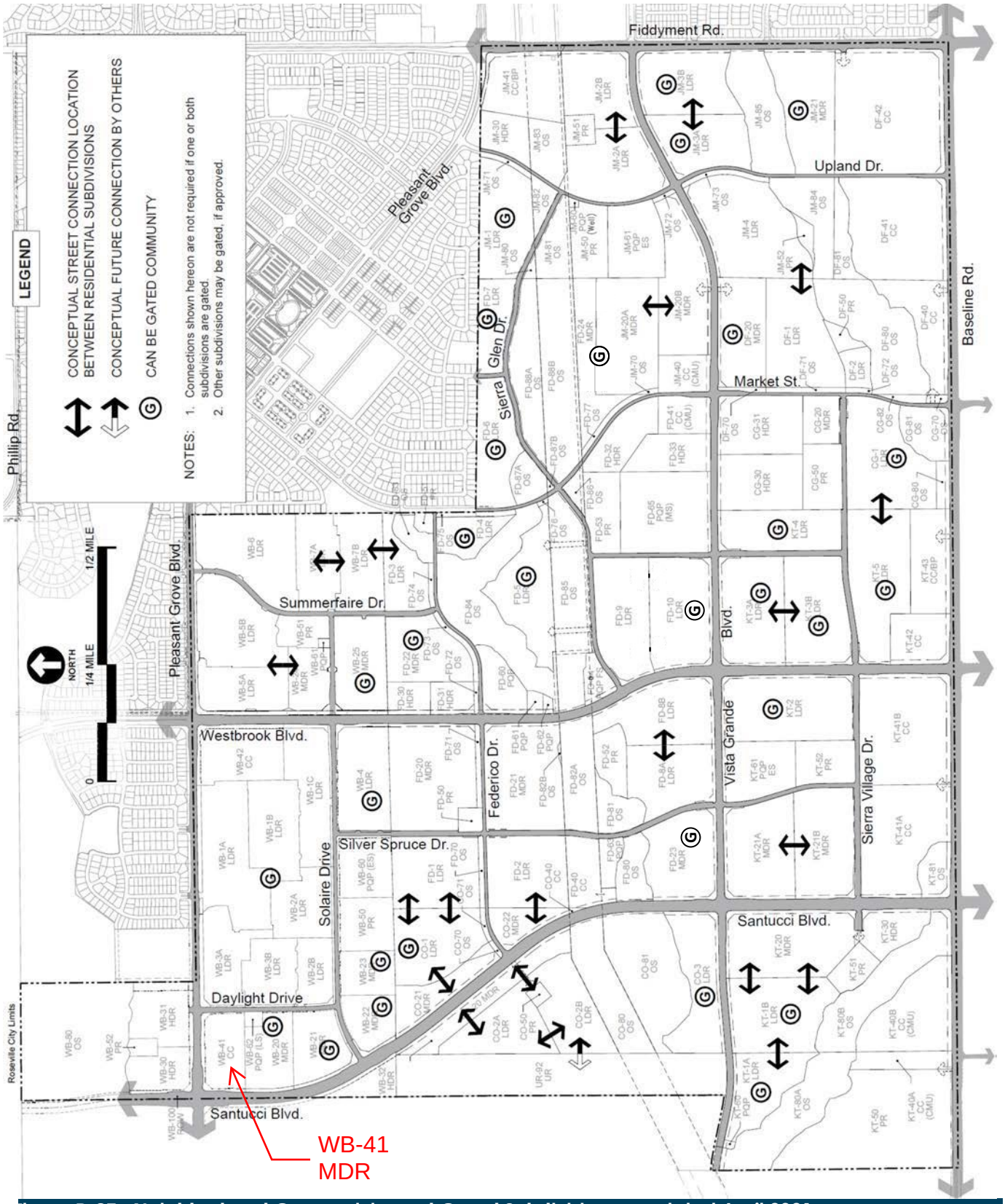


Figure B-25: Neighborhood Connectivity and Gated Subdivisions - updated April 2021

B.12 Commercial Center for Parcels WB-41

Overview

Parcel WB-41 is a neighborhood-serving retail center that supports planned transit systems and facilitates pedestrian walkability. At 10 acres, development of approximately 175,000 sq. ft. of commercial and/or office space can be supported. This site is adjacent to a planned Bus Rapid Transit (BRT) route along Santucci Blvd. and as such, the site design concept accommodates a transit hub that supports both regional and local transit systems. In addition, the layout of retail buildings allows a point of connection to the adjacent residential neighborhoods, intended to facilitate pedestrian walkability to both this retail center and transit hub. The mix of uses and layout of buildings will be determined as subsequent entitlements are processed with the City per the guidelines below.

Guidelines

The design concept in Figure B-30 should be used to help direct the final layout of the commercial site. Design consideration should be given to the site's visibility at a major street intersection and western entry into the City. The concepts and guidelines in this illustrative are intended to augment the City's adopted Community Design Guidelines for commercial centers.

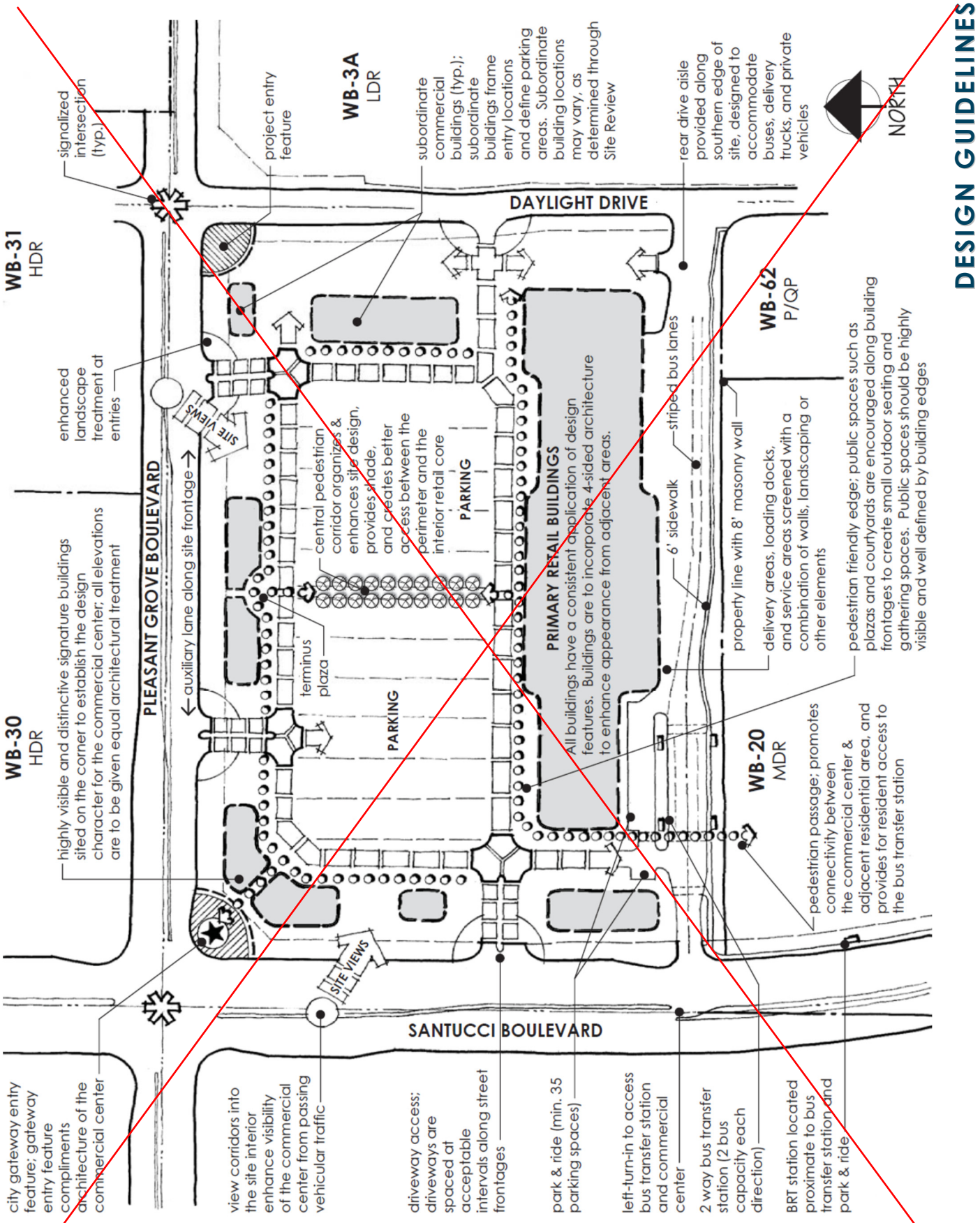
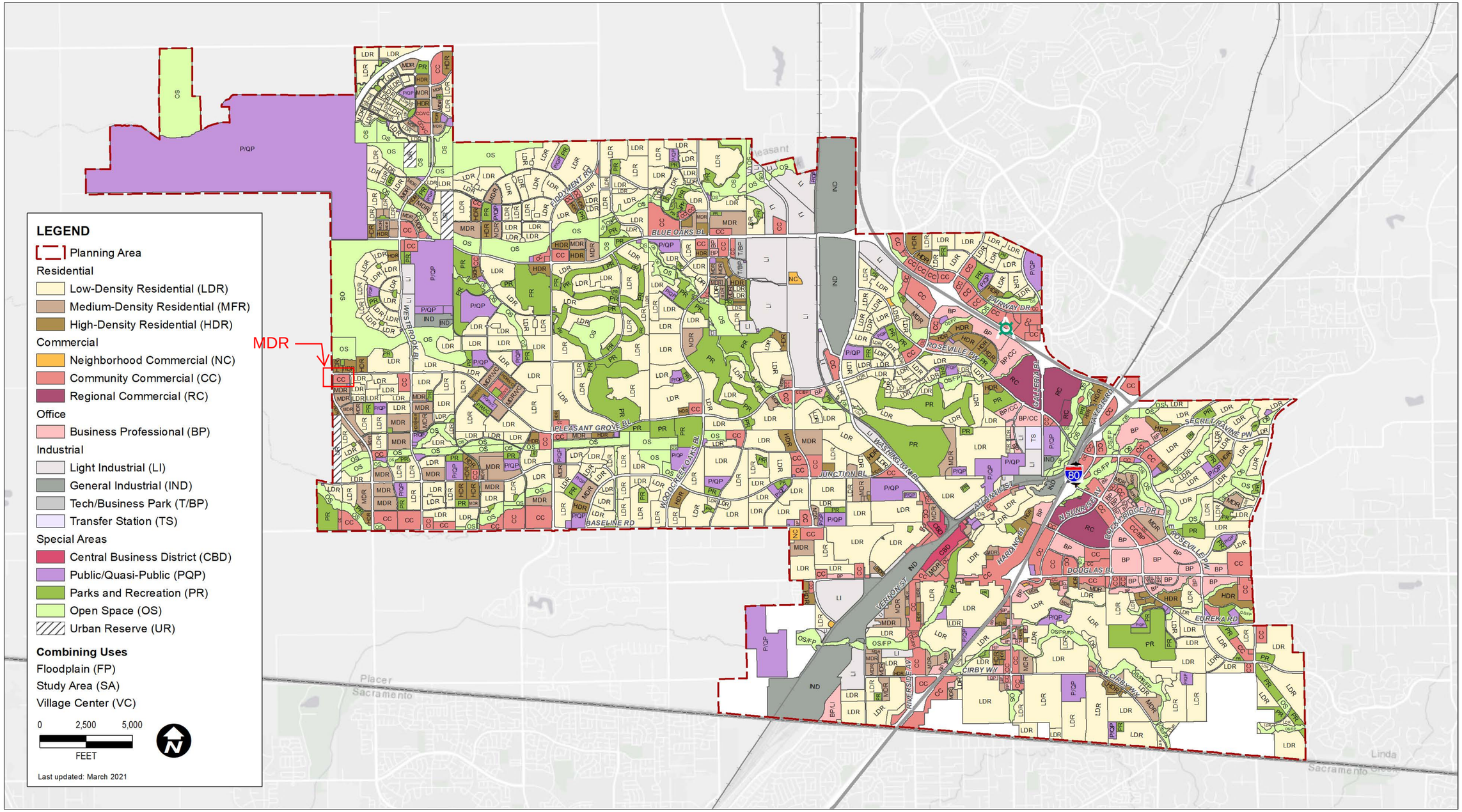


Figure B-30: Concept Plan for Parcel WB-41

Figure II-2 | Land Use Map



MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

TECHNICAL MEMORANDUM

DATE: July 16, 2021

TO: City of Roseville

FROM: Cindy Gwaltney

CC: Ryan O'Keefe, Westpark SV, LLC.; Allison Wathen, Eric Crow

SUBJECT: Preliminary Storm Water Quality Evaluation for Parcel WB-41

Introduction & Overview

This Technical Memorandum (TM) is a technical storm water quality assessment for the proposed development project on Parcel WB-41 in the Sierra Vista Specific Plan area. The proposed project consists of a Small Lot Tentative Map for 63 medium-density residential lots and adjacent landscape on a ±10.1-acre area. This TM includes the appropriate level of analysis for the proposed storm water quality facilities serving the project.

The contributary area analyzed for Parcel WB-41 is comprised of 8.7-acres of medium density residential. The adjacent landscape was accounted for and analyzed in the Storm Drainage Evaluation for Westbrook Phase 3: Santucci Boulevard, Pleasant Grove Boulevard, and Solaire Drive dated April 30, 2019. The site is located within the Sierra Vista Specific Plan Area and is east of Santucci Boulevard, west of Westbrook Boulevard, south of Pleasant Grove Boulevard, and north of Baseline (Figure 1). The site discharges to existing storm drainage infrastructure in Pleasant Grove Boulevard which ultimately discharges to an existing bioretention facility located in the open space alongside a tributary of Curry Creek.

Purpose

This TM is a drainage evaluation that supports the project entitlements for Parcel WB-41. This TM provides a preliminary assessment of the Low Impact Development measures needed and confirms the outfall bioretention facility has capacity to mitigate for the proposed site.

Previous Studies

The Storm Drainage Evaluation for Westbrook Phase 3: Santucci Boulevard, Pleasant Grove Boulevard, and Solaire Drive (Westbrook SDTM) dated April 30, 2019 by MacKay & Somps was referenced. No other studies were utilized in the preparation of this report.

Storm Water Quality & Hydromodification

To evaluate the storm water quality provisions and hydromodification management for the development, the West Placer Storm Water Quality Design Manual (SWQDM) was referenced and utilized in this analysis. Storm Water Quality (SWQ) is assessed for the fully-built out contributing area that includes Parcel WB-41 in the Westbrook SDTM. The previous SWQ analysis includes Parcel WB-41 as having a commercial land use which for this watershed is considered self-treating. The Westbrook SDTM analysis is updated to reflect Parcel WB-41 as medium density residential and the revised SWQ calculations are included in Appendix A.

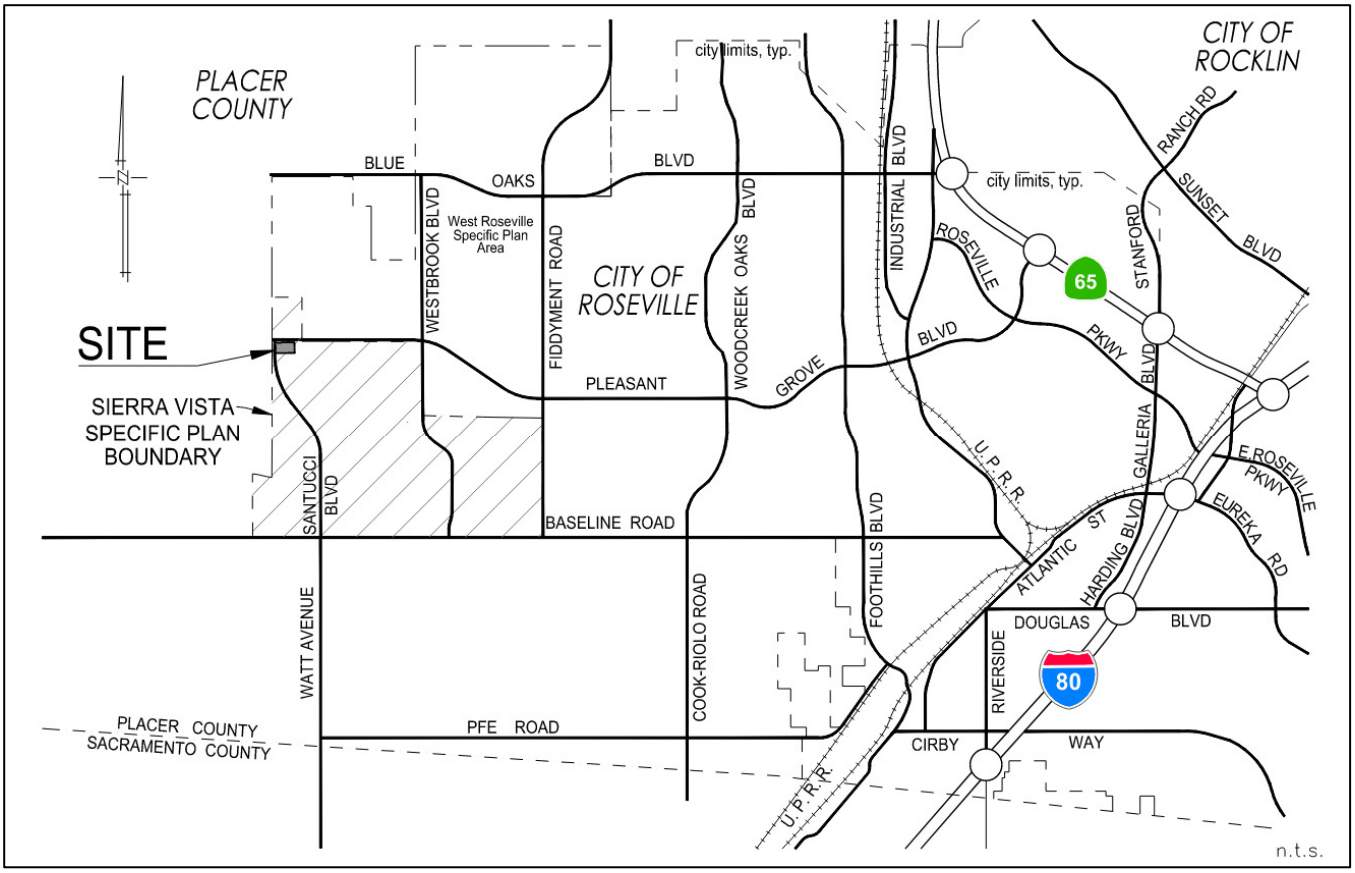


Figure 1. Project Location Map

The revised calculations resultant bioretention facility size needed for the updated contributary drainage area was compared to the size of the constructed bioretention facility. It is determined that the existing bioretention facility is adequately sized to include Parcel WB-41 as medium density residential with the application of the below described Low Impact Development measures for Parcel WB-41.

The proposed project creates more than one acre of impervious surface. Due to this, it is considered a Hydromodification Management Project per the Phase II MS4 Permit and is required to provide storm water treatment for the 85th percentile event and hydromodification for the 2-year event. Hydromodification requirements are demonstrated to be met in the Westbrook SDTM using the SWQPDM Templates. These templates are updated with this TM and are included in Appendix A.

The first line of defense in maintaining storm water quality is to keep urban runoff from commingling with clean water through the use of Source Controls. This can be done using structural and operational measures at the pollutant source. At this level of analysis, source control measures are not included however, measures may be specified at the improvement plan level of design and implemented with construction.

Several Low Impact Development strategies would be implemented with development of the project in order to reduce the post-development flows. The proposed LID measures include tree planting, soil quality improvement, disconnected impervious areas, and the existing bioretention facility at the outfall of the Westbrook Phase 3 drainage system. These strategies would remove pollutants from runoff, attenuate peak flows, and reduce runoff volume.

Planting trees is proposed at a rate of two trees per lot. Trees, at a minimum, decrease storm water runoff volume, reduce the amount of pollutants to reach downstream, are aesthetically pleasing, have a cooling effect through shade and evapotranspiration, and provide habitat for birds and insects

Soil quality amendments would also be added at a rate of 9 square-feet of 1-foot deep soil amendment per each tree planting, thus assisting the trees in becoming established as well as improving the soil. Soil quality amendments improve soil infiltration rates, reduce surface runoff quantities and erosion, improve soil filtration capabilities and pollutant removal, enhance plant survival rates and health, and decrease the need for landscape irrigation and fertilization.

Disconnecting impervious areas is another technique that would be implemented with the project. This includes rooftops or other hard surfaces such as streets/parking lots or sidewalks that drain directly to pervious areas such as landscape. The rooftop disconnection is achieved through disconnected roof drains that route the rooftop flows into pervious areas. The design parameter of twice the area of impervious to pervious area is used. Due to this design constraint, the average size of a lot for each parcel was analyzed for probable pervious area. Once this pervious area was determined, the amount of rooftop draining to the pervious area was calculated per each lot. For the proposed project, an estimated amount of 1300 square-feet of rooftop per lot. Disconnected impervious areas have the following benefits of decreasing runoff volume, reducing peak flow rates, and encouraging groundwater recharge.

All proposed measures were designed to the specifications outlined in the SWQDM and implemented to mitigate the 85th percentile, 24-hour storm event for storm water quality and the 2-year 24-hour event for hydromodification. The SWQDM Template was completed using the shed information presented in the Westbrook SDTM with Parcel WB-41 updated to medium density residential land use and is included in Appendix A. Storm water quality compliance is demonstrated on Form 3-6 with having zero untreated volume in Item 14 and hydromodification compliance is demonstrated on Form 4-3, Item 16.

Conclusion

The results of the analysis performed for this Technical Memorandum demonstrate that the proposed development of Parcel WB-41 in Sierra Vista Specific Plan can be satisfactorily treated with the Low Impact Development measures as described and analyzed herein and the existing bioretention facility at the outfall of the Westbrook Phase 3. It adequately details the development's drainage characteristics and is suitable for submittal to the City of Roseville.

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LEGEND

- SHED BOUNDARY
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- FUTURE STORM DRAIN
- OVERLAND RELEASE DIRECTION
- A05L 0.9±ac — SUBSHED NAME & AREA
- BIORETENTION FACILITY

N

0 50 100 200
SCALE: 1"=100'

Exhibit 1

Parcel WB-41 SWQ Sheds

Westbrook Phase 3

City of Roseville
Scale 1"=100'
NGVD 29

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

California
April 2021
18437.PH3

PRELIMINARY - Subject to Revision

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[1] P:\18437_PH3\DES_Mstrs\D-GP-WB3-SB.dwg [2] P:\18437_PH3\DES_Mstrs\D-IP-WB3-SB.dwg [3] P:\18437_PH3\DES_Mstrs\D-IP-WB3-SOLAIRE.dwg [4] P:\18437_PH3\DES_Mstrs\D-GP-WB3-SOL.dwg [5] P:\18437_PH3\DES_Mstrs\D-GP-WB3-21.dwg [6] P:\18437_PH3\DES_Mstrs\D-IP-WB3-22&23.dwg [7] P:\18437_PH3\DES_Mstrs\D-IP-WB3-21.dwg [8] P:\18437_PH3\DES_Mstrs\D-IP-WB3-20.dwg [9] P:\18437_PH3\DES_Mstrs\D-GP-WB3-20.dwg [10] P:\18437_PH3\DES_PH3SWQ\CS\Working\S-CS-WB-PH3.dwg [11] P:\18437_PH3\DES\Mstrs\D-TP-WB3.dwg

Appendix A

Storm Water Quality Template

Post-Construction
Storm Water Quality Plan

For:

Westbrook Phase 3 updated with Parcel WB-41
City of Roseville

Prepared by:

MacKay & Somps Civil Engineering, Inc.
1025 Creekside Ridge Dr., Ste 150
Roseville, CA 95678
916-773-1189

Preparation Date: March 2021

Approval Date:_____

Section 1 General Project Information

The undersigned owner of the subject property, is responsible for the implementation of the provisions of this plan, including ongoing operations and maintenance (O&M), consistent with the requirements of the West Placer Storm Water Quality Design Manual and the State of California Phase II Small MS4 General Permit (Order No: 2013-0001-DWQ). If the undersigned transfers its interest in the property, its successors-in-interest shall bear the aforementioned responsibility to implement the SWQP.

For all Regulated Projects (As identified in Form 1-2 below), the undersigned owner hereby grants access to all representatives of the Jurisdictional Agency for the sole purpose of performing O&M inspections of the installed treatment system(s) and hydromodification control(s) if any.

A copy of the final signed and fully approved SWQP shall be available on the subject site for the duration of construction and then stored with the project approval documentation and improvement plans in perpetuity.

Form 1-1 Project Identification and Owner's Certification

Project Site Address:	3301 Pleasant Grove Boulevard, Roseville, CA 95661	
Owner Name:	Ryan O'Keefe	
Title		
Company	Westpark SV 400, LLC	
Address	1420 Rocky Ridge Drive, Suite 265	
City, State, Zip Code	Roseville, CA 95661	
Email	ryan@wpcommunities.com	
Telephone #	916-990-1071	
Signature	Date	
Engineer:*	Steve Smith	PE Stamp* (Required for all Regulated Projects)
Title		
Company	MacKay & Somps Civil Engineering, Inc.	
Address	1025 Creekside Ridge Dr., Ste 150	
City, State, Zip Code	Roseville, CA 95678	
Email	ssmith@msce.com	
Telephone #	916-773-1189	
Signature		
Brief Description of Project: (Attach additional sheets as necessary)	86.0 Acre Development	

* Not required for Small Projects as determined in Form 1-2 below. Project owners are responsible for ensuring that all storm water facilities are designed by an appropriately licensed and qualified professional.

Form 1-2 Project Category	
Development Category (Select all that apply)	
[1]**Small Project** – All projects, except LUPs, that create and/or replace between 2,500-5,000 ft^2 of impervious surface or detached single family homes that create and/or replace 2,500 ft^2 or more of impervious surface and are not part of a larger plan of development.	
[2]Enter total new and/or replaced impervious surface (ft^2)	
[3]**Regulated Project** – All projects that create and/or replace 5,000 ft^2 or more of impervious surface.	X
[4]**Regulated Redevelopment Project** with equal to, or greater than 50 percent increase in impervious area	X
[5]**Regulated Redevelopment Project** with less than 50 percent increase in impervious area	
[6]Enter total pre-project impervious surface (ft^2)	0
[7]Enter total new and/or replaced impervious surface (ft^2)	2,557,277
[8]**Regulated Road or linear underground/overhead project (LUP)** creating 5,000 ft^2 or more of newly constructed contiguous impervious surface.	
[9]Enter total new and/or replaced impervious surface (ft^2)	
[10]**Regulated Hydromodification Management Project** – Regulated projects that create and/or replace 1 acre or more of impervious surface. A project that does not increase impervious surface area over the pre-project condition is not a hydromodification management project.	X
[11]Enter total new and/or replaced impervious surface (ft^2)	2,557,277

Section 3 Regulated Projects

Section 3 forms are to be completed for all Regulated Projects.

Form 3-1 Site Location and Hydrologic Features

Site coordinates: *Take GPS measurement at approximate center of site*	[1] Latitude	[2] Longitude	[3] Elevation (ft. above sea level)	[4] 85th Percentile, 24 Hour Design Storm Depth (in):
	38°46'28.12"N	121°23'34.76"W	90	0.9

[5] Receiving waters *Name of stream, lake or other downstream waterbody to which the site runoff eventually drains*	Sacramento River via Pleasant Grove Creek South Branch and tributary
[6] 303(d) listed pollutants of concern *Refer to State Water Resources Control Board website* www.waterboards.ca.gov/water_issues/programs/water_quality_assessment/#impaired	Curry Creek is listed for: Pyrethroids and Toxicity
[7] Is Project going to be phased? *If yes, ensure that the SWQP evaluates each phase with distinct DMAs, requiring LID BMPs to address runoff at time of completion*	Yes

[8] *Use this form to show a conceptual schematic depicting DMAs and conveyance features connecting DMAs to the site outlet(s). An example is provided below that can be modified for the proposed project or a drawing clearly showing DMAs and flow routing may be attached.*

Example only
Modify for project specific SWQP
Use separate sheet if necessary

See Exhibit

Form 3-2 Site Assessment and Layout Documentation

	Has this Item been considered in the Site Layout and depicted in the Site Plan?	
	Yes	**Not Applicable (Include brief explanation)**
Define the development envelope and protected areas, identifying areas that are most suitable for development areas to be left undisturbed.		N/A, site has been previously graded, all areas are similar
Concentrate development on portions of the site with less permeable soils and preserve areas that can promote infiltration.		N/A, all of the site is on Type C soils
Limit overall impervious coverage of the site with paving and roofs.		N/A, conforming to local impervious coverage ordinances
Set back development from creeks, wetlands, and riparian habitats.		N/A, existing draw is too close to provide 500ft setback
Preserve significant trees.		N/A, site is graded from previous use
Conform site layout along natural landforms.	X	
Avoid excessive grading and disturbance of vegetation and soils.		N/A, site has previously been disturbed
Replicate the site's natural drainage patterns.	X	
Detain and retain runoff throughout the site.	X	

Attach a Site Plan that incorporates the applicable considerations above. Ensure that the following items are included in the Site Plan:

Site Boundary
Soil types and areal extents, test pit and infiltration test locations
Topographic data with 1 ft. contours
Existing natural hydrologic features (depressions, watercourses, wetlands, riparian corridors)
Environmentally sensitive areas and areas to be preserved.
Proposed locations and footprints of improvements creating new, or replaced, impervious surfaces
Potential pollutant sources and locations
Entire site divided into separate DMAs with unique identifiers
Existing and proposed site drainage network with flow directions and site run-on and discharge locations
Proposed design features and surface treatments used to minimize imperviousness and reduce runoff
Proposed locations and footprints of treatment and hydromodification management facilities
Design features for managing authorized non-stormwater discharges
Areas of soil and/or groundwater contamination
Existing utilities and easements
Maintenance areas

Form 3-3 Source Control Measures

Potential Pollutant Generating Activity or Source	Check One		Describe the source control measures to be implemented for each potential pollutant generating activity or source present on the project as listed in Appendix C and in the CASQA Fact Sheets. Include any special features, materials, or methods of construction that will be used.
	Present	Not Applicable	
Accidental spills or leaks	☐	☑	
Interior floor drains	☐	☑	
Parking/storage areas and maintenance	☐	☑	
Indoor and structural pest control	☐	☑	
Pools, spas, ponds, decorative fountains, and other water features	☐	☑	
Landscape/outdoor pesticide use	☑	☐	All manufacturer recommendations and regulations will be followed. Minimum amounts will be used.
Restaurants, grocery stores, and other food service operations	☐	☑	
Refuse areas	☐	☑	
Industrial Processes	☐	☑	
Outdoor storage of equipment or materials	☐	☑	
Vehicle and equipment cleaning	☐	☑	
Vehicle and equipment repair and maintenance	☐	☑	
Fuel dispensing areas	☐	☑	
Loading docks	☐	☑	
Fire sprinkler test water	☐	☑	
Drain or wash water from boiler drain lines, condensate drain lines, rooftop equipment, drainage sumps, and other sources	☐	☑	
Unauthorized non-storm water discharges	☐	☑	
Building and grounds maintenance	☐	☑	

The source control measures identified in this table shall be designed consistent with recommendations from the CASQA Stormwater BMP Handbook for New Development and Redevelopment[1], or from another equivalent manual.

[1] California Stormwater BMP Handbook New Development and Redevelopment. California Stormwater Quality Association (CASQA). January 2003.

Form 3-4 Runoff Reduction Calculator for Site Design Measures on Regulated Projects

[1]DMA ID No.			A			
Site Design Measure	**Runoff Reduction Parameters**			**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**
[2] Adjacent/On-Site Stream Setbacks and Buffers	A_{imp} (ft^2)	*impervious drainage area*	-	-	-	-
	V_{85} (in)	*runoff volume from 85th percentile, 24-hour storm*	0.8		0.8	
[3] Soil Quality Improvement and Maintenance	A_{pond} (ft^2)	*ponding area*	0	1,883.7	0	-
	D_{pond} (ft)	*ponding depth*	0.0			
	A_{sa} (ft^2)	*soil amendment area*	5382			
	D_{sa} (ft)	*depth of amended soil*	1.0		1.0	
	n	*porosity of amended soil*	0.4		0.4	
[4] Tree Planting and Preservation	n_e	*number of new evergreen trees*	315	6,952.8		-
	n_d	*number of new deciduous trees*	315			
	A_{tc} (ft^2)	*canopy area of existing trees to remain on the property*				
	V_{85} (in)	*runoff volume from 85th percentile, 24-hour storm*	0.8		0.8	
[5] Rooftop and Impervious Area Disconnection	A_{imp} (ft^2)	*impervious drainage area*	391,017	26,393.6		-
	V_{85} (in)	*runoff volume from 85th percentile, 24-hour storm*	0.8		0.8	
[6] Porous Pavement	A_{res} (ft^2)	*area of gravel storage layer*		-	0	-
	D_{res} (ft)	*depth of gravel storage layer*				
	n_{agg}	*porosity of aggregate*				
	C	*efficiency factor*				
[7] Vegetated Swales	A_{imp} (ft^2)	*impervious drainage area*	1,259,370	85,007.5		-
	V_{85} (in)	*runoff volume from 85th percentile, 24-hour storm*	0.8		0.8	
[8] Rain Barrels and Cisterns	N	*number of rain barrels and/or cisterns*		-	0	-
	V_a (ft^3)	*volume of each rain barrel and/or cistern*				
[9] Do all Site Design Measures meet the design requirements outlined in the Fact Sheets?					Yes	X
[10] Total Volume Reduction (ft^3)			**120,238**			**-**
[11] Effective Treated Impervious Area (ft^2)			**1,603,169**			**-**

Note: Vegetated swales are not proposed. They are used as a mitigation measure to reflect the treatment for the self-treating land uses such as roadways, commercial, and HDR. Roadways utilize behind the curb bioretention for treatment. Commercial and HDR sites will be analyzed at time of Tentative Map or Improvement Plans for those specific sites. It is not known at this time what measures will be implemented. This is done to best represent the contributary area as a whole including self-treating areas.

Form 3-5 Computation of Water Quality Design Criteria for Stormwater Treatment and Baseline Hydromodification Measures

DMA ID No.	A	
[1]Total impervious area requiring treatment	2,557,277	
[2] Impervious area untreated by Site Design Measures (ft^2) *Item 1 – Form 3-4 Item 11*	954,108	-
[3]Additional pervious area draining to BMP (ft^2)	1,190,190	
[4] Composite DMA Runoff Coefficient (Rc) *Enter area weighted composite runoff coefficient representing entire DMA*	0.201	0
[5] Water Quality Volume (WQV) (ft^3) *WQV = 1/12 * [Item 2 + Item 3) *Item 4] * Unit WQV*	23,307	-
[6] Water Quality Flow (WQF) (cfs) *WQF = 1/43,200 * [0.2* (Item 2 + Item 3) * Item4]*	1.992	0.000

Form 3-6 Volume-Based Infiltrating Bioretention Measures				
[1]**DMA ID No.** *If combining multiple DMAs from Form 3-5, enter a new unique DMA ID No.*	**A**			
[2]WQV (ft^3) *Item 5 in Form 3-5* *If combining multiple DMAs from Form 3-5, enter the sum of their respective WQVs.*	23307			
[3]Surface Loading Rate *Maximum 5.0 in/hr*	5			
[4]BMP Surface Area (ft^2) *Top of BMP*	17473			
[5]Infiltration rate of underlying soils (in/hr)	0.07			
[6]Maximum ponding depth (ft) *BMP specific, see BMP design details*	0.5			
[7]Ponding Depth (ft) d_{BMP} *= Minimum of (1/12 * Item 5 * 48 hrs) or Item 6*	0.8	-	-	-
[8]Infiltrating surface area, SA_{BMP} (ft^2) *Bottom of BMP*	14561			
[9]Planting media depth, d_{media} (ft)	1.5			
[10]Planting media porosity	0.35			
[11]Gravel depth, d_{media} (ft) *Only included in certain BMP types*	3.5			
[12]Gravel porosity	0.30			
[13]Retention Volume (ft^3) $V_{retention}$ *= Item 8 * [Item7 + (Item 9 * Item 10) + (Item 11 * Item 12) + (1.5* (Item 5 / 12))]*	34,582	-	-	-
[14]Untreated Volume (ft^3) $V_{untreated}$ *= Item 2 – Item 13* *If greater than zero, adjust BMP sizing variables and re-compute retention volume*	0	0	0	0
[15]Treated Flow Rate (ft^3/s) $Q_{treated}$ *= 1/43,200*(Item 3 * Item 4)*	2.0224	0.0000	0.0000	0.0000
[16]Total Treated Flow Rate for Project (ft^3/s) Q_{total} *= Sum of Item 15 for all DMAs*	2.022			
[17]Is WQV for each DMA treated on-site?	**Yes**	**X**	**No**	

Section 4
Regulated Hydromodification Management Projects

Form 4-1 Peak Runoff Response Time

(Complete Section 4 forms for Regulated Hydromodification Projects only)

Determine total runoff response time for pre- and post-construction conditions at each project outlet.

Variables	Pre-construction DMAs to Project Outlet				Post-construction DMAs to Project Outlet			
	A				**A**			
[1]Length of longest overland flow path *Not to exceed 100 ft*	100				100			
[2]Slope of overland flow path (ft/ft)	0.0080				0.0200			
[3]Manning's roughness coefficient for overland flow surface *See Table 5-5 of the Placer County SWMM*	0.4000				0.1100			
[4]Overland flow response time (min) (0.355*(Item 1*Item 3)$^{0.6}$)/(Item 2$^{0.3}$)	14	-	-	-	5	-	-	-
[5]Hydrologic Soil Group *Refer to Section 3.1.1. or NRCS Web Soil Survey*	D				D			
[6]Current Land Cover Type(s) *Select from categories shown in Table 5-3 of the SWMM*	Grass				Residential			
[7]Pervious Area Condition: *Based on the extent of vegetated cover Good >75%; Fair 50-75%; Poor <50% Attach photos of site to support rating*	Fair				Good			
[8]Infiltration Rate (in/hr) *Refer to Table 5-3 of the SWMM using Items 3, 4, and 5 above or obtain site specific field measurements (See Section 3.1.1)*	0.08				0.12			
[9]Length of collector flow (ft)	4,036				3,363			
[10]Cross-sectional area of collector flow facility (ft^2)	7				20			
[11]Wetted perimeter of collector flow facility (ft)	14				16			
[12]Manning's roughness of collector flow facility	0.0400				0.0150			
[13]Slope of collector flow facility (ft/ft)	0.0051				0.0017			
[14]Channel flow velocity (ft/sec) *V = (1.49 / Item 12) * (Item 10/Item 11) ^0.67 * (Item 13) ^0.5*	1.7	-	-	-	4.8	-	-	-
[15]Collector flow facility response time (min) T_c = *Item 9 /(Item 14 * 60)*	40.1	-	-	-	11.8	-	-	-
[16]Total runoff response time or T_t (min) T_t = *Item 4 + Item 15*	54.0	-	-	-	16.6	-	-	-

Form 4-2 Hydromodification Target for Peak Runoff

Variables	Pre-construction DMAs to Project Outlet				Post-construction DMAs to Project Outlet			
	1	**2**	**3**	**4**	**1**	**2**	**3**	**4**
[1] Drainage Area (ft^2) *Sum of all outlet level DMAs should equal total project area.*	3,747,467				3,747,467			
[2] Impervious Area (ft^2) *Sum of all outlet level DMAs should equal total project impervious area.*	74,949				2,557,277			
[3] Rainfall depth for 2yr storm with duration equal to response time (in) *See Placer County SWMM Table 5-A-1 for elevation of site and duration equal to response time*	0.44				0.24			
[4] Unit peak runoff (cfs/acre) *q = 60/Form 4-1 Item 16 * Item 3*	0.49	-	-	-	0.87	-	-	-
[5] Infiltration factor (cfs/acre) *F_i = Form 4-1 Item 8 * (1 + 1 /(1.3 + 0.0005 * Form 3-1 Item 3))*	0.14	-	-	-	0.21	-	-	-
[6] Peak runoff from DMAs (cfs) *Q_p = Item 1 * Item 4 – Item 5 * (Item 1 - Item 2)*	30.58	-	-	-	69.34	-	-	-
[7] Total Pre-Project Peak Runof (ft^3/s) *Q_{total} = Sum of Item 6 for all Pre-construction DMAs*	30.58							
[8] Is the total post-project peak runoff equal to or less than the total pre-project peak runoff? *Yes, if Item 7 is greater than or equal to the sum of the Total Treated Flow Rates from Form 3-6 Item 16 and 3-7 Item 12*	**YES**							

Form 4-3 Detention Volumes for Hydromodification Management

	Post-construction DMAs to Project Outlet			
	A	**2**	**3**	**4**
[1] Land cover and hydrologic condition *See NRCD TR-55 Manual Table 2-2 for types*	Residential			
[2] Hydrologic Soil Group *Refer to Section 3.1.1. or NRCS Web Soil Survey*	D	-	-	-
[3] Drainage Area (A) (ft^2)	3,747,467	-	-	-
[4] Curve Number (CN) *Use Items 1 and 2 to select curve number from NRCS TR-55 Manual Table 2-2*	92			
[5] Post-development soil storage capacity, S (in): *S = (1000 / Item 4) – 10*	0.9	-	-	-
[6] Precipitation for 2-yr, 24-hr storm (in) *See Placer County SWMM Table 5-A-1 for elevation of site and 24-hr duration depths*	1.90			
[7] Post-developed runoff volume for 2-yr – 24-hour storm, V_{runoff} (ft^3): V_{runoff} *= Item 3 * (1 / 12) * [(Item 6 – 0.2 * Item 5)^2 / (Item 6 + 0.8 * Item 5)]*	358,456	-	-	-
[8] Attenuation Factor, $q_{out/in}$ (ratio of target outflow rate to peak inflow rate): $q_{out/in}$ *= Form 4-2 Item 6 Pre-Construction / Form 4-2 Item 6 Post-Construction*	0.44	-	-	-
[9] Equalization Factor, Vs/Vr (ratio of storage capacity to runoff volume) *Vs/Vr obtained using Item 8 and nomograph in Figure 6-1 of NRCS TR-55 Manual for Rainfall Type IA*	0.19			
[10] Runoff detention capacity to achieve hydromodification management criteria (ft^3) $D_{hydromod}$ *= Item 7 * Item 9*	68107	-	-	-
[11] Site Design Measure (SDM) Volume (ft^3): *Sum of Item 10 in Form 3-4 for all SDMs in this DMA.*	120,238			
[12] Bioretention Volume (ft3): *Sum of Item 14 in Form 3-6 for all bioretention measures in this DMA.*	34582			
[13] Flow-Through Detention Volume (ft3): *Sum of Item 10 in Form 3-7 for all flow-through facilities in this DMA.*	0			
[14] Supplemental Detention Volume (ft^3):				
[15] Combined Detention Volume in this DMA (ft^3): *Sum of Items 11 through 14*	154,820	-	-	-
[16] Is detention capacity to achieve hydromodification management criteria achieved at all project outlets? *Yes, if Item 10 is less than or equal to Item 15. If not provide additional storage capacity*	**Yes**	**X**	**No**	

Form 5-1 BMP Inspection and Maintenance		
BMP	**Inspection Point and Frequency**	**Maintenance Activity Required**
Bioretention Facilities	Inlets and outlets/ Twice a year	Remove debris, sediment, and litter
	Plants/Monthly or as needed	Irrigate, weed control, replace dead plants
	Standing water in excess of 72-hours/Annual or as needed	Remove accumulated sediment and flush drainage including underdrain
	Erosion, holes or voids/Annual or as needed	Repair erosion and stabilize, inspect underdrain and replace soil if needed
Trees	At each tree/as necessary	Irrigate to establish and maintain
	At each tree/annually	Remove fallen leaves and debris
	At each tree/regularly	Prune dead vegetation from trees
	At each tree/as needed	Minimize the use of chemical fertilizers
	At each tree/as necessary	Maintain lawn and turf at least 24-inches from trunk of tree
	At each tree/as necessary	Remove and replace dead trees
Soil Amended Areas	At each amended soil area/annually	Inspect for signs of compaction, waterlogging. Add soil amendments or mechanically aerate as needed.
	At each amended soil area/annually	Inspect for loss of vegetative cover and erosion. Repair eroded areas and replant vegetation as needed.

Shed/ SubShed	Area	Self-treating Area	Percent Impervious Calculator			Percent Impervious Values				
			Land Use Description	Soils Group	Composite % Imperv.	Highway, Street, Parking	Comm., Office	Aptmnts, HDR, Comm. Office	Condo's, MDR	Resdntl. <0.2 du/ac, Recreation
	AC	AC		D Soils %		95%	90%	80%	70%	5%
Ultimate Condition Subsheds										
A02L	0.92	0.92	Santucci Blvd Ultimate Conditions	100	50%	0.46				0.46
A02R	0.88	0.88	Santucci Blvd Ultimate Conditions	100	55%	0.49				0.39
A04L	1.46	1.46	Santucci Blvd Ultimate Conditions	100	70%	1.05				0.41
A04R	1.17	1.17	Santucci Blvd Ultimate Conditions	100	65%	0.78				0.39
A06L	0.66	0.66	Pleasant Grove Blvd Ultimate Conditions	100	65%	0.44				0.22
A06R	1.22	1.22	Pleasant Grove Blvd Ultimate Conditions	100	70%	0.88				0.34
A07L	1.01		Pleasant Grove Blvd Ultimate Conditions	100	61%	0.63				0.38
A07R	1.25		Pleasant Grove Blvd Ultimate Conditions	100	63%	0.80				0.45
A09L	0.89	0.89	Pleasant Grove Blvd Ultimate Conditions	100	44%	0.39				0.50
A09R	0.89	0.89	Pleasant Grove Blvd Ultimate Conditions	100	48%	0.43				0.46
A11L	0.93	0.93	Santucci Blvd Ultimate Conditions	100	52%	0.49				0.44
A11R	0.96	0.96	Santucci Blvd Ultimate Conditions	100	51%	0.49				0.47
A13L	0.94	0.94	Santucci Blvd Ultimate Conditions	100	51%	0.48				0.46
A13R	0.91	0.91	Santucci Blvd Ultimate Conditions	100	51%	0.47				0.44
A14L	0.95	0.95	Santucci Blvd Ultimate Conditions	100	49%	0.46				0.49
A14R	0.90	0.90	Santucci Blvd Ultimate Conditions	100	53%	0.48				0.42
A15L	1.47	1.47	Santucci Blvd Ultimate Conditions	100	53%	0.79				0.68
A15R	1.23	1.23	Santucci Blvd Ultimate Conditions	100	72%	0.91				0.32
A18L	0.92	0.92	Santucci Blvd Ultimate Conditions	100	70%	0.66				0.26
A20L	0.43		Solaire Dr Ultimate Conditions	100	70%	0.31				0.12
A20R	1.48		Solaire/Santucci Ultimate Conditions	100	65%	0.99				0.49
A22R	0.31		Solaire Dr Ultimate Conditions	100	54%	0.17				0.14
W20x	11.04		WB-20 MDR	100	70%				11.04	
W21x	7.45		WB-21 MDR	100	70%				7.45	
W2223x	17.03		WB-22 and WB-23 MDR	100	64%				15.33	1.70
W30.1x	10.44	10.44	WB30 HDR	100	80%			10.44		
W30.2x	2.33	2.33	WB30 HDR	100	80%			2.33		
W31x	3.06	3.06	WB31 HDR	100	80%			3.06		
W32x	4.20	4.20	WB32 HDR	100	80%			4.20		
W41x	8.70		WB41 MDR	100	70%				8.70	
Total	**86.03**	**37.33**			**68%**	**13.05**	**0.00**	**20.03**	**42.52**	**10.43**

Amendment to the

Sierra Vista Specific Plan

MASTER DRAINAGE PLAN

For:

STORMWATER QUALITY MANAGEMENT PLAN

February 20, 2018

Prepared By:

Civil Engineering Solutions, Inc
590 E Street
Lincoln, CA 95648
(916) 645-5700

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PURPOSE

The purpose of this document is to update the Stormwater Quality Management Plan for the Sierra Vista Specific Plan for updated project information, and to provide an update to the stormwater Management Plan criteria outlined in the Master Drainage Study.

DESCRIPTION OF CHANGES:

Low Impact Development Measures:

The Master Plan outlined the use of Low Impact Development (LID) Measures in the form of RSV's, which acted like a quota system. In order to meet the requirements of the updated MS4 permit, the project will update the LID calculation methodology and system to meet the requirements of the "West Placer Storm Water Quality Design Manual" (Final Draft), which includes a spreadsheet – Template system for calculation.

LID minimum use thresholds are based on the expected amount of usage for LID measures for each land use type contributing to each outfall location. Table 1 identifies the expected LID usage for each development land use type within the specific plan:

The land uses highlighted in green will do their Low Impact Development Measures and stormwater quality treatment to satisfy 100% of the requirements within their development area such that additional end of pipe treatment and additional Low Impact Development Measures will not be necessary for these land uses. These Land uses include: Parks, Open Space, Roadways and Commercial. For the purpose of the "Template Calculations" performed to demonstrate compliance with the West Placer Manual, the land uses in green are assumed to provide LID measures to mitigate 100% of their new impervious surfaces, as shown in Table 1.

Commercial projects go through a separate plan check process that will require they meet the requirements of the permit at their project boundary points of discharge. The Roadway land use designation within the project occurs at Arterial and some Major Collector roadways. The City proposes that a specialized Bioretention inlet design be used at these locations to perform Low Impact Development benefits and stormwater quality treatment to meet the requirements of the MS4 permit and the West Placer Manual's requirements. A detail of the proposed roadway bioretention inlet features is provided in Figure 1. Table 2 outlines the sizing criteria for the roadway biorentention inlets based on calculations put through the West Placer Templates.

The remaining Residential Development types are not expected to be able to provide 100% onsite LID measures to satisfy the West Placer Manual requirements, due space and setback constraints with foundations, joint utility trenches and roadway features. The estimated amount of these measures that will be provided are listed in TABLE 1. The remaining LID mitigation will be needed at the end of pipe. The amounts of remaining treatment needed is detailed in the included "Template Calculations", and summary shown in Table 3.

TABLE 1 – LID PLANNED USAGE for SIERRA VISTA SPECIFIC PLAN

LID QUOTA ASSUMPTIONS (Values below are per acre of Gross Total Development Type)
FOR IMPERVIOUS AREA REDUCTIONS VIA LID

LANDUSE		com	hdr	ldr	mdr	os	p	road
EST Impervious % without LID		70	60	40	50	0	5	85
MAX IMPERVIOUS % AFTER LID		**0**	**17.97**	**7.57**	**26.71**	**0**	**-1.01**	**0**
EST IMP % REDUCTION		100%	70%	81%	47%	0%	120%	100%
Impervious Area per Acre		30492	26136	17424	21780	0	2178	37026
**Required Imp A Reduction / Acre		30492	18308	14128	10143	0	2616	37027
Est. Added Volume / Acre (ft3)		2058	1764	1176	1470	0	147	2499
Precip (inches)		0.900	0.900	0.900	0.900	0.900	0.900	0.900
SWQ Vol per Acre : C * I (inches)		0.810	0.810	0.810	0.810	0.810	0.810	0.810
STREAM Setbacks	(Aimp)	0	0	0	0	0	0	0
Soil Quality	Apond (ft2)	0	0	0	0	0	0	0
	Dpond (ft)	0	0	0	0	0	0	0
Area	Asa (ft2)	650	0	1000	0	0	0	0
Depth	Dsa (ft)	1	0	1	0	0	0	0
Porosity	n	0.35	0	0.35	0	0	0	0
TREES	# Evergreen	6	4	9	9	0	8	6
	# Diciduous	6	4	9	9	0	8	6
IMP A DISCONNECT	Area (ft2)	*25160*	17000	6000	7200	0	0	*35065*
POROUS PAVEMENT	Ares (ft2)	0	0	0	0	0	0	0
	Dres (ft)	0	0	0	0	0	0	0
	nagg	0	0	0	0	0	0	0
	C	0	0	0	0	0	0	0
Vegetated Swales	Aimp (ft2)	0	0	0	0	0	0	0
Rain Barrels-Storage	Va (ft3)	0	0	0	0	0	0	0
Estimated Vol Reduction (ft3)		**2058.2**	**1235.8**	**953.7**	**684.7**	**0.0**	**176.6**	**2499.3**
Est. Imp A Reduction (ft2)		**30492**	**18308**	**14128**	**10143**	**0**	**2616**	**37027**
Area Red Criteria Met?		**YES**	**YES**	**YES**	**YES**	**YES**	**YES**	**YES**
Remaining Vol Red. Regional:		**0**	**528**	**222**	**785**	**0**	**-30**	**0**

Italicized/underline are modified to represent in system treatment

Green are self mitigating or onsite mitigating land use per this plan

** Impervious Reduction Required to hit LID quotas established here - Additional LID could be performed to reduce end of pipe treatment.

Figure 1 : Roadway Bioretention Detail

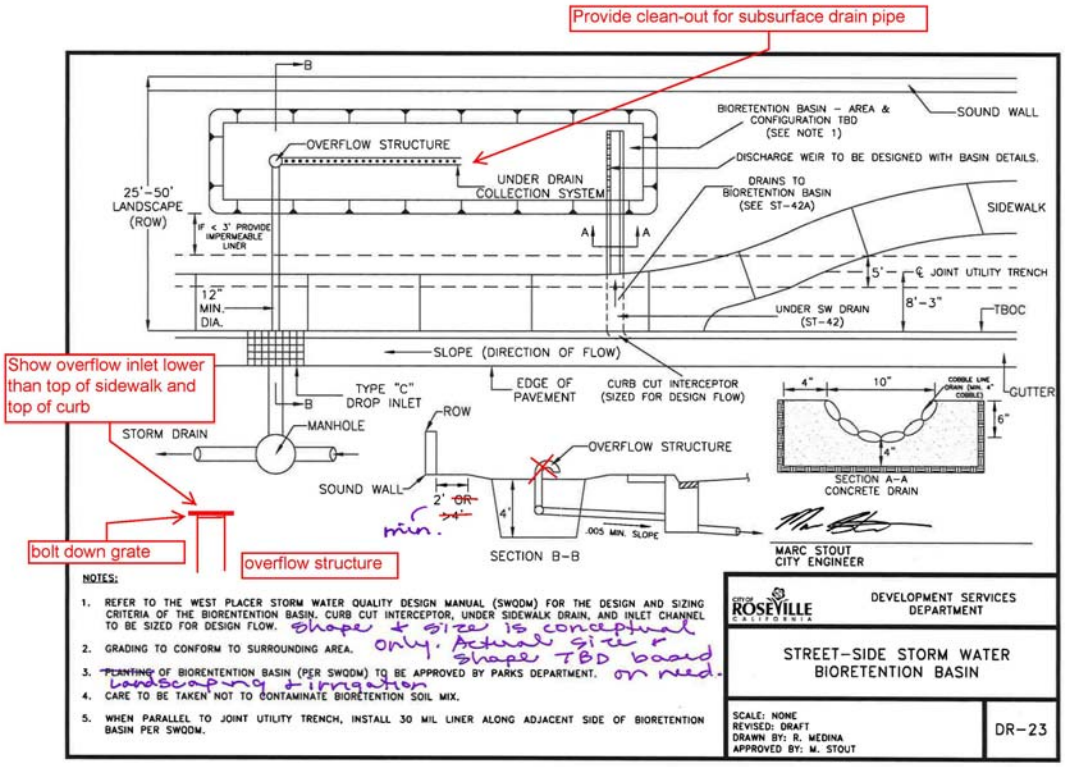


TABLE 2 – Roadway Bioretention Sizing Criteria

Bioretention Sizing Criteria for Roadway Treatment					
Total Shed Area (ac)	**Storage Area (sf)**	**Infiltration Area (sf)**	*** Infilt Len (ft)**	*** Infilt Wid (ft)**	**Max Untreated Length (ft)**
0.25	16	12	6	2	15.7
0.5	33	25	10	2.5	29.4
0.75	49	37	12.3	3	31.9
1	65	49	14	3.5	39.2
1.25	81	61	15.25	4	44.1
1.5	98	74	18.5	4	49.9
2	130	98	19.6	5	58.9
3	195	146	24.3	6	75.7

(* for approx 4 to 1 L to W Ratio)

The maximum untreated length (gutter) is an estimate of the portion of the runoff shed which is treated by LID, and could offset a directly connected discharge for runoff removal purposes. However, treatment of this flow may still be required.

End of Pipe Treatment:

The West Placer Manual stipulates that all treatment and Low Impact Development mitigation that cannot be accomplished within the development areas needs to be performed at an end of pipe Best Management Practice. The Master Drainage Plan Anticipated the use of Vegetated Swales for the end of pipe treatment. While some vegetated swales will be utilized within the project due to grade limitations, the preferred method of end of pipe treatment will be Bioretention per the West Placer Manual. Bio retention includes a sub-drain infiltration and collection system and a minimum depth of fall to the sub-drain pipe invert of 18 inches. In some areas where this additional grade is not achievable, vegetated swales treatment will be allowed, per the specifications outlined in this document (see appendix B). An example detail for the Vegetated Swale Outfall configuration is shown in Figure 2. The example shown in Figure 2, includes bypass flow. Bypass flow would be required if flood velocities through the grassy swale would exceed 1 feet per second.

Where Bioretention is proposed, the sizing of the bioretntion is performed per the West Placer Templates (included in appendix A). An example detail for the bioretention concept is included in Figure 3. This detail includes a Bypass Flow configuration which would be required where flood velocities through the treatment area would exceed 1 fps without bypass flow. Bioretention would be constructed per the specifications outlined in this document (see appendix C).

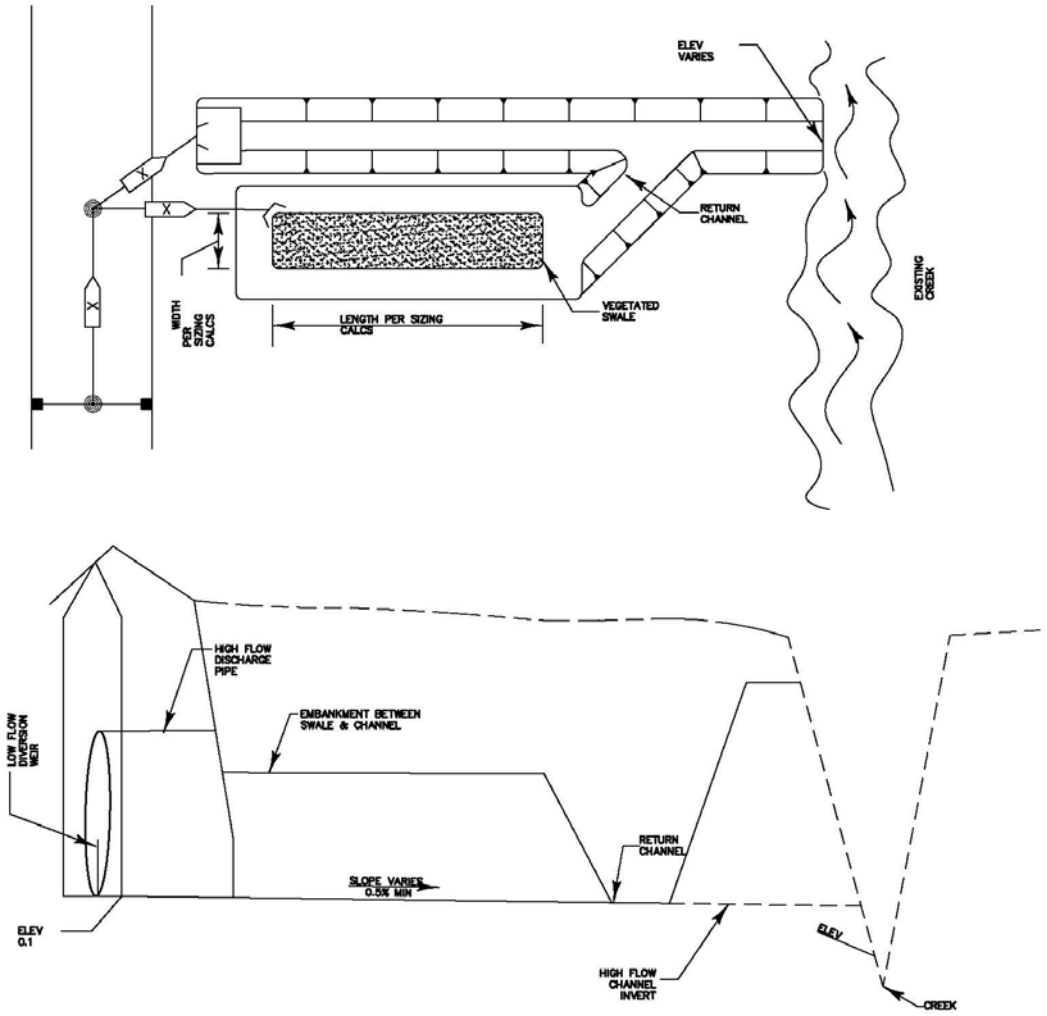
Table 3 provides sizing per the West Placer Templates for the pipe outfall locations of the Master Plan.

Oversized Exhibit SWQ-1 outlines the proposed storm drainage system alignments, and discharge locations, as well as the land use and watershed areas.

TABLE 3 – Pipe Outfall BMP Sizing per West Placer Templates

Outfall Location	Bio-Infiltration Ponding Surface Area (ft^2)	Bio-Infiltration - Infiltrating Surface Area(ft^2)	Vegetated Swale (S=0.5%) Width (ft)	Vegetated Swale (S=0.5%) Length (ft)	BMP Design Flow Rate (cfs)	BMP Design Water Quality Volume (ft^3)	Ownership Area
W1	7160	5370	17.5	105.1	0.77	9338.27	SE
U1	150	112.5	0.5	100	0.01	131.88	SE
M1I	4520	3390	8	145.12	0.5	6102.34	SE
MFOUT	5610	4207.5	9.9	146.34	0.6	7325.53	SE
AAOUT	7040	5280	12.3	147.36	0.76	9263.21	SE
N3C1	356	267	0.8	106.76	0.04	469.5	SE
Z1	517	387.75	1.1	115.55	0.05	587.26	SE
X1	1170	877.5	2.3	131.38	0.11	1316.95	SE
V1	10	7.5	0.2	100	0	8.49	SE
TT1	1420	1065	2.7	133.96	0.15	1843.64	AKT
T1A	5850	4387.5	10.3	146.55	0.64	7793.87	NW_OFF
T1C	780	585	1.6	124.41	0.08	1009.98	NW
T1B	380	285	0.8	106.76	0.04	494.47	NW
SS1	8	6	0.2	100	0	7.55	AKT
S1	3000	2250	5.3	142.01	0.32	3908.24	NW
R1	1425	1068.75	2.7	133.96	0.16	1921.17	Fed
QQ1	3650	2737.5	6.5	143.69	0.4	4794.85	AKT
Q1	1550	1162.5	2.9	135.03	0.17	1998.66	Fed
PP1	500	375	1.1	115.55	0.05	559.29	AKT
P1	4550	3412.5	8	145.12	0.51	6095.21	Fed
OO1	700	525	1.4	121.44	0.08	925.22	AKT
NN1	150	112.5	0.5	100	0.01	162.21	AKT
N1k	5115	3836.25	9.1	145.89	0.55	6657.25	Fed
N1J	235	176.25	0.7	102.79	0.02	296.87	Fed
N1I	180	135	0.5	100	0.02	222.65	Fed
N1H	610	457.5	1.3	119.71	0.06	773.98	Fed
N1G	375	281.25	0.8	106.76	0.04	477.11	Fed
N1F	460	345	1	113.03	0.05	583.13	Fed
N1E	1500	1125	2.7	133.96	0.01	148.86	Fed
N1C	640	480	1.4	121.44	0.09	1083.39	Fed
N1B	725	544	1.6	124.41	0.08	1008.69	Fed
N1A	2725	2044	4.9	141.28	0.29	3527.48	Fed
MM1	13	9.75	0.1	100	0	17.12	AKT
M1H	1	0.75	0	#DIV/0!	0	0	NE
M1E	4685	3513.75	8.3	145.35	0.51	6091	NE
M!D	910	682.5	1.8	126.84	0.1	1171.64	NE
M1C	265	198.75	0.6	100	0.03	343.47	NE
M1B	9260	6945	16	148.36	1	12136.41	NE
M1A	1560	1170	3	135.51	0.17	2021.68	NE
LL1	8355	6266.25	14.4	147.99	0.88	10694.37	AKT
L1	5100	3825	8.9	145.76	0.54	6542.29	Fed
JJ1	17250	12937.5	29.5	149.89	1.83	22130.59	AKT
H1B	11300	8475	19.4	148.94	1.22	14719.11	NW
H1A	3300	2475	8.2	102.73	0.38	4589	NW
GG1	80	60	0.2	100	0.01	106.73	SE
DD1	420	315	0.9	110.13	0.05	580.87	SE
CC1	8244	6183	14.3	147.96	0.95	11468.74	SE
BB1	435	326	0.9	110.13	0.05	605.12	SE
B1	5110	3833	9	145.83	0.59	7107.2	Offsite

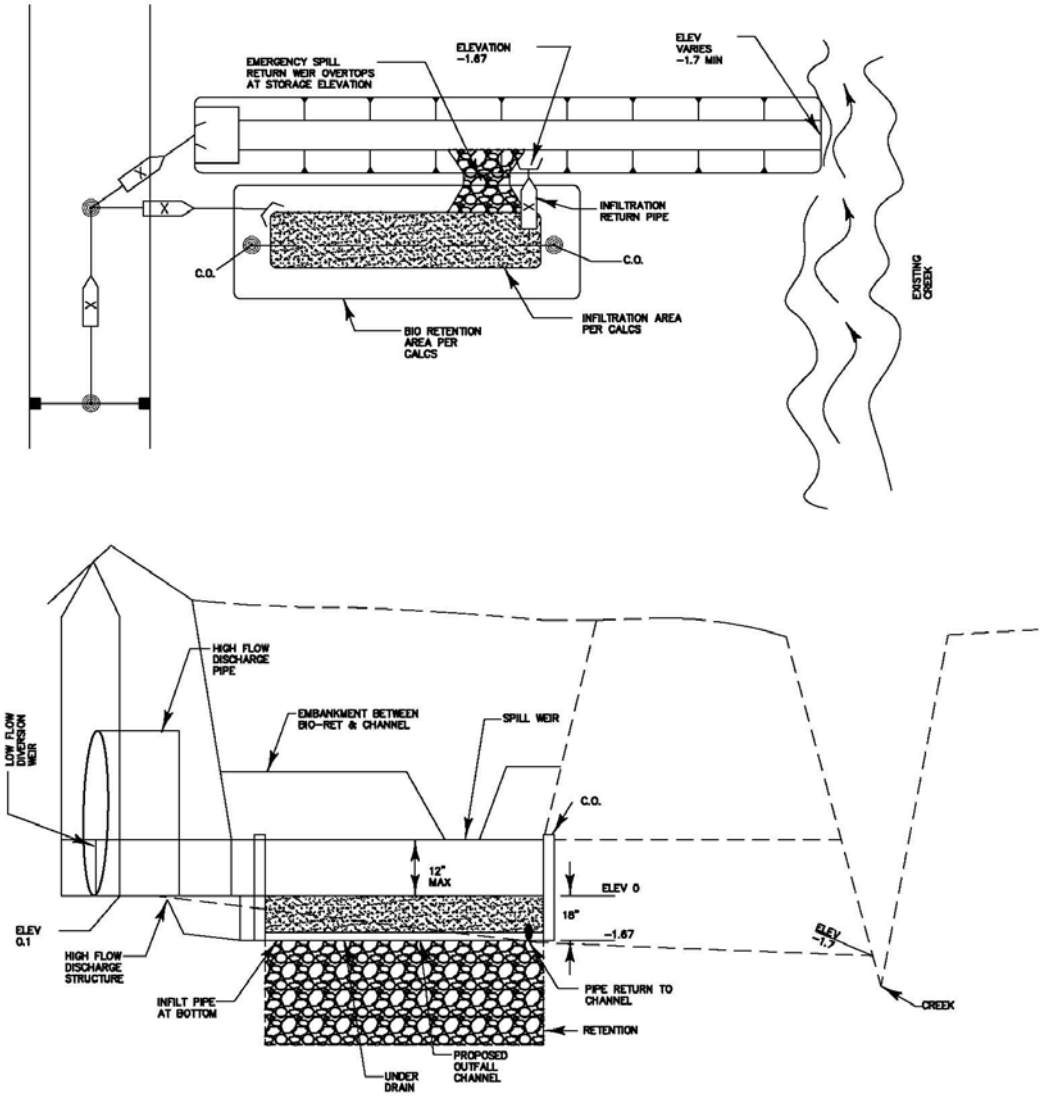
Figure 2 : Vegetated Swale Outfall with Bypass Detail



VEGETATED SWALE – WITH BYPASS OPTION

NO SCALE

Figure 3 : Bioretention Outfall with Bypass Detail



SVSP BIO-RETENTION
WITH BYPASS OUTFALL
CONCEPT

NO SCALE

APPENDIX A – West Placer Template Part 1

Post-Construction
Storm Water Quality Plan

For:

Sierra Vista Specific Plan (Part 1)
Placer County

Where applicable, insert Planning Permit No., Improvement Plan No., Grading Permit No., Building Permit No., Subdivision Number
Specify Lot Numbers if site is a portion of a Land Division (Subdivision or Parcel Map)

Prepared for:

Sierra Vista Specific Plan
Sierra Vista Owners Group
Insert Company Name
Insert Address
Insert City, State, ZIP
Insert Telephone No.

Prepared by:

Civil Engineering Solutions, Inc.
590 E Street
Lincoln, CA 95648
916 645 5700

Modified for City of Lincoln - January 23, 2017

20-Feb-18
Approval Date:_____

LID QUOTA ASSUMPTIONS (Values below are per acre of Gross Total Development Type)
FOR IMPERVIOUS AREA REDUCTIONS VIA LID

LANDUSE		com	hdr	ldr	mdr	os	p	road
EST Impervious % without LID		70	60	40	50	0	5	85
MAX IMPERVIOUS % AFTER LID		**0**	**17.97**	**7.57**	**26.71**	**0**	**-1.01**	**0**
EST IMP % REDUCTION		100%	70%	81%	47%	0%	120%	100%
Impervious Area per Acre		30492	26136	17424	21780	0	2178	37026
**Required Imp A Reduction / Acre		30492	18308	14128	10143	0	2616	37027
Est. Added Volume / Acre (ft3)		2058	1764	1176	1470	0	147	2499
Precip (inches)		0.900	0.900	0.900	0.900	0.900	0.900	0.900
SWQ Vol per Acre : C * I (inches)		0.810	0.810	0.810	0.810	0.810	0.810	0.810
STREAM Setbacks	(Aimp)	0	0	0	0	0	0	0
Soil Quality	Apond (ft2)	0	0	0	0	0	0	0
	Dpond (ft)	0	0	0	0	0	0	0
Area	Asa (ft2)	650	0	1000	0	0	0	0
Depth	Dsa (ft)	1	0	1	0	0	0	0
Porosity	n	0.35	0	0.35	0	0	0	0
TREES	# Evergreen	6	4	9	9	0	8	6
	# Diciduous	6	4	9	9	0	8	6
IMP A DISCONNECT	Area (ft2)	*25160*	17000	6000	7200	0	0	*35065*
POROUS PAVEMENT	Ares (ft2)	0	0	0	0	0	0	0
	Dres (ft)	0	0	0	0	0	0	0
	nagg	0	0	0	0	0	0	0
	C	0	0	0	0	0	0	0
Vegetated Swales	Aimp (ft2)	0	0	0	0	0	0	0
Rain Barrels-Storage	Va (ft3)	0	0	0	0	0	0	0
Estimated Vol Reduction (ft3)		**2058.2**	**1235.8**	**953.7**	**684.7**	**0.0**	**176.6**	**2499.3**
Est. Imp A Reduction (ft2)		**30492**	**18308**	**14128**	**10143**	**0**	**2616**	**37027**
Area Red Criteria Met?		**YES**	**YES**	**YES**	**YES**	**YES**	**YES**	**YES**
Remaining Vol Red. Regional:		**0**	**528**	**222**	**785**	**0**	**-30**	**0**

Italicized/underline are modified to represent in system treatment

Green are self mitigating or onsite mitigating land use per this plan

** Impervious Reduction Required to hit LID quotas established here - Additional LID could be performed to reduce end of pipe treatment.

Hydgrp=D	Hydgrp		com	hdr	ldr	mdr	os	p	road
		Infilt=>	0.09	0.09	0.09	0.09	0.09	0.09	0.07
		Imperv=>	70	60	40	50	0	5	85
		Imp LID=>	0	17.97	7.57	26.71	0	-1.01	0
shed	Shed Ac								
W1	74.74				64.7				10.1
U1	9.32								9.3
M1I	16.25					16.3			
MFOUT	61.27		15.7		28.4	5.6	8.6		3.1
AAOUT	67.93				62.9				5.0
N3C1	4.86				2.1		0.0	1.7	1.0
Z1	20.19		19.9				0.0	0.3	
X1	46.52		46.5						
V1	0.6								0.6
TT1	16.19				12.1		0.2	0.9	3.0
T1A	37.57				19.6	12.2	0.0	3.2	2.5
T1C	7.85				6.5			0.5	0.8
T1B	3.29				3.2		0.1	0.0	
SS1	0.08						0.1		
S1	17.25					11.1		1.7	4.5
R1	14.34				9.4			5.0	
QQ1	33.85		0.1		32.3		0.0		1.5
Q1	17.44				13.1			1.2	3.2
PP1	19.85		18.5				0.2		1.1
P1	20.98					15.1	0.2	3.8	1.9
OO1	6.91				6.8		0.1	0.0	
NN1	6.12		5.2				0.0		0.9
N1k	62.79				62.8				
N1J	2.8				2.8				
N1I	2.1				2.1				
N1H	7.3				7.3				
N1G	4.5				4.5				
N1F	5.5				5.5				
N1E	1.36				0.9				0.4
N1C	9.9				7.8				2.1
N1A	24.03			8.3	7.3	0.0	0.0	2.6	5.8
MM1	4.22			0.0			0.0	4.2	
M1H	0.13						0.1		
M1E	58.48				56.6		0.1	0.8	1.1
M!D	12.07				10.6		0.0	0.8	0.7
M1C	3.67				3.4		0.0	0.3	
M1B	63.21		10.5	16.3		19.0	0.0	10.7	6.7
M1A	24.55				19.3			4.0	1.3
LL1	120.07		23.0		71.7		3.7	8.0	13.7
L1	61.63				44.2		0.0	1.3	16.2
JJ1	221.13		73.1		134.9			0.0	13.1
H1B	102.41		7.7		55.1	21.9	0.0	7.4	10.3
H1A	28.91				28.8	0.1			0.0
GG1	1.57						0.7	0.4	0.5
DD1	3.8				3.7				0.1
CC1	42.42			24.0		15.0		1.8	1.6
BB1	17.81		16.5						1.3
B1	19.36				0.1	18.5		0.1	0.6

Hydgrp=D	Hydgrp		com	hdr	ldr	mdr	os	p	road
		Infilt=>	0.09	0.09	0.09	0.09	0.09	0.09	0.07
		Imperv=>	70	60	40	50	0	5	85
		Imp LID=>	0	17.97	7.57	26.71	0	-1.01	0
shed	Shed Ac								
H1A	28.91				28.8	0.1			0.0
GG1	1.57						0.7	0.4	0.5
DD1	3.8				3.7				0.1
CC1	42.42			24.0		15.0		1.8	1.6
BB1	17.81		16.5						1.3
B1	19.36				0.1	18.5		0.1	0.6

Section 3 Regulated Projects

Section 3 forms are to be completed for all Regulated Projects.

Form 3-1 Site Location and Hydrologic Features

Site coordinates:	1 Latitude	2 Longitude	3 Elevation (ft. above sea level)	4 85th Percentile, 24 Hour Design Storm Depth (in):
Take GPS measurement at approximate center of site	38.74324	-120.55662	60	0.9

5 Receiving waters *Name of stream, lake or other downstream waterbody to which the site runoff eventually drains*	Sacramento River, NEMDC (Steelhead Creek)
6303(d) listed pollutants of concern *Refer to State Water Resources Control Board* www.waterboards.ca.gov/water_issues/programs/water_quality_assessment/#impaired	Mercury
7Is Project going to be phased? *If yes, ensure that the SWQP evaluates each phase with distinct DMAs, requiring LID BMPs to address runoff at time of completion.*	Yes - This is for Sierra Vista Specific Plan Level Analysis with Revisions for Some project Tentative Maps

8Use this form to show a conceptual schematic depicting DMAs and conveyance features connecting DMAs to the site outlet(s). An example is provided below that can be modified for the proposed project or a drawing clearly showing DMAs and

This is the Site Layout for ULTIMATE PVSP CONTRIBUTIONS TO THE P19A SWQ ELEMENTS (D2C and D1M are solely for future offsite items, but need to be constructed with channel improvements)

SEE SWQ-1 EXHIBIT

Form 3-2 Site Assessment and Layout Documentation

	Has this Item been considered in the Site Layout and depicted in the Site Plan?	
	Yes	**Not Applicable (Include brief explanation)**
Define the development envelope and protected areas, identifying areas that are most suitable for development areas to be left undisturbed.	X	
Concentrate development on portions of the site with less permeable soils and preserve areas that can promote infiltration.	X	
Limit overall impervious coverage of the site with paving and roofs.	X	
Set back development from creeks, wetlands, and riparian habitats.	x	
Preserve significant trees.	X	
Conform site layout along natural landforms.	X	
Avoid excessive grading and disturbance of vegetation and soils.	X	
Replicate the site's natural drainage patterns.	X	
Detain and retain runoff throughout the site.	X	

Attach a Site Plan that incorporates the applicable considerations above. Ensure that the following items are included in the Site Plan:

Site Boundary
Soil types and areal extents, test pit and infiltration test locations
Topographic data with 1 ft. contours
Existing natural hydrologic features (depressions, watercourses, wetlands, riparian corridors)
Environmentally sensitive areas and areas to be preserved.
Proposed locations and footprints of improvements creating new, or replaced, impervious surfaces
Potential pollutant sources and locations
Entire site divided into separate DMAs with unique identifiers
Existing and proposed site drainage network with flow directions and site run-on and discharge locations
Proposed design features and surface treatments used to minimize imperviousness and reduce runoff
Proposed locations and footprints of treatment and hydromodification management facilities
Design features for managing authorized non-stormwater discharges
Areas of soil and/or groundwater contamination
Existing utilities and easements
Maintenance areas

Form 3-4 Runoff Reduction Calculator for Site Design Measures on Regulated Projects

			1DMA ID No.	1		2		3		4	
Site Design Measure	**Runoff Reduction Parameters**				**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**
2 Adjacent/On-Site Stream Setbacks and Buffers	Aimp (ft2)	*impervious drainage area*		0	0	0	0	0	0	0	0
	V85 (in)	*runoff **volume** from 85th percentile impervious areas, 24-hour storm (C * i) (C=0.9)*		0.810		0.810		0.810		0.810	
3 Soil Quality Improvement and Maintenance	Apond	*ponding area*		0	22631	0	0	0	0	0	13495
	Dpond	*ponding depth*		0.0		0		0		0	
	Asa	*soil amendment area*		64660		0		0		38559	
	Dsa (ft)	*depth of amended soil*		1.000		1		1		1	
	n	*porosity of amended soil*		0.350		0.350		0.350		0.350	
4 Tree Planting and Preservation	ne	*number of new evergreen trees*		642	14180	56	1234	146	3228	418	9232
	nd	*number of new deciduous trees*		642		56		146		418	
	Atc (ft2)	*canopy area of existing trees to remain on the property*									
	V85 (in)	*runoff **volume** from 85th percentile impervious areas, 24-hour storm (C * i) (C=0.9)*		0.810		0.810		0.810		0.810	
5 Rooftop and Impervious Area Disconnection	Aimp	*impervious drainage area*		741415	50046	326806	22059	117000	7898	712333	48082
	V85 (in)	*runoff **volume** from 85th percentile impervious areas, 24-*		0.810		0.810		0.810		0.810	
6 Porous Pavement	Ares	*area of gravel storage layer*		0	0	0	0	0	0	0	0
	Dres (ft)	*depth of gravel storage layer*		0.0		0		0		0	
	nagg	*porosity of aggregate*		0.0		0		0		0	
	C	*efficiency factor*		0.0		0		0		0	
7 Vegetated Swales	Aimp	*impervious drainage area*		0	0	0	0	0	0	0	0
	V85 (in)	*runoff volume from 85th percentile impervious areas, 24-*		0.810		0.810		0.810		0.810	
8 Rain Barrels and Cisterns	N	*number of rain barrels and/or cister*		0	0	0	0		0		0
	Va (ft3)	*volume of each rain barrel and/or c*		0		0		0		0	
9 Do all Site Design Measures meet the design requirements outlined in the Fact Sheets?						Yes	X	No			
10 Total Volume Reduction (ft3)				86856		23294		11126		70810	
11 Effective Treated Impervious Area (ft2)				1286761		345092		164824		1049037	

Form 3-4 Runoff Reduction Calculator for Site Design Measures on Regulated Projects

DMA ID No.	5		6		7		8		9		10		11		12	
Runoff Reduction Parameters		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**
impervious drainage area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
*runoff **volume** from 85th percentile impervious areas, 24-hour storm (C * i) (C=0.9)*	0.810		0.810		0.810		0.810		0.810		0.810		0.810		0.810	
ponding area	0	22029	0	735	0	4530	0	10583	0	0	0	4228	0	6871	0	2286
ponding depth	0		0		0		0		0		0		0		0	
soil amendment area	62940		2100		12942		30238		0		12080		19630		6530	
depth of amended soil	1		1		1		1		1		1		1		1	
porosity of amended soil	0		0		0		0		0		0		0		0	
number of new evergreen trees	596	13164	39	858	122	2684	279	6161	4	79	134	2960	327	7226	68	1495
number of new deciduous trees	596		39		122		279		4		134		327		68	
canopy area of existing trees to remain on the property																
*runoff volume from 85th percentile impervious areas, 24-hour storm (C * i) (C=0.9)*	0.810		0.810		0.810		0.810		0.810		0.810		0.810		0.810	
impervious drainage area	552614	37301	48016	3241	500936	33813	1170443	79005	21039	1420	178376	12040	291817	19698	67583	4562
runoff volume from 85th percentile impervious areas, 24-	0.810		0.810		0.810		0.810		0.810		0.810		0.810		0.810	
area of gravel storage layer	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
depth of gravel storage layer	0		0		0		0		0		0		0		0	
porosity of aggregate	0		0		0		0		0		0		0		0	
efficiency factor	0		0		0		0		0		0		0		0	
impervious drainage area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
runoff volume from 85th percentile impervious areas, 24-	0.810		0.810		0.810		0.810		0.810		0.810		0.810		0.810	
number of rain barrels and/or cisterns		0		0		0		0		0		0		0		0
volume of each rain barrel and/or cistern	0		0		0		0		0		0		0		0	
Total Volume Reduction	**72495**		**4834**		**41027**		**95749**		**1500**		**19229**		**33794**		**8342**	
Effective Treated Impervious Area	**1073993**		**71618**		**607809**		**1418505**		**22216**		**284871**		**500652**		**123583**	

Form 3-4 Runoff Reduction Calculator for Site Design Measures on Regulated Projects

DMA ID No.	13		14		15		16		17		18		19		20	
Runoff Reduction Parameters		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**
impervious drainage area	0		0		0		0		0		0		0		0	
*runoff **volume** from 85th percentile impervious areas, 24-hour storm (C * i) (C=0.9)*	0.810	0	0.810	0	0.810	0	0.810	0	0.810	0	0.810	0	0.810	0	0.810	0
ponding area	0		0		0		0		0		0		0		0	
ponding depth	0		0		0		0		0		0		0		0	
soil amendment area	3210	1124	0	0	0	0	9370	3280	32309	11308	13080	4578	12045	4216	0	0
depth of amended soil	1		1		1		1		1		1		1		1	
porosity of amended soil	0		0		0		0		0		0		0		0	
number of new evergreen trees	29		0		140		124		300		146		118		178	
number of new deciduous trees	29		0		140		124		300		146		118		178	
canopy area of existing trees to remain on the property		639		0		3094		2739		6617		3229		2602		3929
*runoff volume from 85th percentile impervious areas, 24-hour storm (C * i) (C=0.9)*	0.810		0.810		0.810		0.810		0.810		0.810		0.810		0.810	
impervious drainage area	19260		0		235815		56220		247727		188935		505488		174436	
runoff volume from 85th percentile impervious areas, 24-	0.810	1300	0.810	0	0.810	15918	0.810	3795	0.810	16722	0.810	12753	0.810	34120	0.810	11774
area of gravel storage layer	0		0		0		0		0		0		0		0	
depth of gravel storage layer	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
porosity of aggregate	0		0		0		0		0		0		0		0	
efficiency factor	0		0		0		0		0		0		0		0	
impervious drainage area	0		0		0		0		0		0		0		0	
runoff volume from 85th percentile impervious areas, 24-	0.810	0	0.810	0	0.810	0	0.810	0	0.810	0	0.810	0	0.810	0	0.810	0
number of rain barrels and/or cisterns		0		0		0		0		0		0		0		0
volume of each rain barrel and/or cistern	0		0		0		0		0		0		0		0	
Total Volume Reduction	**3063**		**0**		**19012**		**9813**		**34647**		**20560**		**40938**		**15704**	
Effective Treated Impervious Area	**45378**		**0**		**281654**		**145383**		**513287**		**304597**		**606494**		**232648**	

Form 3-4 Runoff Reduction Calculator for Site Design Measures on Regulated Projects

DMA ID No.	21		22		23		24		25		26		27		28	
Runoff Reduction Parameters		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**
impervious drainage area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
*runoff **volume** from 85th percentile impervious areas, 24-hour storm (C * i) (C=0.9)*	0.810		0.810		0.810		0.810		0.810		0.810		0.810		0.810	
ponding area	0	2387	0	1176	0	21977	0	980	0	735	0	2555	0	1575	0	1925
ponding depth	0		0		0		0		0		0		0		0	
soil amendment area	6820		3361		62790		2800		2100		7300		4500		5500	
depth of amended soil	1		1		1		1		1		1		1		1	
porosity of amended soil	0		0		0		0		0		0		0		0	
number of new evergreen trees	178	3072	37	807	565	12473	25	556	19	417	66	1450	41	894	50	1093
number of new deciduous trees	62		37		565		25		19		66		41		50	
canopy area of existing trees to remain on the property																
*runoff volume from 85th percentile impervious areas, 24-hour storm (C * i) (C=0.9)*	0.810		0.810		0.810		0.810		0.810		0.810		0.810		0.810	
impervious drainage area	40920	2762	162337	10958	376740	25430	16800	1134	12600	851	43800	2957	27000	1823	33000	2228
*runoff volume from 85th percentile impervious areas, 24-hour storm (C * i) (C=0.9)*	0.810		0.810		0.810		0.810		0.810		0.810		0.810		0.810	
area of gravel storage layer	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
depth of gravel storage layer	0		0		0		0		0		0		0		0	
porosity of aggregate	0		0		0		0		0		0		0		0	
efficiency factor	0		0		0		0		0		0		0		0	
impervious drainage area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
*runoff volume from 85th percentile impervious areas, 24-hour storm (C * i) (C=0.9)*	0.810		0.810		0.810		0.810		0.810		0.810		0.810		0.810	
number of rain barrels and/or cisterns		0		0		0		0		0		0		0		0
volume of each rain barrel and/or cistern	0		0		0		0		0		0		0		0	
Total Volume Reduction	**8221**		**12940**		**59880**		**2670**		**2003**		**6962**		**4291**		**5245**	
Effective Treated Impervious Area	**121799**		**191710**		**887109**		**39559**		**29669**		**103136**		**63577**		**77705**	

Form 3-4 Runoff Reduction Calculator for Site Design Measures on Regulated Projects

DMA ID No.	29		30		31		32		33		34		35		36	
Runoff Reduction Parameters		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**
impervious drainage area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
*runoff **volume** from 85th percentile impervious areas, 24-hour storm (C * i) (C=0.9)*	0.810		0.810		0.810		0.810		0.810		0.810		0.810		0.810	
ponding area	0	329	0	0	0	2720	0	0	0	2545	0	0	0	0	0	19793
ponding depth	0		0		0		0		0		0		0		0	
soil amendment area	940		0		7770		0		7270		0		0		56550	
depth of amended soil	1		1		1		1		1		1		1		1	
porosity of amended soil	0		0		0		0		0		0		0		0	
number of new evergreen trees	11	242	0	0	83	1826	0	0	155	3413	33	738	0	0	522	11518
number of new deciduous trees	11		0		83		0		155		33		0		522	
canopy area of existing trees to remain on the property																
*runoff volume from 85th percentile impervious areas, 24-hour storm (C * i) (C=0.9)*	0.810		0.810		0.810		0.810		0.810		0.810		0.810		0.810	
impervious drainage area	20367	1375	0	0	121308	8188	0	0	388180	26202	340	23	0	0	377170	25459
*runoff volume from 85th percentile impervious areas, 24-hour storm (C * i) (C=0.9)*	0.810		0.810		0.810		0.810		0.810		0.810		0.810		0.810	
area of gravel storage layer	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
depth of gravel storage layer	0		0		0		0		0		0		0		0	
porosity of aggregate	0		0		0		0		0		0		0		0	
efficiency factor	0		0		0		0		0		0		0		0	
impervious drainage area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
runoff volume from 85th percentile impervious areas, 24-	0.810		0.810		0.810		0.810		0.810		0.810		0.810		0.810	
number of rain barrels and/or cisterns		0		0		0		0		0		0		0		0
volume of each rain barrel and/or cistern	0		0		0		0		0		0		0		0	
Total Volume Reduction	**1946**		**0**		**12733**		**0**		**32159**		**761**		**0**		**56770**	
Effective Treated Impervious Area	**28832**		**0**		**188644**		**0**		**476437**		**11275**		**0**		**841031**	

Form 3-4 Runoff Reduction Calculator for Site Design Measures on Regulated Projects

DMA ID No.	37		38		39		40		41		42		43		44	
Runoff Reduction Parameters		Runoff Reduction (ft3)		Runoff Reduction (ft3)		Runoff Reduction (ft3)		Runoff Reduction (ft3)		Runoff Reduction (ft3)		Runoff Reduction (ft3)		Runoff Reduction (ft3)		Runoff Reduction (ft3)
impervious drainage area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
*runoff **volume** from 85th percentile impervious areas, 24-hour storm (C * i) (C=0.9)*	0.810		0.810		0.810		0.810		0.810		0.810		0.810		0.810	
ponding area	0	3693	0	1183	0	2384	0	6738	0	30311	0	15453	0	63844	0	21043
ponding depth	0		0		0		0		0		0		0		0	
soil amendment area	10550		3380		6812		19250		86604		44150		182412		60122	
depth of amended soil	1		1		1		1		1		1		1		1	
porosity of amended soil	0		0		0		0		0		0		0		0	
number of new evergreen trees	105	2328	33	721	425	9377	213	4703	929	20512	505	11141	1732	38219	860	18987
number of new deciduous trees	105		33		425		213		929		505		1732		860	
canopy area of existing trees to remain on the property																
*runoff volume from 85th percentile impervious areas, 24-hour storm (C * i) (C=0.9)*	0.810		0.810		0.810		0.810		0.810		0.810		0.810		0.810	
impervious drainage area	88897	6001	20280	1369	#####	61691	161085	10873	######	100402	832602	56201	######	209851	######	70346
runoff volume from 85th percentile impervious areas, 24-	0.810		0.810		0.810		0.810		0.810		0.810		0.810		0.810	
area of gravel storage layer	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
depth of gravel storage layer	0		0		0		0		0		0		0		0	
porosity of aggregate	0		0		0		0		0		0		0		0	
efficiency factor	0		0		0		0		0		0		0		0	
impervious drainage area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
runoff volume from 85th percentile impervious areas, 24-	0.810		0.810		0.810		0.810		0.810		0.810		0.810		0.810	
number of rain barrels and/or cisterns		0		0		0		0		0		0		0		0
volume of each rain barrel and/or cistern	0		0		0		0		0		0		0		0	
Total Volume Reduction	**12022**		**3273**		**73452**		**22313**		**151225**		**82794**		**311914**		**110375**	
Effective Treated Impervious Area	**178096**		**48486**		**1088179**		**330567**		**2240375**		**1226575**		**4620951**		**1635189**	

Form 3-4 Runoff Reduction Calculator for Site Design Measures on Regulated Projects

			1DMA ID No.	1		2		3		4	
Site Design Measure	**Runoff Reduction Parameters**				**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**		**Runoff Reduction (ft3)**
2 Adjacent/On-Site Stream Setbacks and Buffers	Aimp (ft2)	*impervious drainage area*		0	0	0	0	0	0	0	0
	V85 (in)	*runoff **volume** from 85th percentile impervious areas, 24-hour storm (C * i) (C=0.9)*		0.810		0.810		0.810		0.810	
3 Soil Quality Improvement and Maintenance	Apond	*ponding area*		0	10073	0	0	0	1295	0	0
	Dpond	*ponding depth*		0.0		0		0		0	
	Asa	*soil amendment area*		28780		0		3700		0	
	Dsa (ft)	*depth of amended soil*		1.000		1		1		1	
	n	*porosity of amended soil*		0.350		0.350		0.350		0.350	
4 Tree Planting and Preservation	ne	*number of new evergreen trees*		260	5742	6	137	34	748	255	5633
	nd	*number of new deciduous trees*		260		6		34		255	
	Atc (ft2)	*canopy area of existing trees to remain on the property*									
	V85 (in)	*runoff **volume** from 85th percentile impervious areas, 24-hour storm (C * i) (C=0.9)*		0.810		0.810		0.810		0.810	
5 Rooftop and Impervious Area Disconnection	Aimp	*impervious drainage area*		173895	11738	16130	1089	25707	1735	570907	38536
	V85 (in)	*runoff **volume** from 85th percentile impervious areas, 24-*		0.810		0.810		0.810		0.810	
6 Porous Pavement	Ares	*area of gravel storage layer*		0	0	0	0	0	0	0	0
	Dres (ft)	*depth of gravel storage layer*		0.0		0		0		0	
	nagg	*porosity of aggregate*		0.0		0		0		0	
	C	*efficiency factor*		0.0		0		0		0	
7 Vegetated Swales	Aimp	*impervious drainage area*		0	0	0	0	0	0	0	0
	V85 (in)	*runoff volume from 85th percentile impervious areas, 24-*		0.810		0.810		0.810		0.810	
8 Rain Barrels and Cisterns	N	*number of rain barrels and/or cister*		0	0	0	0		0		0
	Va (ft3)	*volume of each rain barrel and/or c*		0		0		0		0	
9 Do all Site Design Measures meet the design requirements outlined in the Fact Sheets?						Yes	X	No			
10 Total Volume Reduction (ft3)				27553		1226		3778		44169	
11 Effective Treated Impervious Area (ft2)				367377		16342		50379		588924	

Form 3-4 Runoff Reduction Calculator for Site Design Measures on Regulated Projects																
DMA ID No.	5		6		7		8		9		10		11		12	
Runoff Reduction Parameters		Runoff Reduction (ft3)		Runoff Reduction (ft3)		Runoff Reduction (ft3)		Runoff Reduction (ft3)		Runoff Reduction (ft3)		Runoff Reduction (ft3)		Runoff Reduction (ft3)		Runoff Reduction (ft3)
impervious drainage area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
*runoff **volume** from 85th percentile impervious areas, 24-hour storm (C * i) (C=0.9)*	0.810		0.810		0.810		0.810		0.810		0.810		0.810		0.810	
ponding area	0	3754	0	42	0	0	0	0	0	0	0	0	0	0	0	0
ponding depth	0		0		0		0		0		0		0		0	
soil amendment area	10725		120		0		0		0		0		0		0	
depth of amended soil	1		1		1		1		1		1		1		1	
porosity of amended soil	0		0		0		0		0		0		0		0	
number of new evergreen trees	107	2359	172	3802	0	0	0	0	0	0	0	0	0	0	0	0
number of new deciduous trees	107		172		0		0		0		0		0		0	
canopy area of existing trees to remain on the property																
*runoff volume from 85th percentile impervious areas, 24-hour storm (C * i) (C=0.9)*	0.810		0.810		0.810		0.810		0.810		0.810		0.810		0.810	
impervious drainage area	461075	31123	155660	10507	0	0	0	0	0	0	0	0	0	0	0	0
runoff volume from 85th percentile impervious areas, 24-	0.810		0.810		0.810		0.810		0.810		0.810		0.810		0.810	
area of gravel storage layer	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
depth of gravel storage layer	0		0		0		0		0		0		0		0	
porosity of aggregate	0		0		0		0		0		0		0		0	
efficiency factor	0		0		0		0		0		0		0		0	
impervious drainage area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
runoff volume from 85th percentile impervious areas, 24-	0.810		0.810		0.810		0.810		0.810		0.810		0.810		0.810	
number of rain barrels and/or cisterns		0		0		0		0		0		0		0		0
volume of each rain barrel and/or cistern	0		0		0		0		0		0		0		0	
Total Volume Reduction	**37235**		**14351**		**0**		**0**		**0**		**0**		**0**		**0**	
Effective Treated Impervious Area	**496467**		**191350**		**0**		**0**		**0**		**0**		**0**		**0**	

Form 3-5 Computation of Water Quality Design Criteria for Stormwater Treatment and Baseline Hydromodification Measures

DMA ID No.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
1Total impervious area requiring treatment	1499858	345082	353925	1207897	1281426	77776	607684	1418488	22216	324282	706369	#####	55953	0	#####	#####	#####	#####	#####	#####	#####	######
2 Impervious area untreated by Site Design Measures (ft2) Item 1 – Form 3-4 Item 11	213097	0	189101	158860	207434	6158	0	0	0	39412	205717	21297	10575	0	#####	28705	#####	42576	0	#####	0	0
3Additional pervious area draining to BMP (ft2)	1755816	60897	353925	1461024	1677605	133925	271793	607923	3920	380954	930180	#####	87360	3485	#####	#####	#####	#####	#####	#####	#####	74880
4 Composite DMA Runoff Coefficient (Rc) Enter area weighted composite runoff coefficient representing entire DMA	0.088	0.040	0.207	0.083	0.091	0.062	0.040	0.040	0.040	0.081	0.127	0.085	0.093	0.040	0.154	0.074	0.092	0.081	0.040	0.165	0.094	0.040
5 Water Quality Volume (WQV) (ft3) WQV = 1/12 * (Item 2 + Item 3) *Item 4] * Unit WQV	9338	132	6102	7326	9263	470	587	1317	8	1844	7794	1010	494	8	3908	1921	4795	1999	559	6095	925	162
6 Water Quality Flow (WQF) (cfs) WQF = 1/43,560 * [0.2* (Item 2 + Item 3) * Item4]	0.792	0.011	0.517	0.621	0.785	0.040	0.050	0.112	0.001	0.156	0.661	0.086	0.042	0.001	0.331	0.163	0.406	0.169	0.047	0.517	0.078	0.014

DMA ID No.	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44
1Total impervious area requiring treatment	1094053	48787.2	36590.4	127195	78408	95832	31929.5	0	214250	0	564167	9605	0	1E+06	2E+05	59503	1E+06	4E+05	2E+06	1E+06	5E+06	2E+06
2 Impervious area untreated by Site Design Measures (ft2) Item 1 – Form 3-4 Item 11	206944	9228	6921	24059	14831	18127	3098	0	25606	0	87731	0	0	#####	34433	11017	#####	61691	#####	#####	#####	######
3Additional pervious area draining to BMP (ft2)	1094053	48787	36590	127195	78408	95832	31929	0	214250	0	564167	9605	0	#####	#####	59503	#####	#####	#####	#####	#####	######
4 Composite DMA Runoff Coefficient (Rc) Enter area weighted composite runoff coefficient representing entire DMA	0.09	0.09	0.09	0.09	0.09	0.09	0.08	#DIV/0!	0.08	#DIV/0!	0.10	0.03	0.04	0.09	0.09	0.09	0.13	0.08	0.07	0.08	0.07	0.11
5 Water Quality Volume (WQV) (ft3) WQV = 1/12 * (Item 2 + Item 3) *Item 4] * Unit WQV	6657	297	223	774	477	583	149	#DIV/0!	1083	#DIV/0!	3527	17	0	6091	1172	343	12136	2022	10694	6542	22131	14719
6 Water Quality Flow (WQF) (cfs) WQF = 1/43,560 * [0.2* (Item 2 + Item 3) * Item4]	0.564	0.025	0.019	0.066	0.040	0.049	0.013	#DIV/0!	0.092	#DIV/0!	0.299	0.001	0.000	0.516	0.099	0.029	1.029	0.171	0.906	0.555	1.876	1.248

Form 3-5 Computation of Water Quality Design Criteria for Stormwater Treatment and Baseline Hydromodification Measures

DMA ID No.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
1Total impervious area requiring treatment	504447	17968.5	68171.4	1016494	551622	428238	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2 Impervious area untreated by Site Design Measures (ft2) Item 1 – Form 3-4 Item 11	137070	1627	17792	427570	55156	236888	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3Additional pervious area draining to BMP (ft2)	754873	50421	97357	831321	224182	415083	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4 Composite DMA Runoff Coefficient (Rc) Enter area weighted composite runoff coefficient representing entire DMA	0.095	0.038	0.093	0.168	0.040	0.201	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#####	#####	#####	#####	#####	#####	#####	#####	#####	#####	######
5 Water Quality Volume (WQV) (ft3) WQV = 1/12 * (Item 2 + Item 3) *Item 4] * Unit WQV	4589	107	581	11469	605	7107	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#####	#####	#####	#####	#####	#####	#####	#####	#####	#####	######
6 Water Quality Flow (WQF) (cfs) WQF = 1/43,560 * [0.2* (Item 2 + Item 3) * Item4]	0.389	0.009	0.049	0.972	0.051	0.602	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#####	#####	#####	#####	#####	#####	#####	#####	#####	#####	######

Form 3-6 Volume-Based Infiltrating Bioretention Measures

1DMA ID No. If combining multiple DMAs from Form 3-5, enter a new unique DMA ID No.	W1	U1	M1I	MFOUT
2WQV (ft3) Item 5 in Form 3-5 If combining multiple DMAs from Form 3-5, enter the sum of their respective WQVs.	9338	132	6102	7326
3 Surface Loading Rate Maximum 5.0 in/hr (5in/hr only when subdrains are used, otherwise use native soil rate)	5.00	5.00	5.00	5.00
4BMP Surface Area (ft2) Top of BMP	6715	95	4390	5270
5Infiltration rate of underlying soils (in/hr)	0.07	0.07	0.07	0.07
6Maximum ponding depth (ft) BMP specific, see BMP design details	0.5	0.5	0.5	0.5
7Ponding Depth (ft) dBMP = Minimum of (1/12 * Item 5 * 48 hrs) or Item 6	0.280	0.280	0.280	0.280
8Infiltrating surface area, SABMP (ft2) Bottom of BMP	5036	71	3293	3953
9Planting media depth, dmedia (ft)	1.5	1.5	1.5	1.5
10Planting media porosity	0.35	0.35	0.35	0.35
11Gravel depth, dmedia (ft) Only included in certain BMP types	3.5	3.5	3.5	3.5
12Gravel porosity	0.30	0.30	0.30	0.30
13Retention Volume (ft3) Vretention = Item 8 * [Item7 + (Item 9 * Item 10) + (Item 11 * Item 12) + (1.5* (Item 5 / 12))]	9,342.3	132.2	6,107.6	7,331.9
14Untreated Volume (ft3) Vuntreated = Item 2 – Item 13 If greater than zero, adjust BMP sizing variables and re-compute retention volume	0	0	0	0
15 Treated Flow Rate (ft3/s) Qtreated = (Item 3 * Item 4)/43,560	0.7708	0.0109	0.5039	0.6049
15A) Time to Empty in hours: (Must be less than 48 hours)	3.3668	3.3670	3.3668	3.3668
16Total Treated Flow Rate for Project (ft3/s) Qtotal = Sum of Item 15 for all DMAs				
17Is WQV for each DMA treated on-site?	Yes		No	Regional

Form 3-6 Volume-Based Infiltrating Bioretention Measures

1DMA ID No. If combining multiple DMAs from Form 3-5, enter a new unique DMA ID No.	AAOUT	N3C1	Z1	X1
2WQV (ft3) Item 5 in Form 3-5 If combining multiple DMAs from Form 3-5, enter the sum of their respective WQVs.	9263	470	587	1317
3 Surface Loading Rate Maximum 5.0 in/hr (5in/hr only when subdrains are used, otherwise use native soil rate)	5.00	5.00	5.00	5.00
4BMP Surface Area (ft2) Top of BMP	6660	340	425	950
5Infiltration rate of underlying soils (in/hr)	0.07	0.07	0.07	0.07
6Maximum ponding depth (ft) BMP specific, see BMP design details	0.5	0.5	0.5	0.5
7Ponding Depth (ft) dBMP = Minimum of (1/12 * Item 5 * 48 hrs) or Item 6	0.280	0.280	0.280	0.280
8Infiltrating surface area, SABMP (ft2) Bottom of BMP	4995	255	319	713
9Planting media depth, dmedia (ft)	1.5	1.5	1.5	1.5
10Planting media porosity	0.35	0.35	0.35	0.35
11Gravel depth, dmedia (ft) Only included in certain BMP types	3.5	3.5	3.5	3.5
12Gravel porosity	0.30	0.30	0.30	0.30
13Retention Volume (ft3) Vretention = Item 8 * [Item7 + (Item 9 * Item 10) + (Item 11 * Item 12) + (1.5* (Item 5 / 12))]	9,265.7	473.0	591.3	1,321.7
14Untreated Volume (ft3) Vuntreated = Item 2 – Item 13 If greater than zero, adjust BMP sizing variables and re-compute retention volume	0	0	0	0
15 Treated Flow Rate (ft3/s) Qtreated = (Item 3 * Item 4)/43,560	0.7645	0.0390	0.0488	0.1090
15A) Time to Empty in hours: (Must be less than 48 hours)	3.3668	3.3669	3.3669	3.3668

Form 3-6 Volume-Based Infiltrating Bioretention Measures

1DMA ID No. **If combining multiple DMAs from Form 3-5, enter a new unique DMA ID No.**	**V1**	**TT1**	**T1A**	**T1C**
2WQV (ft3) Item 5 in Form 3-5 If combining multiple DMAs from Form 3-5, enter the sum of their respective WQVs.	8	1844	7794	1010
3 Surface Loading Rate Maximum 5.0 in/hr (5in/hr only when subdrains are used, otherwise use native soil rate)	5.00	5.00	5.00	5.00
4BMP Surface Area (ft2) Top of BMP	7	1325	5605	726
5Infiltration rate of underlying soils (in/hr)	0.07	0.07	0.07	0.07
6Maximum ponding depth (ft) BMP specific, see BMP design details	0.5	0.5	0.5	0.5
7Ponding Depth (ft) dBMP = Minimum of (1/12 * Item 5 * 48 hrs) or Item 6	0.280	0.280	0.280	0.280
8Infiltrating surface area, SABMP (ft2) Bottom of BMP	5	994	4204	545
9Planting media depth, dmedia (ft)	1.5	1.5	1.5	1.5
10Planting media porosity	0.35	0.35	0.35	0.35
11Gravel depth, dmedia (ft) Only included in certain BMP types	3.5	3.5	3.5	3.5
12Gravel porosity	0.30	0.30	0.30	0.30
13Retention Volume (ft3) Vretention = Item 8 * [Item7 + (Item 9 * Item 10) + (Item 11 * Item 12) + (1.5* (Item 5 / 12))]	9.7	1,843.4	7,798.0	1,010.1
14Untreated Volume (ft3) Vuntreated = Item 2 – Item 13 If greater than zero, adjust BMP sizing variables and re-compute retention volume	0	0	0	0
15 Treated Flow Rate (ft3/s) Qtreated = (Item 3 * Item 4)/43,560	0.0008	0.1521	0.6434	0.0833
15A) Time to Empty in hours: (Must be less than 48 hours)	3.3699	3.3672	3.3668	3.3669

Form 3-6 Volume-Based Infiltrating Bioretention Measures

1DMA ID No. If combining multiple DMAs from Form 3-5, enter a new unique DMA ID No.	T1B	SS1	S1	R1
2WQV (ft3) Item 5 in Form 3-5 If combining multiple DMAs from Form 3-5, enter the sum of their respective WQVs.	494	8	3908	1921
3 Surface Loading Rate Maximum 5.0 in/hr (5in/hr only when subdrains are used, otherwise use native soil rate)	5.00	5.00	5.00	5.00
4BMP Surface Area (ft2) Top of BMP	360	7	2810	1385
5Infiltration rate of underlying soils (in/hr)	0.07	0.07	0.07	0.07
6Maximum ponding depth (ft) BMP specific, see BMP design details	0.5	0.5	0.5	0.5
7Ponding Depth (ft) dBMP = Minimum of (1/12 * Item 5 * 48 hrs) or Item 6	0.280	0.280	0.280	0.280
8Infiltrating surface area, SABMP (ft2) Bottom of BMP	270	5	2108	1039
9Planting media depth, dmedia (ft)	1.5	1.5	1.5	1.5
10Planting media porosity	0.35	0.35	0.35	0.35
11Gravel depth, dmedia (ft) Only included in certain BMP types	3.5	3.5	3.5	3.5
12Gravel porosity	0.30	0.30	0.30	0.30
13Retention Volume (ft3) Vretention = Item 8 * [Item7 + (Item 9 * Item 10) + (Item 11 * Item 12) + (1.5* (Item 5 / 12))]	500.9	9.7	3,909.4	1,926.9
14Untreated Volume (ft3) Vuntreated = Item 2 – Item 13 If greater than zero, adjust BMP sizing variables and re-compute retention volume	0	0	0	0
15 Treated Flow Rate (ft3/s) Qtreated = (Item 3 * Item 4)/43,560	0.0413	0.0008	0.3225	0.1590
15A) Time to Empty in hours: (Must be less than 48 hours)	3.3669	3.3699	3.3668	3.3668

Form 3-6 Volume-Based Infiltrating Bioretention Measures

1DMA ID No. **If combining multiple DMAs from Form 3-5, enter a new unique DMA ID No.**	**QQ1**	**Q1**	**PP1**	**P1**
2WQV (ft3) Item 5 in Form 3-5 If combining multiple DMAs from Form 3-5, enter the sum of their respective WQVs.	4795	1999	559	6095
3 Surface Loading Rate Maximum 5.0 in/hr (5in/hr only when subdrains are used, otherwise use native soil rate)	5.00	5.00	5.00	5.00
4BMP Surface Area (ft2) Top of BMP	3450	1440	405	4400
5Infiltration rate of underlying soils (in/hr)	0.07	0.07	0.07	0.07
6Maximum ponding depth (ft) BMP specific, see BMP design details	0.5	0.5	0.5	0.5
7Ponding Depth (ft) dBMP = Minimum of (1/12 * Item 5 * 48 hrs) or Item 6	0.280	0.280	0.280	0.280
8Infiltrating surface area, SABMP (ft2) Bottom of BMP	2588	1080	304	3300
9Planting media depth, dmedia (ft)	1.5	1.5	1.5	1.5
10Planting media porosity	0.35	0.35	0.35	0.35
11Gravel depth, dmedia (ft) Only included in certain BMP types	3.5	3.5	3.5	3.5
12Gravel porosity	0.30	0.30	0.30	0.30
13Retention Volume (ft3) Vretention = Item 8 * [Item7 + (Item 9 * Item 10) + (Item 11 * Item 12) + (1.5* (Item 5 / 12))]	4,799.8	2,003.4	563.5	6,121.5
14Untreated Volume (ft3) Vuntreated = Item 2 – Item 13 If greater than zero, adjust BMP sizing variables and re-compute retention volume	0	0	0	0
15 Treated Flow Rate (ft3/s) Qtreated = (Item 3 * Item 4)/43,560	0.3960	0.1653	0.0465	0.5051
15A) Time to Empty in hours: (Must be less than 48 hours)	3.3668	3.3668	3.3669	3.3668

Form 3-6 Volume-Based Infiltrating Bioretention Measures

1DMA ID No. If combining multiple DMAs from Form 3-5, enter a new unique DMA ID No.	OO1	NN1	N1k	N1J
2WQV (ft3) Item 5 in Form 3-5 If combining multiple DMAs from Form 3-5, enter the sum of their respective WQVs.	925	162	6657	297
3 Surface Loading Rate Maximum 5.0 in/hr (5in/hr only when subdrains are used, otherwise use native soil rate)	5.00	5.00	5.00	5.00
4BMP Surface Area (ft2) Top of BMP	665	120	4800	215
5Infiltration rate of underlying soils (in/hr)	0.07	0.07	0.07	0.07
6Maximum ponding depth (ft) BMP specific, see BMP design details	0.5	0.5	0.5	0.5
7Ponding Depth (ft) dBMP = Minimum of (1/12 * Item 5 * 48 hrs) or Item 6	0.280	0.280	0.280	0.280
8Infiltrating surface area, SABMP (ft2) Bottom of BMP	499	90	3600	161
9Planting media depth, dmedia (ft)	1.5	1.5	1.5	1.5
10Planting media porosity	0.35	0.35	0.35	0.35
11Gravel depth, dmedia (ft) Only included in certain BMP types	3.5	3.5	3.5	3.5
12Gravel porosity	0.30	0.30	0.30	0.30
13Retention Volume (ft3) Vretention = Item 8 * [Item7 + (Item 9 * Item 10) + (Item 11 * Item 12) + (1.5* (Item 5 / 12))]	925.2	167.0	6,678.0	299.1
14Untreated Volume (ft3) Vuntreated = Item 2 – Item 13 If greater than zero, adjust BMP sizing variables and re-compute retention volume	0	0	0	0
15 Treated Flow Rate (ft3/s) Qtreated = (Item 3 * Item 4)/43,560	0.0763	0.0138	0.5510	0.0247
15A) Time to Empty in hours: (Must be less than 48 hours)	3.3670	3.3670	3.3668	3.3669

Form 3-6 Volume-Based Infiltrating Bioretention Measures

1DMA ID No. If combining multiple DMAs from Form 3-5, enter a new unique DMA ID No.	N1I	N1H	N1G	N1F
2WQV (ft3) Item 5 in Form 3-5 If combining multiple DMAs from Form 3-5, enter the sum of their respective WQVs.	223	774	477	583
3 Surface Loading Rate Maximum 5.0 in/hr (5in/hr only when subdrains are used, otherwise use native soil rate)	5.00	5.00	5.00	5.00
4BMP Surface Area (ft2) Top of BMP	160	560	350	420
5Infiltration rate of underlying soils (in/hr)	0.07	0.07	0.07	0.07
6Maximum ponding depth (ft) BMP specific, see BMP design details	0.5	0.5	0.5	0.5
7Ponding Depth (ft) dBMP = Minimum of (1/12 * Item 5 * 48 hrs) or Item 6	0.280	0.280	0.280	0.280
8Infiltrating surface area, SABMP (ft2) Bottom of BMP	120	420	263	315
9Planting media depth, dmedia (ft)	1.5	1.5	1.5	1.5
10Planting media porosity	0.35	0.35	0.35	0.35
11Gravel depth, dmedia (ft) Only included in certain BMP types	3.5	3.5	3.5	3.5
12Gravel porosity	0.30	0.30	0.30	0.30
13Retention Volume (ft3) Vretention = Item 8 * [Item7 + (Item 9 * Item 10) + (Item 11 * Item 12) + (1.5* (Item 5 / 12))]	222.6	779.1	486.9	584.3
14Untreated Volume (ft3) Vuntreated = Item 2 – Item 13 If greater than zero, adjust BMP sizing variables and re-compute retention volume	0	0	0	0
15 Treated Flow Rate (ft3/s) Qtreated = (Item 3 * Item 4)/43,560	0.0184	0.0643	0.0402	0.0482
15A) Time to Empty in hours: (Must be less than 48 hours)	3.3676	3.3669	3.3669	3.3669

Form 3-6 Volume-Based Infiltrating Bioretention Measures

1DMA ID No. If combining multiple DMAs from Form 3-5, enter a new unique DMA ID No.	N1E	0	N1C	0
2WQV (ft3) Item 5 in Form 3-5 If combining multiple DMAs from Form 3-5, enter the sum of their respective WQVs.	149	#DIV/0!	1083	#DIV/0!
3 Surface Loading Rate Maximum 5.0 in/hr (5in/hr only when subdrains are used, otherwise use native soil rate)	5.00	5.00	5.00	5.00
4BMP Surface Area (ft2) Top of BMP	110	0	780	0
5Infiltration rate of underlying soils (in/hr)	0.07	0.07	0.07	0.07
6Maximum ponding depth (ft) BMP specific, see BMP design details	0.5	0.5	0.5	0.5
7Ponding Depth (ft) dBMP = Minimum of (1/12 * Item 5 * 48 hrs) or Item 6	0.280	0.280	0.280	0.280
8Infiltrating surface area, SABMP (ft2) Bottom of BMP	83	0	585	0
9Planting media depth, dmedia (ft)	1.5	1.5	1.5	1.5
10Planting media porosity	0.35	0.35	0.35	0.35
11Gravel depth, dmedia (ft) Only included in certain BMP types	3.5	3.5	3.5	3.5
12Gravel porosity	0.30	0.30	0.30	0.30
13Retention Volume (ft3) Vretention = Item 8 * [Item7 + (Item 9 * Item 10) + (Item 11 * Item 12) + (1.5* (Item 5 / 12))]	153.0	0.0	1,085.2	0.0
14Untreated Volume (ft3) Vuntreated = Item 2 – Item 13 If greater than zero, adjust BMP sizing variables and re-compute retention volume	0	#DIV/0!	0	#DIV/0!
15 Treated Flow Rate (ft3/s) Qtreated = (Item 3 * Item 4)/43,560	0.0126	0.0000	0.0895	0.0000
15A) Time to Empty in hours: (Must be less than 48 hours)	3.3670	#DIV/0!	3.3669	#DIV/0!

Form 3-6 Volume-Based Infiltrating Bioretention Measures

1DMA ID No. If combining multiple DMAs from Form 3-5, enter a new unique DMA ID No.	N1A	MM1	M1H	M1E
2WQV (ft3) Item 5 in Form 3-5 If combining multiple DMAs from Form 3-5, enter the sum of their respective WQVs.	3527	17	0	6091
3 Surface Loading Rate Maximum 5.0 in/hr (5in/hr only when subdrains are used, otherwise use native soil rate)	5.00	5.00	5.00	5.00
4BMP Surface Area (ft2) Top of BMP	2540	12	1	4400
5Infiltration rate of underlying soils (in/hr)	0.07	0.07	0.07	0.07
6Maximum ponding depth (ft) BMP specific, see BMP design details	0.5	0.5	0.5	0.5
7Ponding Depth (ft) dBMP = Minimum of (1/12 * Item 5 * 48 hrs) or Item 6	0.280	0.280	0.280	0.280
8Infiltrating surface area, SABMP (ft2) Bottom of BMP	1905	9	1	3300
9Planting media depth, dmedia (ft)	1.5	1.5	1.5	1.5
10Planting media porosity	0.35	0.35	0.35	0.35
11Gravel depth, dmedia (ft) Only included in certain BMP types	3.5	3.5	3.5	3.5
12Gravel porosity	0.30	0.30	0.30	0.30
13Retention Volume (ft3) Vretention = Item 8 * [Item7 + (Item 9 * Item 10) + (Item 11 * Item 12) + (1.5* (Item 5 / 12))]	3,533.8	16.7	1.4	6,121.5
14Untreated Volume (ft3) Vuntreated = Item 2 – Item 13 If greater than zero, adjust BMP sizing variables and re-compute retention volume	0	0	0	0
15 Treated Flow Rate (ft3/s) Qtreated = (Item 3 * Item 4)/43,560	0.2916	0.0014	0.0001	0.5051
15A) Time to Empty in hours: (Must be less than 48 hours)	3.3668	3.4523	3.3880	3.3668

Form 3-6 Volume-Based Infiltrating Bioretention Measures

1DMA ID No. If combining multiple DMAs from Form 3-5, enter a new unique DMA ID No.	M!D	M1C	M1B	M1A
2WQV (ft3) Item 5 in Form 3-5 If combining multiple DMAs from Form 3-5, enter the sum of their respective WQVs.	1172	343	12136	2022
3 Surface Loading Rate Maximum 5.0 in/hr (5in/hr only when subdrains are used, otherwise use native soil rate)	5.00	5.00	5.00	5.00
4BMP Surface Area (ft2) Top of BMP	850	250	8725	1455
5Infiltration rate of underlying soils (in/hr)	0.07	0.07	0.07	0.07
6Maximum ponding depth (ft) BMP specific, see BMP design details	0.5	0.5	0.5	0.5
7Ponding Depth (ft) dBMP = Minimum of (1/12 * Item 5 * 48 hrs) or Item 6	0.280	0.280	0.280	0.280
8Infiltrating surface area, SABMP (ft2) Bottom of BMP	638	188	6544	1091
9Planting media depth, dmedia (ft)	1.5	1.5	1.5	1.5
10Planting media porosity	0.35	0.35	0.35	0.35
11Gravel depth, dmedia (ft) Only included in certain BMP types	3.5	3.5	3.5	3.5
12Gravel porosity	0.30	0.30	0.30	0.30
13Retention Volume (ft3) Vretention = Item 8 * [Item7 + (Item 9 * Item 10) + (Item 11 * Item 12) + (1.5* (Item 5 / 12))]	1,182.6	347.8	12,138.7	2,024.3
14Untreated Volume (ft3) Vuntreated = Item 2 – Item 13 If greater than zero, adjust BMP sizing variables and re-compute retention volume	0	0	0	0
15 Treated Flow Rate (ft3/s) Qtreated = (Item 3 * Item 4)/43,560	0.0976	0.0287	1.0015	0.1670
15A) Time to Empty in hours: (Must be less than 48 hours)	3.3668	3.3669	3.3668	3.3668

Form 3-6 Volume-Based Infiltrating Bioretention Measures

1DMA ID No. **If combining multiple DMAs from Form 3-5, enter a new unique DMA ID No.**	**LL1**	**L1**	**JJ1**	**H1B**
2WQV (ft3) Item 5 in Form 3-5 If combining multiple DMAs from Form 3-5, enter the sum of their respective WQVs.	10694	6542	22131	14719
3 Surface Loading Rate Maximum 5.0 in/hr (5in/hr only when subdrains are used, otherwise use native soil rate)	5.00	5.00	5.00	5.00
4BMP Surface Area (ft2) Top of BMP	7700	4705	15910	10600
5Infiltration rate of underlying soils (in/hr)	0.07	0.07	0.07	0.07
6Maximum ponding depth (ft) BMP specific, see BMP design details	0.5	0.5	0.5	0.5
7Ponding Depth (ft) dBMP = Minimum of (1/12 * Item 5 * 48 hrs) or Item 6	0.280	0.280	0.280	0.280
8Infiltrating surface area, SABMP (ft2) Bottom of BMP	5775	3529	11933	7950
9Planting media depth, dmedia (ft)	1.5	1.5	1.5	1.5
10Planting media porosity	0.35	0.35	0.35	0.35
11Gravel depth, dmedia (ft) Only included in certain BMP types	3.5	3.5	3.5	3.5
12Gravel porosity	0.30	0.30	0.30	0.30
13Retention Volume (ft3) Vretention = Item 8 * [Item7 + (Item 9 * Item 10) + (Item 11 * Item 12) + (1.5* (Item 5 / 12))]	10,712.6	6,545.8	22,134.8	14,747.3
14Untreated Volume (ft3) Vuntreated = Item 2 – Item 13 If greater than zero, adjust BMP sizing variables and re-compute retention volume	0	0	0	0
15 Treated Flow Rate (ft3/s) Qtreated = (Item 3 * Item 4)/43,560	0.8838	0.5401	1.8262	1.2167
15A) Time to Empty in hours: (Must be less than 48 hours)	3.3668	3.3668	3.3668	3.3668

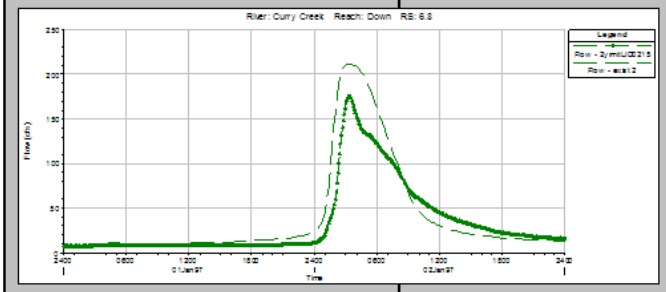
Form 3-6 Volume-Based Infiltrating Bioretention Measures

1DMA ID No. If combining multiple DMAs from Form 3-5, enter a new unique DMA ID No.	H1A	GG1	DD1	CC1
2WQV (ft3) Item 5 in Form 3-5 If combining multiple DMAs from Form 3-5, enter the sum of their respective WQVs.	4589	107	581	11469
3 Surface Loading Rate Maximum 5.0 in/hr (5in/hr only when subdrains are used, otherwise use native soil rate)	5.00	5.00	5.00	5.00
4BMP Surface Area (ft2) Top of BMP	3300	77	420	8244
5Infiltration rate of underlying soils (in/hr)	0.07	0.07	0.07	0.07
6Maximum ponding depth (ft) BMP specific, see BMP design details	0.5	0.5	0.5	0.5
7Ponding Depth (ft) dBMP = Minimum of (1/12 * Item 5 * 48 hrs) or Item 6	0.280	0.280	0.280	0.280
8Infiltrating surface area, SABMP (ft2) Bottom of BMP	2475	58	315	6183
9Planting media depth, dmedia (ft)	1.5	1.5	1.5	1.5
10Planting media porosity	0.35	0.35	0.35	0.35
11Gravel depth, dmedia (ft) Only included in certain BMP types	3.5	3.5	3.5	3.5
12Gravel porosity	0.30	0.30	0.30	0.30
13Retention Volume (ft3) Vretention = Item 8 * [Item7 + (Item 9 * Item 10) + (Item 11 * Item 12) + (1.5* (Item 5 / 12))]	4,591.1	107.1	584.3	11,469.5
14Untreated Volume (ft3) Vuntreated = Item 2 – Item 13 If greater than zero, adjust BMP sizing variables and re-compute retention volume	0	0	0	0
15 Treated Flow Rate (ft3/s) Qtreated = (Item 3 * Item 4)/43,560	0.3788	0.0088	0.0482	0.9463
15A) Time to Empty in hours: (Must be less than 48 hours)	3.3668	3.3671	3.3669	3.3668
16Total Treated Flow Rate for Project (ft3/s) Qtotal = Sum of Item 15 for all DMAs				
17Is WQV for each DMA treated on-site?	Yes		No	Regional

Form 3-6 Volume-Based Infiltrating Bioretention Measures

1DMA ID No. If combining multiple DMAs from Form 3-5, enter a new unique DMA ID No.	**BB1**	**B1**	**0**	**0**
2WQV (ft3) Item 5 in Form 3-5 If combining multiple DMAs from Form 3-5, enter the sum of their respective WQVs.	605	7107	#DIV/0!	#DIV/0!
3 Surface Loading Rate Maximum 5.0 in/hr (5in/hr only when subdrains are used, otherwise use native soil rate)	5.00	5.00	5.00	5.00
4BMP Surface Area (ft2) Top of BMP	435	5110	2905	6700
5Infiltration rate of underlying soils (in/hr)	0.07	0.07	0.07	0.07
6Maximum ponding depth (ft) BMP specific, see BMP design details	0.5	0.5	0.5	0.5
7Ponding Depth (ft) dBMP = Minimum of (1/12 * Item 5 * 48 hrs) or Item 6	0.280	0.280	0.280	0.280
8Infiltrating surface area, SABMP (ft2) Bottom of BMP	326	3833	2179	5025
9Planting media depth, dmedia (ft)	1.5	1.5	1.5	1.5
10Planting media porosity	0.35	0.35	0.35	0.35
11Gravel depth, dmedia (ft) Only included in certain BMP types	3.5	3.5	3.5	3.5
12Gravel porosity	0.30	0.30	0.30	0.30
13Retention Volume (ft3) Vretention = Item 8 * [Item7 + (Item 9 * Item 10) + (Item 11 * Item 12) + (1.5* (Item 5 / 12))]	605.2	7,109.3	4,041.6	9,321.4
14Untreated Volume (ft3) Vuntreated = Item 2 – Item 13 If greater than zero, adjust BMP sizing variables and re-compute retention volume	0	0	#DIV/0!	#DIV/0!
15 Treated Flow Rate (ft3/s) Qtreated = (Item 3 * Item 4)/43,560	0.0499	0.5865	0.3334	0.7691
15A) Time to Empty in hours: (Must be less than 48 hours)	3.3669	3.3668	#DIV/0!	#DIV/0!

Form 4.2B: Hydrograph Modification Results below:

7i Input a NAME of each POINT OF CONNECTION (POC)	Hydro0mod is demonstrated in the Master Plan	
Source of Hydrograph Modification Peak Flows (ex. Form 3-6 or HEC-RAS)	HEC-RAS	
7A Summarize the Total 2-year Pre-Project Peak Runof (ft3/s)	211.62	
7B Total 2-year Post-Project Peak Runof (ft3/s)	174.87	
8 Is the total post-project peak runoff equal to or less than the total pre-project peak runoff? Yes, if Item 7B is less than item 7A.	**YES**	**NOT COMPLETE**
You Can Paste in a Graphic of Hydrographs Comparison if Unsteady State Method is Used or provide additional description here if needed.		

APPENDIX B – Vegetated Swale Fact Sheets and Specifications

VEGETATED SWALE

Fact Sheet SDM-6

Also known as: Bioretention Swale, Treatment Swale, and Grassed Swale

DESCRIPTION

Grassed swale. Photo Source: EPA

Vegetated swales are essentially bioretention cells that are configured as linear channels, but are typically not designed with an engineered soil matrix and underlying gravel layer below the vegetation layer to accommodate additional treatment, storage, and infiltration. They function as a soil and plant-based filtration and infiltration feature that removes pollutants through a variety of natural physical, biological, and chemical treatment processes. Vegetated swales are open, shallow channels with vegetation covering the side slopes and bottom that collect and slowly convey stormwater runoff to downstream discharge points. They are designed to treat runoff through vegetation filtration, biological uptake, evapotranspiration, and/or infiltration into the underlying soils. They trap particulate pollutants (suspended solids and trace metals), promote infiltration, and reduce the flow velocity of storm water runoff.

Vegetated swales can serve as part of a storm water drainage system and can replace curbs, gutters and storm sewer systems. They are best suited to capture runoff from small impervious areas and should not be implemented in areas with highly contaminated runoff. They can be used as part of treatment train approach and are effective at providing pretreatment for other BMPs.

ADVANTAGES

- Reduces peak flow rates and total runoff volumes.
- Provides effective pretreatment for downstream BMPs by trapping, filtering, and infiltrating particulates and associated pollutants.
- Can serve as a cost-effective alternative to traditional curb and gutter.
- Can be integrated into landscape design to improve aesthetic appeal.

LIMITATIONS

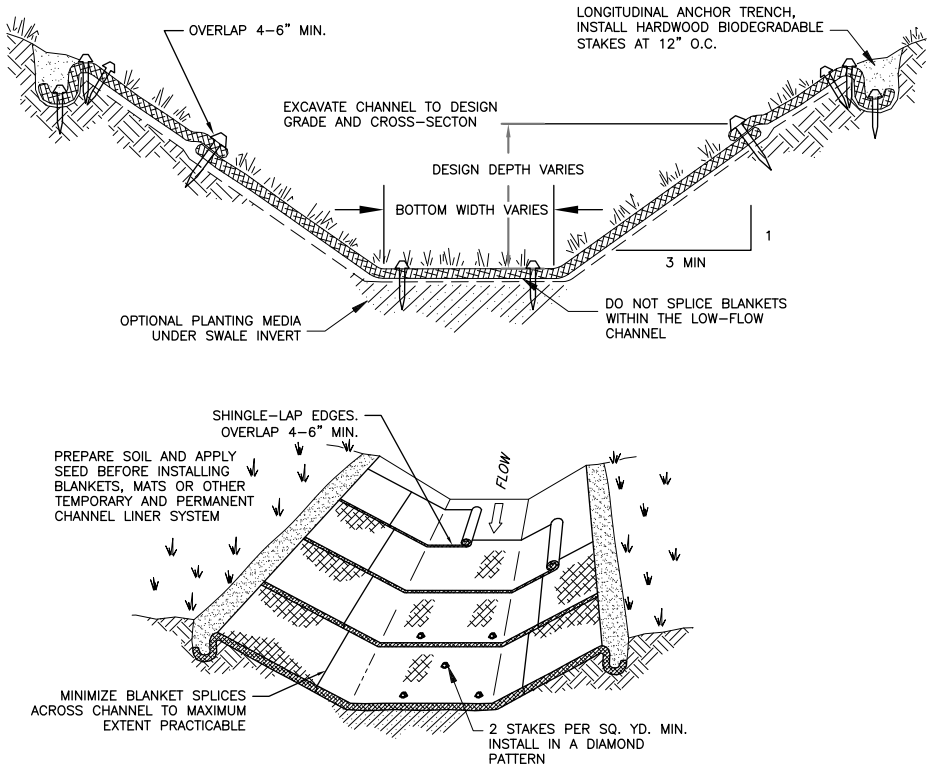
- Can be difficult to avoid channelization, which may cause erosion and limit infiltration potential.
- Not suitable for steep slopes.
- May not be appropriate for industrial sites or locations where spills may occur.
- Best suited for small drainage areas with low flow rates.
- A thick vegetative cover is needed for these features to function properly.

KEY DESIGN FEATURES

In order to receive runoff volume reduction credits, vegetated swales must be designed in accordance with Treatment Control BMP 30 (TC-30) from the California Stormwater BMP Handbook, New Development and Redevelopment. Key design elements are summarized below:

VEGETATED SWALE

Fact Sheet SDM-6



VEGETATED SWALE TYPICAL INSTALLATION

- Maximum flow velocity from the design storm event shall not exceed 1.0 foot per second.
- Vegetated swales should be designed so that the water level does not exceed 2/3rds the height of the grass or 4 inches, whichever is less, at the design treatment rate.
- Longitudinal slopes between 0.5% and 2.5% are recommended.
- Provide sufficient length to achieve a desired treatment contact time of 10 minutes. Regardless of contact time, the swale should not be less than 100 feet in length.
- Implement check dams for longitudinal slopes > 2.5% as a means to reduce slopes and promote infiltration. Space as required to maintain maximum longitudinal bottom slope < 2.5%.
- Implement entrance/outlet energy dissipation measures to limit erosion and promote retention.
- Do not compact soils beneath vegetated swales.
- Trapezoidal channels are normally recommended but other configurations, such as parabolic, can also provide substantial water quality improvement and may be easier to mow than designs with sharp breaks in slope.
- Swales constructed in cut are preferred, or in fill areas that are far enough from an adjacent slope to minimize the potential for gopher damage. Do not use side slopes constructed of fill, which are prone to structural damage by gophers and other burrowing animals.
- A diverse selection of low growing, plants that thrive under the specific site, climatic, and watering conditions should be specified. Vegetation whose growing season corresponds to the wet season are preferred. Drought tolerant vegetation should be considered especially for swales that are not part of a regularly irrigated landscaped area.
- The width of the swale should be determined using Manning's Equation, at the peak of the design storm, and a value of 0.25 for Manning's n.

- If flow is to be introduced through curb cuts, place pavement slightly above the elevation of the the vegetated areas. Curb cuts should be at least 12 inches wide to prevent clogging.
- Swales must be vegetated in order to provide adequate treatment and reduction of runoff. It is important to maximize water contact with vegetation and the soil surface. For general purposes, select fine, close-growing, water-resistant grasses. Refer to the Placer County Landscape Design Guidelines for more information.
- If possible, divert runoff (other than necessary irrigation) during the period of vegetation establishment. Where runoff diversion is not possible, cover graded and seeded areas with suitable erosion control materials. Diverted runoff must be managed and retained onsite to avoid violation of the Phase II MS4 Permit.
- Swales used as primary stormwater conveyance facilities (i.e. without high flow bypass) must be designed according to requirements in the Placer County Stormwater Management Manual. These swales will not qualify for volume reduction credits unless the design criteria specified above are also satisfied.

SIZING DESIGN GOALS AND REQUIREMENTS

The Post-Construction Storm Water Quality Plan (SWQP) Form 3-4 should be used to calculate the retention volume (V_{ret}) associated with vegetated swales. This value is then used to calculate the area of impervious surface treated, and determine if other site design measures are necessary to capture the 85th percentile, 24-hour design storm for Regulated Projects. The equation for determining V_{ret} is as follows:

$$\mathbf{V_{ret} = A_{imp} * V_{85} * (1/12)}$$

Where:

V_{ret} = stormwater retention volume (ft^3);
A_{imp} = impervious area draining to vegetated swale (ft^2); and
V_{85} = Runoff volume from the 85th percentile, 24-hour design storm (in)

RUNOFF REDUCTION CREDIT REQUIREMENTS

- Vegetated swales must be designed in accordance with Treatment Control BMP 30 (TC-30 - Vegetated Swale) from the California Stormwater BMP Handbook, New Development and Redevelopment (available at www.cabmphandbooks.com).
- The maximum flow velocity for runoff from the design storm event must be less than or equal to 1.0 foot per second.

INSPECTION AND MAINTENANCE REQUIREMENTS

A maintenance plan shall be provided with the SWQP. The maintenance plan shall include recommended maintenance practices, state the parties responsible for maintenance and upkeep, specify the funding source for ongoing maintenance, and provide a site specific inspection checklist. At a minimum, maintenance shall include the following:

- Inspect on a semi-annual basis to assess slope integrity, soil moisture, vegetative health, soil stability, compaction, erosion, ponding, and sedimentation.
- Mow at least once per year, but do not cut grass shorter than the design flow depth because the effectiveness of the vegetation in reducing flow velocity and pollutant removal may be reduced. Grass cuttings should be removed from the swale and composted.
- Remove accumulated sediment when it is 3” deep or higher than the turf to minimize potential concentrated flows and sediment resuspension.
- Irrigate only as necessary to prevent vegetation from dying.
- Integrated pest management should be used for pest control. The designer should ideally select vegetation that does not require fertilizers.

- Reseed periodically to maintain dense turf.
- Remove trash or obstructions that cause standing water.
- Prevent off-street parking or other activities that can cause rutting or soil compaction.

REFERENCES

California Department of Transportation (Caltrans). 2010. Treatment BMP Technology Report. CTSW-RT-09-239.06. Available online at: http://www.dot.ca.gov/hq/env/stormwater/pdf/CTSW-RT-09-239-06.pdf

California Stormwater Quality Association (CASQA). 2003. California Stormwater BMP Handbook – New Development and Redevelopment. BMP Factsheet TC-30: Vegetated Swale. Available online at: http://www.cabmphandbooks.com/Documents/Development/TC-30.pdf

County of San Diego. 2007. Low Impact Development Handbook. Available online at: http://www.sdcounty.ca.gov/dplu/docs/LID-Handbook.pdf

Placer County Planning Services Division. 2013. Placer County Landscape Design Guidelines. Available online at: http://www.placer.ca.gov/~/media/cdr/Planning/documents/DesignGuides/Landscape%20Design%20Guidelines.pdf

U.S. Environmental Protection Agency, Post-Construction Stormwater Management in New Development and Redevelopment. BMP Fact Sheets. Available online at: http://water.epa.gov/polwaste/npdes/swbmp/PostConstruction-Stormwater-Management-in-New-Development-and-Redevelopment.cfm

APPENDIX C – Bioretention Fact Sheets and Specifications

BIORETENTION

Fact Sheet TR-1

Bioretention facilities, also known as rain gardens and stormwater planters, are planted depressions that slow, treat, and infiltrate stormwater to improve water quality and manage hydromodification. They can be located in a variety of settings such as along roadsides or incorporated into a site's landscaping but should be designed by a qualified professional. Bioretention cells receive runoff from roofs and other impervious surfaces and provide treatment through settling, filtration, and biological processes as stormwater ponds and percolates through planting soil media and into a subsurface gravel storage bed. Runoff volume is reduced by evapotranspiration and, if conditions are suitable, by infiltration into the underlying soils and groundwater. Bioretention facilities are effective at removing a variety of pollutants including trash, sediment, metals, nutrients, bacteria and hydrocarbons. Bioretention areas are usually designed to allow shallow ponding, with an overflow outlet to prevent flooding during heavy storms. The overflow can be directed to a storm drain system or to another BMP.

Roadside bioretnetion. Source: sitephocus.com

Two general types of bioretention facilities are allowable in the Permit including infiltrating bioretention and flow-through planters. Flow-through planters are used in locations not suitable for infiltration and include impermeable liners and an underdrain pipe to collect the treated water and discharge it to the municipal storm drain or other appropriate location.

ADVANTAGES

- Protects and improves water quality by removing pollutants from stormwater runoff.
- Reduces surface runoff volumes and attenuates peak flows.
- Wide range of scales and site applicability.
- Attractive and relatively easy and inexpensive to install and maintain.
- Improves air quality and reduces heat island effects.
- Increases groundwater recharge.
- Creates habitat and increases biodiversity.

LIMITATIONS

- Infiltration of stormwater can negatively impact structural foundations and increase other geological hazards. Locations shall be approved by a licensed Geotechnical Engineer.
- High groundwater can slow infiltration rates or even seep into bioretention cells and discharge as surface water. An average 10 ft. separation, and a minimum of 5 ft., between the bottom of the BMP and groundwater is recommended.
- Contaminants in soil and groundwater can be mobilized by infiltrating water.
- Existing infrastructure such as underground utilities and drainage infrastructure may constrain bioretention design.
- Vegetation requires maintenance and can look overgrown or weedy; seasonally it may appear dead.

KEY DESIGN FEATURES

The design of bioretention facilities involves many considerations and planning activities should be started at the earliest possible stage of a projects. It is critical that the facilities achieve the required performance standards while also protecting public health and safety, infrastructure and property. Bioretention design should begin during the site assessment and layout phase when determining building and parking locations and footprints and before the

site grading plan is prepared. For infiltration type planters, consult a licensed geotechnical engineer about site suitability.

The key design features and considerations for bioretention facilities include the following:

LID vegetated swale parking lot. Shellito Indoor Pool, Roseville. Photo: Greg Bates

1. Topography: In appropriate conditions and with careful design, bioretention facilities can be located on slopes by incorporating check dams, terracing, or other methods to pond the water. Infiltration on slopes can create, or increase, the potential for downgradient seepage, landslides, and other geotechnical hazards. Infiltration is generally not recommended on slopes exceeding 10 percent.

2. Adjacent structures: Where bioretention facilities are located next to structures such as curb and gutter, sidewalks, buildings, additional structural support may be required between the adjacent road or parking surface and bioretention soil media. Vertical cutoff walls or impervious liners should be considered to keep stormwater from migrating into structural fill or road base materials. In expansive (C, D) soils, locate stormwater planters far enough from structures to avoid damage to foundations (as determined by a structural or geotechnical engineer). 10 feet is a typical rule-of-thumb.

   Subsurface utilities should not be located within the bioretention facility and utility trenches should be isolated from the infiltrating areas to prevent the formation of preferential flow paths along trenches, migration of backfill materials, and flooding of utility vaults.

3. Inlet design: Inlets can include a variety of structures and configurations including curb cuts, open channels, and pipes. The design must provide the width and geometry needed to direct flows into the facility and its elevation must provide adequate hydraulic head for filtration and storage volume. To prevent stormwater runoff from eroding the soil surface as it enters the facility, a concrete splash pad or rock energy dissipater (3”-5” -size rounded rock, 6” depth) should be placed at the inlets.

4. Overflow: Provisions to bypass flows that exceed the design ponding depth must be included in bioretention designs. Overflow systems should be located near the entrance of the bioretention facility to prevent scouring of the system and mobilization of the mulch layer. Overflow provisions shall not impact structures. Overflow structures may consist of a raised overflow structure connected via pipe to an approved discharge point, or a surface conveyance route (e.g., curb cuts, open channel, or pipe). Overflow structures must be sized to convey peak flood flows, per Placer County SWMM requirements, and include provisions for clogging. Elevations must be set to provide storage of the required water quality volume.

5. Surface ponding: A minimum design depth of 6 inches is required for surface ponding to provide additional stormwater storage capacity, with a maximum depth of 12 inches. Ensure that the design does not allow ponding to persist for longer than 72 hours for vector control.

6. Aggregate layer: A minimum 12-inch thick layer of ¾-inch washed aggregate below the planting media increases the facility's water storage capacity and promotes positive drainage through the underdrain system. A 3-inch layer of smaller aggregate (washed pea gravel) between the planting media and ¾-inch aggregate layer can omit the need for filter fabric, which is known to cause clogging.

7. Bioretention soil media: A minimum 18-inch thick mixture of 60-70 percent sand meeting the specifications of the American Society for Testing and Materials (ASTM) C33 and 30-40 percent compost may be used to provide filtration of runoff while supporting healthy plant growth. It may be possible in some cases to use native soil or to amend the native soil so that it is suitable. Use of native soil will depend on the evaluation of the criteria in "Section 3 - Site Assessment" as well as consideration of structural needs and may require evaluation by a licensed Geotechnical Engineer.

8. Mulch: If the area will be mulched, initial excavation depth must anticipate the total combined media depth, to avoid having to reduce soil depth during construction to accommodate mulch at final grades. If mulch is used as a top dressing avoid wood chips or other material that will float and potentially clog overflow structures. Mulch should not be installed just before or during the rainy season.

9. Underdrain: An underdrain system should be included with the discharge elevation at the top of the aggregate layer to convey runoff not infiltrated into the native soil to the stormwater system or other appropriate discharge point. The underdrain may be eliminated in areas of high groundwater, rapidly infiltrating soils or where connection of the underdrain to a surface discharge point or to a subsurface storm drain are infeasible. The perforations in the underdrain must be directed down or else water flowing through the planting media into the gravel layer will immediately be collected and discharged through the underdrain. Maintenance access and cleanout ports should be provided so that underdrain system can be routinely inspected and cleaned as needed.

10. Liners: Facilities with documented high concentrations of pollutants in underlying soil or groundwater, facilities located where infiltration could contribute to a geotechnical hazard, and facilities located on elevated plazas or other structures may incorporate in impervious liner and may locate the underdrain discharge at the bottom of the subsurface aggregate layer.

11. Plants: A list of native plant species for the Sacramento Valley is provided in the table below. Use a variety of trees, shrubs and herbaceous plant materials. Native grass meadows are especially effective at controlling and treating storm water over a large area. Choose moisture-tolerant plants for the bottom of a bioretention swale or basin. Choose plants that can tolerate both fluctuating water conditions and drought conditions for the side edges. Guidance on planting and general landscape design is provided in the Placer County Landscape Design Guidelines (Placer County Planning Services Division, 2013).

12. Pre-treatment: Runoff from industrial sites or locations where spills may occur or areas with excessive erosion or sediment sources should be pre-treated to address pollutants of concern prior to discharging into bioretention systems.

13. Underlying soils: Soils beneath the facility must be protected from compaction during construction activities. If soils have been compacted previously they should be ripped as deeply as necessary to loosen the soils and re-establish natural infiltration rates.

Sacramento Valley Native Plant List. Provided by the California Native Plant Society, Sacramento Valley Chapter, July 2015.

Botanic name	Common name	Height	Dry	Med Water	Wet	Full Sun	Part Shade	Shade	Deciduous/ Evergreen
ANNUAL PLANTS									
Collinsia heterophylla	Chinese Houses	1-2′		X			X		D
Eschscholzia californica	California Poppy	1-1.5′	X	X		X			D
Gilia capitata	Globe gilia	0.5-1′	X	X		X	X		D
GRASSES & GRASS-LIKE PLANTS									
Bouteloua gracilis	Blue gramma grass	1.5-2′	X			X			D
Deschampsia caespitosa	Tufted hair grass	1-2′		X	X		X		E
Elymus glaucus	Blue wildrye	1′	X	X		X			E
Elymus triticoides	Creeping wildrye	1-3′	X	X		X	X		D
Festuca californica 'Serpentine Blue'	Serpentine blue California fescue	2-3′	X	X		X	X		E
Festuca idahoensis	Blue Idaho fescue	1′	X	X		X	X		E
Festuca idahoensis 'Siskiyou Blue'	Siskiyou Blue Idaho fescue	2′		X		X	X		E
Leymus condensatus 'Canyon Prince'	Canyon prince lyme grass	4′	X	X		X	X		E
Leymus triticoides (Elymus triticoides)	Creeping wild rye	1.5-3′	X	X		X	X		E
Melica californica	California melic	1-3′	X				X		D
Muhlenbergia rigens	Deer grass	5′	X	X		X	X		E
Sporobolus airoides	Alkali sacaton	2′		X	X	X	X		D
Stipa cernua	Nodding needlegrass	2′	X			X	X		D
Stipa lepida	Foothill needlegrass	2-3″	X			X	X		D
Stipa pulchra	Purple needlegrass	2′	X				X		D
Carex barbarae	Santa Barbara sedge	1-3′		X	X	X	X	X	E
Carex pansa	California meadow sedge	0.5′	X			X	X		E
Carex praegracilis	Clustered field sedge	1-2′	X	X		X	X		E
Juncus balticus	Baltic rush or wire rush	1-4′		X		X	X		E
Juncus effusus	Common rush	1.5-2′		X	X		X		E
Juncus effusus var. brunneus	Common rush	3-4′		X	X	X	X		E
Juncus effusus var. pacificus	Common rush	2-3′		X		X	X		E
Juncus patens	California gray rush	1.5-2.5′	X	X		X	X		E
Juncus patens 'Carman's Gray'	Carman's California gray rush	1-2′		X	X	X	X		E
Scirpus robustus	Alkali bull rush	5-15′			X	X	X		E
Xerophyllum tenax	Bear grass	2-4′		X		X			D
PERENNIAL PLANTS									
Achillea millefolium	Common Yarrow	1-3′	X	X		X	X		E
Achillea millefolium 'Island Pink'	Island pink common yarrow	2′	X	X			X		
Acmispon glaber (syn. Lotus scoparius)	Deerweed	3′	X			X			E
Aquilegia exima	Serpentine columbine	2′	X	X			X	X	D
Aquilegia formosa	Western columbine	1.5-3′		X	X		X	X	D
Artemisia douglasiana	California mugwort	3-5′	X	X	X	X	X		E
Asarum caudatum	Wild ginger	1′		X	X		X	X	E
Asclepias cordifolia	Purple Milkweed	1-3′	X	X		X	X		D
Asclepias fascicularis	Narrowleaf milkweed	2-3′		X		X	X		D

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PERENNIAL PLANTS CONT.									
Asclepias speciosa	Showy milkweed	3-6′		X		X	X		D
Carex tumulicola	Foothill Sedge	1.5′	X	X		X	X	X	E
Dudleya cymosa	Dudleya, Liveforever	3-6″		X			X	X	E
Epilobium canum	California fuchsia	1-1.5′	X	X					D
Epilobium canum 'Carman's Grey'	Carman's grey California fuchsia	2′	X	X		X	X		D
Epilobium canum 'Catalina'	Tall California fuchsia	1.5-3′	X	X		X	X		D
Epilobium septentrionalis 'Select	Select Mattole California fuchsia	0.25-0.5′		X		X	X		D
Equisetum scirpoides	Dwarf scouring rush	0.5′		X	X	X	X		E
Erigeron glaucus 'Wayne Roderick'	Seaside Daisy	0.5′		X		X	X		E
Erigeron karvinskianus	Mexican daisy, Santa Barbara daisy	1-1.5′		X		X	X		E
Eriodictyon californicum	Yerba Santa	3-6′	X	X		X	X		E
Eriogonum gracile	Wild buckwheat/ Slender	14-16″	X	X		X	X	X	D
Eriogonum grande var rubescens	Red-Flowered buckwheat	1-3′	X			X			E
Eriogonum umbellatum var. polyanthum	Sulfur buckwheat	0.5-1′	X	X		X	X		E
Eriogonum ursinum	Bear Valley buckwheat	0.25-1′	X	x		X	X		E
Eriophyllum lanatum	Woolly sunflower	1-2′	X			X	X		E
Fragaria vesca	Wild strawberry	4-6″		X	X	X	X	E	E
Grindelia stricta venulosa	Coastal gum plant	1-2′	X	X		X	X		E
Helenium bigelovii	Bigelow's sneezeweed	2-3′		X		X	X		D
Heuchera 'Canyon Quartet'	Canyon quartet alum root	1-2′	X	X			X	X	E
Heuchera 'Lillian's Pink'	Lillian's pink alum root	1-2′	X				X	X	E
Heuchera maxima	Island alum root	2-3′	X	X			X	X	E
Heuchera micrantha	Crevice alum root	1-2′	X	X			X	X	E
Heuchera 'Rosada'	Rosada alum root	2-3	X	X			X	X	E
Hibiscus lasiocarpus	Hibiscus	4-6′		X	X	X	X		D
Iris douglasiana	Douglas iris	1-2′	X	X		X	X		E
Iris Pacific Coast Hybrid 'Canyon	White Pacific Coast hybrid iris	1-2′	X	X		X	X		E
Iris Pacific Coast Hybrid 'Dorothea's	Burgundy Pacific Coast hybrid iris	1-2′	X	X		X	X		E
Iris Pacific Coast Hybrid 'Lavender'	Lavender Pacific Coast hybrid iris	1-2′	X	X		X	X		E
Iris Pacific Coast Hybrid 'Purple and	Purple and white Pacific Coast hybrid iris	1-2′	X	X		X	X		E
Iris Pacific Coast Hybrid 'Yellow'	Yellow Pacific Coast hybrid iris	1-2′	X	X		X	X		E
Iris Pacific Coast Iris mixed	Mixed colors Pacific Coast hybrid iris	1-2′	X	X		X	X		E
Lilium pardilinum	Leopard lily	3-8′		X		X	X		D
Linum lewisii	Blue Flax	2-3′	X	X			X	X	D
Lupinus polyphyllus	Streamside lupine	1-3′		X	X		X		D
Mentzelia laevicaulis	Blazing star	2-3′	X			X			D
Mimulus aurantiacus	Sticky monkeyflower	3-5′	X	X		X	X		E
Mimulus aurantiacus 'Verity',	Bush monkeyflower	1-4′		X		X	X		E
Mimulus cardinalis	Scarlet Monkeyflower	1 ½ -3′			X	X	X		D
Monardella odoratissima	Mountain pennyroyal, coyote mint	0.3-2′	X			X			E

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PERENNIAL PLANTS CONT.									
Penstemon azureus	Azure penstemon	0.5-1.5′	X	X		X	X		D
Penstemon heterophyllus	Foothill penstemon	1-3′	X	X		X	X		E
Penstemon heterophyllus 'Margarita BOP'	Margarita BOP foothill penstemon	1.5-2′	X	X		X	X		E
Penstemon spectabilis	Showy penstemon	3-4.5′	X			X	X		E
Phacelia imbricate	Rock Phacelia, Pine Bee Flower	1-2′	X			X			D
Phyla nodiflora	Lippia	2-4"		X			X		D
Potentilla glandulosa	Sticky cinquefoil	1-2′		X		X	X		D
Rubus leucodermis	Western raspberry	3-4′		X			X		D
Rubus parviflorus	Thimbleberry	3-6′		X			X	X	D
Salvia 'Bee's Bliss'	Bee's bliss Sonoma sage	1-1.5	X	X		X	X		E
Salvia sonomensis	Creeping Sage	1′	X			X	X		E
Scrophularia californica	California figwort, Bee Plant	4-6′		X			X		D
Sedum obtusatum	Sierra sedum	0.5′	X	X			X		E
Sisyrinchium bellum	Blue-eyed grass	1′		X	X	X			D
Solidago californica	California goldenrod	1′			X	X	X		D
Solidago Californica 'Cascade Creek'	Cascade Creek California goldenrod	3-4′	X			X	X		D
Symphyotrichum chilense	California aster	2′	X	X	X	X	X		D
Whipplea modesta	Western whipplea	0.25-0.75′		X			X		D
Woodwardia fimbriata	Western chain fern	4-6′		X			X	X	E
Wyethia angustifolia	Narrowleaf mule's ears	20″	X	X		X	X		D
Wyethia mollis	Mountain mule's ears	0.5-2′	X	X			X		D
SHRUBS									
Arctostaphylos bakeri 'Louis	Pink manzanita	5-6′	X	X		X	X		E
Arctostaphylos densiflora 'Howard	McMinn's manzanita	5-8′	X	X		X	X		E
Arctostaphylos densiflora 'Sentinel'	Sentinel manzanita	6-8′	X	X		X	X		E
Arctostaphylos edmundsii 'Carmel Sur'	Carmel Sur manzanita	1-1.5′	X	X		X	X		E
Arctostaphylos 'Emerald Carpet'	Emerald carpet manzanita	1′	X	X		X	X		E
Arctostaphylos glauca	Bigberry manzanita	15′	X	X		X	X		E
Arctostaphylos hookeri 'Wayside'	Wayside Monterey manzanita	4′	X	X		X	X		E
Arctostaphylos 'John Dourley'	John Dourley manzanita	2-4′	X	X		X	X		E
Arctostaphylos manzanita 'Dr. Hurd'	Dr. Hurd's manzanita	10-12′	X	X		X	X		E
Arctostaphylos uva-ursi 'Green	Green Supreme bearberry	1′	X	X		X	X		E
Arctostaphylos uva-ursi 'Massachusetts'	Massachusetts bearberry	1′	X	X		X	X		E
Arctostaphylos uva-ursi 'Pacific Mist'	Pacific Mist bearberry	2-3′	X	X		X	X		E
Arctostaphylos uva-ursi 'Point Reyes'	Pt. Reyes bearberry	1′	X	X		X	X		E
Arctostaphylos uva-ursi 'Radiant'	Radiant bearberry	1′	X	X		X	X		E
Arctostaphylos viscida	Whiteleaf manzanita	4-12′	X			X			E
Atriplex lentiformis	Quail bush	3-10′	X			X			D
Baccharis pilularis	Coyote brush	4-8′	X			X			E
Baccharis pilularis 'Pigeon Point'	Pigeon Point coyote brush	1.5-3′	X	X		X			E

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	SHRUBS CONT.								
Calycanthus occidentalis	Western Spicebush	8-15′		X	X		X	X	D
Carpenteria californica	California bush anemone	4-8′	X	X			X	X	E
Carpenteria californica 'Elizabeth'	Dr. McClintock's bush anemone	3-5′	X	X			X	X	E
Ceanothus 'Blue Jeans'	Blue jeans wild lilac	7-9	X			X			E
Ceanothus 'Centennial'	Centennial wild lilac	2′	X			X			E
Ceanothus 'Concha'	Concha wild lilac	6-7′	X			X			E
Ceanothus cuneatus	Buck brush	5-10′	X			X			E
Ceanothus 'Dark Star'	Dark Star wild lilac	5-6′	X			X			E
Ceanothus gloriosus	Pt. Reyes wild lilac	1-1.5′	X			X			E
Ceanothus gloriosus 'Anchor Bay'	Anchor Bay wild lilac	1-1.5′	X			X			E
Ceanothus gloriosus var. exaltatus	Emily Brown's hallelujah bush	1-2	X	X		X	X		E
Ceanothus griseus 'Louis Edmunds'	Louis Edmunds wild lilac	5-6′	X			X			E
Ceanothus griseus var. horizon. 'Yankee Point'	Yankee Point wild lilac	2-3′	X			X			E
Ceanothus griseus var. horizontalis	Carmel creeper wild lilac	1.5-2.5′	X			X			E
Ceanothus integerrimus	Deerbrush wild lilac	3-7′	X			X	X		D
Ceanothus 'Joan Mirov'	Joan Mirov wild lilac	3-6′	X	X		X	X		E
Ceanothus 'Joyce Coulter'	Joyce Coulter wild lilac	2-5′	X			X			E
Ceanothus 'Julia Phelps'	Julia Phelps wild lilac	5-7′	X			X			E
Ceanothus maritimus 'Point Sierra'	Pt. Sierra wild lilac	2-3′	X			X			E
Ceanothus maritimus 'Valley Violet'	Valley Violet wild lilac	2-3	X			X	X		E
Ceanothus 'Owlswood Blue'	Owlswood blue island wild lilac	10′	X	X			X		E
Ceanothus prostratus	Squaw carpet	1′	X	X			X		E
Ceanothus 'Ray Hartman'	Ray Hartman wild lilac	12-20′	X			X			E
Ceanothus thrysifolius repens 'Louis Edmunds'	Louis Edmunds prostrate blue blossom	0,5-2′	X	X		X	X		E
Ceanothus thyrsiflorus	Blue blossom	5-15′	X			X			E
Ceanothus thyrsiflorus 'Skylark'	Skylark compact blue blossom	3-6′	X			X			E
Ceanothus thyrsiflorus 'Snow Flurry'	Snow flurry wild lilac	6-10′	X			X			E
Cercocarpus betuloides	Mountain Mahogany, Birchleaf Mountain Mahogany	10-15′	X			X	X		E
Cercocarpus betuloides var blancheae	Island mountain mahogany	10-12′	X	X		X			E
Cornus stolonifera (syn. C. sericea)	redtwig or western dogwood	7-9′		X	X		X		D
Cornus stolonifera 'Peter's Choice'	redtwig or western dogwood	7-9′		X	X		X		D
Eriogonum fasciculatum (E. f. var. foliolosum)	California buckwheat	1-3	X	X		X			E
Eriogonum giganteum	St. Catherine's lace	3-4′	X	X		X			E
Frangula tomentella	Hoary coffeeberry	6-10′	X	X		X	X		E
Fremontodendron 'Ken Taylor'	Ken Taylor flannel bush	4-6′	X			X			E
Fremontodendron 'Pacific Sunset'	Pacific Sunset flannel bush	12-15′	X			X			E
Fremontodendron 'San Gabriel'	San Gabriel flannel bush	15-20′	X			X			E
Garrya elliptica 'Evie'	Evie coast silktassel	8-15′	X			X			E
Garrya elliptica 'James Roof'	James Roof coast silktassel	8-15′	X			X			E
Heteromeles arbutifolia	Toyon	8-15′	X			X	X		E

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Heteromeles arbutifolia 'Davis Gold'	Yellow berry toyon	8-15′	X			X	X		E
Isomeris arborea	Bladderpod	3-4′	X			X	X		E
Lupinus albifrons	Silver Bush lupine	3-5′	X			X	X		E
Lupinus arboreus	Yellow flowered bush lupine	4-5′	X	X		X			E
Mahonia aquifolium	Oregon grape	3-6′	X	X		X	X		E
Mahonia aquifolium compacta	Compact Oregon grape	2-4′	X	X			X	X	E
Philadelphus lewisii 'Goose Creek'	Double flowered wild philadelphus	4-8′		X	X		X		D
Prunus andersonii	Desert peach	3-6′	X			X			D
Rhamnus californica	Coffeeberry	3-15′	X			X	X		E
Rhamnus californica 'Mound San	Mound San Bruno coffeeberry	4-6′	X			X	X	X	E
Rhamnus californica 'Eve Case'	Eve Case coffeeberry	4-8′	X			X	X		E
Rhamnus californica ssp. tomentella	Coffeeberry	6-15′	X	X		X	X		E
Rhamnus ilicifolia	Holly-leaf Redberry	5-15′	X	X		X	X		E
Rhamnus purshiana	Cascara sagrada	10-15′	X	X		X	X		E
Rhus integrifolia	Lemonade berry	3-10′	X			X			E
Rhus ovata	Sugar bush	4-10′	X			X			E
Ribes aureum var. aureum	Western golden currant (mountain)	3-6′	X	X	X	X	X		D
Ribes aureum var. gracillimum	Golden currant	3-6′	X	X	X	X	X		D
Ribes californicum	Hillside gooseberry	3′		X			X		D
Ribes malvaceum	Chaparral flowering currant	3-4′	X				X		D
Ribes sanguineum	Winter current	3-6′	X	X		X	X		D
Ribes sanguineum var. glutinosum	Flowering currant	3-5′	X	X		X	X		D
Ribes sanguineum var. glutinosum	Claremont flowering currant	3-6'	X	X			X	X	D
Ribes sanguineum 'White Icicle'	White icicle flowering currant	6-8′	X	X			X	X	D
Ribes speciosum	Fuchsia flowering gooseberry	3-6′	X	X		X	X		D
Ribes viburnifolium	Evergreen currant	2-3′	X	X			X	X	E
Rosa californica	California wild rose	3′		X			X	X	D
Salvia apiana	White sage	3-5′	X	X		X			E
Salvia clevelandii	Cleveland's sage	3-5′	X			X			E
Salvia clevelandii 'Allen Chickering'	Allen Chickering Cleveland's sage	3-5 ′	X			X			E
Salvia clevelandii 'Whirly Blue'	Whirly blue Cleveland's sage	3-5′	X			X	X		E
Salvia clevelandii 'Winnifred Gilman'	Winnifred Gilman Cleveland's sage	3′	X			X			E
Salvia leucophylla	Purple sage	3-7′	X			X			E
Salvia mellifera	Black sage	3-6′	X			X	X		E
Salvia mellifera 'Terra Seca'	Terra seca black sage	2′	X			X	X		E
Sambucus caerulea	Blue elderberry	6-9′		X		X	X		D
Sambucus mexicana	Mexican elderberry	6-12′	X	X		X	X		D
Spiraea douglasii	Western spiraea	4-5′	X	X		X			D
Styrax redivivus officinalis	Snow drop bush	5-7′	X	X			X		D
Symphoricarpos albus	Snowberry	6-12′		X	X		X	X	D
Trichostema lanatum	Wooly bluecurls	3-4′	X			X			E

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SHRUBS CONT.									
Viguera parishii	Desert golden eye	1-3′	X			X	X		D
SHRUBS/TREES									
Cephalanthus occidentalis	Buttonbush (buttonwillow)	3-15′		X	X	X	X		D
Cercis occidentalis	Western redbud	15-25′	X	X		X	X		D
Myrica californica	Pacific wax myrtle	10-30′		X		X			E
Prunus lyonii (P. ilicifolia ssp. lyonii)	Catalina cherry	15-20′	X	X		X			E
Salix exigua (Salix hindsiana)	Coyote willow	6-20′		X		X	X		D
Salix laevigata	Red willow	10-25′		X		X	X		D
Salix lasiolepsis	Arroyo willow	10-20′		X		X			D
Umbellularia californica	California bay	6-50′		X			X		E
TREES									
Acer circinatum	Vine maple	5-35′		X	X	X	X		D
Acer macrophyllum	Big-leaf maple	30-50′		X	X	X	X		D
Aesculus californica	California buckeye	10-30′	X	X		X	X		D
Arbutus menziesii	Madrone	20-50′	X	X		X	X		E
Calocedrus dedurrens	Incense cedar	50-90′	X	X		X			E
Cornus nuttallii	mountain dogwood	20-50′		X	X		X		D
Cupressus sargentii	Sargent cypress	10-40′	X				X		E
Fraxinus latifolia	Oregon ash	30-40′		X	X	X	X		D
Juglans californica var. hindsii	Northern California black walnut	30-60′	X	X		X			D
Pinus attenuata	Knobcone pine	20-40′	X	X					E
Pinus jeffreyi	Jeffrey pine	60-120′	X						E
Pinus lambertiana	Sugar	60-200′	X						E
Pinus ponderosa	Ponderosa pine	80-100′	X						E
Pinus sabiniana	Foothill pine	40-80′	X						E
Platanus racemosa	California sycamore	40-60′		X		X			D
Quercus agrifolia	Coast live oak	20-70	X			X			E
Quercus berberidifolia	Scrub oak	6-15′	X			X			E
Quercus douglasii	Blue oak	30-50′	X	X		X	X		D
Quercus durata	Leather Oak	10′	X			X			E
Quercus kelloggii	Black oak	30-80′	X			X			D
Quercus lobata	Valley oak	50-70′	X			X			D
Quercus wislizenii	Interior live oak	30-80′	X	X		X			E
VINES									
Aristolochia californica	California pipe vine	10-40′	X	X		X	X		D
Clematis ligusticifolia	Western clematis	4-30′		X	X	X	X		D
Clematis sp.	Virgin's Bower	10-30′	X	X			X		D
Lonicera hispidula	Pink Honeysuckle	8-12′	x	x			x		D
Vitis californica	California wild grape	10-20′	X	X			X		D

SIZING DESIGN GOALS AND REQUIREMENTS

The Post-Construction Storm Water Quality Plan (SWQP) Form 3-5 should be used to calculate the Water Quality Volume (WQV) of bioretention areas for Regulated Projects. This value is then used to iteratively determine the necessary bioretention area sizing to capture the remainder of the 85th percentile, 24-hour design storm not retained by Site Design Measures. The equation for determining the WQV is as follows:

$$\mathbf{WQV = Unit\ WQV * A_{imp} * R_C}$$

Where:

WQV	= Water Quality Volume (ft^3);
Unit WQV	= design storm based on elevation and drawdown time
A_{imp}	= impervious drainage area untreated by Site Design Measures (ft^2); and
R_C	= Runoff Coefficient (default 0.9).

Sites with documented high concentrations of pollutants in underlying soil or groundwater, sites located where infiltration could contribute to a geotechnical hazard, and sites located on elevated plazas or other structures may incorporate an impervious liner and may locate the underdrain discharge at the bottom of the gravel layer to create a "Flow-Through Planter." These Flow-Through Planters must be sized according to Water Quality Flow (WQF) using Form 3-5 and Form 3-7 of the SWQP. The equation for determining the WQF for Flow-Through Planters is as follows:

$$\mathbf{WQF = A_{imp} * P_F / 43{,}200}$$

Where:

WQF	= Water Quality Flow (cfs);
A_{imp}	= impervious drainage area untreated by Site Design Measures (ft^2); and
P_F	= flow based design storm intensity (0.2 inch/hr).

CONSTRUCTION PHASE CONSIDERATIONS

Protection and Excavation

Protecting bioretention areas during all phases of construction is a top priority. In project specifications, and during pre-bid and pre-construction meetings, communicate requirements and expectations to the contractor. From the start of construction, areas should be fenced to define limits and keep heavy equipment out. Erosion and sediment control measures should be placed so that construction sediment and wastes cannot enter the facility. Excavation activities should avoid compacting the facility base and sidewalls and should not take place during wet weather. Inlets should be blocked until construction sediment sources are removed and plants are sufficiently established to hold up to stormwater flows. Plant establishment times will depend on plant species. Storm water directed away from bioretention areas during plant establishment must be managed using temporary BMPs.

Structures and Materials

Structures such as curbs, inlets, checkdams, bypass and underdrain systems and containment walls are critical to facility function. During construction, verify that the elevations of these elements match the design drawings. For example, the raised overflow structures used in bioretention facilities may look like a plan error to contractors not

experienced with LID. Clearly communicating design objectives will help avoid uninformed field adjustments.

The bioretention soil mix and aggregate layers are also key components to achieving the desired performance. During pre-bid and pre-construction meetings, explain the characteristics and purpose of these materials to contractors and follow up by thoroughly reviewing construction material submittals.

INSPECTION AND MAINTENANCE REQUIREMENTS

A maintenance plan shall be provided with the Final SWQP. The maintenance plan shall include recommended maintenance practices, state the parties responsible for maintenance and upkeep, specify the funding source for ongoing maintenance, with provisions for full replacement when necessary, and provide site specific inspection checklist.

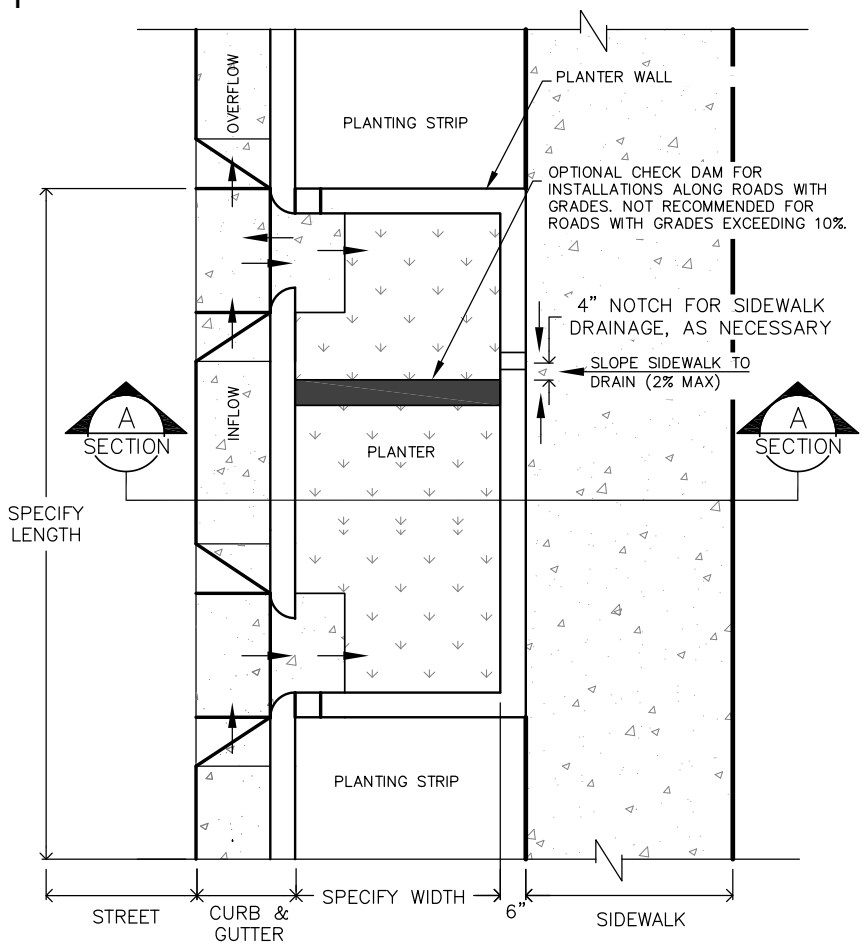
At a minimum the following inspections and maintenance activities should be conducted on an annual basis or more frequently if necessary:

Maintenance Indicator	Required Maintenance Activity
Is litter, excess sediment or debris present in the upstream drainage or in the bioretention facility?	Remove litter, sediment/debris. Inspect the areas upstream of the bioretention facility to make sure the tributary area is properly stabilized.
Is standing water present in the facility for longer than 72 hours after a storm?	Remove any accumulated sediment and flush drainage system including underdrain. Remove and replace top few inches of soil. Remove and replace all soil, re-grade and re-plant.
Are dead plants, weeds present?	Remove dead vegetation and replace as necessary. Pull weeds and trim excess plant growth.
Is erosion occurring within the facility or drainage system?	Repair erosion and stabilize to prevent recurrence
Are holes or voids present in the facility?	Inspect underdrain and replace soil if needed.
Are unwanted rodents or other pests present?	Implement environmentally friendly pest control practices. Do not use pesticides or herbicides in the bioretention facility.

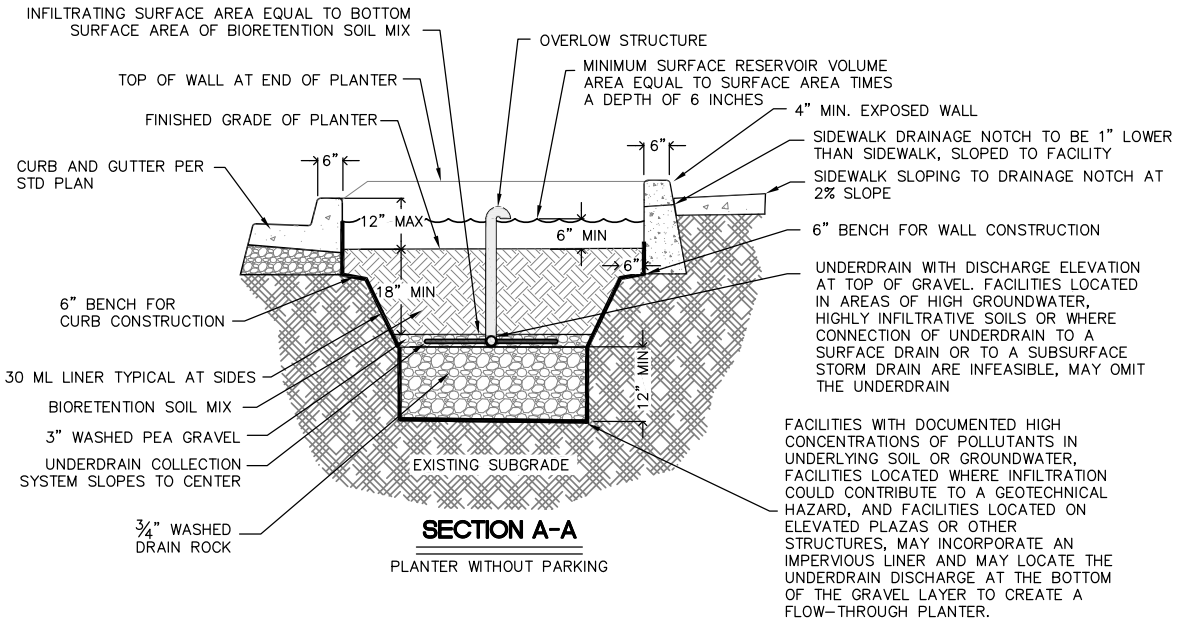
REFERENCES

City of Salinas Department of Engineering and Transportation. 2014. Stormwater Standard Plans (SWSPs). Available online at: http://www.ci.salinas.ca.us/services/engineering/engineering.cfm

Placer County Planning Services Division. 2013. Placer County Landscape Design Guidelines. Available online at: http://www.placer.ca.gov/~/media/cdr/Planning/documents/DesignGuides/Landscape%20Design%20Guidelines.pdf



PLAN VIEW

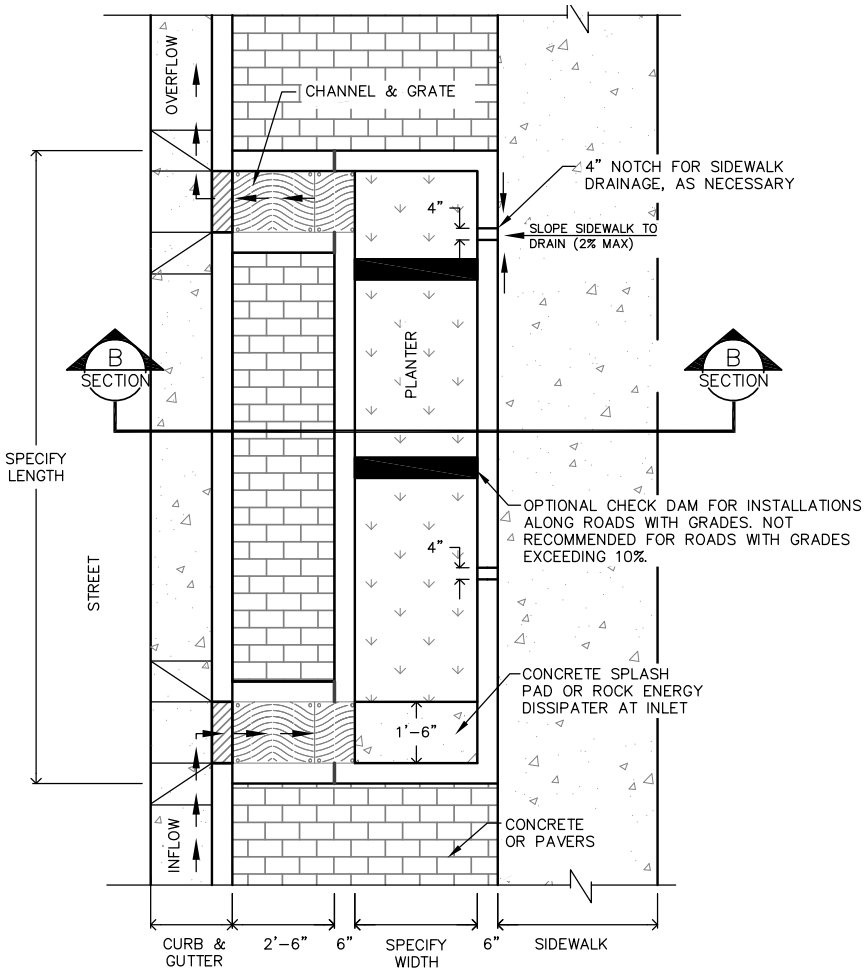


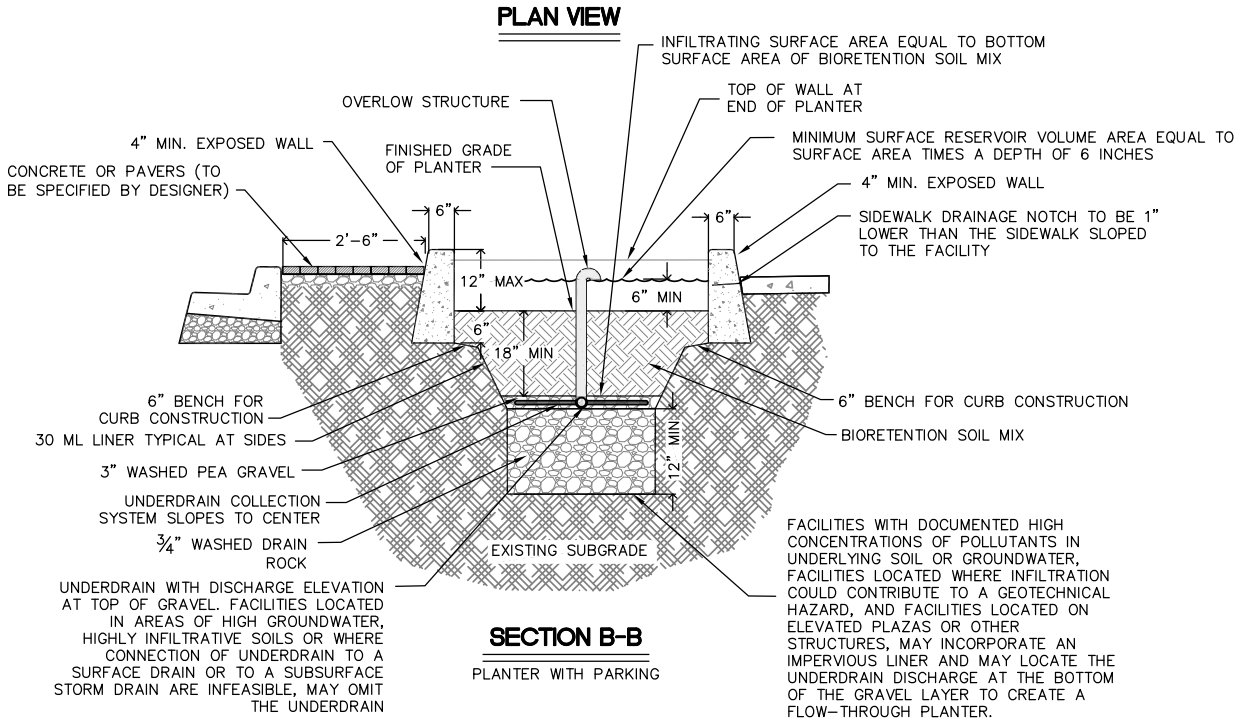
SECTION A-A

PLANTER WITHOUT PARKING

IN STREET BIORETENTION - WITHOUT PARKING
Plan & Section Views

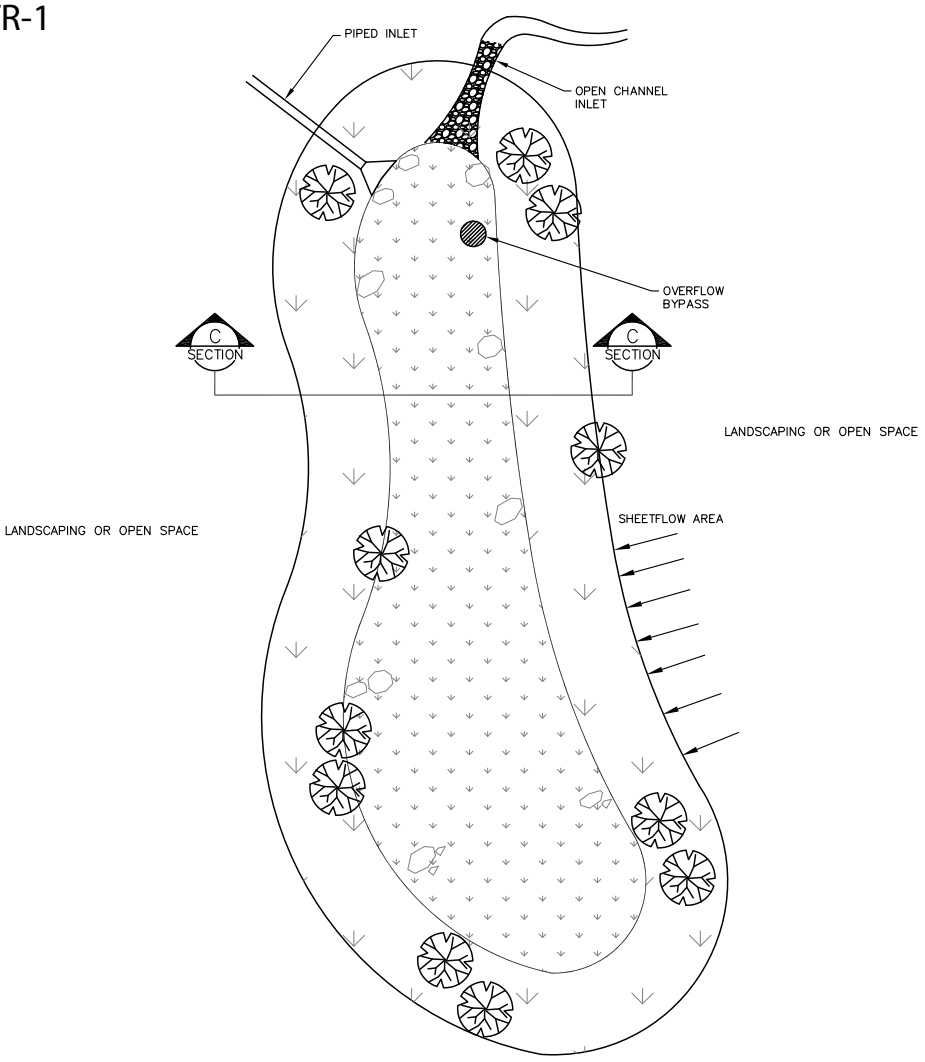
DRAWING NOT TO SCALE
Source: Adapted from City of Salinas



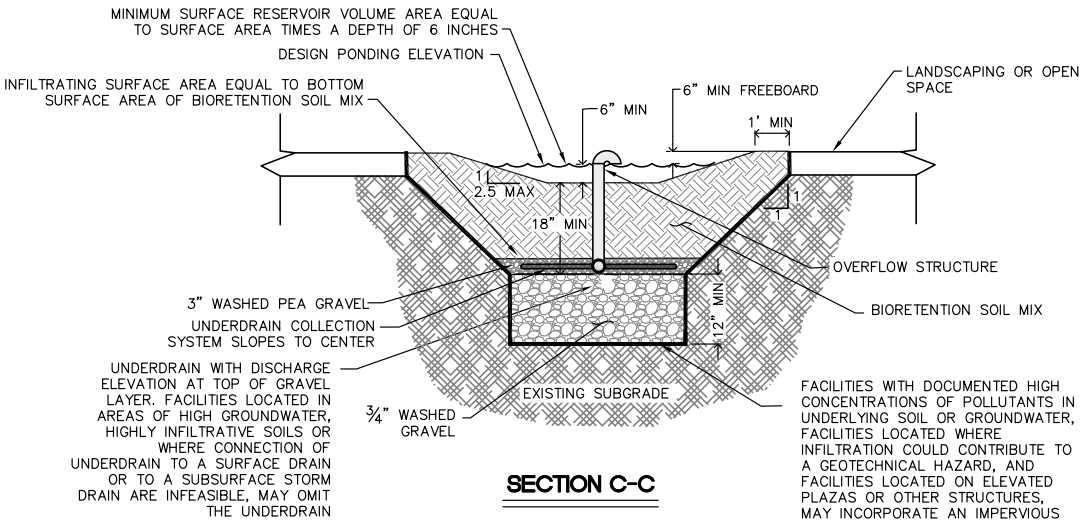


IN STREET BIORETENTION - WITH PARKING
Plan and Section Views

DRAWING NOT TO SCALE
Source: Adapted from City of Salinas



PLAN VIEW



SECTION C-C

BIORETENTION IN LANDSCAPE OR OPEN SPACE AREAS
Plan and Section Views

DRAWING NOT TO SCALE
Source: Adapted from City of Salinas

MEDIA FILTER

Fact Sheet TR-2

DESCRIPTION

Storm water media filters are typically two-chambered including a pretreatment settling basin and a filter consisting of sand, gravel, or other adsorptive filtering media. As storm water flows into the first chamber, large particles settle out, and then finer particles and other pollutants are removed as stormwater flows through the filtering media in the second chamber. There are a number of design variations including the Austin sand filter, Delaware sand filter, multi-chambered treatment train (MCTT), and manufactured storm water filters. Treated storm water is collected in an effluent chamber or underdrain, and subsequently discharged to a storm water conveyance system or other appropriate location.

Photo Source: Portland BES

Manufactured storm water filters are typically underground systems that utilize membranes of various materials or cartridges filled with different types of media to filter stormwater runoff. For cartridge systems, the media used can be inert, such as sand, or adsorptive, such as peat or manufactured media. The effectiveness of these systems depends on the type of membrane or media being implemented, the filter loading rate, and the characteristics of the influent storm water. For some systems, the water chemistry will also determine the effectiveness of the filter in removing dissolved constituents.

ADVANTAGES

- Protects and improves water quality by removing pollutants from storm runoff.
- Customizable sizing (small footprint).
- Customizable filter media to target key site pollutants.
- May be located underground.
- Does not require irrigation.

LIMITATIONS

- Minimal reduction in runoff volume in comparison to other systems that promote infiltration, evaporation, or evapotranspiration.
- Designs that maintain permanent standing water may create vector concerns
- Confined space training may be required for maintenance on vault systems.
- Failure to maintain media filter may result in clogging and system failure.
- Significant head loss through filters may limit use on flat sites.
- High installation and maintenance costs.

KEY DESIGN FEATURES

Media filters may only be implemented for Regulated Projects that demonstrate use of bioretention facilities to be infeasible. Regulated Projects implementing media filters must meet the following requirements:

1. Projects creating or replacing an acre or less of impervious area, and located in a designated pedestrian-oriented commercial district (i.e., smart growth projects), and having at least 85% of the entire project site covered by permanent structures;
2. Facilities receiving runoff solely from existing (pre-project) impervious areas; and

3. Historic sites, structures or landscapes that cannot alter their original configuration in order to maintain their historic integrity.

The performance of any media filter is governed primarily by the following factors which should be carefully evaluated when designing the facility:

- Hydraulic Loading Rate – The application rate of untreated water to the surface of the filter media usually expressed as a flow rate per filter surface area (i.e. gpm/ft^2);
- Filter Media Gradation – A finer media gradation reduces hydraulic conductivity and increases the capture efficiency for fine particulate pollutants. Finer media also has a greater surface area which increases sorption rates for chemically active media. A more homogenous media gradation increases voids volume in a media bed. Finer media is more susceptible to surface clogging.
- Residence Time - Residence time is a function of media gradation, hydraulic loading rate and the media bed depth and configuration. A longer residence time generally improves pollutant removal performance.
- Media Chemical Properties – Filter media can be inert (i.e. sand) or can be selected to target specific pollutants of concern (i.e. activated carbon for trace organics). Chemically active options may be organic, mineral or synthetic or a combination of types. Media should be selected with consideration of the type and load of pollutants requiring removal.
- Pretreatment – Integrate adequate pretreatment facilities into media filter designs to reduce sediment loading and maintenance frequency. The level of pretreatment required is dependent on the tributary drainage area, but typical pretreatment consists of a sedimentation chambers, hydrodynamic separator, vegetated buffer strips, and vegetated swales.
- Hydraulic Head – Different media filters types have varying hydraulic head requirements that must be considered during design. Certain media filter configurations may not be suitable for flat sites.

SIZING DESIGN GOALS AND REQUIREMENTS

The Post-Construction Storm Water Quality Plan (SWQP) Form 3-5 should be used to calculate the Water Quality Flow (WQF) of media filters for Regulated Projects. This value is then used in Form 3-7 to iteratively determine the necessary media filter sizing to capture the remainder of the 85th percentile, 24-hour design storm not retained by Site Design Measures. The equation for determining the WQF for media filters is as follows:

$$\mathbf{WQF = A_{imp} * P_F / 43{,}200}$$

Where:

WQF = Water Quality Flow (cfs);
A_{imp} = impervious drainage area untreated by Site Design Measures (ft^2); and
P_F = flow based design storm intensity (0.2 inch/hr).

CONSTRUCTION PHASE CONSIDERATIONS

- Divert flow around the sand filter to protect it from sediment loads during construction. If sediment does enter the facility during construction, the sediment will require removal after the tributary area has been stabilized. Diverted flow must be managed using temporary BMPs.

- Where underdrains are used, ensure that the minimum slope of the pipe is 0.5 (1/2) percent.
- Ensure that the inverts of notches, orifices, or weirs dividing chambers correspond with design elevations to ensure proper function.
- The surface of bed filters should be completely level to promote uniform filtration.
- If precast concrete lids are used, provide lifting rings or threaded sockets to allow easy removal with standard lifting equipment.
- Once construction is complete, stabilize the entire tributary area to the media filter before allowing runoff to enter the unit.

MAINTENANCE CONSIDERATIONS

Media filters may exhibit decreased effectiveness after a single year of operation, depending on the activities occurring in the drainage area and filter loading. They clog easily when subjected to high sediment loads, and sediment reducing pretreatment practices placed upstream of the filter should be maintained properly to reduce sediment loads into the filter.

Maintenance efforts will need to focus on basic housekeeping practices such as removal of sediment and debris accumulations to prevent clogs and/or ponds of standing water. To minimize the potential for clogging, frequent maintenance and inspection practices are required. Waste sand, gravel, membranes, or filter media must be disposed of properly and in accordance with all applicable laws.

Media filters can become a nuisance due to mosquito or midge breeding if not properly designed and maintained. Installations should dewater completely (recommended 96 hour or less residence time) to prevent creating mosquito and other vector habitats.

AVAILABLE VENDOR PRODUCTS

The names of vendor products listed below are for informational purposes only. Their appearance here is not an endorsement of the products or manufacturers by Placer County.

- BayFilter™
- Fabco Filter Cartridges
- Jellyfish®
- Media Filtration System (MFS)
- Perk Filter™
- Puristorm™
- Up-Flo™
- StormFilter®
- VortFilter™

Photo Source: Contech®

REFERENCES

California Department of Transportation (Caltrans). 2010. Treatment BMP Technology Report. CTSW-RT-09-239.06. Available online at: http://www.dot.ca.gov/hq/env/stormwater/pdf/CTSW-RT-09-239-06.pdf

California Stormwater Quality Association (CASQA). 2003. California Stormwater BMP Handbook – New Development and Redevelopment. BMP Fact Sheet TC-40: Media Filter and BMP Fact Sheet MP-40: Media Filter. Available online at: https://www.casqa.org/resources/bmp-handbooks/new-development-redevelopment-bmp-handbook

Low Impact Development Center, Inc. 2010. Low Impact Development Manual for Southern California: Technical Guidance and Site Planning Strategies. Available online at: https://www.casqa.org/sites/default/files/downloads/socallid-manual-final-040910.pdf

Sacramento County, et al. 2014. Stormwater Quality Design Manual for the Sacramento Region. Available online at: http://www.beriverfriendly.net/docs/files/Master%20Stormwater%20Quality%20Manual%202014_FINAL_W%20APPEND_W%20COVER.pdf

APPENDIX D – Oversized Exhibit SWQ-1

Environmental Noise Assessment

Westbrook Parcel WB-41 Residential Development

Roseville, California

BAC Job # 2021-128

Prepared For:

Westpark SV 400, LLC

Attn: Ryan O'Keefe
1420 Rocky Ridge Drive, Suite 265
Roseville, CA 95661

Prepared By:

Bollard Acoustical Consultants, Inc.

Dario Gotchet, Senior Consultant

August 25, 2021

BOLLARD
Acoustical Consultants

Introduction

The Westbrook Parcel WB-41 Residential Development (project) is located south of Pleasant Grove Boulevard, between Santucci Boulevard and Daylight Drive in Roseville, California. The project is located within the Sierra Vista Specific Plan (SVSP). The project area and tentative subdivision map are provided as Figures 1 and 2, respectively.

Due to the proximity of the proposed residential uses to Pleasant Grove Boulevard and Santucci Boulevard, BAC was retained by the project applicant to prepare this assessment. Specifically, the purposes of this assessment are to quantify noise levels associated with traffic on those roadways, and to compare those levels against the applicable City of Roseville and Sierra Vista Specific Plan noise criteria for new residential uses.

Noise Fundamentals and Terminology

Noise is often described as unwanted sound. Sound is defined as any pressure variation in air that the human ear can detect. If the pressure variations occur frequently enough (at least 20 times per second), they can be heard, and thus are called sound. Measuring sound directly in terms of pressure would require a very large and awkward range of numbers. To avoid this, the decibel scale was devised. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dB. Another useful aspect of the decibel scale is that changes in levels (dB) correspond closely to human perception of relative loudness. Appendix A contains definitions of Acoustical Terminology. Figure 3 shows common noise levels associated with various sources.

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

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

Legend

Project Area Boundary (Approximate)

N

Scale (Feet)

0 100 200

Westbrook Parcel WB-41
Roseville, California

Project Area

Figure 1

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Legend

- Project Area Boundary
- Masonry Walls

N

Scale (Feet)

0 50 100

Westbrook Parcel WB-41
Roseville, California

Tentative Subdivision Map

Figure 2

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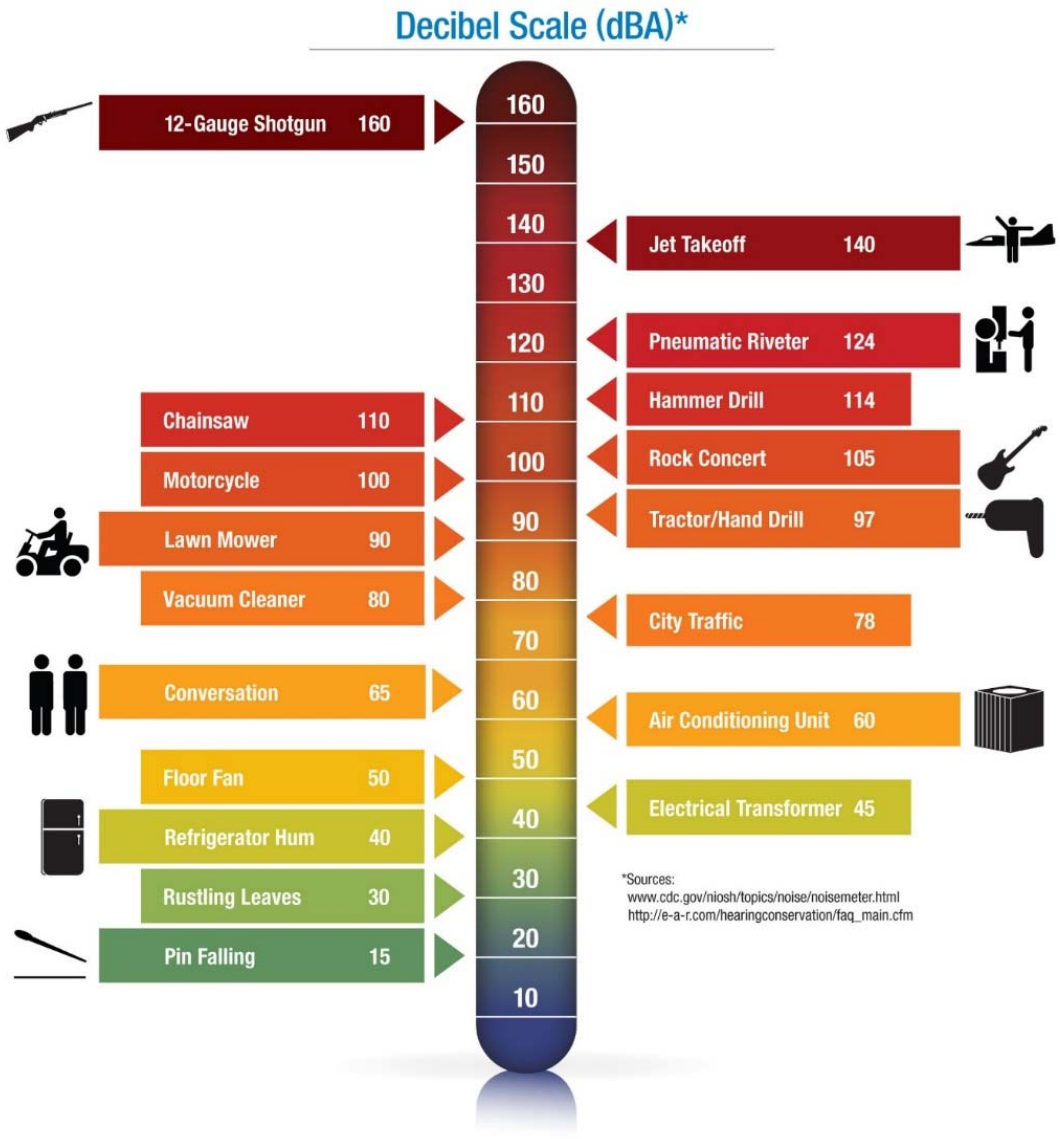
Figure 3
Typical A-Weighted Sound Levels of Common Noise Sources



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

Criteria for Acceptable Noise Exposure

City of Roseville General Plan 2035

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

Transportation Noise Sources

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

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

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

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

Policy 4 Require an acoustical analysis where:

a. Noise sensitive land uses are proposed in areas exposed to existing or projected noise levels exceeding the levels specified in Table 1;

b. Proposed transportation noise source projects are likely to produce noise levels exceeding the levels specified in Table 1 at existing or planned noise-sensitive uses.

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

Table 1
Maximum Allowable Noise Exposure - Transportation Noise Sources
City of Roseville General Plan Noise Element

Land Use	Outdoor Activity Areas[1] DNL/CNEL, dB	Interior Spaces DNL/CNEL, dB	Interior Spaces L_{eq}, dB[2]
Residential	60[3]	45	--
Transient lodging	60[3]	45	--
Hospitals, nursing homes	60[3]	45	--
Theaters, auditoriums, music halls	--	--	35
Churches, meeting halls	60[3]	--	40
Office buildings	65	--	45
Schools, libraries, museums	--	--	45
Playgrounds, neighborhood parks	70	--	--

[1] Outdoor activity areas for residential developments are considered to be the backyard patios or decks of single-family dwelling, and the patios or common areas where people generally congregate for multi-family development.

Outdoor activity areas for non-residential developments are considered to be those common areas where people generally congregate, including pedestrian plazas, seating areas and outside lunch facilities.

Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use.

[2] As determined for a typical worst-case hour during periods of use.

[3] Where it is not possible to reduce noise in outdoor activity areas to 60 dB Ldn/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 75 dB Ldn/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.

Note: Where a proposed use is not specifically listed on this table, the use shall comply with the noise exposure standards for the nearest similar use as determined by the Planning Department. Commercial and industrial uses have not been listed because such uses are not considered to be particularly sensitive to noise exposure.

-- = not applicable

DNL = Day-Night Average Sound Level

CNEL = Community Noise Equivalent Level

dB = Decibels

Leq = Noise Equivalent Level

Source: City of Roseville General Plan Noise Element

Sierra Vista Specific Plan Final EIR

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

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

The project developer shall demonstrate through an acoustical study that residences along roadways will be subject to noise levels consistent with the

City's standards. The standards could be achieved through a combination of setbacks, sound walls or other barriers, building orientation or other measures. An acoustical analysis shall be required to demonstrate that these measures will result in acceptable noise levels.

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

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

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

MM 4.6-4(a): Masonry walls and/or landscaped berms shall be constructed along the major project-area roadways adjacent to proposed residential uses if acoustical studies warrant sound attenuation, otherwise standard wood fencing is acceptable. Draft EIR Table 4.6-10 data shall be consulted to determine appropriate barrier heights. If the assumptions shown in Table 4.6-10 vary considerably, a detailed analysis of exterior and interior mitigation measures should be conducted when tentative maps become available.

MM 4.6-4(b): In areas requiring sound attenuation, noise barrier walls shall be constructed of concrete panels, concrete masonry units, earthen berms, or any combination of these materials. Wood is not recommended for construction due to eventual warping and degradation of acoustical performance.

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

Evaluation of Future Traffic Noise Environment at Project Site

Traffic Noise Prediction Methodology

The Federal Highway Administration Highway Traffic Noise Prediction Model (FHWA-RD-77-108) was used to predict traffic noise levels at project subdivisions. The model is based upon the CALVENO noise emission factors for automobiles, medium trucks, and heavy trucks, with consideration given to vehicle volume, speed, roadway configuration, distance to the receiver, and the acoustical characteristics of the site. The FHWA Model was developed to predict hourly

L_{eq} values for free-flowing traffic conditions and is considered to be accurate within 1.5 dB in most situations.

Predicted Future Exterior Traffic Noise Levels

The FHWA Model was used with future traffic data to predict future Pleasant Grove Boulevard and Santucci Boulevard traffic noise levels at the project site. Future daily traffic (ADT) volumes for the roadways were calculated using data obtained from the Sierra Vista Specific Plan Traffic Impact Analysis prepared by DKS Associates (2009). Specifically, the future average daily traffic (ADT) volumes for the roadways were conservatively estimated by applying a factor of 5 to the sum of AM and PM peak hour conditions (Cumulative Plus Project). A complete listing of FHWA Model inputs and predicted future traffic noise levels at the project site are contained in Appendix B and are summarized in Table 2.

Table 2
Predicted Future Exterior Traffic Noise Levels at the Project Site

Roadway	Location Description	Predicted DNL (dB)[1,2]
Pleasant Grove Boulevard	Nearest backyards	63
	Nearest first-floor facades	62
	Nearest upper-floor facades	64
Santucci Boulevard	Nearest backyards	66
	Nearest first-floor facades	66
	Nearest upper-floor facades	68

[1] A complete listing of FHWA Model inputs and results are provided in Appendix B.
[2] Predicted traffic noise levels at upper-floor building facades include consideration of reduced ground absorption of sound at elevated positions.
Source: Bollard Acoustical Consultants, Inc. (2021)

Exterior Traffic Noise Compliance Evaluation

As indicated in Table 2, future Pleasant Grove Boulevard and Santucci Boulevard traffic noise levels at the proposed outdoor activity areas (backyards) nearest to the roadways are predicted to exceed the City of Roseville General Plan exterior noise level standard of 60 dB DNL. However, the project site plans indicate that masonry walls (Proto II system construction) are proposed to be constructed along Pleasant Grove Boulevard and Santucci Boulevard at the locations shown on Figure 2. The results presented in Table 3 below contain predicted future traffic noise levels at proposed ground level locations with consideration of the noise attenuation that would be provided by the proposed masonry walls. Barrier effectiveness worksheets for the walls are provided in Appendix C. Because elevated upper-floor building facades of the residences constructed adjacent to the roadways would not receive shielding from the masonry walls, barrier analyses were not conducted for those locations.

It should be noted that, although the project site plans show the locations of the masonry walls, information pertaining to the overall heights of said walls is not included. For the purposes of this analysis, it was assumed that the masonry walls will have a minimum height of 6-feet.

Table 3
Predicted Future Exterior Traffic Noise Levels at Project Site with 6-Foot-Tall Masonry Walls

Roadway	Location Description	Predicted DNL (dB)[1]
Pleasant Grove Boulevard	Nearest backyards	57
	Nearest first-floor facades	56
	Nearest upper-floor facades	64
Santucci Boulevard	Nearest backyards	60
	Nearest first-floor facades	60
	Nearest upper-floor facades	68

[1] Predicted noise levels at ground level locations include consideration of shielding provided by 6-foot-tall masonry walls at the locations shown on Figure 2. Barrier insertion loss calculation worksheets are provided in Appendix C.

Source: Bollard Acoustical Consultants, Inc. (2021)

The Table 3 data indicate that future Pleasant Grove Boulevard and Santucci Boulevard traffic noise levels at the proposed outdoor activity areas (backyards) nearest to the roadways are predicted to satisfy the City of Roseville General Plan exterior noise level standard of 60 dB DNL, including consideration of the shielding provided by masonry walls having a minimum height of 6-feet at the locations illustrated in Figure 2. Thus, provided that masonry walls having a minimum height of 6-feet are constructed at the locations shown in Figure 2, no further consideration of exterior Pleasant Grove Boulevard or Santucci Boulevard traffic noise mitigation measures would be warranted for the project. It should be noted that the 6-foot wall height required for compliance indicated above is relative to adjacent residential lot or roadway elevation, whichever is greater.

Interior Traffic Noise Compliance Evaluation

As indicated in Table 3, future Pleasant Grove Boulevard and Santucci Boulevard traffic noise levels at the first-floor building facades nearest to the roadways are predicted to range from 56 to 60 dB DNL, including consideration of the shielding that would be provided by the masonry walls. Due to reduced ground absorption at elevated positions and lack of screening by the walls, future traffic noise levels at the upper-floor facades of those residences are predicted to range from 64 to 68 dB DNL. To satisfy the City of Roseville General Plan 45 dB DNL interior noise level standard, minimum noise reductions of 15 dB and 23 dB would be required of the first- and upper-floor building facades (respectively) of the residences constructed adjacent to the roadways.

Standard residential construction (stucco siding, STC-27 windows, door weather-stripping, exterior wall insulation, composition plywood roof), typically results in an exterior to interior noise reduction of at least 25 dB with windows closed and approximately 15 dB with windows open. This level of noise reduction would be adequate to reduce future Pleasant Grove Boulevard and Santucci Boulevard traffic noise levels within all floors of residences in this development to 45 dB DNL or less, which would satisfy the General Plan 45 dB DNL interior noise level standard for residential uses. Nonetheless, mechanical ventilation (air conditioning) should be provided

for all residences within this development to allow the occupants to close doors and windows as desired for additional acoustical isolation.

Conclusions & Recommendations

The Westbrook Parcel WB-41 Residential Development is predicted to be exposed to future Pleasant Grove Boulevard and Santucci Boulevard traffic noise exposure in compliance with the applicable City of Roseville General Plan 60 dB DNL exterior noise level standard for residential uses provided that the project design includes the construction of masonry walls having a minimum height of 6-feet at the locations shown on Figure 2 (as proposed). The minimum masonry wall height of 6-feet required for compliance is relative to adjacent residential lot or roadway elevation, whichever is greater.

In addition, standard residential construction (stucco siding, STC-27 windows, door weather-stripping, exterior wall insulation, composition plywood roof) would be adequate to reduce future Pleasant Grove Boulevard and Santucci Boulevard traffic noise levels within all floors of residences in this development to 45 dB DNL or less, which would satisfy the applicable City of Roseville General Plan 45 dB DNL interior noise level standard for residential uses. Nonetheless, mechanical ventilation (air conditioning) should be provided for all residences within this development to allow the occupants to close doors and windows as desired for additional acoustical isolation.

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

This concludes BAC's traffic noise assessment for the proposed Westbrook Parcel WB-41 Residential Development in Roseville, California. Please contact BAC at (916) 663-0500 or dariog@bacnoise.com with any questions regarding this assessment.

Appendix A
Acoustical Terminology

Acoustics The science of sound.

Ambient Noise The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.

Attenuation The reduction of an acoustic signal.

A-Weighting A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.

Decibel or dB Fundamental unit of sound. A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.

CNEL Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.

Frequency The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz.

IIC Impact Insulation Class (IIC): A single-number representation of a floor/ceiling partition's impact generated noise insulation performance. The field-measured version of this number is the FIIC.

L_{dn} Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.

L_{eq} Equivalent or energy-averaged sound level.

L_{max} The highest root-mean-square (RMS) sound level measured over a given period of time.

Loudness A subjective term for the sensation of the magnitude of sound.

Masking The amount (or the process) by which the threshold of audibility is for one sound is raised by the presence of another (masking) sound.

Noise Unwanted sound.

Peak Noise The level corresponding to the highest (not RMS) sound pressure measured over a given period of time. This term is often confused with the "Maximum" level, which is the highest RMS level.

RT_{60} The time it takes reverberant sound to decay by 60 dB once the source has been removed.

STC Sound Transmission Class (STC): A single-number representation of a partition's noise insulation performance. This number is based on laboratory-measured, 16-band (1/3-octave) transmission loss (TL) data of the subject partition. The field-measured version of this number is the FSTC.

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

Project Information:

Job Number: 2021-128
Project Name: Westbrook Parcel WB-41 Residential Development
Roadway Name: Pleasant Grove Boulevard

Traffic Data:

Year: Future
Average Daily Traffic Volume: 8,905
Percent Daytime Traffic: 85
Percent Nighttime Traffic: 15
Percent Medium Trucks (2 axle): 1
Percent Heavy Trucks (3+ axle): 1
Assumed Vehicle Speed (mph): 45
Intervening Ground Type (hard/soft): **Soft**

Traffic Noise Levels:

				DNL, dB			
Location	Description	Distance	Offset (dB)	Autos	Medium Trucks	Heavy Trucks	Total
1	Nearest backyards	85		62	50	55	63
2	Nearest first-floor facades	95		61	50	54	62
3	Nearest upper-floor facades	95	2	63	52	56	64

Traffic Noise Contours (No Calibration Offset):

DNL Contour (dB)	Distance from Centerline (ft)
75	14
70	29
65	63
60	136

Notes:
1. Future average dailty traffic volume (ADT) calculated from data obtained from the Sierra Vista Specific Plan Traffic Impact Analysis prepared by DKS Associates (2009). Specifically, future (Cumulative Plus Project) roadway ADT was conservatively estimated by applying a factor of 5 to the sum of AM and PM peak hour conditions.
2. An offset of +2 dB was applied at upper-floor facades due to reduced ground absorption of sound at elevated positions.

Appendix B-2
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Prediction Worksheet

Project Information:

Job Number: 2021-128
Project Name: Westbrook Parcel WB-41 Residential Development
Roadway Name: Santucci Boulevard

Traffic Data:

Year: Future
Average Daily Traffic Volume: 25,895
Percent Daytime Traffic: 85
Percent Nighttime Traffic: 15
Percent Medium Trucks (2 axle): 1
Percent Heavy Trucks (3+ axle): 1
Assumed Vehicle Speed (mph): 45
Intervening Ground Type (hard/soft): **Soft**

Traffic Noise Levels:

				DNL, dB			
Location	Description	Distance	Offset (dB)	Autos	Medium Trucks	Heavy Trucks	Total
1	Nearest backyards	105		65	54	58	66
2	Nearest first-floor facades	115		65	53	58	66
3	Nearest upper-floor facades	115	2	67	55	60	68

Traffic Noise Contours (No Calibration Offset):

DNL Contour (dB)	Distance from Centerline (ft)
75	28
70	60
65	129
60	278

Notes:
1. Future average dailty traffic volume (ADT) calculated from data obtained from the Sierra Vista Specific Plan Traffic Impact Analysis prepared by DKS Associates (2009). Specifically, future (Cumulative Plus Project) roadway ADT was conservatively estimated by applying a factor of 5 to the sum of AM and PM peak hour conditions.
2. An offset of +2 dB was applied at upper-floor facades due to reduced ground absorption of sound at elevated positions.

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

Project Information:

Job Number: 2021-128
Project Name: Westbrook Parcel WB-41 Residential Development
Roadway Name: Pleasant Grove Boulevard

Noise Level Data:

Year: Future
Auto DNL (dB): 62
Medium Truck DNL (dB): 50
Heavy Truck DNL (dB): 55

Site Geometry:

Receiver Description: Nearest backyards
Centerline to Barrier Distance (C_1): 75
Barrier to Receiver Distance (C_2): 10
Automobile Elevation: 0
Medium Truck Elevation: 2
Heavy Truck Elevation: 8
Pad/Ground Elevation at Receiver: 0
Receiver Elevation: 5
Base of Barrier Elevation: 0
Starting Barrier Height: 6

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height (ft)	DNL, dB: Autos	Medium Trucks	Heavy Trucks	Total	Barrier Breaks Line of Sight to… Autos?	Medium Trucks?	Heavy Trucks?
6	6	56	44	50	**57**	Yes	Yes	Yes
7	7	54	43	49	**56**	Yes	Yes	Yes
8	8	53	41	47	**54**	Yes	Yes	Yes
9	9	52	40	46	**53**	Yes	Yes	Yes
10	10	51	39	44	**52**	Yes	Yes	Yes
11	11	49	38	43	**51**	Yes	Yes	Yes
12	12	49	37	42	**50**	Yes	Yes	Yes
13	13	48	36	42	**49**	Yes	Yes	Yes
14	14	47	36	41	**49**	Yes	Yes	Yes

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

BOLLARD
Acoustical Consultants

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

Project Information:

Job Number: 2021-128
Project Name: Westbrook Parcel WB-41 Residential Development
Roadway Name: Pleasant Grove Boulevard

Noise Level Data:

Year: Future
Auto DNL (dB): 61
Medium Truck DNL (dB): 50
Heavy Truck DNL (dB): 54

Site Geometry:

Receiver Description: Nearest first-floor facades
Centerline to Barrier Distance (C_1): 75
Barrier to Receiver Distance (C_2): 20
Automobile Elevation: 0
Medium Truck Elevation: 2
Heavy Truck Elevation: 8
Pad/Ground Elevation at Receiver: 0
Receiver Elevation: 5
Base of Barrier Elevation: 0
Starting Barrier Height: 6

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height (ft)	DNL, dB: Autos	Medium Trucks	Heavy Trucks	Total	Barrier Breaks Line of Sight to… Autos?	Medium Trucks?	Heavy Trucks?
6	6	55	44	49	**56**	Yes	Yes	Yes
7	7	54	43	49	**55**	Yes	Yes	Yes
8	8	53	42	48	**54**	Yes	Yes	Yes
9	9	52	41	46	**53**	Yes	Yes	Yes
10	10	51	39	45	**52**	Yes	Yes	Yes
11	11	50	39	44	**51**	Yes	Yes	Yes
12	12	49	38	43	**51**	Yes	Yes	Yes
13	13	48	37	43	**50**	Yes	Yes	Yes
14	14	48	36	42	**49**	Yes	Yes	Yes

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

BOLLARD
Acoustical Consultants

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

Project Information:

Job Number: 2021-128
Project Name: Westbrook Parcel WB-41 Residential Development
Roadway Name: Santucci Boulevard

Noise Level Data:

Year: Future
Auto DNL (dB): 65
Medium Truck DNL (dB): 54
Heavy Truck DNL (dB): 58

Site Geometry:

Receiver Description: Nearest backyards
Centerline to Barrier Distance (C_1): 95
Barrier to Receiver Distance (C_2): 10
Automobile Elevation: 0
Medium Truck Elevation: 2
Heavy Truck Elevation: 8
Pad/Ground Elevation at Receiver: 0
Receiver Elevation: 5
Base of Barrier Elevation: 0
Starting Barrier Height: 6

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height (ft)	DNL, dB: Autos	Medium Trucks	Heavy Trucks	Total	Barrier Breaks Line of Sight to… Autos?	Medium Trucks?	Heavy Trucks?
6	6	59	48	53	**60**	Yes	Yes	Yes
7	7	58	46	52	**59**	Yes	Yes	Yes
8	8	56	45	50	**57**	Yes	Yes	Yes
9	9	55	44	49	**56**	Yes	Yes	Yes
10	10	54	43	48	**55**	Yes	Yes	Yes
11	11	53	42	47	**54**	Yes	Yes	Yes
12	12	52	40	46	**53**	Yes	Yes	Yes
13	13	51	40	45	**52**	Yes	Yes	Yes
14	14	51	39	44	**52**	Yes	Yes	Yes

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

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

Project Information:

Job Number: 2021-128
Project Name: Westbrook Parcel WB-41 Residential Development
Roadway Name: Santucci Boulevard

Noise Level Data:

Year: Future
Auto DNL (dB): 65
Medium Truck DNL (dB): 53
Heavy Truck DNL (dB): 58

Site Geometry:

Receiver Description: Nearest first-floor facades
Centerline to Barrier Distance (C_1): 95
Barrier to Receiver Distance (C_2): 20
Automobile Elevation: 0
Medium Truck Elevation: 2
Heavy Truck Elevation: 8
Pad/Ground Elevation at Receiver: 0
Receiver Elevation: 5
Base of Barrier Elevation: 0
Starting Barrier Height: 6

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height (ft)	DNL, dB Autos	DNL, dB Medium Trucks	DNL, dB Heavy Trucks	DNL, dB Total	Barrier Breaks Line of Sight to… Autos?	Barrier Breaks Line of Sight to… Medium Trucks?	Barrier Breaks Line of Sight to… Heavy Trucks?
6	6	59	47	53	**60**	Yes	Yes	Yes
7	7	58	46	52	**59**	Yes	Yes	Yes
8	8	57	45	51	**58**	Yes	Yes	Yes
9	9	56	44	50	**57**	Yes	Yes	Yes
10	10	54	43	49	**56**	Yes	Yes	Yes
11	11	54	42	48	**55**	Yes	Yes	Yes
12	12	53	42	47	**54**	Yes	Yes	Yes
13	13	52	41	46	**53**	Yes	Yes	Yes
14	14	51	40	45	**53**	Yes	Yes	Yes

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

FEHR PEERS

TECHNICAL MEMORANDUM

Date: July 30, 2021
To: Jack Varozza, PE – City of Roseville
From: John Gard, PE – Fehr & Peers
Subject: *Transportation Evaluation of Proposed Rezone of Sierra Vista Specific Plan Parcel WB-41*
RS21-4077

This memorandum presents the assumptions, analysis methods, and results of our evaluation of the proposed rezone of Parcel WB-41 in the Sierra Vista Specific Plan (SVSP). The analysis focuses on how conditions would change under cumulative (2035) conditions because the surrounding area is mostly undeveloped. A baseline analysis would therefore not be meaningful.

Proposed Land Use Changes

The project site is situated in the southeast corner of the Pleasant Grove Boulevard/Santucci Boulevard intersection. The proposed project would rezone the 10.1-acre Parcel WB-41 from community commercial to medium density residential. Refer to Figure 1 for project location and Figure 2 for project site plan for the proposed medium density residential.

The *Sierra Vista Specific Plan* (2010) indicates that community commercial parcels could be constructed with a floor-to-area ratio (FAR) of up to 0.4. However, experience on other retail parcels in the City suggests a 0.25 FAR is a more reasonable yield. Accordingly, it is assumed the existing zoning would yield 110,000 square feet of retail space.

According to the project site plan (*Tentative Subdivision Map for Sierra Vista Specific Plan Parcel WB-41*, MacKay & Somps, April 2021) the proposed rezone would yield 63 single-family detached dwelling units.

Trip Generation Comparison

We compared the trip generation of Parcel 41 based on its existing and proposed zoning using trip generation rates from the City of Roseville 2035 travel demand model[1]. **Table 1** shows the results, and indicates that the proposed rezoning would result in substantially fewer trips generated by the property. This suggests that traffic volumes in the vicinity of the project would be reduced during peak hours and on a daily basis as a result of the land use change.

[1] Trip rates from the City's model were used for this comparison because subsequent analysis of changes in external travel (i.e., at the specific plan boundary) also rely on the City's travel demand model and rates.

Table 1
Trip Generation Comparison – Existing vs. Proposed Zoning

Land Use	Amount	Trip Rate [1]			Trips		
		AM Peak Hour	PM Peak Hour	Daily	AM Peak Hour	PM Peak Hour	Daily
Existing Zoning							
Retail	110 ksf	0.72	2.67	35	79	294	3,850
Proposed Zoning							
Single-Family Residential	63 du's	0.67	0.78	9	42	49	567
				Difference	***-37***	***-245***	***-3,283***

Notes:
1. Daily and PM peak hour trip rates from the City of Roseville travel demand model. AM peak hour rate estimated by calculating the difference in trip rates from the City's model (for PM peak hour and daily) versus the *Trip Generation Manual* (ITE, 2017) and applying this factor to ITE's AM peak hour rate.

ksf = thousand square feet. du's = dwelling units.
Source: Fehr & Peers, 2021.

External Trip Generation Comparison

The proposed land use change would reduce the overall amount of retail in the SVSP. An analysis was performed to determine whether the reduction in retail would cause a greater amount of Specific Plan trips to be external to the Plan.

The analysis was performed using the City's 2035 travel demand model. Trips generated by the Specific Plan were tracked as either remaining internal or being external to the plan. The results are shown in **Table 2** and indicate that the proposed rezone would result in fewer external AM and PM peak hour and daily trips generated by the Specific Plan when compared to the existing zoning.

Table 2
SVSP External Trip Generation Comparison – 2035 With Existing vs. Proposed Zoning

Scenario	External Trips		
	AM Peak Hour	PM Peak Hour	Daily
2035 with Existing Zoning	7,493	8,996	114,281
2035 with Proposed Zoning	7,439	8,877	112,615
Difference	***-54***	***-119***	***-1,666***

Source: City of Roseville travel demand model output.

Vehicle Miles Traveled (VMT)

VMT was calculated using the City of Roseville 2035 travel demand model on a Citywide basis (i.e., travel generated by all land uses within the city) and for the SVSP only. The model was run with the existing and proposed rezoning. The results are shown in **Table 3** and indicate that the rezone would decrease in total VMT both for the SVSP only and for the City as a whole.

Table 3
VMT Comparison – 2035 With Existing vs. Proposed Zoning

	City of Roseville Total VMT	Sierra Vista Specific Plan Total VMT
2035 with Existing Zoning	9,728,939	837,375
2035 with Proposed Zoning	9,711,358	825,776
Difference	***-17,581***	***-11,599***

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

When compared to the existing zoning, the proposed rezone would generate fewer site trips, fewer trips entering/exiting the SVSP area, and less VMT. Thus, there would be no adverse effects to the roadway network caused by the rezone.

We hope this information is helpful. Please with any questions or comments.

Roseville City Boundary

Park

Figure 1

Project Location

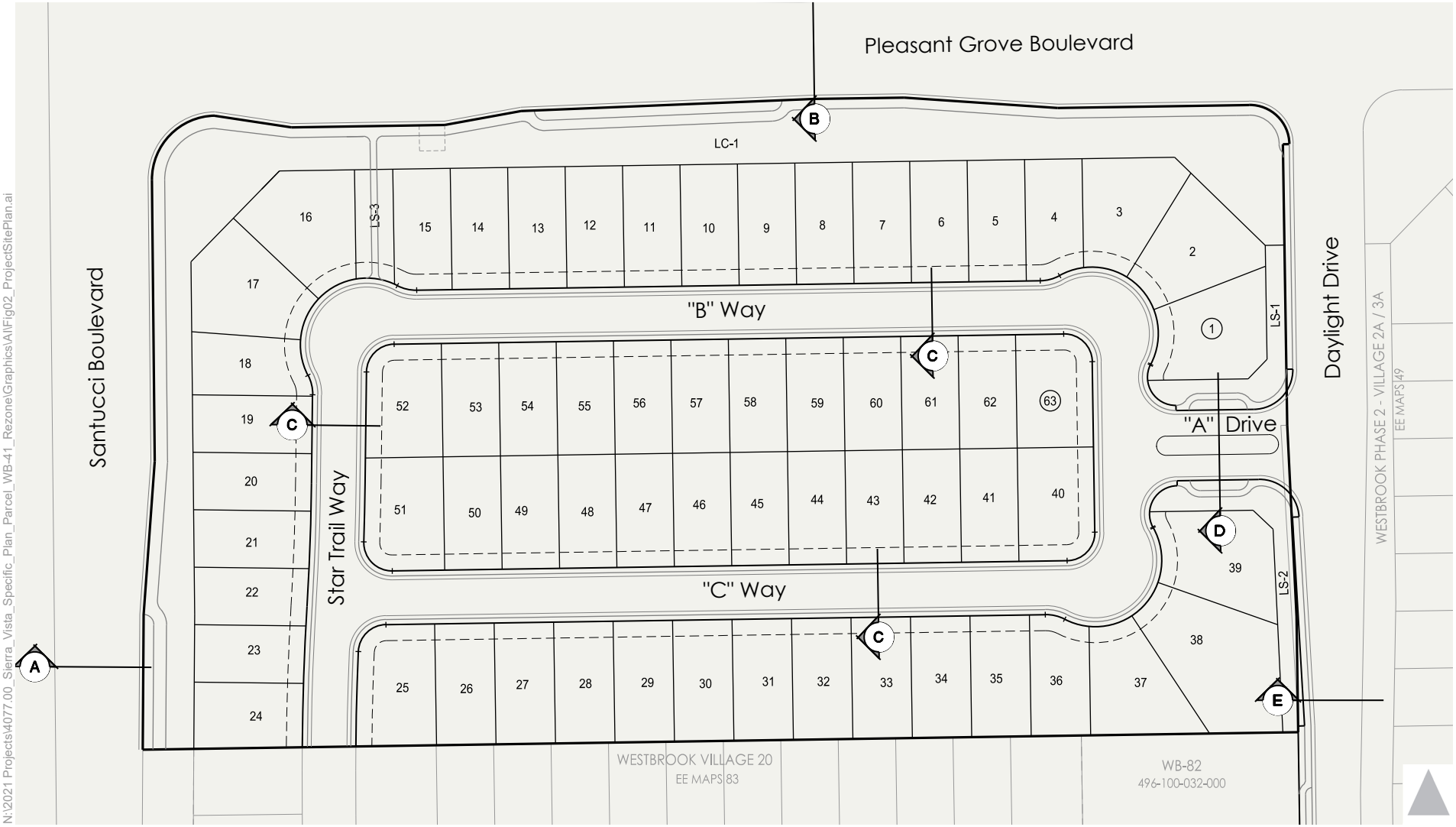


Figure 2

Project Site Plan

SB18
Tribal Consultation Notice

August 5, 2021

To:

Anna Starkey, Cultural Regulatory Specialist
United Auburn Indian Community
10720 Indian Hill Road
Auburn, CA 95603

Grayson Coney, Cultural Director
Tsi Akim Maidu
P.O. Box 510
Browns Valley, CA 95918

Pamela Cubbler, Treasurer
Colfax-Todds Valley Consolidated Tribe
P.O. Box 4884
Auburn, CA 95604

Darrel Cruz, Cultural Resources Department, THPO
Washoe Tribe of Nevada & California
919 Hwy 395 South
Gardnerville, NV 89410

Don Ryberg, Chairperson
Tsi Akim Maidu
P.O. Box 510
Browns Valley, CA 95918

Regina Cuellar, Chairperson
Shingle Springs Band of Miwok Indians
P.O. Box 1340
Shingle Springs, CA 95682

Clyde Prout, Chairman
Colfax-Todds Valley Consolidated Tribe
P.O. Box 4884
Auburn, CA 95604

Subject: Tribal Consultation Pursuant to SB 18 for Project #PL21-0161: SVSP PCL WB-41 – Rezone in the City of Roseville

The City of Roseville is processing an application for the above-referenced project, located in the northwestern portion of the City of Roseville. Recognizing the importance of tribal participation in the local planning process, the City is requesting your review of the project to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (SB 18). Pursuant to Government Code Section 65352.3(a)(2) you have 90 days from receipt of this letter to respond.

The project description is attached to this letter.

The City looks forward to hearing from you. Should you have any questions, please send your written response by letter or by email to:

Mackenzie Harrison
311 Vernon Street
Roseville, CA 95678
msharrison@roseville.ca.us

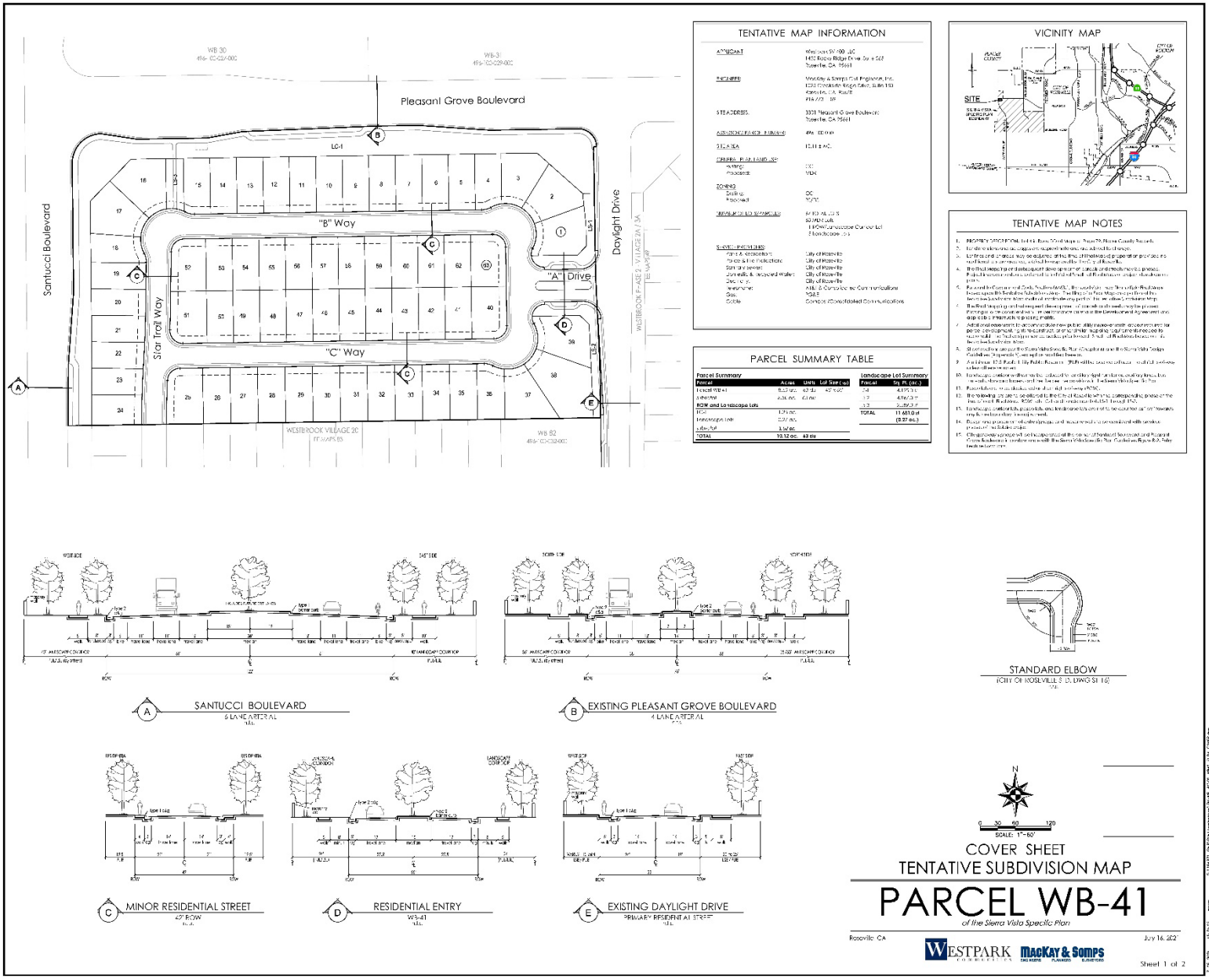
Project Description:

The project site is an undeveloped 10.11-acre parcel (APN 496-100-030-000) located on Parcel WB-41 of the Sierra Vista Specific Plan (SVSP), which was approved on May 5, 2010. The address of the property is 3301 Pleasant Grove Boulevard. The Environmental Impact Report (EIR) for the SVSP included an evaluation of the Cultural and Paleontological Resources within the project area. The proposed project will not result in any additional ground disturbance that was not considered in the EIR for the SVSP. The site has an existing General Plan land use designation and zoning designation of Community Commercial (CC). The site is adjacent to vacant High Density Residential (HDR) parcels to the north across Pleasant Grove Boulevard, a Low Density Residential (LDR) parcel currently under construction to the east across Daylight Drive, a lift station and a LDR parcel to the south, and agricultural land to the west beyond City limits across Santucci Boulevard.

The proposed project is a 63-unit single-family residential subdivision. The project entitlements include a General Plan Amendment and Specific Plan Amendment for Parcel WB-41 to modify the land use from CC to Medium Density Residential (MDR), a Rezone from CC to Small Lot Residential with Modified Development Standards (RS/DS), and Tentative Subdivision Map to create 63 single-family residential lots on WB-41. A Development Agreement Amendment (DAA) is included to update unit allocations and reflect the land use change.

Aerial View of Project Site

Proposed Tentative Subdivision Map



SB18
Tribal Consultation Notice

August 17, 2021

To:

Anna Starkey, Cultural Regulatory Specialist
United Auburn Indian Community
10720 Indian Hill Road
Auburn, CA 95603

Grayson Coney, Cultural Director
Tsi Akim Maidu
P.O. Box 510
Browns Valley, CA 95918

Pamela Cubbler, Treasurer
Colfax-Todds Valley Consolidated Tribe
P.O. Box 4884
Auburn, CA 95604

Jesus Tarango, Chairperson
Wilton Rancheria
9728 Ken Street
Elk Grove, CA 95624

Darrel Cruz, Cultural Resources Department, THPO
Washoe Tribe of Nevada & California
919 Hwy 395 South
Gardnerville, NV 89410

Don Ryberg, Chairperson
Tsi Akim Maidu
P.O. Box 510
Browns Valley, CA 95918

Regina Cuellar, Chairperson
Shingle Springs Band of Miwok Indians
P.O. Box 1340
Shingle Springs, CA 95682

Clyde Prout, Chairman
Colfax-Todds Valley Consolidated Tribe
P.O. Box 4884
Auburn, CA 95604

Steven Hutchason, THPO
Wilton Rancheria
9728 Kent Street
Elk Grove, CA 95624

Dahlton Brown, Director of Admin.
9728 Kent Street
Elk Grove, CA 95624

Subject: Tribal Consultation Pursuant to SB 18 for Project #PL21-0161: SVSP PCL WB-41 – Rezone in the City of Roseville

The City of Roseville is processing an application for the above-referenced project, located in the northwestern portion of the City of Roseville. Recognizing the importance of tribal participation in the local planning process, the City is requesting your review of the project to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (SB 18). Pursuant to Government Code Section 65352.3(a)(2) you have 90 days from receipt of this letter to respond.

The project description is attached to this letter.

The City looks forward to hearing from you. Should you have any questions, please send your written response by letter or by email to:

Mackenzie Harrison
311 Vernon Street
Roseville, CA 95678
msharrison@roseville.ca.us

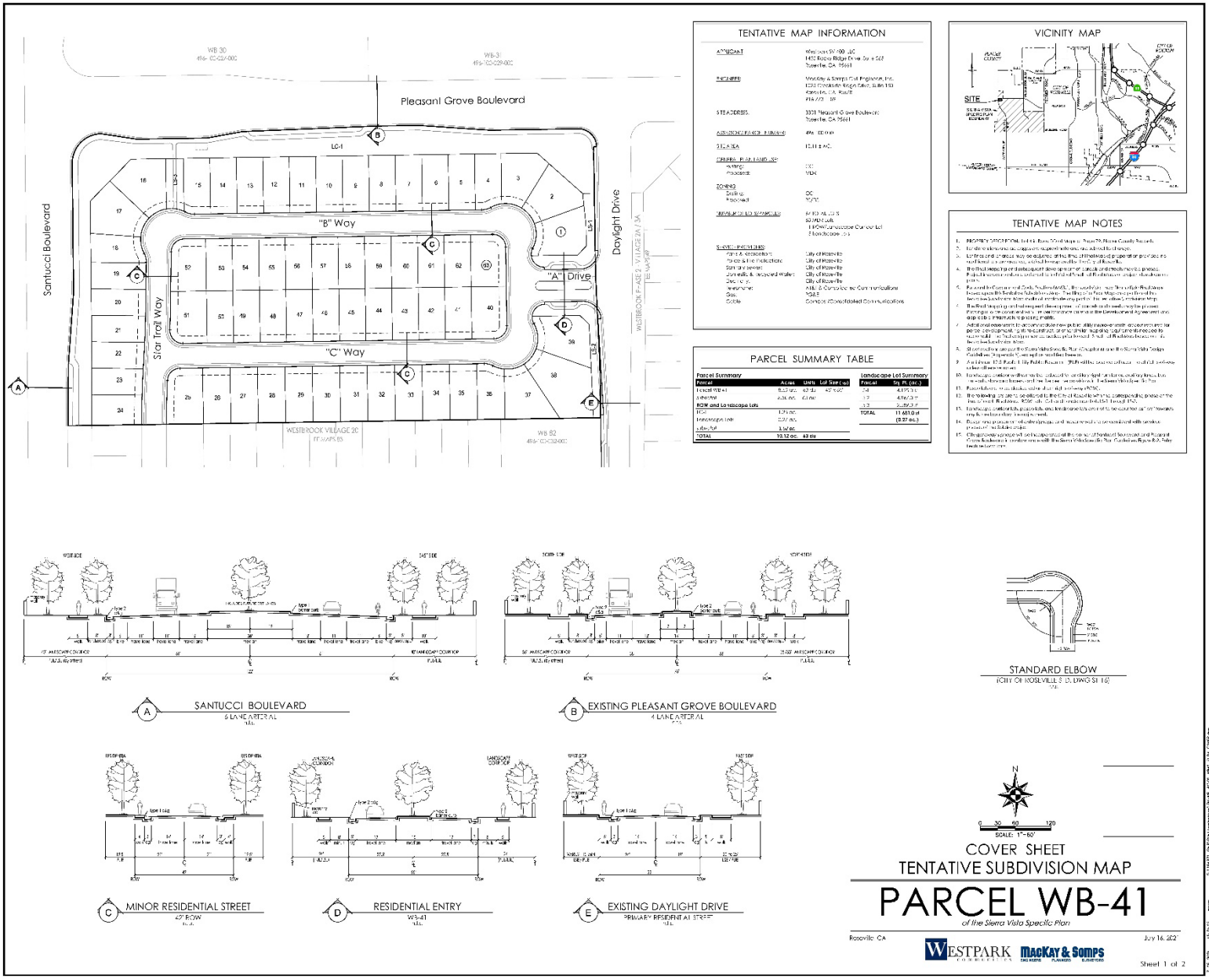
Project Description:

The project site is an undeveloped 10.11-acre parcel (APN 496-100-030-000) located on Parcel WB-41 of the Sierra Vista Specific Plan (SVSP), which was approved on May 5, 2010. The address of the property is 3301 Pleasant Grove Boulevard. The Environmental Impact Report (EIR) for the SVSP included an evaluation of the Cultural and Paleontological Resources within the project area. The proposed project will not result in any additional ground disturbance that was not considered in the EIR for the SVSP. The site has an existing General Plan land use designation and zoning designation of Community Commercial (CC). The site is adjacent to vacant High Density Residential (HDR) parcels to the north across Pleasant Grove Boulevard, a Low Density Residential (LDR) parcel currently under construction to the east across Daylight Drive, a lift station and a LDR parcel to the south, and agricultural land to the west beyond City limits across Santucci Boulevard.

The proposed project is a 63-unit single-family residential subdivision. The project entitlements include a General Plan Amendment and Specific Plan Amendment for Parcel WB-41 to modify the land use from CC to Medium Density Residential (MDR), a Rezone from CC to Small Lot Residential with Modified Development Standards (RS/DS), and Tentative Subdivision Map to create 63 single-family residential lots on WB-41. A Development Agreement Amendment (DAA) is included to update unit allocations and reflect the land use change.

Aerial View of Project Site

Proposed Tentative Subdivision Map



CEQA AB52
Tribal Consultation Notice

Date: August 5, 2021

To:

Anna Starkey, Cultural Regulatory Specialist
United Auburn Indian Community
10720 Indian Hill Road
Auburn, CA 95603

Don Ryberg, Chairperson
Tsi Akim Maidu
PO Box 510
Browns Valley, CA 95918

Sara D. Setshwaelo, Cultural Committee Chair
Ione Band of Miwok Indians
P.O. Box 699
Plymouth, CA 95669

Nicholas Fonseca, Chairperson
Shingle Springs Band of Miwok Indians
P.O. Box 1340
Shingle Springs, CA 95682

RE: Notice of Opportunity to Consult Under AB52 for the SVSP PCL WB-41 – Rezone Project (File #PL21-0161) in the City of Roseville

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The City of Roseville will soon be initiating environmental review under the California Environmental Quality Act (CEQA) for the above referenced project. A project location map and preliminary project description are enclosed for your information.

In accordance with Assembly Bill 52 (AB 52) and Section 21080.3.1(d) of the California Public Resources Code (PRC), we are responding to your Tribe's request to be notified of projects in our jurisdiction that will be reviewed under CEQA. The above names were provided to the City of Roseville as the point of contact for your tribe. We are hereby notifying you of an opportunity to consult with us regarding the potential for this project to impact Tribal Cultural Resources, as defined in Section 21074 of the PRC. The purposes of tribal consultation under AB 52 are to determine, as part of the CEQA review process, whether or not Tribal Cultural Resources are present within the project area, and if so, whether or not those resources will be significantly impacted by the project. If Tribal Cultural Resources may be significantly impacted, then consultation will also help to determine the most appropriate way to avoid or mitigate those impacts.

Mackenzie Harrison is the City's Lead Agency Contact to receive replies in response to this notice. In accordance with Section 21080.3.1(d) of the PRC, you have 30 days from the receipt of this notice to either request or decline AB52 consultation in writing for this project from the City's Lead Agency Contact. Please send your written response by letter or by email to:

Mackenzie Harrison
311 Vernon Street
Roseville, CA 95678
msharrison@roseville.ca.us

Cc: Jason Camp, Tribal Historic Preservation Officer

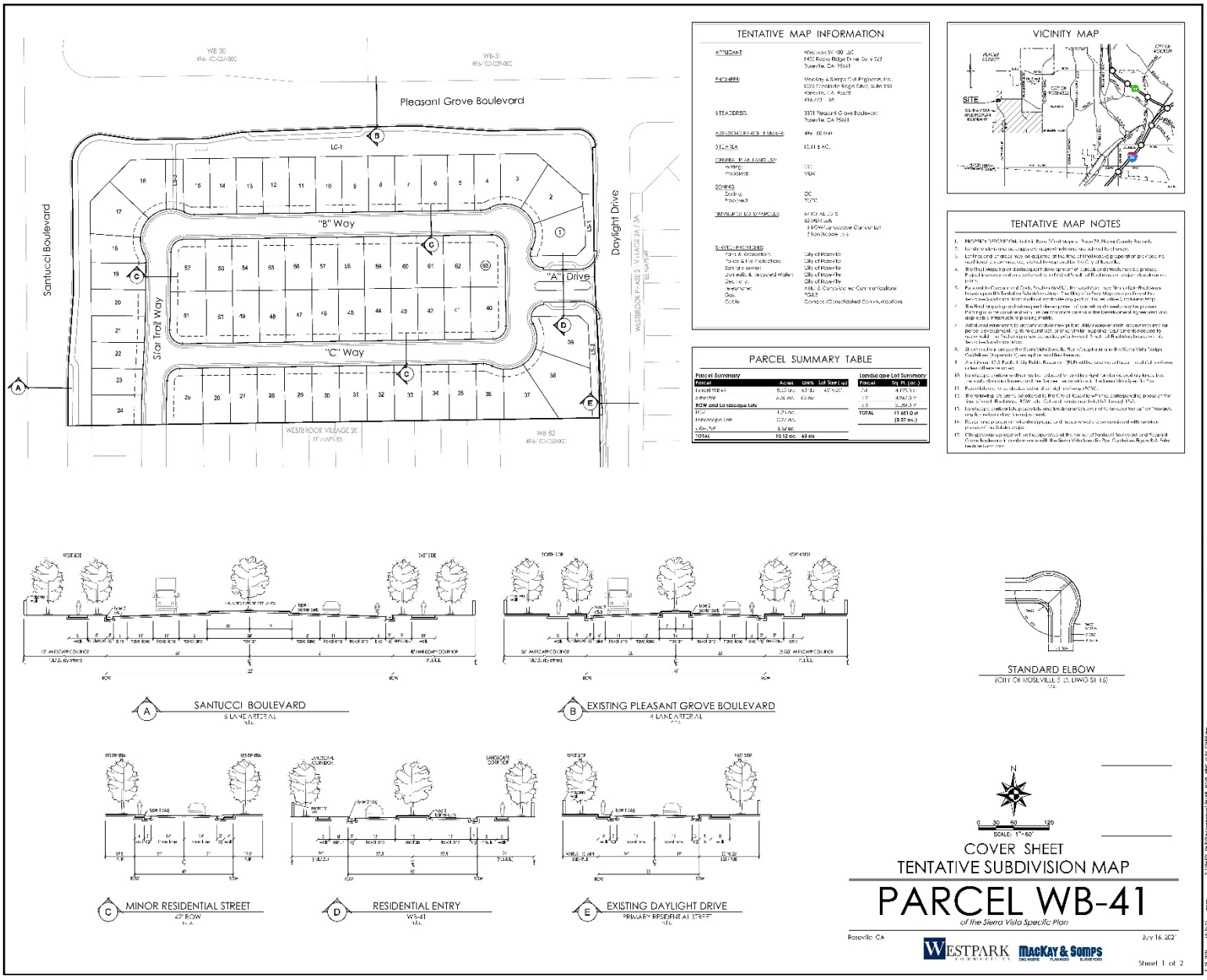
Project Description:

The project site is an undeveloped 10.11-acre parcel (APN 496-100-030-000) located on Parcel WB-41 of the Sierra Vista Specific Plan (SVSP), which was approved on May 5, 2010. The address of the property is 3301 Pleasant Grove Boulevard. The Environmental Impact Report (EIR) for the SVSP included an evaluation of the Cultural and Paleontological Resources within the project area. The proposed project will not result in any additional ground disturbance that was not considered in the EIR for the SVSP. The site has an existing General Plan land use designation and zoning designation of Community Commercial (CC). The site is adjacent to vacant High Density Residential (HDR) parcels to the north across Pleasant Grove Boulevard, a Low Density Residential (LDR) parcel currently under construction to the east across Daylight Drive, a lift station and a LDR parcel to the south, and agricultural land to the west beyond City limits across Santucci Boulevard.

The proposed project is a 63-unit single-family residential subdivision. The project entitlements include a General Plan Amendment and Specific Plan Amendment for Parcel WB-41 to modify the land use from CC to Medium Density Residential (MDR), a Rezone from CC to Small Lot Residential with Modified Development Standards (RS/DS), and Tentative Subdivision Map to create 63 single-family residential lots on WB-41. A Development Agreement Amendment (DAA) is included to update unit allocations and reflect the land use change.

Aerial View of Project Site

Proposed Tentative Subdivision Map



MEMORANDUM

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

Date: October 15, 2021 **Project Number:** 18512 and 18437

To: Ryan O'Keefe

From: Allison Wathen

Subject: Sierra View, WB-31, and WB-41 Water and Sewer Demands

Message:

MacKay and Somps is processing a specific plan amendment and general plan amendment for Sierra View, Parcel WB-41 and Parcel WB-31 within the City of Roseville. Sierra View is located south of Diamond Oaks Road and north of Shasta Street. Parcel WB-41 is located south of Pleasant Grove Boulevard, west of Daylight Drive, and east of Santucci Boulevard. Parcel WB-31 is located north of Pleasant Grove Boulevard and east of Santucci Boulevard.

Sierra View is currently designated as a residential land use in the medium density residential (MDR) category and allocates 168 units. Parcel WB-41 is approximately 10.11 acres and is currently designated as commercial (CC) land use. Parcel WB-31 is approximately 11.1 acres and is currently designated as high density residential (HDR) land use with a current allocation of 263 units. This condition is referred to in the tables below as the "Approved Project"

The applicant is proposing to change the land uses for these projects as follows:

- Sierra View: 75 low density residential (LDR) units
- Parcel WB-41: 63 (MDR) units
- Parcel WB-31: 293 HDR units

This proposed condition is referred to in the tables below as the "Proposed Project".

MacKay and Somps has analyzed the changes in sanitary sewer flow and potable water demand based on the proposed land use designations and unit allocations. Table 1 below calculates and compares the sewer flow for the Approved Project and Proposed Project conditions. It has been determined that the proposed changes to the land use designations and unit allocations results in approximately 0.07 MDG less flow.

Table 2 below calculates and compares the total surface water required for the Approved Project and Proposed Project conditions. It has been determined that the proposed changes to the land use designations and unit allocations results in a reduced need for surface water, approximately 2.0 AFY less. These calculations have been confirmed with the City of Roseville in an email exchange dated June 23, 2021.

MEMORANDUM

MacKay & Somps
ENGINEERS PLANNERS SURVEYORS

Table 1 - Sewer								
APPROVED PROJECT	ZONING	ACRES	TOTAL UNITS	FLOW FACTOR	Q(ADWF)	FACTORED FLOW	PEAK FACTOR	Q(PWWF)
			EDU	GPD/EDU	MG/D	MG/D	MG/D	MG/D
PARCEL WB-41	CC	10.11		850	0.009	0.017	3.5	0.06
PARCEL WB-31	HDR	11.1	263	130	0.034	0.068	3.5	0.24
SIERRA VIEW	MDR	23.1	168	190	0.032	0.064	3.5	0.22
								0.52
PROPOSED PROJECT	ZONING	ACRES	TOTAL UNITS	FLOW FACTOR	Q(ADWF)	FACTORED FLOW	PEAK FACTOR	Q(PWWF)
			EDU	GPD/EDU	MG/D	MG/D	MG/D	MG/D
PARCEL WB-41	MDR	10.11	63	190	0.012	0.024	3.5	0.0838
PARCEL WB-31	HDR	11.1	293	130	0.038	0.076	3.5	0.2666
SIERRA VIEW	LDR	23.1	75	190	0.014	0.029	3.5	0.10
								0.45
							LESS FLOW	0.07

Table 2 - Water											
APPROVED PROJECT	ZONING	ACRES	UNITS	DENSITY	DEMAND FACTOR	PROJECTED DEMAND (MGD)	TOTAL AFY	ANNUAL IRRIGATION DEMAND	% SITE IRRIGATED	RW AFY	TOTAL SURFACE WATER
PARCEL WB-41	CC	10.11			2598	0.03	29.42	3.60	0.30	10.92	18.50
PARCEL WB-31	HDR	11.1	263	23.7	177	0.05	52.14	3.60	0.40	15.98	36.15
SIERRA VIEW	MDR	23.1	168	7.3	430	0.07	80.91			0.00	80.91
											135.56
PROPOSED PROJECT	ZONING	ACRES	UNITS	DENSITY	DEMAND FACTOR	PROJECTED DEMAND (MGD)	TOTAL AFY	ANNUAL IRRIGATION DEMAND	% SITE IRRIGATED	RW AFY	TOTAL SURFACE WATER
PARCEL WB-41	MDR	10.11	63	6.2	430	0.0271	30.3			0.00	30.34
PARCEL WB-31	HDR	11.1	293	26.4	177	0.052	58.1	3.60	0.4	15.98	42.10
SIERRA VIEW	LDR	23.1	75	3.2	728	0.055	61.2			0.00	61.15
											133.59
										ADDITIONAL WATER REQUIRED	**-2.0**

Best Regards,

MacKay & Somps Civil Engineers, Inc.

BY: Allison Wathen

cc: Eric Crow

ADDENDUM ATTACHMENT 8

APPLICABLE MITIGATION MEASURES from the Sierra Vista Specific Plan EIR					
Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
SVSP EIR MM 4.1-2. Agricultural Conversion Policies One acre of open space shall be preserved within Placer County for each acre of open space impacted within the Specific Plan area. This is to be accomplished through the recordation of conservation easements that result in the formation of preserve lands (as a "mitigation property or "preserve site" and collectively, "mitigation lands" or "preserve lands"). For the purposes of assessing impacts associated with a specific development project, "open space" impacts shall include all land proposed to be developed for urban uses. For purposes of mitigation for the specific development project, the term "open space" shall include any and all undeveloped land proposed to be preserved by conservation easement or otherwise required by any governmental agency to be preserved for any reason, specifically including all lands preserved for habitat or agricultural mitigation is required beyond the 1:1 open space requirement noted above, as long as a substantial portion, as determined by the Planning Director, of the mitigation lands acquired are (1) in agricultural production, (2) are undeveloped and have the same or higher value CDC categorization as lands being affected within the Specific Plan property at issue. In-kind mitigation is not required for agricultural land development within the Specific Plan area.	The Applicant shall be responsible for securing the offsite grassland mitigation prior to approval of tentative maps proportional to the development proposed.	Prior to the issuance of a Grading Permit.	Planning Director, City Open Space Preserve Manager, and CDD Director	Documentation of conservation easements	
SVSP EIR MM 4.3-1. Roseville Intersections: Pay Fair Share of Improvements in the CIP including Improvements to [] Intersections • Fiddyment/Baseline Road: improve intersection as part of the project • Watt Avenue/Baseline Road: improve intersection as part of the project Improvements would be necessary to the following intersections, as part of the project to achieve acceptable service levels under the 2025 CIP plus Project scenario. However, as noted, many intersections cannot be mitigated because of constraints. 1. Foothills Boulevard and Baseline Road: No feasible mitigation 2. Industrial Avenue and Alantown Drive: No feasible mitigation 3. Cirby Way and Northridge Drive: No feasible mitigation	The Development Agreements between Applicant and the City, require the City to update the CIP and the Applicants to pay fair share fees.	In accordance with Development Agreements, the traffic mitigation fees shall be paid on a pro-rata basis prior to the issuance of	Public Works Director	Project will pay fair share of fees	

APPLICABLE MITIGATION MEASURES from the Sierra Vista Specific Plan EIR					
Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
4. Foothills Boulevard and Junction Boulevard: No feasible mitigation 5. Junction Boulevard and Baseline Road: No feasible mitigation 6. Roseville Parkway and Sierra College Boulevard: No feasible mitigation 7. Blue Oaks Boulevard and Crocker Ranch Road: Re-stripe to include two south bound to east bound left turn lanes and a separate right turn. This improvement shall be added to the City of Roseville's Capital Improvement program. Development within the Sierra Vista Specific Plan Area shall be required to pay fair share costs for this improvement 8. Blue Oaks Boulevard and New Meadow Drive: Re-stripe the southbound through lane to a shared through and left-turn lane. This improvement shall be added to the City of Roseville's Capital Improvement program. Development within the Sierra Vista Specific Plan Area shall be required to pay fair share costs for this improvement. As such, this impact would be reduced to less than significant. 9. Foothills Boulevard and Baseline/Main: No feasible mitigation 10. Sunrise Boulevard and Sandringham/Kensinton: add a dedicated southbound right-turn lane 11. Woodcreek Oaks and Baseline Road: construction of a second eastbound through lane. This improvement is currently in the City's CIP program. SVSP would be required to pay fair share costs for this improvement. The SVSP will develop over a period of years. Therefore, the impacts on these impacts would occur over a period of time. As with other improvements in the 2025 CIP, the City shall monitor traffic conditions and determine when specific improvements are needed. The City of Roseville's traffic impact fees should be revised to include the SVSP area. The City of Roseville's Traffic Impact Fees should be revised to include the SVSP. Specific Plans and/or development proposals shall provide for fair share contributions of the cost of the improvements through the updated traffic impact fees. Construction of intersection improvements could have impacts on biological and cultural resources, air quality, water quality, and noise levels. These impacts will be evaluated as part of the CIP update to incorporate the adopted mitigation.		any building permit.			
SVSP EIR MM 4.3-6. State Facilities Segments: Pay Fair Share Costs No specific improvements have been identified to mitigate project	The City and Sutter County shall implement a regional traffic fee to fund the identified improvements.	Payment of applicable fees by the Applicant at the time	Sutter County Public Works Director	Project will pay fair share of fees	

APPLICABLE MITIGATION MEASURES from the Sierra Vista Specific Plan EIR					
Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
impacts on I-80, SR 70/99, or SR 65; however, the City is willing to work with Caltrans & the Placer County Transportation Planning Agency (PCTPA) to establish a regional approach to institute a fee program for the purpose of funding improvements on these facilities. If and when Caltrans and the City enter into an enforceable agreement, the Project shall pay impact fees to the City of Roseville in amounts that constitute the Project's fair share contributions to the construction of transportation facilities and/or improvements, consistent with the Mitigation Fee Act (Gov. Code, § 66000 et seq.). The City shall determine the means of providing the project's fair share of the funds for these improvements to Caltrans through the inter-agency agreement or other arrangement required by Mitigation Measure 4.3-7.	Applicant within the SVSP shall be required to contribute to the regional fee to fund a portion of the improvements per the Development Agreements. The State shall be responsible for overseeing the improvements.	of each building permit.	and the City Public Works Director		
SVSP EIR MM 4.3-7. Sutter County Facilities: Pay Fair Share Costs • Reigo Road and Pleasant Grove South • Riego Road and Pleasant Grove North • Riego Road The City of Roseville shall negotiate in good faith to enter into a fair agreement with Sutter County regarding Sierra Vista's fair share mitigation for this improvement. In reaching an accommodation with Sutter County, the City and Sutter County, in order to better ensure an effective sub-regional approach to mitigating transportation-related impacts, may choose to include within the same agreements or Joint Powers Authority additional public agencies with whom it must work to mitigate transportation-related impacts, such as Placer County, Sacramento County, and Caltrans. As the City strives to achieve agreement(s) with one or more of these other agencies, the City shall insist that "fair share" fee obligations be reciprocal, in the sense that the other local agencies, in accepting fair share contributions from the SVSP developers, must agree to require new development occurring in their own jurisdictions to make fair share contributions towards mitigation the significant effects of such development on the City's transportation network. Any such arrangement(s), with just Sutter County or with additional agencies, shall account for existing inter-agency fee programs in order to avoid requiring redundant mitigation or fee payments exceeding fair share mitigation levels. The City intends that its arrangement(s) with Sutter County and any other agencies shall permit the participating agencies flexibility in providing cross-jurisdictional credits and reimbursements consistent with the general "fair share" mitigation standard, and	The City and Sutter County shall implement a regional traffic fee to fund the identified improvements. Applicant within the SVSP shall be required to contribute to the regional fee to fund a portion of the improvements per the Development Agreements. Sutter County shall be responsible for overseeing the improvements.	Payment of fees by the Applicant at the time of each building permit.	Sutter County Public Works Director and the City Public Works Director	Project will pay fair share of fees	

APPLICABLE MITIGATION MEASURES from the Sierra Vista Specific Plan EIR					
Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
require an updated model run incorporating the best available information in order to obtain the most accurate, up-to-date impact assessment feasible and to generate the most accurate, up-to-date estimates of regional fair share contributions. These arrangements, moreover, should also include provisions that allow for periodic updates to the traffic modeling on which fair share payment calculations depend in order to account for (i) newly approved projects cumulatively contributing to transportation-related impacts and that therefore should contribute to the funding of necessary improvements (e.g., the Curry Creek Community Plan in Placer County), (ii) additional physical improvements necessitated in whole or in part by newly approved projects, (iii) changing cost calculations for the construction of needed improvements based on changes in the costs of materials, labor, and other inputs. Implementation of MM 4.3-8 would reduce impacts to a less than significant level; however, these improvements lie outside the jurisdiction of the City of Roseville. As such, this impact is considered significant and unavoidable.					
SVSP EIR MM 4.4-1. Dust and Construction Control Policies In accordance with the PCAPCD, the applicant shall comply with all applicable rules and regulations as listed above (e.g., Rule 202, 218 and 228). In addition, at the time of tentative map the applicant(s) shall implement a minimum of five (5) of the following measures unless superseded by state or other more stringent standards: The following mitigation measures shall be implemented to reduce short-term construction-related air quality impacts. In addition, dust control measures are required to be implemented by all projects in accordance with the City of Roseville Grading Ordinance, and the PCAPCD Fugitive Dust Rule 228. • Applicant shall submit to PCAPCD a Construction Emission / Dust Control Plan within 30 days prior to groundbreaking. If the PCAPCD does not respond within 20 days, the plan shall be considered approved. The plan must address the minimum requirements found in section 300 and 400 of District Rule 228, Fugitive Dust (www.placer.ca.gov/airpollution/a irpolut.htm). The applicant shall keep a hard or electronic copy of Rule 228, Fugitive Dust on-site for reference. • The Construction Emission/Dust Control Plan shall include a comprehensive inventory (i.e. make, model, year, emission rating) of all heavy-duty off-road equipment (50 horsepower (HP) of greater) that will be used an aggregate of 40 or more hours for the construction project. The project representative shall	The Applicant shall submit construction management plans as part of the Grading Permit application. The Public Works Director shall review grading plans for inclusion of these measures prior to issuance of grading permits. The City Code Enforcement Officer shall respond to complaints.	Prior to issuance of Grading Permits.	Director of Public Works	Dust Control Plan and proof of submittal to PCAPCD	

APPLICABLE MITIGATION MEASURES from the Sierra Vista Specific Plan EIR					
Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
provide PCAPCD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman. The plan shall demonstrate that the heavy-duty (> 50 HP) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20% NOX reduction and 45% particulate reduction compared to the most recent ARB fleet average. PCAPCD shall be contacted for average fleet emission data. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. Contractors can access the Sacramento Metropolitan Air Quality Management District's web site to determine if their off-road fleet meets the requirements listed in this measure (http://www.airquality.org/ceqa/Construction_Mitigation_Calculator.xls). The following measures are also included to reduce construction-related ROG, Nox, PM10 and PM2.5 emissions: • All construction equipment shall be maintained in good operating condition. Contractor shall ensure that all construction equipment is being properly serviced and maintained as per the manufacturer's specifications. Maintenance records shall be available at the construction site for verification. This measure will reduce combustion emissions of all criteria air pollutants. • Prior to the issuance of any grading permits, all applicants shall submit construction plans denoting the proposed schedule and projected equipment use. Construction contractors shall provide evidence that low emission mobile construction will be used, or that their use was investigated and found to be infeasible for the project. Low emission equipment is defined as meeting the California Air Resources Board's Tier III standards. Contractors shall also conform to any construction measures imposed by the PCAPCD as well as City Planning Staff. This measure will primarily reduce ROG, Nox, PM10, and PM2.5 exhaust emissions. • Paints and coating shall be applied either by hand or by high volume, low-pressure spray. This measure will reduce evaporative ROG emissions. • All construction shall comply with the following measures to reduce fugitive dust related emissions of PM10 and PM2.5: o Maintain a minimum 24-inch freeboard on soil haul trucks or cover payloads using tarps or other suitable means. o Suspend grading operations during high winds (greater than 15 mph).					

APPLICABLE MITIGATION MEASURES from the Sierra Vista Specific Plan EIR					
Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
o Sweep streets as necessary if silt is carried off-site to adjacent public thoroughfares or occurs as a result of hauling. o Dispose of surplus excavated material in accordance with local ordinances and use sound engineering practices. o Schedule activities to minimize the amounts of exposed excavated soil during and after the end of work periods. o Phase grading into smaller areas to prevent the susceptibility of larger areas to erosion over extended periods of time. o Pave or apply gravel to any on-site haul roads. o Reestablish ground cover on the construction site through seeding and water. o Clean earth moving construction equipment with water or sweep clean, once per day, or as necessary (e.g., when moving onsite), consistent with National Pollutant Discharge Elimination System Best Management Practices and the Roseville Grading Ordinance. Water shall be applied to control dust as needed to prevent dust impacts offsite. Operational water truck(s), shall be on-site, as required, to control fugitive dust. Construction vehicles leaving the site shall be cleaned, as needed, to prevent dust, silt, mud, and dirt from being released or tracked off-site. o Spread soil binders on unpaved roads and employee/equipment parking areas. Soil binders shall be non-toxic in accordance with state and local regulations. Apply approved chemical soil stabilizers, or vegetated mats, etc. according to manufacturers' specifications, to all-inactive construction areas (previously graded areas which remain inactive for 96 hours). o Minimize diesel idling time to a maximum of five minutes. o Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators, if feasible. o An applicant representative, ARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely (i.e., once per week) evaluate project related off-road and heavy-duty on-road equipment emissions for compliance with this requirement for projects grading more than 20 acres in size, regardless of how many acres are to be disturbed daily. o Construction equipment exhaust emissions shall not exceed the PCAPCD Visible Emissions Rule 202. Fugitive dust is not to exceed 40% opacity and not go beyond property boundary at any time. Operators of vehicles and					

APPLICABLE MITIGATION MEASURES from the Sierra Vista Specific Plan EIR					
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equipment found to exceed opacity limits are to be immediately notified and the equipment must be repaired within 72 hours. The City of Roseville is currently working with the Placer County Pollution Control District to update the standard mitigation measures. The following measures will likely be required at the time specific development is proposed. 1c. Prior to approval of Grading/ plans the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. The plan must be submitted by certified mail, or receive a date stamp or other submittal proof. This plan must address the minimum Administrative Requirements found in section 300 and 400 of APCD Rule 228, Fugitive Dust. The applicant shall not break ground prior to receiving APCD approval of the Construction Emission/Dust Control Plan. If the applicant has submittal proof of submittal and no response is received from the District within 20 working days the plan shall be deemed complete, and construction may begin. 1c. Include the following standard note on the Improvement/Grading Plan: The prime contractor shall submit to the District a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower of greater) that will be used an aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall the prime contractor shall contact the APCD prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, and name and phone number of the property owner, project manager, and on-site foreman. 1c. Prior to approval of Grading/Improvement Plans, the applicant shall provide a plan to the Placer County APCD for approval by the District demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent Nox reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. 2. Include the following standard note on the Improvement/Grading Plan: If required by the Public Works Department, the contractor shall hold a pre-					

APPLICABLE MITIGATION MEASURES from the Sierra Vista Specific Plan EIR					
Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
construction meeting prior to grading activities. The contractor shall invite the Placer County APCD to the pre-construction meeting in order to discuss the construction emission/dust control plan with employees and/or contractors. 3. Prior to building permit approval, the applicant shall show, on the plans submitted to the Building Department, that electrical outlets shall be installed on the exterior walls of both the front and back of all residences or all commercial buildings to promote the use of electric landscape maintenance equipment. 4. Prior to building permit approval, the applicant shall show, on the plans submitted to the Building Department, provisions for construction of new residences, and where natural gas is available, the installation of a gas outlet for use with outdoor cooking appliances, such as a gas barbecue or outdoor recreational fire pits. 5. Prior to building permit approval, in accordance with District Rule 225, only U.S. EPA Phase II certified wood burning devices shall be allowed in single-family residences. The emission potential from each residence shall not exceed a cumulative total of 7.5 grams per hour for all devices. Masonry fireplaces shall have either an EPA certified Phase II wood burning device or shall be a U.L. Listed Decorative Gas Appliance. (Rule 225) 6. Wood burning or Pellet appliances shall not be permitted in multi-family developments. Only natural gas or propane fired fireplace appliances are permitted. These appliances shall be clearly delineated on the Floor Plans submitted in conjunction with the Building Permit application. (Rule 225 / section 302.2) 7. Prior to the issuance of a Building Permit, the applicant shall show that all flat roofs with parapets shall include a white or silver cap sheet to reduce energy demands. 8. Diesel trucks shall be prohibited from idling more than five minutes. Prior to the issuance of a Building Permit, the applicant shall show that all truck loading and unloading docks shall be equipped with one 110/208 volt power outlet for every two dock doors. Diesel Trucks idling for more than five minutes shall be required to connect to the 110/208 volt power to run any auxiliary equipment. 2'x3' signage which indicates "Diesel engine Idling Limited to a Maximum of 5 Minutes" shall be shown on the building elevations and shall be submitted to the Placer County APCD prior to the issuance of Building Permits for the project. 9. Prior to approval of Improvement Plans, an enforcement plan shall be established, and submitted to the APCD for review, in order to evaluate project-					

APPLICABLE MITIGATION MEASURES from the Sierra Vista Specific Plan EIR					
Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
related on-and-off- road heavy-duty vehicle engine emission opacities on a weekly basis, using standards as defined in California Code of Regulations, Title 13, Sections 2180 – 2194. An Environmental Coordinator, hired by the prime contractor or property owner, and who is CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours. (California Code of Regulations, Title 13, Sections 2180 – 2194) PCAPCD Rules (Existing District requirements to be added as construction notes or referenced in conditions of approval) New Standard Condition of Approval (for all projects): The project shall comply with all applicable Placer County Air Pollution Control District rules and regulations, and shall obtain applicable permits and/or clearances from the District prior to the start of construction. The following air quality notes shall be added to the grading and/or improvement plans: • The contractor shall use CARB ultra low sulfur diesel fuel for all diesel–powered equipment. In addition, low sulfur fuel shall be utilized for all stationary equipment. (California Standards for Motor Vehicle Diesel Fuel, title 13, article 4.8, chapter 9, California Code of Regulations). • Processes that discharge 2 pounds per day or more of air contaminants, as defined by Health and Safety Code Section 39013, to the atmosphere may require a permit. Permits are required for both construction and operation. Developers/contractors should contact the District prior to construction and obtain any necessary permits prior to the issuance of a Building Permit. (Rule 501) • Pursuant to the Placer County Air Pollution Control District Rule 501, General Permit Requirements, the proposed project may need a permit from the District prior to construction. In general, any engine greater than 50 brake horsepower or any boiler with heat greater than 1,000,000 Btu per hour shall require a permit issued by the District. (Rule 501) • All on-site stationary equipment which is classified as 50 hp or greater shall either obtain a state issued portable equipment permit or a Placer County APCD issued portable equipment permit. (California Portable Equipment Air Quality					

APPLICABLE MITIGATION MEASURES from the Sierra Vista Specific Plan EIR					
Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
Registration Program, Section 2452). • The contractor shall utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators if feasible. • During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment. • During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. (Rule 228 / section 401.2) Contact the APCD prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, and name and phone number of the property owner, project manager, and on-site foreman. 1. Prior to approval of Grading/Improvement Plans, the applicant shall provide a plan to the Placer County APCD for approval by the District demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent Nox reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. 2. Include the following standard note on the Improvement/Grading Plan: If required by the Public Works Department, the contractor shall hold a pre-construction meeting prior to grading activities. The contractor shall invite the Placer County APCD to the pre-construction meeting in order to discuss the construction emission/dust control plan with employees and/or contractors. 3. Prior to building permit approval, the applicant shall show, on the plans submitted to the Building Department, that electrical outlets shall be installed on the exterior walls of both the front and back of all residences or all commercial buildings to promote the use of electric landscape maintenance equipment. 4. Prior to building permit approval, the applicant shall show, on the plans submitted to the Building Department, provisions for construction of new residences, and where natural gas is available, the installation of a gas outlet for use with outdoor cooking appliances, such as a gas barbecue or outdoor recreational fire pits.					

APPLICABLE MITIGATION MEASURES from the Sierra Vista Specific Plan EIR					
Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
5. Prior to building permit approval, in accordance with District Rule 225, only U.S. EPA Phase II certified wood burning devices shall be allowed in single-family residences. The emission potential from each residence shall not exceed a cumulative total of 7.5 grams per hour for all devices. Masonry fireplaces shall have either an EPA certified Phase II wood burning device or shall be a U.L. Listed Decorative Gas Appliance. (Rule 225) 6. Wood burning or Pellet appliances shall not be permitted in multi-family developments. Only natural gas or propane fired fireplace appliances are permitted. These appliances shall be clearly delineated on the Floor Plans submitted in conjunction with the Building Permit application. (Rule 225 / section 302.2) 7. Prior to the issuance of a Building Permit, the applicant shall show that all flat roofs with parapets shall include a white or silver cap sheet to reduce energy demands. 8. Diesel trucks shall be prohibited from idling more than five minutes. Prior to the issuance of a Building Permit, the applicant shall show that all truck loading and unloading docks shall be equipped with one 110/208 volt power outlet for every two dock doors. Diesel Trucks idling for more than five minutes shall be required to connect to the 110/208 volt power to run any auxiliary equipment. 2'x3' signage which indicates "Diesel engine Idling Limited to a Maximum of 5 Minutes" shall be shown on the building elevations and shall be submitted to the Placer County APCD prior to the issuance of Building Permits for the project. 9. Prior to approval of Improvement Plans, an enforcement plan shall be established, and submitted to the APCD for review, in order to evaluate project-related on-and-off- road heavy-duty vehicle engine emission opacities on a weekly basis, using standards as defined in California Code of Regulations, Title 13, Sections 2180 – 2194. An Environmental Coordinator, hired by the prime contractor or property owner, and who is CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours. (California Code of Regulations, Title 13, Sections 2180 – 2194) PCAPCD Rules (Existing District requirements to be added as construction notes or referenced in conditions of approval) New Standard Condition of Approval (for all projects): The project shall comply with all applicable Placer County Air Pollution Control District rules and					

APPLICABLE MITIGATION MEASURES from the Sierra Vista Specific Plan EIR					
Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
regulations, and shall obtain applicable permits and/or clearances from the District prior to the start of construction. The following air quality notes shall be added to the grading and/or improvement plans: • The contractor shall use CARB ultra low sulfur diesel fuel for all diesel–powered equipment. In addition, low sulfur fuel shall be utilized for all stationary equipment. (California Standards for Motor Vehicle Diesel Fuel, title 13, article 4.8, chapter 9, California Code of Regulations). • Processes that discharge 2 pounds per day or more of air contaminants, as defined by Health and Safety Code Section 39013, to the atmosphere may require a permit. Permits are required for both construction and operation. Developers/contractors should contact the District prior to construction and obtain any necessary permits prior to the issuance of a Building Permit. (Rule 501) • Pursuant to the Placer County Air Pollution Control District Rule 501, General Permit Requirements, the proposed project may need a permit from the District prior to construction. In general, any engine greater than 50 brake horsepower or any boiler with heat greater than 1,000,000 Btu per hour shall require a permit issued by the District. (Rule 501) • All on-site stationary equipment which is classified as 50 hp or greater shall either obtain a state issued portable equipment permit or a Placer County APCD issued portable equipment permit. (California Portable Equipment Registration Program, Section 2452). • The contractor shall utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators if feasible. • During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment. • During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. (Rule 228 / section 401.2)					
SVSP EIR MM 4.5-1. Reduction of Operational Emissions Implementation of the Air Quality Mitigation Measures listed in Section 4.3 Air Quality would reduce operational and construction-related emissions of criteria air pollutants and precursors, and would also act to reduce GHG emissions	The Applicant shall submit construction management plans as part of the Grading Permit application. The Public Works Director	Prior to issuance of Grading Permits.	Director of Public Works	Operational Emissions Plan	

APPLICABLE MITIGATION MEASURES from the Sierra Vista Specific Plan EIR					
Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
associated with project construction and operation. Mitigation Measure 4.4-1 found in the Air Quality section of this EIR, is relevant to impact 4.5-1 because both criteria air pollutant and GHG emissions are frequently associated with combustion byproducts. In addition, the City shall implement the following measures to reduce direct and indirect GHG emissions associated with the proposed project. Certain measures would already be components of the project (i.e., Specific Plan policies, design guidelines and standards), and/or would be applied consistent with the City's General Plan Policies, addressing GHG emissions and climate change, but are provided here for purposes of completeness.	shall review grading plans for inclusion of these measures prior to issuance of grading permits. The City Code Enforcement Officer shall respond to complaints. In addition, plans will be reviewed by the Placer County Air Pollution Control District for compliance with their rules and regulations.				
SVSP EIR MM 4.5-2. Additional Measures to Reduce GHG Emissions For each new development within the project site requiring a discretionary approval (e.g., tentative subdivision map, conditional use permit), the City shall impose mitigation measures that reduce GHG emissions to the extent feasible and to the extent appropriate with respect to the state's progress at the time toward meeting GHG emissions reductions required by the California Global Warming Solutions Act of 2006 (AB 32). The City shall require feasible reduction measures that, in combination with existing and future regulatory measures developed under AB 32, will reduce GHG emissions associated with the operation of developments and supporting infrastructure that are part of the proposed project by 30% from business-as-usual emissions levels projected for 2025, if feasible.	The Applicant shall submit construction management plans as part of the Grading Permit application. The Public Works Director shall review grading plans for inclusion of these measures prior to issuance of grading permits. The City Code Enforcement Officer shall respond to complaints. In addition, plans will be reviewed by the Placer County Air Pollution Control District for compliance with their rules and regulations.	Prior to issuance of Grading Permits.	Director of Public Works	Construction Management Plan	
SVSP EIR MM 4.6-1. Construction Noise Reduction	These measures shall be included on building plans. The Chief	Prior to approval of grading	Chief Building Inspector,	Measures shall be located on	

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Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
MM 4.6-1(a): Construction activities shall comply with the requirements of the City of Roseville Noise Ordinance. MM4.6-1(b): Locate fixed construction equipment such as compressors and generators as far as possible from sensitive receptors. Shroud or shield all impact tools, and muffle or shield all in-take and exhaust ports on power construction equipment. MM 4.6-1(c): Designate a construction disturbance coordinator and conspicuously post the Coordinator's contact information around the project site and in adjacent public spaces. The disturbance coordinator will receive all public complaints about construction noise disturbances, and will be responsible for determining the cause of the complaint, and implementing any feasible measures to be taken to alleviate the problem. MM 4.6-1(d): Well drilling shall occur prior to construction of the adjacent subdivision, to the extent feasible. If construction timing for the wells occurs after subdivision construction, then measures to reduce noise shall include; hanging flexible sound control curtains around the drilling apparatus, and the drill rig, to the degree feasible, as determined by the Environmental Utilities Director, if located within 1,000-feet of an occupied residence.	Building Inspector shall review plans for inclusion of these measures prior to issuance of building permits. The Code Enforcement Inspector shall respond to complaints.	permits and/or building permits.	Building Official, Code Enforcement Inspector	Building Permit Plans	
SVSP EIR MM 4.8-3. Avoid Nesting Sites To ensure that fully protected bird and raptor species are not injured or disturbed by construction in the vicinity of nesting habitat, the project applicant shall implement the following measures: Raptors a) When feasible, all tree removal shall occur between August 30th and February 15th to avoid the breeding season of any raptor species that could be using the area, and to discourage hawks from nesting in the vicinity of an upcoming construction area. b) For Swainson's hawk, if avoidance of tree removal outside the breeding season is not feasible, and a nest is present, the applicants would be required to obtain a 2081 permit from CDFG to mitigate for potential "take" under CESA. If no nesting is occurring, a take permit would not be required. c) Prior to the beginning of mass grading, including grading for major infrastructure improvements, during the period between February 15th and August 30th, all trees and potential burrowing owl habitat within 350 feet of any grading or earthmoving activity shall be surveyed for active raptor nests or burrows by a qualified biologist no more than 30-days prior to disturbance. If	Results of preconstruction surveys shall be submitted to the Chief Building Inspector prior to the issuance of a grading permit. Applicable construction restrictions shall be reflected within building plans. The applicants shall prepare annual reports on the status and success of mitigation and shall submit these reports to USFWS and CDFG. The applicants shall coordinate with USFWS and CDFG to modify as	Prior to approval of grading and building permits.	Chief Building Inspector, Building Official, Code Enforcement Inspector, Environmental Coordinator	Nesting Bird Surveys	

APPLICABLE MITIGATION MEASURES from the Sierra Vista Specific Plan EIR					
Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
active raptor nests or burrows are found, and the site is within 350-feet of potential construction activity, a highly visible temporary fence shall be erected around the tree or burrow(s) at a distance of up to 350-feet, depending on the species, from the edge of the canopy to prevent construction disturbance and intrusions on the nest area. d) Preconstruction and non-breeding season exclusion measures shall be developed in consultation with CDFG, and shall preclude burrowing owl occupation of the portions of the project site subject to disturbance such as grading. Burrowing owls may be passively excluded from burrows in construction areas by placing one-way doors in the burrows according to CDFG protocol. The one-way doors must be in place for a minimum of three days. All burrows that may be occupied by burrowing owls regardless of whether they exhibit signs of occupation must be cleared with the one way doors. Burrows that have been cleared through the use of the one-way doors shall then be closed or backfilled to prevent owls from entering the burrow. e) No construction vehicles shall be permitted within restricted areas (i.e., raptor protection zones) unless directly related to the management or protection of the legally protected species. f) If a legally protected species nest is located in a tree designated for removal, the removal shall be deferred until after August 30th or until the adults and young of the year are no longer dependent on the nest site as determined by a qualified biologist. Black Rails and Tri-colored Blackbirds Prior to earth moving that would disturb marsh habitat, a qualified biologist shall conduct surveys to determine the presence of the California black rail. If either of these species is found, all earth moving within 250 feet shall stop and measures, including establishing nest protection buffers along both sides of Curry Creek during the nesting season (generally February 1 through August 31st) shall be implemented. Rookeries No heron rookeries are present within the plan area. Prior to earthmoving that would disturb marsh habitat or tree removal of the eucalyptus grove, pre-construction surveys should be conducted to verify that no rookeries have been established. If rookeries are present all earth moving within 250-feet shall stop, during the breeding season.	necessary any mitigation plans in an effort to attain mitigation success.				

APPLICABLE MITIGATION MEASURES from the Sierra Vista Specific Plan EIR					
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SVSP EIR MM 4.8-4. Onsite and Offsite Grassland Preservation Swainson's Hawk a) CDFG recommends that projects that result in the loss of potential foraging habitat for Swainson's hawk (which includes grasslands) within 10-miles of an active nest site provide mitigation for that loss. To the extent feasible, strategies for preserving on-site grasslands as raptor and migratory bird foraging habitat will be addressed in the Operations and Maintenance Plan prepared pursuant to the Section 404 Permit. Some of these strategies could include; but are not necessarily limited to, grazing for grassland management, monitoring for biological values, and adaptive management. Mitigation for Swainson's hawk foraging habitat would concurrently mitigate for loss of habitat for a number of other wildlife species in the region such as burrowing owl, red-tailed hawk, white-tailed kite, northern harrier, Ferruginous hawk, and logger-head shrike among others. Based on information obtained through consultation with CDFG and otherwise, a Swainson's Hawk Grassland Habitat Mitigation Plan shall be developed to mitigate for the loss of grassland foraging habitat, consistent with the ratios set forth in Table 4.8-7. Areas within Placer County including the Toad Hill Mitigation Bank, the Western Placer Schools Mitigation Area and a portion of Koshman Ranch and other sites that will be located within Placer County via conservation easements or other mechanisms would provide a total of 1,036 upland/grassland acres. This would reduce the impacts to Swainson's Hawk to a less than significant level. [See Table 4.8-8 in SVSP EIR] Long-billed Curlew, Burrowing Owls Mitigation for the Swainson's hawk would ensure that adequate grassland is preserved at ratios identified in Table 4.8-7. For foraging within one mile of an active nest, mitigation would be 1:1. Greater than a mile would be at an amount of .75:1. This would set aside adequate grassland that would reduce impacts from loss of grasslands to these species to a less than significant level.	The applicant shall submit documentation certifying that grassland habitat has obtained to the City's Environmental Coordinator.	Prior to grading plan approval.	Environmental Coordinator	Documentation of Conservation Easements	
SVSP EIR MM 4.8-5. Wildlife Movement Protection Policies	The Applicant shall enter into a Section	Prior to approval of	NPDES Coordinato	1600 Alteration Agreement	

APPLICABLE MITIGATION MEASURES from the Sierra Vista Specific Plan EIR					
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To protect the long term habitat of the stream channels and the WAPA corridor and their potential use by wildlife as movement corridors, the project applicants shall ensure that movement corridors are not obstructed. Through compliance with Section 1600 of the CDFG Code, the applicant(s) will enter into a Streambed Alteration Agreement prior to conducting any construction activities within a stream corridor, which sets forth mitigation measures that the applicant must implement. These measures shall include, but not be limited to; the use of either bridges or culverts that are large enough that wildlife have enough space to pass through road crossings without having to travel over the road surface, the implementation of bank stabilization measures, and/or restoration and re-vegetation of stream corridor habitat that has been damaged due to the project's construction. Furthermore, the recreational trails shall be lined by post and rail fence and signage would be used to direct trail users to stay within the designated trail corridor. The trails would be closed after dark and no exterior lighting would be used. Lastly, the implementation of MM 4.8-1 which provides for the conservation of onsite open space along the WAPA corridor and the stream channels would ensure adequate opportunities for wildlife movement through the plan area.	1600 Streambed Alteration Agreement with CDFG. The City's NPDES Coordinator shall ensure measures are included in the project to reduce water quality impacts.	grading permits.	r, Environmental Coordinator		
SVSP EIR MM 4.8-7. Offsite Surveys Prior to construction of any off- site infrastructure, a qualified biologist shall perform detailed, and if necessary, focused biological surveys of any undisturbed areas that would be affected by infrastructure development. Because infrastructure for the proposed project would be located in road right-of-way, or undeveloped land similar to the project site, the biological resources that would be expected to occur would not differ substantially from those identified in this EIR. If it is determined that wetland resources or sensitive species would be impacted MM 4.8-1 and MM 4.8-2 shall be implemented, as appropriate to the resource. If it is determined that active nests exist within the off-site improvement location, MM 4.8-3 shall be implemented as appropriate to the species. If it is determined the off-site improvement is located within or adjacent to a wildlife movement corridor, MM 4.8-5 shall be implemented.	Appropriate biological surveys, environmental review, and appropriate permits shall be conducted in accordance with applicable rules and regulations governing the protection of listed species.	Prior to issuance of grading permit.	Public Works Director, Environmental Coordinator	Biological Survey	
SVSP EIR MM 4.9-1. Cease Work and Consult with Qualified Archaeologist Should any cultural resources, such as structural features, any amount of bone or shell, artifacts, human remains, or architectural remains, be encountered	This condition shall be reflected in all construction and building plans. The Public Works Director	Prior to issuance of grading permit and/or	Public Works Director, Building Official,	Measure to be reflected on all construction plans	

APPLICABLE MITIGATION MEASURES from the Sierra Vista Specific Plan EIR					
Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
during any subsurface development activities, work shall be suspended within 100-feet of the find. The City of Roseville Planning and Public Works Staff shall be immediately notified. At that time, the City of Roseville shall coordinate any necessary investigation of the site with qualified archaeologists as needed, to assess the resource (i.e., whether it is an "historical resource" or a "unique archaeological resource") and provide proper management recommendations should potential impacts to the resources be found to be significant. Possible management recommendations for important resources could include resource avoidance or, where avoidance is infeasible in light of project design or layout or is unnecessary to avoid significant effects, data recovery excavations. The contractor shall implement any measures deemed feasible and necessary by City staff, in consultation with the archaeologists, to be to avoid or minimize significant effects to the cultural resources. In addition, pursuant to Section 5097.98 or the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains. UPDATED TEXT: Post-Review Discovery Procedures. If subsurface deposits believed to be cultural or human in origin, or tribal cultural resources, are discovered during construction, all work shall halt within a 100-foot radius of the discovery, and the Construction Manager shall immediately notify the City of Roseville Development Services Director by phone. The Construction Manager shall also immediately coordinate with the monitoring archeologist or project archaeologist and tribal monitor(if present), or, in the absence of either, contact consulting tribes and a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for archaeology and subject to approval by the City, to evaluate the significance of the find and develop appropriate management recommendations, in coordination with the consulting tribe(s) if the find is a tribal cultural resource. All management recommendations shall be provided to the City in writing for the City's review and approval. If recommended by the qualified professional archeologist, and consulting tribe(s), and approved by the City, this may include modification of the no-work radius.	shall review plans for inclusion and permits of specifications prior to the issuance of building permits	approval of improvement plans.	Code Enforcement Inspector		

APPLICABLE MITIGATION MEASURES from the Sierra Vista Specific Plan EIR					
Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
The professional archaeologist must make a determination, based on professional judgement and supported by substantial evidence, within one business day of being notified, as to whether or not the find represents a cultural or tribal cultural resource or has the potential to be a cultural or tribal cultural resource. The consulting tribe shall also be given the opportunity to provide, within one business day of being notified, a determination as to whether or not the find represents a tribal cultural resource or has the potential to be a tribal cultural resource. The subsequent actions will be determined by the type of discovery, as described below. These include: 1) a work pause that, upon further investigation, is not actually a discovery and the work pause was simply needed in order to allow for closer examination of soil (a "false alarm"); 2) a work pause and subsequent action for discoveries that are clearly not related to tribal resources, such as can and bottle dumps, artifacts of European origin, and remnants of built environment features; and 3) a work pause and subsequent action for discoveries that are likely related to tribal resources, such as midden soil, bedrock mortars, groundstone, or other similar expressions. Whenever there is question as to whether or not the discovery represents a tribal resource, culturally affiliated tribes shall be consulted in making the determination. Whenever a tribal monitor is present, the monitor shall be consulted. The following processes shall apply, depending on the nature of the find, subject to the review and approval of the City: • Response to False Alarms: If the professional archaeologist determine that the find is negative for any cultural indicators and tribal representatives have not indicated the find is a tribal cultural resource, then work may resume immediately upon notice to proceed from the City's representative.. No further notifications or archaeological consultation is necessary if it is determined that the discovery is not a cultural or tribal cultural resource of any kind. The professional archaeologist shall provide written documentation of this finding to the City, which shall include as an attachment any written documentation provided by tribal representatives or monitors.					

APPLICABLE MITIGATION MEASURES from the Sierra Vista Specific Plan EIR					
Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
• Response to Non-Tribal Discoveries: If a tribal monitor is not present at the time of discovery and a professional archaeologist determines that the find represents a non-tribal cultural resource from any time period or cultural affiliation, the City shall be notified immediately, to consult on a finding of eligibility and implementation of appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines. The professional archaeologist shall provide a photograph of the find and a written description to the City of Roseville. The City of Roseville will notify any [tribe(s)] who, in writing, requested notice of unanticipated discovery of non-tribal resources. Notice shall include the photograph and description of the find, and a tribal representative shall have the opportunity to determine whether or not the find represents a tribal cultural resource. If a response is not received within 24 hours of notification (none of which time period may fall on weekends or City holidays), the City will deem this portion of the measure completed in good faith as long as the notification was made and documented. If requested by a [tribe(s)], the City may extend this timeframe, which shall be documented in writing (electronic communication may be used to satisfy this measure). If a notified tribe responds within 24 hours to indicate that the find represents a tribal cultural resource, then the Response to Tribal Discoveries portion of this measure applies. If the tribe does not respond or concurs that the discovery is non-tribal, work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) that the treatment measures have been completed to its satisfaction. • Response to Tribal Discoveries: If the find represents a tribal or potentially tribal cultural resource that does not include human remains, the consulting tribe(s) and City shall be notified. The City will consult with the tribe(s) on a finding of eligibility and implement appropriate treatment					

APPLICABLE MITIGATION MEASURES from the Sierra Vista Specific Plan EIR					
Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
measures, if the find is determined to be either a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines, or a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code. Preservation in place is the preferred treatment, if feasible. Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) not a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code; or 3) that the treatment measures have been completed to its satisfaction. • Response to Human Remains: If the find includes human remains, or remains that are potentially human, the construction supervisor or on-site archaeologist and (if present) tribal monitor shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641) and shall notify the City and Placer County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California Public Resources Code, and Assembly Bill 2641 shall be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (§ 5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. Public Resources Code § 5097.94 provides structure for mediation through the NAHC if necessary. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the Public Resources Code). If no agreement is reached, the landowner must rebury the remains in a respectful manner where they will not be further disturbed (§ 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open					

APPLICABLE MITIGATION MEASURES from the Sierra Vista Specific Plan EIR					
Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.					
SVSP EIR MM 4.9-3. Cease Work Until Review conducted by Qualified Paleontologist and Recommendations Implemented Should any evidence of paleontological resources (e.g. fossils) be encountered during grading or excavation, work shall be suspended within 100 feet of the find, and the City of Roseville shall be immediately notified. At that time, the City shall coordinate any necessary investigation of the site with a qualified paleontologist to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance, if feasible in light of project design or layout, or data recovery excavations. The contractor shall implement any measures deemed feasible and necessary by City staff in consultation with the paleontologist for the protection of the paleontological resources.	This condition shall be reflected in all construction and building plans and permits. The Public Works Director shall review plans for inclusion of specifications prior to the issuance of building permits.	During construction, as a condition of Grading and Building Permits.	Public Works Director, Building Official, Code Enforcement Inspector	Measure to be reflected on all construction plans	
SVSP EIR MM 4.10-1. Identify and Remediate Soil Contamination Prior to site development in the SVSP, recommended testing and remediation, if needed shall occur. Groundwater wells shall be properly closed. If evidence of soil contamination, septic tanks, or other underground storage tanks are encountered in previously unidentified locations in the SVSP area, work shall cease until the area can be tested, and if necessary remediated and/or properly removed or closed. Remediation activities could include removal of contaminated soil, and/or onsite treatment. As part of the process, the City shall ensure that any necessary investigation and/or remediation activities are coordinated with the Roseville Fire Department, Placer County Division of Environmental Health, and if needed, other appropriate federal, state and local agencies. Once a site is remediated, construction can continue.	The Applicant shall be responsible for conducting soil testing and/or recommendation of the Phase I environmental site assessments.	Prior to issuance of building permits.	Fire Department	Documentation indicating soil has been remediated	
SVSP EIR MM 4.11-5. Treatment Plant Capacity Prior to obtaining building permits for development that would cause total wastewater flows from SVSP to contribute to total flows at the PGWWTP	The applicant shall demonstrate that the PGWWTP shall be expanded.	Prior to issuance of building permit that	Environmental Utilities Director	Documentation of the measure to be provided	

APPLICABLE MITIGATION MEASURES from the Sierra Vista Specific Plan EIR					
Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
exceeding 75 percent utilization of treatment plant capacity (General Plan Policy 3), the City shall confirm that the PGWWTP has adequate capacity and/or will be expanded to accommodate total flow from the SVSP by the time needed to serve that development. This includes obtaining all necessary permits to discharge the treated flow. The City shall also demonstrate that the timing of the plant expansion will be adequate to serve the SVSP area without impeding other planned development within the 2005 SAB. The City shall ensure that all relevant mitigation measures identified in the Wastewater Master Plan EIR are implemented. A list of mitigation measures applicable to this project area are found in Appendix H of this EIR.		would cause total wastewater flows to exceed 75 percent utilization of treatment plant capacity.			
SVSP EIR MM 4.13-1. Implementation of Construction Activity Stormwater Protection Standards Prior to the issuance of a City grading permit and the commencement of construction activities, compliance with the State's General Construction permit, the City of Roseville's Construction Standards, and the City's Stormwater BMP Guidance Manual will be met. This includes the creation of a Storm Water Pollution Prevention Plan (SWPPP) that will identify the site, the location of sensitive habitats or watercourses, drainage areas, discharge locations, soil disturbance areas, and the locations of all runoff, erosion control, and sediment control Best Management Practices (BMPs). On-going monitoring and adjustments to the SWPPP will occur when needed to address changes in the field as construction activities evolve.	This condition shall be reflected in all construction and building plans. The Public Works Director shall review plans for inclusion of specifications prior to the issuance of building permits.	Prior to issuance of grading or building permits.	Public Works Director, Building Official, Code Enforcement Inspector	Measure to be reflected on all construction plans	
SVSP EIR MM 4.14-3. Avoid Light Spillover in Open Space Areas Areas Outdoor lighting shall be placed, designed and directed so as to avoid light spillover into the habitat of Curry Creek and the Open Space Preserve areas located immediately adjacent to the open space, as shown on the Land Use Map as parcels KT-1, KT-40, KT-30, KT-41, DF-1, DF-2, DF-40, CG-1, CG-82m JM-21, JM-3, and JM-4.	The City shall implement policies to reduce the nuisance effects of nighttime/daytime and/or high-intensity illumination from the project.	Prior to issuance of Building Permits; the disclosures shall occur prior to the issuance of Occupancy Permits	Parks and Recreation Director	Plans will be reviewed to ensure compliance	

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SVSP EIR WMM 4.1-2. Policies to Minimize Agricultural Impacts Condition of Approval for Deed Disclosure and WMM 4.1-2 Policies to Minimize Agricultural impacts; WMM 4.5-2 Construction Noise Policies, and WMM 4.4-3 Reduction of Construction Emissions In order to reduce potential conflicts between sensitive uses and agricultural uses, residential units within 100-feet of undeveloped parcels to the west of the SVSP are where agricultural uses exist shall be provided with a deed disclosure or similar notice approved by the City attorney regarding the proximity and nature of neighboring potential agricultural uses. This disclosure shall be applied at the tentative map stage to the affected properties. A written disclosure shall be supplied to the property purchaser or renter by the vendor prior to the completion of the purchase or rental agreement, until such time, the uses are converted to urban development. The text of the disclosure language shall be approved by the City Attorney. To ensure that residents are made aware of other land uses in proximity to their respective neighborhoods, the developers shall also provide through deed disclosure or other similar notice approved by the City Attorney; proximity to the WAPA corridor and overhead power lines, high pressure gas lines in Baseline Road and Fiddyment Road, use of recycled water, and proximity to parks and schools that may generate noise and light.	The Applicant shall include site-specific design measures, such as setbacks, landscape buffers, building orientation, and appropriate design features, through the specific plan.	Prior to occupancy of any residence or sensitive use.	City Attorney, Public Works Department, Code Enforcement	Included in the SVSP	
SVSP EIR WMM 4.5-2. Construction Noise Policies Condition of Approval for Deed Disclosure and WMM 4.1-2 Policies to Minimize Agricultural impacts; WMM 4.5-2 Construction Noise Policies, and WMM 4.4-3 Reduction of Construction Emissions In order to reduce potential conflicts between sensitive uses and agricultural uses, residential units within 100-feet of undeveloped parcels to the west of the SVSP are where agricultural uses exist shall be provided with a deed disclosure or similar notice approved by the City attorney regarding the proximity and nature of neighboring potential agricultural uses. This disclosure shall be applied at the tentative map stage to the affected properties. A written disclosure shall be supplied to the property purchaser or renter by the vendor prior to the completion of the purchase or rental agreement, until such time, the uses are converted to urban development. The text of the disclosure language shall be approved by the City Attorney.	The Applicant shall include site-specific design measures, such as setbacks, landscape buffers, building orientation, and appropriate design features, through the specific plan.	Prior to occupancy of any residence or sensitive use.	City Attorney, Public Works Department, Code Enforcement	CC&R's shall be submitted for review	

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To ensure that residents are made aware of other land uses in proximity to their respective neighborhoods, the developers shall also provide through deed disclosure or other similar notice approved by the City Attorney; proximity to the WAPA corridor and overhead power lines, high pressure gas lines in Baseline Road and Fiddyment Road, use of recycled water, and proximity to parks and schools that may generate noise and light.					
SVSP EIR WMM 4.5-8. Onsite Traffic Noise Attenuation The project developer shall demonstrate through an acoustical study that residences along roadways will be subject to noise levels consistent with the City's standards. The standards could be achieved through a combination of setbacks, soundwalls or other barriers, building orientation or other measures. An acoustical analysis shall be required to demonstrate that these measures will result in acceptable noise levels.	Done	Done	Done	See Attachment 4 of Addendum	
SVSP EIR WMM 4.11.3-2. School Transportation Policies The applicants shall work with the school districts to identify safe routes to school. The school district should encourage an appropriate mechanism for transporting students to schools, both within the specific plan area, as well as outside the project area. Bus programs would reduce traffic congestion and reduce potential air quality impacts.	Prior to building permits being issued within the SVSP, school transportation policies should be developed in coordination with appropriate school district.	Prior to issuance of Building Permits.	Planning Director, Public Works Director	Done	
SVSP EIR WMM 4.11-7. Expand the WRSL Landfill (occurred) WMM 4.11-7 Expand the WRSL Landfill Development in the SVSP Area and Urban Reserve shall pay collection fess to the City of Roseville, a portion of which shall be used to service bonds necessary to fund landfill expansion. As a member of the WPWMA, the City of Roseville can support the expansion of the landfill, as needed; however, the City cannot compel the WPWMA to expand the landfill.	The City shall support the WPWMA efforts to expand the Western Regional Sanitary Landfill.	At the time of construction debris will be diverted to an appropriate recycling facility.	Environmental Utilities Director	Done	
SVSP EIR WMM 4.11-11. Divert Construction Debris The applicants shall ensure a 50% reduction in the development's	The applicant shall submit evidence of their waste diversion plan to	Prior to Building Permit issuance.	Building Division	Records of diversion	

APPLICABLE MITIGATION MEASURES from the Sierra Vista Specific Plan EIR					
Mitigation Measure	**Implementation**	**Timing**	**Reviewing Party**	**Documents to be Submitted to the City**	**Staff Use Only**
construction waste stream. In Developer contracts with construction contractors and their sub-contractors, the Developer shall require that construction waste be reduced by 50%. The Developer shall further require that contractors and sub-contractors submit records of diversion and disposal to the City's Environmental Utilities Department in order to verify compliance with this requirement.	the City's Building Division.				
SVSP EIR WMM 4.12-1. Prepare Site Specific Drainage Study ~~If a larger detention basin near the main branch of Curry Creek is used for the Remainder Area, and includes flows for the WRSP Area,~~ Specific Plans and/or other development proposals for the ~~Remainder Area~~ Urban Reserve shall prepare a site specific drainage study. The study shall identify appropriate sizing and to ensure that ~~Remainder Area~~ Urban Reserve flows~~, in combination with flows generated in the WRSP Area, can be accommodated in the larger basin The study shall also be used to identify features that~~ will limit peak flow runoff from the areas drained to Curry Creek to pre-development levels per the PCFCWCD SWMM and City standards. ~~The study shall also be used to demonstrate the larger basin will not cause or exacerbate downstream flooding conditions in the SOI Amendment Area or at downstream locations outside the SOI Amendment area.~~ The drainage study shall be submitted to the PCFCWCD and the City of Roseville for review. ~~If a basin in the Remainder Area is used to store flows generated by sheds C-WP7 and C-WP8 in the WRSP Area, in addition to Remainder Area generated flows, the drainage study shall ensure that sufficient capacity is provided to manage total flows into the basin.~~	Done	Done	Done	See Attachment 3 of Addendum	
SVSP EIR WMM 4.12-2. Pay fair share of Roseville Regional Stormwater Retention Facility improvements The City shall collect the Pleasant Grove Drainage fee from the applicants prior to the approval of each building permit, which would cover the cost of retention for that development's portion of the Roseville regional retention basin at Reason Farms.	The City shall collect the Pleasant Grove Drainage fee from applicants.	Prior to the issuance of Building Permits.	Public Works Director	Fees will be collected	

PLANNING COMMISSION COMMUNICATION

Title:	SENATE BILL 9 - Informational Item
Contact:	Lauren Hocker, lhocker@roseville.ca.us, (916) 774-5272

Meeting Date: 12/16/2021
Item #: 7.1.

ATTACHMENTS:

Description

Staff Report

Attachment 1 SB 9

CITY OF ROSEVILLE CALIFORNIA

PLANNING DIVISION STAFF REPORT
PLANNING COMMISSION MEETING December 16, 2021

Prepared by: Lauren Hocker, Senior Planner

ITEM 7.1: INFORMATIONAL ITEM – SENATE BILL 9 (SB 9)

REQUEST

This is an informational item. Staff requests the Planning Commission receive an informational presentation regarding the adoption of Senate Bill (SB) 9 (see Attachment 1), which changes the number of units allowed on parcels within single-family residential zones, and the need to amend the City's Zoning Ordinance and Subdivision Ordinance as a result of this legislation.

BACKGROUND

Land use planning serves to ensure the compatibility of land uses, rational planning for future service demands, environmental protection, and balanced land uses with adequate commercial and employment land uses to support residential land uses. Zoning is used to implement the broader land use plans, and specifies development standards and permitted uses. In jurisdictions such as Roseville, land use and zoning combine to ensure the provision of variety of housing types, with the City's new Specific Plans designed to provide a relatively equal amount of high density, medium density, and low density residential units. However, there are jurisdictions across California where zoning has been used as an exclusionary tool, to prevent the development of medium density or high density housing or to ensure that such housing is only developed in extremely restricted areas. Moreover, these restrictive communities often have minimum lot size requirements as high as one acre. By comparison, the City's standard is 1/7th of an acre for the single-family zone district (R1), is 1/10th of an acre for the small lot residential zone district (RS), and can be even smaller with the approval of modified development standards.

Although not all communities are exclusionary, SB 9 was proposed by the legislature as a statewide response to the issue, and affects the permitted number of units on a single-family lot and the conditions required for a lot split. SB 9 states that every residential lot in a single-family zone is permitted to contain two residential units, effective January 1, 2022. Effectively, the City's single-family zones (R1 and RS) will function like the City's two-family zone (R2) as a result of this legislation. The City may continue to apply development standards or objective design standards, so long as they do not have the effect of physically precluding either of the two units from being at least 800 square feet. The bill also affects parking standards, prohibiting the City from requiring more than one space per new unit, and eliminating parking requirements entirely if the site is within one-half mile of a high quality transit corridor or a major transit stop, or if there is a car-share vehicle within one block. Finally, the City is permitted to change our Zoning Ordinance to prohibit the construction of an accessory dwelling unit or junior accessory dwelling unit on any parcel which has built two units pursuant to SB 9, and may require owner-occupancy of one of the homes for a minimum of three years.

The bill contains some exceptions to this new rule, as follows:

- Development of two units cannot require the demolition or alteration of affordable housing, rent-controlled housing, or housing occupied by a tenant within the last three years.
- Even where demolition or alteration is permitted because the previous conditions do not exist, no more than 25% of existing exterior structural walls can be demolished unless a local ordinance specifically allows it.
- The property cannot be within a historic district, on the State Historic Resources Inventory, or listed as a city or county landmark or historic property.
- The property cannot have certain environmental or other constraints, such as wetlands, floodplain, or conservation easements.

SB 9 also requires a jurisdiction to ministerially approve a two-lot parcel map in a single-family residential zone, provided the following criteria are met:

- The lots created are of approximately equal area, and one parcel cannot be smaller than 40 percent of the lot area of the original parcel.
- Each parcel must be at least 1,200 square feet.
- The exceptions listed above, for two units, also apply to these parcel maps.

This process is intended to facilitate lot splits for individual property owners rather than large land holders. Serial lot splits using this section are not permitted; a given parcel may only be split using this process *once*. This rule also applies to groups of adjacent parcels if they are all owned by the same person or if the applicant or anyone else affiliated with the project has an interest in the group of parcels. Where there is a group of adjacent common-ownership or common–interest parcels, only one of the adjacent lots may be split using this process. Any further lot splits must use the typical parcel map process.

The bill is silent on the effect of Homeowner's Associations (HOAs) and/or Covenants, Conditions, and Restrictions (CC&Rs) as it relates to the legislation. Therefore, the City Attorney's office has concluded that the legislation does not prevent the enforcement of CC&Rs by HOAs or others to prohibit lot splits or a second unit.

There has been news reporting about this bill "allowing up to four units per lot," but this statement is misleading. One existing single-family lot could be split into two lots, and then two units could be constructed on each lot, which is where the reporting concludes that a total of four units is possible. However, this is not four units on one lot, this is two units on two lots. In addition, this scenario is only possible where a parcel meets the criteria for a lot split and has sufficient space for two units on each lot. Staff anticipates this scenario will be uncommon in Roseville. The existing homes on most lots are positioned in such a way that creating two equivalently-sized lots, as required, will not be possible without demolishing the existing home, which is prohibited in most circumstances.

Amendments to both the City's Zoning Ordinance and Subdivision Ordinance will be required for consistency with this new state law. Planning staff maintain the Zoning Ordinance, and for this purpose keep an updated list of needed changes and clarifications. These changes are packaged together and brought to Planning Commission and City Council for periodic updates. Planning staff are planning to bring forward a maintenance update in 2022, but because the changes in response to SB 9 fall outside of the scope of maintenance, they will be brought as a separate update in early 2022.

ENVIRONMENTAL DETERMINATION

This is an informational item. The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA statute §21065 and CEQA state guidelines §15060(c)(3) and §15378.

RECOMMENDATION

No action is required. Following staff's presentation, the Planning Commission is encouraged to ask questions and provide feedback.

ATTACHMENTS

1. SB 9 Approved Bill

The people of the State of California do enact as follows:

SECTION 1. Section 65852.21 is added to the Government Code, to read:

65852.21. (a) A proposed housing development containing no more than two residential units within a single-family residential zone shall be considered ministerially, without discretionary review or a hearing, if the proposed housing development meets all of the following requirements:

(1) The parcel subject to the proposed housing development is located within a city, the boundaries of which include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or, for unincorporated areas, a legal parcel wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.

(2) The parcel satisfies the requirements specified in subparagraphs (B) to (K), inclusive, of paragraph (6) of subdivision (a) of Section 65913.4.

(3) Notwithstanding any provision of this section or any local law, the proposed housing development would not require demolition or alteration of any of the following types of housing:

(A) Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.

(B) Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.

(C) Housing that has been occupied by a tenant in the last three years.

(4) The parcel subject to the proposed housing development is not a parcel on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.

(5) The proposed housing development does not allow the demolition of more than 25 percent of the existing exterior structural walls, unless the housing development meets at least one of the following conditions:

(A) If a local ordinance so allows.

(B) The site has not been occupied by a tenant in the last three years.

(6) The development is not located within a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city or county landmark or historic property or district pursuant to a city or county ordinance.

(b) (1) Notwithstanding any local law and except as provided in paragraph (2), a local agency may impose objective zoning standards, objective subdivision standards, and objective design review standards that do not conflict with this section.

(2) (A) The local agency shall not impose objective zoning standards, objective subdivision standards, and objective design standards that would have the effect of physically precluding the construction of up to two units or that would physically preclude either of the two units from being at least 800 square feet in floor area.

(B) (i) Notwithstanding subparagraph (A), no setback shall be required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure.

(ii) Notwithstanding subparagraph (A), in all other circumstances not described in clause (i), a local agency may require a setback of up to four feet from the side and rear lot lines.

(c) In addition to any conditions established in accordance with subdivision (b), a local agency may require any of the following conditions when considering an application for two residential units as provided for in this section:

(1) Off-street parking of up to one space per unit, except that a local agency shall not impose parking requirements in either of the following instances:

(A) The parcel is located within one-half mile walking distance of either a high-quality transit corridor, as defined in subdivision (b) of Section 21155 of the Public Resources Code, or a major transit stop, as defined in Section 21064.3 of the Public Resources Code.

(B) There is a car share vehicle located within one block of the parcel.

(2) For residential units connected to an onsite wastewater treatment system, a percolation test completed within the last 5

years, or, if the percolation test has been recertified, within the last 10 years.

(d) Notwithstanding subdivision (a), a local agency may deny a proposed housing development project if the building official makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

(e) A local agency shall require that a rental of any unit created pursuant to this section be for a term longer than 30 days.

(f) Notwithstanding Section 65852.2 or 65852.22, a local agency shall not be required to permit an accessory dwelling unit or a junior accessory dwelling unit on parcels that use both the authority contained within this section and the authority contained in Section 66411.7.

(g) Notwithstanding subparagraph (B) of paragraph (2) of subdivision (b), an application shall not be rejected solely because it proposes adjacent or connected structures provided that the structures meet building code safety standards and are sufficient to allow separate conveyance.

(h) Local agencies shall include units constructed pursuant to this section in the annual housing element report as required by subparagraph (I) of paragraph (2) of subdivision (a) of Section 65400.

(i) For purposes of this section, all of the following apply:

(1) A housing development contains two residential units if the development proposes no more than two new units or if it proposes to add one new unit to one existing unit.

(2) The terms “objective zoning standards,” “objective subdivision standards,” and “objective design review standards” mean standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal. These standards may be embodied in alternative objective land use specifications adopted by a local agency, and may include, but are not limited to, housing overlay

zones, specific plans, inclusionary zoning ordinances, and density bonus ordinances.

(3) "Local agency" means a city, county, or city and county, whether general law or chartered.

(j) A local agency may adopt an ordinance to implement the provisions of this section. An ordinance adopted to implement this section shall not be considered a project under Division 13 (commencing with Section 21000) of the Public Resources Code.

(k) Nothing in this section shall be construed to supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code), except that the local agency shall not be required to hold public hearings for coastal development permit applications for a housing development pursuant to this section.

SEC. 2. Section 66411.7 is added to the Government Code, to read:

66411.7. (a) Notwithstanding any other provision of this division and any local law, a local agency shall ministerially approve, as set forth in this section, a parcel map for an urban lot split only if the local agency determines that the parcel map for the urban lot split meets all the following requirements:

(1) The parcel map subdivides an existing parcel to create no more than two new parcels of approximately equal lot area provided that one parcel shall not be smaller than 40 percent of the lot area of the original parcel proposed for subdivision.

(2) (A) Except as provided in subparagraph (B), both newly created parcels are no smaller than 1,200 square feet.

(B) A local agency may by ordinance adopt a smaller minimum lot size subject to ministerial approval under this subdivision.

(3) The parcel being subdivided meets all the following requirements:

(A) The parcel is located within a single-family residential zone.

(B) The parcel subject to the proposed urban lot split is located within a city, the boundaries of which include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or, for unincorporated areas, a legal parcel wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.

(C) The parcel satisfies the requirements specified in subparagraphs (B) to (K), inclusive, of paragraph (6) of subdivision (a) of Section 65913.4.

(D) The proposed urban lot split would not require demolition or alteration of any of the following types of housing:

(i) Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.

(ii) Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.

(iii) A parcel or parcels on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.

(iv) Housing that has been occupied by a tenant in the last three years.

(E) The parcel is not located within a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city or county landmark or historic property or district pursuant to a city or county ordinance.

(F) The parcel has not been established through prior exercise of an urban lot split as provided for in this section.

(G) Neither the owner of the parcel being subdivided nor any person acting in concert with the owner has previously subdivided an adjacent parcel using an urban lot split as provided for in this section.

(b) An application for a parcel map for an urban lot split shall be approved in accordance with the following requirements:

(1) A local agency shall approve or deny an application for a parcel map for an urban lot split ministerially without discretionary review.

(2) A local agency shall approve an urban lot split only if it conforms to all applicable objective requirements of the Subdivision Map Act (Division 2 (commencing with Section 66410)), except as otherwise expressly provided in this section.

(3) Notwithstanding Section 66411.1, a local agency shall not impose regulations that require dedications of rights-of-way or the

construction of offsite improvements for the parcels being created as a condition of issuing a parcel map for an urban lot split pursuant to this section.

(c) (1) Except as provided in paragraph (2), notwithstanding any local law, a local agency may impose objective zoning standards, objective subdivision standards, and objective design review standards applicable to a parcel created by an urban lot split that do not conflict with this section.

(2) A local agency shall not impose objective zoning standards, objective subdivision standards, and objective design review standards that would have the effect of physically precluding the construction of two units on either of the resulting parcels or that would result in a unit size of less than 800 square feet.

(3) (A) Notwithstanding paragraph (2), no setback shall be required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure.

(B) Notwithstanding paragraph (2), in all other circumstances not described in subparagraph (A), a local agency may require a setback of up to four feet from the side and rear lot lines.

(d) Notwithstanding subdivision (a), a local agency may deny an urban lot split if the building official makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

(e) In addition to any conditions established in accordance with this section, a local agency may require any of the following conditions when considering an application for a parcel map for an urban lot split:

(1) Easements required for the provision of public services and facilities.

(2) A requirement that the parcels have access to, provide access to, or adjoin the public right-of-way.

(3) Off-street parking of up to one space per unit, except that a local agency shall not impose parking requirements in either of the following instances:

(A) The parcel is located within one-half mile walking distance of either a high-quality transit corridor as defined in subdivision

(b) of Section 21155 of the Public Resources Code, or a major transit stop as defined in Section 21064.3 of the Public Resources Code.

(B) There is a car share vehicle located within one block of the parcel.

(f) A local agency shall require that the uses allowed on a lot created by this section be limited to residential uses.

(g) (1) A local agency shall require an applicant for an urban lot split to sign an affidavit stating that the applicant intends to occupy one of the housing units as their principal residence for a minimum of three years from the date of the approval of the urban lot split.

(2) This subdivision shall not apply to an applicant that is a "community land trust," as defined in clause (ii) of subparagraph (C) of paragraph (11) of subdivision (a) of Section 402.1 of the Revenue and Taxation Code, or is a "qualified nonprofit corporation" as described in Section 214.15 of the Revenue and Taxation Code.

(3) A local agency shall not impose additional owner occupancy standards, other than provided for in this subdivision, on an urban lot split pursuant to this section.

(h) A local agency shall require that a rental of any unit created pursuant to this section be for a term longer than 30 days.

(i) A local agency shall not require, as a condition for ministerial approval of a parcel map application for the creation of an urban lot split, the correction of nonconforming zoning conditions.

(j) (1) Notwithstanding any provision of Section 65852.2, 65852.21, 65852.22, 65915, or this section, a local agency shall not be required to permit more than two units on a parcel created through the exercise of the authority contained within this section.

(2) For the purposes of this section, "unit" means any dwelling unit, including, but not limited to, a unit or units created pursuant to Section 65852.21, a primary dwelling, an accessory dwelling unit as defined in Section 65852.2, or a junior accessory dwelling unit as defined in Section 65852.22.

(k) Notwithstanding paragraph (3) of subdivision (c), an application shall not be rejected solely because it proposes adjacent or connected structures provided that the structures meet building code safety standards and are sufficient to allow separate conveyance.

(*l*) Local agencies shall include the number of applications for parcel maps for urban lot splits pursuant to this section in the annual housing element report as required by subparagraph (I) of paragraph (2) of subdivision (a) of Section 65400.

(m) For purposes of this section, both of the following shall apply:

(1) "Objective zoning standards," "objective subdivision standards," and "objective design review standards" mean standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal. These standards may be embodied in alternative objective land use specifications adopted by a local agency, and may include, but are not limited to, housing overlay zones, specific plans, inclusionary zoning ordinances, and density bonus ordinances.

(2) "Local agency" means a city, county, or city and county, whether general law or chartered.

(n) A local agency may adopt an ordinance to implement the provisions of this section. An ordinance adopted to implement this section shall not be considered a project under Division 13 (commencing with Section 21000) of the Public Resources Code.

(o) Nothing in this section shall be construed to supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code), except that the local agency shall not be required to hold public hearings for coastal development permit applications for urban lot splits pursuant to this section.

SEC. 3. Section 66452.6 of the Government Code is amended to read:

66452.6. (a) (1) An approved or conditionally approved tentative map shall expire 24 months after its approval or conditional approval, or after any additional period of time as may be prescribed by local ordinance, not to exceed an additional 24 months. However, if the subdivider is required to expend two hundred thirty-six thousand seven hundred ninety dollars ($236,790) or more to construct, improve, or finance the construction or improvement of public improvements outside the

property boundaries of the tentative map, excluding improvements of public rights-of-way that abut the boundary of the property to be subdivided and that are reasonably related to the development of that property, each filing of a final map authorized by Section 66456.1 shall extend the expiration of the approved or conditionally approved tentative map by 48 months from the date of its expiration, as provided in this section, or the date of the previously filed final map, whichever is later. The extensions shall not extend the tentative map more than 10 years from its approval or conditional approval. However, a tentative map on property subject to a development agreement authorized by Article 2.5 (commencing with Section 65864) of Chapter 4 of Division 1 may be extended for the period of time provided for in the agreement, but not beyond the duration of the agreement. The number of phased final maps that may be filed shall be determined by the advisory agency at the time of the approval or conditional approval of the tentative map.

(2) Commencing January 1, 2012, and each calendar year thereafter, the amount of two hundred thirty-six thousand seven hundred ninety dollars ($236,790) shall be annually increased by operation of law according to the adjustment for inflation set forth in the statewide cost index for class B construction, as determined by the State Allocation Board at its January meeting. The effective date of each annual adjustment shall be March 1. The adjusted amount shall apply to tentative and vesting tentative maps whose applications were received after the effective date of the adjustment.

(3) "Public improvements," as used in this subdivision, include traffic controls, streets, roads, highways, freeways, bridges, overcrossings, street interchanges, flood control or storm drain facilities, sewer facilities, water facilities, and lighting facilities.

(b) (1) The period of time specified in subdivision (a), including any extension thereof granted pursuant to subdivision (e), shall not include any period of time during which a development moratorium, imposed after approval of the tentative map, is in existence. However, the length of the moratorium shall not exceed five years.

(2) The length of time specified in paragraph (1) shall be extended for up to three years, but in no event beyond January 1, 1992, during the pendency of any lawsuit in which the subdivider

asserts, and the local agency that approved or conditionally approved the tentative map denies, the existence or application of a development moratorium to the tentative map.

(3) Once a development moratorium is terminated, the map shall be valid for the same period of time as was left to run on the map at the time that the moratorium was imposed. However, if the remaining time is less than 120 days, the map shall be valid for 120 days following the termination of the moratorium.

(c) The period of time specified in subdivision (a), including any extension thereof granted pursuant to subdivision (e), shall not include the period of time during which a lawsuit involving the approval or conditional approval of the tentative map is or was pending in a court of competent jurisdiction, if the stay of the time period is approved by the local agency pursuant to this section. After service of the initial petition or complaint in the lawsuit upon the local agency, the subdivider may apply to the local agency for a stay pursuant to the local agency's adopted procedures. Within 40 days after receiving the application, the local agency shall either stay the time period for up to five years or deny the requested stay. The local agency may, by ordinance, establish procedures for reviewing the requests, including, but not limited to, notice and hearing requirements, appeal procedures, and other administrative requirements.

(d) The expiration of the approved or conditionally approved tentative map shall terminate all proceedings and no final map or parcel map of all or any portion of the real property included within the tentative map shall be filed with the legislative body without first processing a new tentative map. Once a timely filing is made, subsequent actions of the local agency, including, but not limited to, processing, approving, and recording, may lawfully occur after the date of expiration of the tentative map. Delivery to the county surveyor or city engineer shall be deemed a timely filing for purposes of this section.

(e) Upon application of the subdivider filed before the expiration of the approved or conditionally approved tentative map, the time at which the map expires pursuant to subdivision (a) may be extended by the legislative body or by an advisory agency authorized to approve or conditionally approve tentative maps for a period or periods not exceeding a total of six years. The period of extension specified in this subdivision shall be in addition to

the period of time provided by subdivision (a). Before the expiration of an approved or conditionally approved tentative map, upon an application by the subdivider to extend that map, the map shall automatically be extended for 60 days or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first. If the advisory agency denies a subdivider's application for an extension, the subdivider may appeal to the legislative body within 15 days after the advisory agency has denied the extension.

(f) For purposes of this section, a development moratorium includes a water or sewer moratorium, or a water and sewer moratorium, as well as other actions of public agencies that regulate land use, development, or the provision of services to the land, including the public agency with the authority to approve or conditionally approve the tentative map, which thereafter prevents, prohibits, or delays the approval of a final or parcel map. A development moratorium shall also be deemed to exist for purposes of this section for any period of time during which a condition imposed by the city or county could not be satisfied because of either of the following:

(1) The condition was one that, by its nature, necessitated action by the city or county, and the city or county either did not take the necessary action or by its own action or inaction was prevented or delayed in taking the necessary action before expiration of the tentative map.

(2) The condition necessitates acquisition of real property or any interest in real property from a public agency, other than the city or county that approved or conditionally approved the tentative map, and that other public agency fails or refuses to convey the property interest necessary to satisfy the condition. However, nothing in this subdivision shall be construed to require any public agency to convey any interest in real property owned by it. A development moratorium specified in this paragraph shall be deemed to have been imposed either on the date of approval or conditional approval of the tentative map, if evidence was included in the public record that the public agency that owns or controls the real property or any interest therein may refuse to convey that property or interest, or on the date that the public agency that owns or controls the real property or any interest therein receives an offer by the subdivider to purchase that property or interest for fair

market value, whichever is later. A development moratorium specified in this paragraph shall extend the tentative map up to the maximum period as set forth in subdivision (b), but not later than January 1, 1992, so long as the public agency that owns or controls the real property or any interest therein fails or refuses to convey the necessary property interest, regardless of the reason for the failure or refusal, except that the development moratorium shall be deemed to terminate 60 days after the public agency has officially made, and communicated to the subdivider, a written offer or commitment binding on the agency to convey the necessary property interest for a fair market value, paid in a reasonable time and manner.

SEC. 4. The Legislature finds and declares that ensuring access to affordable housing is a matter of statewide concern and not a municipal affair as that term is used in Section 5 of Article XI of the California Constitution. Therefore, Sections 1 and 2 of this act adding Sections 65852.21 and 66411.7 to the Government Code and Section 3 of this act amending Section 66452.6 of the Government Code apply to all cities, including charter cities.

SEC. 5. No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution because a local agency or school district has the authority to levy service charges, fees, or assessments sufficient to pay for the program or level of service mandated by this act or because costs that may be incurred by a local agency or school district will be incurred because this act creates a new crime or infraction, eliminates a crime or infraction, or changes the penalty for a crime or infraction, within the meaning of Section 17556 of the Government Code, or changes the definition of a crime within the meaning of Section 6 of Article XIII B of the California Constitution.