



AGENDA

December 16, 2021

DESIGN COMMITTEE MEETING
4:30 P.M.
Civic Center Meeting Rooms 1 & 2
311 Vernon Street
Roseville, California
www.roseville.ca.us

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.

Roseville City Clerk 311 Vernon Street, Roseville, CA 916-774-5200 TDD 916-774-5220

1. **CALL TO ORDER**
2. **ROLL CALL (SILENT)**
3. **CONSENT CALENDAR**
 - 3.1. Minutes of September 19, 2019
4. **REQUESTS/PRESENTATIONS**
 - 4.1. WRSP PCL F-21 – Fiddymont Apartments, 2151 Blue Oaks Bl, File # PL21-0087

REQUEST

The applicant requests approval of a Design Review Permit to allow the development of a 342-unit, three-story apartment complex with 659 parking spaces, clubhouse, pool, and associated site amenities. The request also includes a Tree Permit to allow the removal of one native oak tree, and encroachment into the driplines of three (3) oak trees that will be retained on site.

Applicant: Chris Kelly, LPAS Architecture + Design

Owner: Michael Green, KF Properties, Inc.

RECOMMENDATION

- A. Adopt the four (4) findings of fact and approve the Design Review Permit subject to eighty-five (85) conditions of approval; and
- B. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

4.2. NIPA PCL 50 - Warehouse, 751 Roseville Pw, File #PL21-0210

REQUEST

The applicant requests approval of a Design Review Permit to allow the construction of a 206,795-square-foot warehouse building and associated site improvements on an approximately 14.05-acre parcel in the North Industrial Plan area.

Applicant: Jeff Thompson, Morton & Pitalo

Owner: Michelle Azevedo, Ridge Capital Inc.

RECOMMENDATION

The Planning Division recommends that the Design Committee take the following actions:

- A. Consider the Addendum to the NIPA PCL 50 – Foothills Corporate Center Grading Plan Mitigated Negative Declaration;
- B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy (70) conditions of approval.

5. BOARD MEMBER / COMMISSIONER / STAFF REPORT

6. PUBLIC COMMENTS

7. ADJOURNMENT



DESIGN COMMITTEE COMMUNICATION

Title: Minutes of September 19, 2019
Contact: Lupe Nelson, lnelson@roseville.ca.us, (916) 774-5281

Meeting Date: 12/16/2021
Item #: 3.1.

ATTACHMENTS:

Description

Minutes of September 19, 2019



DRAFT MINUTES

September 19, 2019

DESIGN COMMITTEE MEETING

4:30 p.m.

Civic Center Meeting Rooms 1 & 2

311 Vernon Street

Roseville, California

www.roseville.ca.us

1. CALL TO ORDER

Acting Chair Jensen called the meeting to order at 4:30 p.m.

2. ROLL CALL (Silent)

Present: Poulsen, Wesp, Jensen

Absent: Dohner

3. CONSENT CALENDAR

Motion by Committee member Wesp, seconded by Committee member Poulsen, to approve the Consent Calendar. The Motion Passed unanimously with a voice vote.

3.1. Minutes of May 16, 2019

4. REQUESTS/PRESENTATIONS

4.1. SRSP PCL 15 - Saint Anna Greek Orthodox Church Sanctuary Building - 1001 Stone Canyon Dr - PL19-0240

REQUEST

The applicant requests approval of a Design Review Permit Modification to construct a ±7,400-square-foot sanctuary building and associated site improvements for the existing Saint Anna Greek Orthodox Church campus. A Tree Permit is also requested to authorize removal of one (1) native oak tree from the site. The Planning Commission previously approved this project in February 2017 under file #PL16-0366, however it has since expired.

Associate Planner, Kinarik Shallow, presented the staff report.

Acting Chair Jensen invited questions from the Committee members.

Committee Discussion:

- Project has had several reviews.
- Have concerns been expressed from the community with the height of the wall on the corner of E. Roseville Parkway and Stone Canyon Drive?
- Proposed trees along E. Roseville Parkway and Stone Canyon Drive will mitigate some of the hardscape.
- Appreciate that agricultural trees will be used.
- Even with tree plantings, the wall will be seen from the road.
- Where will the heating and air conditioning units be located?
- Will the expansion and control joints be visible?
- It will be nice to have a consistent wall without vertical lines.
- Will there be variance in depth to cause texture?
- Exemplary project.

Acting Chair Jensen opened the Public Hearing and invited comments from the representative for the project and/or audience.

Applicant representative, Nick Docous, Lionakis, stated he had received a copy of the staff report and was in agreement with staff's recommendations. He responded to Committee members' questions.

Public Comment:

Aldo Pineschi spoke in support of the project. The church is a great neighbor and the project as proposed will be a beautiful facility.

Acting Chair Jensen closed the Public Hearing.

Motion by Committee member Wesp, seconded by Committee member Poulsen, to:

- A. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to seventy-five (75) conditions of approval; and,
- B. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

The Motion Passed unanimously with a voice vote.

Ayes: Poulsen, Wesp, Jensen

Noes: None

4.2. INFILL PCL 356 - Roseville Cemetery Administration Building - 421 Berry St - PL19-0222

REQUEST

The applicant requests approval of a Design Review Permit to construct a new 2,700-square-foot administration building for the Roseville Cemetery, with associated site improvements including landscaping, lighting, and parking.

Committee member Poulsen recused himself from the meeting citing a conflict of interest as he works at Williams + Paddon Architects + Planners, Inc. who is designing the project.

Associate Planner, Kinarik Shallow, presented the staff report.

Acting Chair Jensen invited questions from the Committee members.

Applicant representative, Kimberly Navarro, Williams + Paddon Architects + Planners, Inc., stated she had received a copy of the staff report and was in agreement with staff's recommendations. She responded to Committee members' questions.

Committee Discussion:

- Like the proposed window designs.
- What is the distance from the proposed building to the closest residence?
- What will be the function of the building?
- How many visitors does the site currently have?
- Will all activities be held within the building?
- What is the distance between the proposed building and nearest resident?
- Have there been other calls or concerns regarding this project?

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

Public Comment:

Resident at 645 Lilja Court spoke in opposition of the project.

- Increase in noise and traffic.
- The proposed building will be seen from their home.
- Their serene view will be lost.

Acting Chair Jensen closed the public comment period and Public Hearing.

Motion by Committee member Wesp, seconded by Committee member Jensen, to:

- A. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-five (65) conditions of approval.

The Motion Passed unanimously with a voice vote.

Ayes: Wesp, Jensen

Noes: None

Committee member Poulsen returned to the room.

5. BOARD MEMBER / COMMISSIONER / STAFF REPORT

5.1. Election of the Design Committee Vice-Chair

Motion by Acting Chair Jensen, seconded by Committee member Wesp, to elect Committee member Poulsen as Vice-Chair.

The Motion Passed unanimously with a voice vote.

Ayes: Poulsen, Wesp, Jensen

Noes: None

Staff Reports

- There will not be a Design Committee meeting in October.
- There may be a Design Committee meeting in November.

Committee member Reports

- None

6. PUBLIC COMMENTS

Acting Chair Jensen opened the Public Comment. Hearing none, Acting Chair Jensen closed the Public Comment.

7. ADJOURNMENT

Motion by Committee member Poulsen, seconded by Committee member Wesp, to adjourn the meeting. The Motion Passed unanimously at 5:04 p.m. with a voice vote.



DESIGN COMMITTEE COMMUNICATION

Title: WRSP PCL F-21 – Fiddymment Apartments, 2151 Blue Oaks Bl, File # PL21-0087
Contact: Shelby Maples, smaples@roseville.ca.us, (916) 746-1347

Meeting Date: 12/16/2021
Item #: 4.1.

ATTACHMENTS:

Description

Staff Report
Attachment 1 Architectural Renderings
Attachment 2 Arborist Report and Memorandum
Exhibit A Site Plan and Details
Exhibit B Floor Plans
Exhibit C Unit Plans and Building Sections
Exhibit D Roof Plans
Exhibit E Elevations and Color Palates
Exhibit F Preliminary Landscape Plans
Exhibit G Preliminary Grading Plan
Exhibit H Preliminary Utility Plan
Exhibit I Preliminary Stormwater Management Plan
Exhibit J Tree Mitigation Plan

ITEM 4.1: **Design Review Permit and Tree Permit – 2151 Blue Oaks BL. – WRSP PCL F-21 – Fiddymment Apartments– PL21-0087**

REQUEST

The applicant requests approval of a Design Review Permit to allow the development of a 342-unit, three-story apartment complex with 659 parking spaces, clubhouse, pool, and associated site amenities. The request also includes a Tree Permit to allow the removal of one native oak tree, and encroachment into the driplines of three (3) oak trees that will be retained on site.

Applicant- Chris Kelly, LPAS Architecture + Design
Owner – Michael Green, KF Properties, Inc.

SUMMARY RECOMMENDATION

The Planning Division recommends that the Design Committee take the following actions:

- A. Adopt the four (4) findings of fact and approve the Design Review Permit subject to eighty-five (85) conditions of approval; and
- B. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) 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 the recommended conditions of approval.

BACKGROUND

Parcel F-21 is located at 2151 Blue Oaks Bl., at the southwest corner of the intersection of Blue Oaks Bl. and Fiddymment Rd., on approximately 14.4 acres in the West Roseville Specific Plan (WRSP) area. The parcel is surrounded by an open space preserve within Fiddymment Park (Parcel F-54) to the south and west of the site, with a Sutter Health medical office building, undeveloped commercial site, and electrical substation to the north. Single-family residents that are part of the Del Webb Specific Plan are located to the east of Fiddymment Rd. along the project site, as is a small neighborhood park (Figure 1).

The parcel has a General Plan Land Use designation of High Density Residential (HDR) and a Zoning designation of Attached Housing (R3). The HDR land use designation provides for apartments or condominiums with multiple-story structures containing multiple attached dwelling units. The R3 zoning designation provides development standards for permitted uses, which include apartments or condominiums with multiple-story structures containing multiple attached dwelling units.

The land use and zoning designations for Parcel F-21 have been in place since the adoption of the West Roseville Specific Plan in 2004. The current unit allocation of 343 units for Parcel F-21 was approved by the City Council in July of 2014, as part of a Specific Plan Amendment for the Oakbriar project (City File Number PL13-0241).

The project requests a Design Review Permit (DRP) to allow the construction of a multifamily apartment complex with 342 units, which is one (1) unit fewer than the allocation. The unit mix consists of 130 one bedroom, one bath units; 188 two bedroom, two bath units; and 24 three bedroom, two bath units. All units will be rented at market rates. The site plan includes 659 parking spaces, including a combination of garages (48 spaces), carport (193 spaces), surface (400 spaces), accessible (12 spaces), and

motorcycle (six spaces). The project also includes a clubhouse facility with leasing office, co-working space, community lounge, and fitness center, as well as a pool and outdoor lounge area. In addition, the project requests a Tree Permit for the removal of one Blue oak tree in poor health, as well as encroachment into the driplines of three Blue oak trees that will remain on site. One oak tree evaluated as a part of this Tree Permit, #371, is located in the open space adjacent to the site.

Figure 1 – Project Location



EVALUATION – DESIGN REVIEW PERMIT

The DRP evaluation of the project is based on the applicable development standards within the City's Zoning Ordinance, the WRSP, and the design standards of the Community Design Guidelines (CDG). Section 19.78.60(B) of the City of Roseville Zoning Ordinance requires that four findings be made to approve or conditionally approve a DRP. The four findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the map in relation to each finding.

- 1. The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water course; provides adequate drainage for the project, and allows beneficial use to be made of the site for development.***

The project site is undeveloped and generally characterized by bare dirt and native grasses. Four native oak trees, all Blue oak (*Quercus douglasii*), are located on site, with an additional oak tree that will be impacted by the proposed project located in the open space along the southern project boundary. The project incorporates three of the oak trees into the design of the site, including them in landscape planters. Only one tree, identified as Tree #6298, which is noted to be in very poor health in the provided arborist report, is proposed for removal. A four-foot-tall tube steel fence is located on the perimeter of the site

adjacent to the open space, allowing for protection of the preserve area while maintaining a visual connection to the project site.

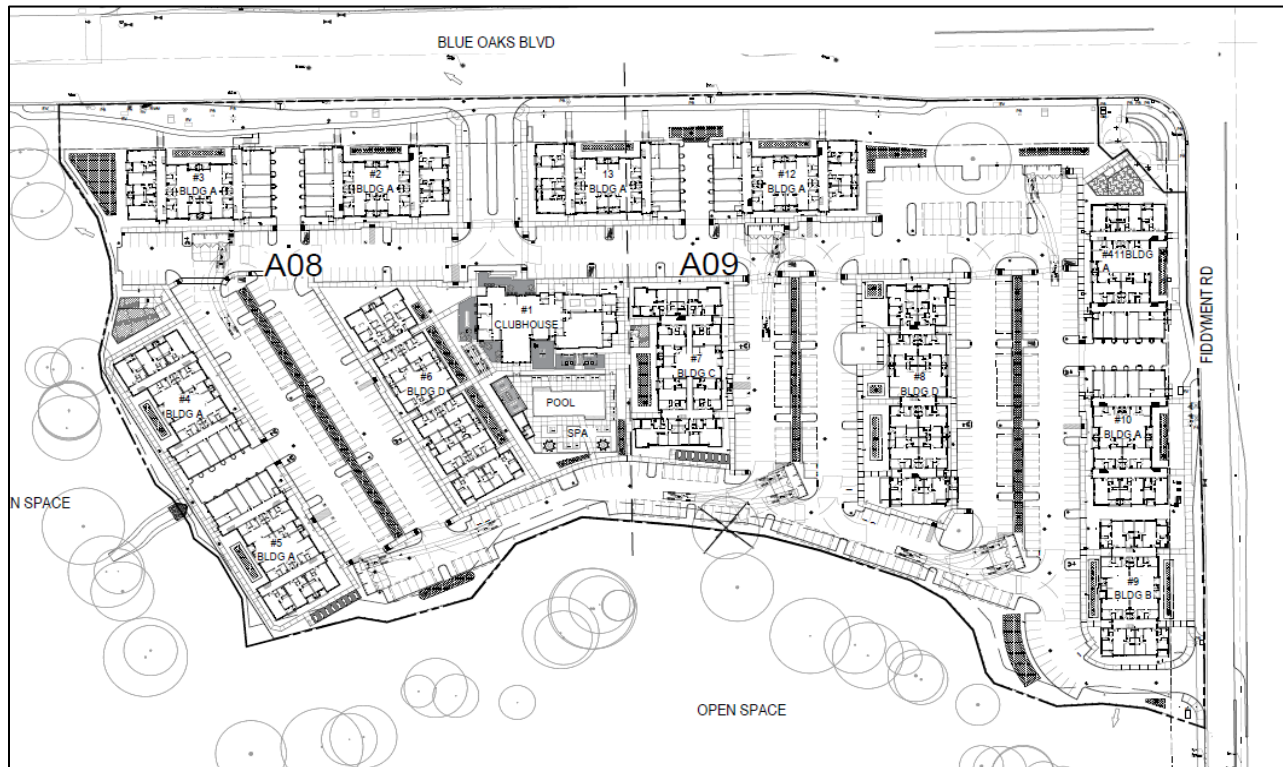
In order to make beneficial use of the site for development, the site will be graded to create level pads for the buildings, a drainage pattern which directs stormwater to the existing system, and finish boundary grades which can be appropriately tied to the adjacent roads and other development. The preliminary grading plan has been evaluated by the Development Services Department, and the conditions of approval are recommended to ensure compliance with City of Roseville Improvement Standards.

2. The project site design as approved provides open space; access; vehicle parking; vehicle, pedestrian, and bicycle circulation; pedestrian walks and links to alternative modes of transportation; loading areas; landscaping; irrigation; and lighting which results in safe, efficient, and harmonious development and which is consistent with the applicable goals, policies, and objectives set forth in the General Plan, the Community Design Guidelines, and the applicable specific plan and/or applicable design guidelines.

Multifamily residential development guidelines are included within the City's CDG. The guidelines include recommendations for site planning, circulation, architecture, and other aspects of site development. The following discussions provide an evaluation with respect to the applicable design guidelines in the CDG.

Access and Circulation: The proposed project includes two driveways to provide access to the site, with the primary entrance off Blue Oaks Bl. (Figure 2) The Blue Oaks driveway will allow right and left turns into the site, but only allow right turns out. The secondary driveway is proposed near the southeastern corner of the site on Fiddymment Rd. The driveways connect to the internal roadway, with parking areas spread throughout the site. The driveway access and internal circulation have been reviewed by the Development Services divisions and were found to be consistent with standards.

Figure 2 – Project Site Plan



The project also includes pedestrian connectivity throughout the site and to Blue Oaks Bl. and Fiddymment Rd. Pathways internal to the project connect the buildings and on-site amenities. These sidewalks connect to the existing facilities on Blue Oaks and Fiddymment, and the building entry areas which front onto the roadways (Buildings 2, 3, 9-13) also include pedestrian connections to the street. Additionally, transit services are provided in proximity to the site. A bus stop is shown on the site plan along Fiddymment Rd. adjacent to the project site, and a Dial-a-Ride pick up location will be located in the proposed clubhouse. Per the conditions of approval, seating for the Dial-a-Ride pickup will be available within the clubhouse, with clear visibility to the pickup area.

Parking: The project includes 659 parking spaces, which meets the City's requirements for 1.5 spaces per one-bedroom units, two spaces for two or more bedroom units, and one space per ten units for guest parking. As 130 one-bedroom units, 188 two-bedroom units, and 24 three-bedroom units are proposed, the minimum required number of parking spaces is 653 spaces. These parking spaces are offered as garages (48 spaces), carport (193 spaces), surface (400 spaces), accessible (12 spaces), and motorcycle parking (six spaces). The proposed number of parking spaces is consistent with the Zoning Ordinance requirement.

Landscaping and Lighting: The CDG recommends using landscaping throughout the site, placing trees to provide shading for sidewalks and public spaces, using native or drought-tolerant plants where possible, and providing a minimum of 50-percent shading (based on 15-year maturity) over the parking spaces. The proposed landscaping plan is included in Exhibit F. The project includes landscape planters along the perimeter of the site. A 51-foot-wide landscaped setback is provided along Blue Oaks Bl., which includes a partially separated sidewalk. Large trees are included within the landscaping areas to provide shade on sidewalks and pathways. Selected species include Valley Oak, Interior Live Oak, Chinese Pistache, London Plane, October Glory Maple as well as others. California Fan Palms are used as an accent feature along the main driveway entry (Blue Oaks Bl.) and around the clubhouse/pool area. The proposed landscaping plans show 56.8-percent parking lot shade coverage, exceeding the minimum requirement. The understory plants include a variety of shrubs and groundcover to provide a visually engaging streetscape and seasonal interest.

The project includes lighting standards for the parking areas, and the conditions of approval ensure that a minimum of one foot-candle of lighting in the parking areas and 0.5 foot-candles of lighting in the pedestrian walkways are provided. Light standards will be shielded to ensure there is no off-site glare.

Open Space: The proposed project includes open space areas within the site plan, as well as a visual connection to the adjacent open space preserve. Within the project site, open space is provided in the outdoor lounge area around the clubhouse. In addition to the pool, the site plan shows a spa, cabanas, outdoor kitchens, fire pits, and lounge areas.

WRSP Parcel F-54, also known as Fiddymment Park, bounds the subject parcel to the west and south. While this parcel is zoned PR (Parks and Recreation), a permanent open space preserve area buffering Kaseberg Creek aligns with the property boundary of Parcel F-21. The project includes a four-foot-tall tubular steel fence along the western and southern property boundaries, consistent with the fencing requirements for residential and open space interface in Section 12.2.6.3 of the WRSP. This maintains visual contact between the future apartments and the open space, which restricting access into the preserve area from the site. Access to Fiddymment Park is available via the public sidewalk connecting the two parcels. The interface with the open space preserve is consistent with the WRSP, and the provision of open spaces within the project is consistent with the CDG.

Figure 3 – Open Space



- 3. The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and is consistent with the applicable goals, policies, and objectives set forth in the General Plan, the Community Design Guidelines, and the applicable specific plan and/or applicable design guidelines.**

Development Standards: The City of Roseville Zoning Ordinance development standards for R3 zones establish a maximum building height of up to 45 feet. The project includes three story residential buildings, with an overall height of approximately 36 feet, and a single-story clubhouse building. The project also complies with the required setback distances for the R3 zone, with a setback from Blue Oaks Bl. of approximately 52 feet and a setback from Fiddymment Rd. of approximately 20 feet. The Fiddymment Rd. setback narrows to approximately 14 feet to the back of the sidewalk where the frontage jogs for the bus stop and left-hand turn lane.

The proposed project does exceed the 50-percent lot coverage requirement, with a total lot coverage of approximately 61-percent for the residential buildings, including their garages, circulation, and service areas, as well as the clubhouse building. Per Zoning Ordinance section 19.10.030, standards for the R3 zone can be modified as part of the DRP. The site plan, as evaluated in the prior section, is consistent with the CDG and Zoning Ordinance, and there is adequate space for pedestrian and vehicle circulation, as well as open space area and outdoor recreational amenities. Further, the deviation from the lot coverage maximum will allow the construction of residential units consistent with the Parcel's allocation in the WRSP. Staff recommends approval of the DRP with the requested deviation.

Building Design: The proposed buildings are designed to have a contemporary look and feel, with a mix of neutral and bold colors. Articulation of the façade is achieved through a combination of horizontal and vertical siding, stucco wall finishes, and a stone veneer that wraps the first floor of the buildings. All units will have private patios and balconies, which provides private outdoor spaces for residents and variation in wall plane. The rooflines are flat, consistent with the contemporary aesthetic, but vary in elevation of

the parapet to provide visual interest. The clubhouse, which is single-story and located interior to the project site, incorporates the same colors and materials as the residential buildings. The plan elevations are in Exhibit E and the Architectural Renderings are included as Attachment 1. The elevations are designed to include variation in colors, material, wall planes, and rooflines to create a visually interesting design that is compatible with the CDG and the WRSP Design Guidelines.

Figure 4 – Architectural Rendering of Apartment Building



- 4. The design of the public services, as approved, including but not limited to, trash enclosures and service equipment, are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors, and landscaping that are harmonious with the site and the building designs.***

All trash containers will be screened within trash enclosures. The enclosures will surround the three non-accessible sides of the trash container, and will be surrounded by landscaping. All other service equipment will be screened from public view, consistent with the conditions of approval.

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-percent encroachment into the dripline of a native oak tree. As mentioned in the Background section of this report, the requested Tree Permit is for the removal Blue Oak tree and encroachment into the protected zone for three Blue Oak trees. The required findings to approve a Tree Permit are in ***italicized, bold*** text and are followed by an evaluation.

- 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 replacements for trees removed.***

Edwin Stirtz, ISA certified arborist for California Tree and Landscape Consulting, Inc., prepared an arborist report and tree inventory for the project on February 22, 2021, with an updated report dated November 3, 2021 (Attachment 2). The report includes a tree inventory summary that identifies five protected oak trees, with 209 aggregate diameter inches, located in the project area. One tree, identified

as Tree #6298, is proposed for removal. This tree is described as in very poor health by the arborist report, with a significantly compromised structure and evidence of limb failure. The tree is located along the southern property boundary, and a landscape planter with a tubular steel fence will occupy the area. Three other Blue Oak Trees are located on the project site, and will be retained and incorporated in the site plan. These trees are also in generally poor health with evidence of limb failure, and the arborist report recommends further evaluation of the trees for evidence of decay.

Table 1 identifies the trees that will be impacted by the proposed project. Tree #371 is located in the open space area adjacent to the subject parcel and will not experience encroachment during site development; however, the arborist report recommends further action if development activity will occur within 80 feet of the tree.

Table 1 – Encroachment and Tree Removal

Tree #	Diameter at Breast Height (total inches)	Drip Line Radius (feet)	Approximate Encroachment
1	36	35	20-percent
371	38	35	No direct encroachment, if development will occur within 80 ft. the tree will require maintenance (per arborist report)
1570	46	45	40-percent
1571	46	40	30-percent
6298	43	38	Planned Removal
Total Aggregate Inches	209		

The Zoning Ordinance provides criteria for evaluating a Tree Permit request, including identification of unique topography or other property features, overall health and age of the trees, whether or not any alternative locations for the work are available, and the soil stability/erosion potential of the work area. The project proposes an apartment complex and associated site improvements. The project design incorporates the three onsite oak trees into the landscape areas, minimizing the amount of encroachment where possible (Figure 5). The site plan shows that landscape and walking paths will be the primary uses within the tree driplines.

According to the Oak Tree Planting and Replacement Program outlined in Section 19.66.070 of the Zoning Ordinance, the Approving Authority may condition a Tree Permit that includes removal to replace trees in kind. Per the program requirements, a 15-gallon tree will replace one inch DBH of the removed tree, a 24-inch box tree may replace two inches, and a 36-inch box tree will replace three inches. Of the

replacement trees, 50-percent may be non-native species. Table 1 shows that the total required replacement due to the removal of Tree #6298 is 43 inches DBH. A total of 313 trees, including 287 24-inch box trees, are proposed in the landscaping plan. Of those trees, 67 are Valley or Interior Live Oak trees, which are considered native trees per the ordinance. This results in a total replacement value of 134 inches DBH for native natives within the project site, exceeding the replacement planting requirement for the proposed project.

The Tree Permit includes all of the standard conditions of approval, which includes a requirement to follow all recommendations in the Arborist Report. With the required conditions of approval and the proposed replacement planting, the requested encroachment and removal will not be detrimental to the public health, safety, or welfare. Measures have been incorporated into the project plans to mitigate impacts.

Figure 5 – Tree Locations



PUBLIC OUTREACH

Notice of the application was distributed to the Roseville Coalition of Neighborhood Associations. The project was presented to the Fiddymment Farms and Westpark Neighborhood Associations during a virtual neighborhood meeting on September 14th, 2021. The applicant responded to questions regarding accessibility (no elevators are proposed for the three story buildings) and the targeted demographic for the apartments. No other comments were received.

Additionally, the proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. A public notice of the Design Committee hearing was published on December 3, 2021, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

As demonstrated by the analyses in the foregoing sections, the proposed project is consistent with the objectives and intent of the General Plan, WRSP, Zoning Ordinance, and CDG. The required findings can be made for the requested entitlements, and staff requests that the Design Committee take the actions listed in the Recommendation section of this report.

ENVIRONMENTAL DETERMINATION

The project is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, subdivision (c), which exempts residential projects implementing Specific Plans. The exemption limitations state that if any event outlined in Section 15162,

which describes the requirements for preparation of a subsequent or supplemental Environmental Impact Report (EIR), occurs, then the exemption is no longer applicable.

As discussed in the Background section of this report, the proposed apartment complex is consistent with the land use and density previously evaluated in the WRSP. No new or substantially more severe impacts beyond what was evaluated in the WRSP EIR and General Plan EIR have been identified, and there have been no substantial changes to the subject parcel or surrounding environment that would necessitate additional review. Removal of one unhealthy oak tree, Tree #6298, is consistent with the existing mitigation for WRSP, which requires compliance with the Zoning Ordinance Oak Tree Planting and Replacement Program. Demonstration of compliance with the Program is outlined in the Tree Permit Evaluation section of this report.

RECOMMENDATION

The Planning Division recommends the Design Committee take the following actions:

- A. Adopt the findings of fact as stated in the staff report and approve the **DESIGN REVIEW PERMIT – 2151 BLUE OAKS BL. – WRSP PCL F-21 – FIDDYMENT APARTMENTS –PL21-0087** subject to eighty-five (85) conditions of approval.
- B. Adopt the findings of fact as stated in the staff report and approve the **TREE PERMIT – 2151 BLUE OAKS BL. – WRSP PCL F-21 – FIDDYMENT APARTMENTS –PL21-0087** subject to twenty (20) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT FILE #PL21-0087

1. The project is approved as shown in Exhibits A-J and as conditioned or modified below. (Planning)
2. This Design Review Permit approval shall be effectuated within a period of two (2) years from **December 16, 2021** and if not effectuated shall expire on **December 16, 2023**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **December 16, 2024**. (Planning)
3. The project shall comply with all required environmental mitigation identified in the West Roseville Specific Plan EIR, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
4. The project shall be addressed as 2151 Blue Oaks Bl. All projects with multi-tenants or buildings shall submit a site plan and floor plans that include apartment numbering/addressing, prior to or upon initial Building Permit submittal for address approval. Please specify “Business Services – Addressing” on the submittal. The addressing plan can also be submitted to CityAddressing@roseville.ca.us. Please use the *City of Roseville Addressing Guidelines* when assigning apartment numbers. The Guidelines can be found here:

https://cityofroseville.hosted.civicleve.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Business%20Services/Addr_Guidelines_Doc_Final_October18_2006.pdf (Business Services)
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, Electric, Finance)

6. 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)
7. 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)
8. The approval of this project 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)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

9. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:
 - a) All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch raised curb or concrete bumper. (Planning)
 - b) Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot-wide parking area plus a 5-foot-wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)
 - c) An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i) Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)
10. Signs and/or striping shall be provided on-site as required by the Planning Division to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
11. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
12. The project Landscape Plans shall comply with the following:

- a) The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Public Works)
 - b) The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c) At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - d) The landscape plan shall comply with the Landscape Guidelines for West Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
 - e) Landscaping adjacent to preserve areas shall consist of California native, drought-tolerant groundcover, shrubs, plants, and trees. (Open Space, Planning)
 - f) All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
 - g) Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)
 - h) All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
13. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
14. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed addressing for the building and dwelling unit numbers. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
15. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
16. For Multiple Building Complexes: As part of the required Architectural Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
17. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code–CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC

– based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)

18. For restaurants, other food services, or commercial swimming pools: The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
19. For restaurants, other food services, or commercial swimming pools: The developer shall obtain all required approvals and permits from the Placer County Health Department and the City of Roseville Industrial Waste Division. (Building, Environmental Utilities)
20. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
21. 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 Development Engineering prior to approval of any plans. (Engineering)
22. 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)
23. 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)
24. Developer shall be responsible for the installation of a bus shelter and related improvements conforming to the city's current standards on the shelter pad as conditioned above. Upon installation and final inspection by the City of Roseville, the bus shelter and related improvements shall become the property of the City of Roseville. The Developer and City may enter into a construction fee agreement or other agreement based upon a construction cost of \$10,000 per shelter for future construction of the Bus Shelter on the existing bus shelter pad located on the southbound side of Fiddymment Road, south of Blue Oaks Boulevard (shelter number #181). (Engineering, Alternative Transportation)
25. A 3-foot clearance shall be provided around the bus shelter pad along southbound side of Fiddymment Road, south of Blue Oaks Boulevard (shelter number #181). (Engineering, Alternative Transportation)
26. The site shall include a designated Dial-a-Ride drop off and pick up area with an accessible path of travel to the main entrance of the building. Applicant shall install a pole for Dial-A-Ride sign (sign provided by Alternative Transportation). A covered seating area for our Dial-a-Ride passengers shall be located at the main entrance and it will be visible from the drive aisle of the drop-off and pick-up area. (Alternative Transportation, Planning, and Engineering).

27. Prior to issuance of a building permit, the property owner shall pay the WRSP Transit Shuttle Service Fee per the Development Agreement Section 3.15.14 (Alternative Transportation).
28. All proposed driveways shall be per City of Roseville standard Type A-7 (Std detail ST-22). (Engineering)
29. The applicant shall provide right turn lanes for ingress into the site for Blue Oaks Boulevard and Fiddymment Road. (Engineering)
30. The applicant shall extend the existing median on Blue Oaks Boulevard east and provide a left turn pocket per the Site Details sheet (Exhibit A). (Engineering)
31. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)
32. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. (Alternative Transportation, Building).
33. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)
34. 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)
35. 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)
36. 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)
37. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the

course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)

38. 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 Department, Planning)
39. 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 Department, Planning)
40. 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 Department, Planning)
41. 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)
42. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
43. 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)
44. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
45. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a) 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.
 - b) Water, sewer and recycled mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.

- c) All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)
46. 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)
47. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
48. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
49. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
50. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
51. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
52. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
- a) one (1) set of improvement plans
 - b) load calculations
 - c) electrical panel one-line drawings
53. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot-candle, and 0.5 foot-candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)
54. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning, Police)
55. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

56. 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 only be installed on 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. (Planning, Environmental Utilities)
57. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
- a) Water and sewer easements.
 - b) Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
 - c) A 20'x20' easement for the bus shelter. (Alternative Transportation)
58. Easement widths shall comply with the City's Improvement Standards and Construction Standards. 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. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Engineering, Environmental Utilities, Electric)
59. Inspection of the potable water supply system on new commercial/industrial/office projects shall be as follows:
- a) The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventer.
 - b) The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
 - c) The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)

60. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
61. 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)
62. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
63. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
64. **Restaurants or other Food Service Establishment (FSE).** The applicant shall design for installation and/or install an exterior grease interceptor if the proposed business could potentially discharge substances containing fats, oils and grease (FOG) into the sewer system. The grease interceptor shall be adequate to separate and remove FOG contained in the wastewater from FSE's prior to discharge to the public sewer. (Environmental Utilities)
65. In the event an exterior grease interceptor cannot be installed due to space limitation, the developer shall install a grease trap, per City Standards, that will mechanically separate the FOG contained in the wastewater from the FSE prior to discharge to the public sewer. (Environmental Utilities)
66. Pursuant to the Municipal Code, the applicant shall apply for and obtain a FOG waste discharge permit (FOG WDP) from the Environmental Utilities Industrial Waste Division prior to occupancy or prior to discharging waste to the public sewer. The applicant shall submit information required by the Environmental Utilities Department for evaluation, including but not limited to: site plans, floor plans, mechanical and plumbing plans, and details to show all sewers, FOG control device, grease interceptor or other pretreatment equipment and appurtenances by size, location and elevation. Additional information related to the applicant's business operations and potential discharge may be requested to properly evaluate the FOG WDP application. (Environmental Utilities)
67. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
68. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
69. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
70. 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)
71. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
 - a) Locate the metered service panel on the outside of the building.

- b) Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)

72. One ¾-inch conduit with a 2-pair phone line shall be installed from the building's telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)

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

OTHER CONDITIONS OF APPROVAL:

74. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)

75. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed-free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)

76. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)

77. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)

78. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)

79. 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 or person responsible for the building permit must 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. (Fire)

80. The location and design of the gas service shall be determined by PG&E. The design of the 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)

81. All commercial air conditioning units 5 tons or less (<65,000 btu/ h) shall meet the current Consortium for Energy Efficiency ("CEE") Tier I specifications. The SEER/EER ratings will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be utilized in the overall energy compliance calculations required for issuance of any building permit for any commercial building in the Plan Area. Any variances, with the exception of Tier 2 compliance, must be approved by the Electric Department's Retail Energy Services Department. (Electric)

82. 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 that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)
83. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Division Field Inspector at the time of or prior to the foundation inspection. (Building)
84. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Certificate of Occupancy. (Building)
85. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Division and shall include the following:
- a) A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
 - b) A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
 - c) An estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

CONDITIONS OF APPROVAL FOR TREE PERMIT FILE #PL21-0087

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

1. All recommendations contained in the Arborist Report(s) (Attachment 2) are incorporated by reference into these conditions, except as modified herein. (Planning)
2. Tree #6298 is 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 43 inches DBH. Mitigation must be provided prior to tree removal unless otherwise approved in the tree replacement plan or in these conditions. (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 Tree(s) #1, 371, 1570, and 1571 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 concurrently with the Design Review Permit (PL21-0087). (Planning)

Attachments

1. Architectural Renderings
2. Arborist Report and Update, California Tree and Landscape Consulting, Inc.

Exhibits

- A. Site Plan and Details
- B. Floor Plans
- C. Unit Plans and Building Sections
- D. Roof Plans
- E. Elevations and Color Palates
- F. Preliminary Landscape Plan
- G. Preliminary Grading Plan
- H. Preliminary Utility Plan
- I. Preliminary Stormwater Management Plan
- J. Tree Mitigation Plan

Note to Applicant and/or Developer: Please contact the Planning Division staff at (916) 774-5276 prior to the Design Committee meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Design Committee 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.













California Tree and Landscape Consulting, Inc.

February 22, 2021

Michael Green, P.E., DBIA
 KF Development and Construction, Inc.
 9105 Laguna Main Street, Suite 130
 Elk Grove, California 95758
 Via Email: MichaelG@kfpropertiesinc.com

PRELIMINARY ARBORIST REPORT & TREE INVENTORY

**RE: Fiddymment Ranch Parcel F-21, SW Corner of Blue Oaks & Fiddymment Road
 City of Roseville Jurisdiction, California**

Executive Summary

KF Development and Construction, Inc. contacted California Tree and Landscape Consulting, Inc. to inventory and evaluate the trees on the site for purposes of providing preliminary tree information for planning for development of the parcel. In addition, trees located off the parcel are included if they would be impacted by development of the property. The property is located at Fiddymment Ranch Parcel F-21, in the City of Roseville, California, and is subject to the jurisdiction of Roseville. See Supporting Information Appendix 1 – Tree Location Map.

Edwin E. Stirtz, ISA Certified Arborist WE-0510A, was on the site on February 13, 2021, to provide species identification, measurements of diameter and canopy, field condition notes, and arborist ratings. A total of 5 trees were included in the inventory, all of which are protected by the City of Roseville Tree Preservation Municipal Code 19.66. One tree is located off the site but was included in the inventory because it may be impacted by development of the parcel.

Tree Species	Trees Inventoried	Trees on the Site ¹	Protected Trees	Trees Proposed for Removal	Trees impacted by the proposed development and requiring special protection measures	Predicted Impact	Diameter Inches Proposed for Removal or Impact
Blue Oak, <i>Quercus douglasii</i>	5	4	5	0	n/a	n/a	n/a
Totals	5	4	5	0	n/a	n/a	n/a

See Appendices for specific information on each tree and preservation requirements and/or restrictions.

Methods

Appendix 2 in this report is the detailed inventory of the trees. The following terms will further explain our methods and findings.

The protected trees evaluated as part of this report have a numbered tag that was placed on each one that is 1-1/8" x 1-3/8", green anodized aluminum, "acorn" shaped, and labeled: CalTLC, Auburn, CA with 1/4" pre-stamped tree number and Tree Tag. They are attached with a natural-colored aluminum 10d nail, installed at approximately 6 feet above

¹ CalTLC is not a licensed land surveyor. Tree locations are approximate and we do not determine tree ownership. Trees which appear to be on another parcel are listed as off-site and treated as the property of that parcel.

ground level on the approximate north side of the tree. The tag should last ~10-20+ years depending on the species, before it is enveloped by the trees' normal growth cycle.

A Level 2 – Basic Visual Assessment was performed in accordance with the International Society of Arboriculture's best management practices. This assessment level is limited to the observation of conditions and defects which are readily visible. Additional limiting factors, such as blackberries, poison oak, and/or debris piled at the base of a tree can inhibit the visual assessment.

Tree Location: The GPS location of each tree was collected using the ESRI's ArcGIS collector application on an Apple iPhone or Samsung. The data was then processed in ESRI's ArcMap by Julie McNamara, M.S. GISci, to produce the Tree Location Map.

Tree Measurements: DBH (diameter breast high) is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted. A steel diameter tape was used to measure the diameter. A Stanley laser distance meter was used to measure distances. Canopy radius measurements may also have been estimated due to obstructions, such as steep slopes, fences, or other trees.

Terms

Field Tag #	The pre-stamped tree number on the tag which is installed at approximately 6 feet above ground level on the north side of the tree.
Old Tag #	If additional field tags are found on the trees and are legible, they are listed here.
Species	The species of a tree is listed by our local and correct common name and botanical name by genus (capitalized) and species (lower case). Oaks frequently cross-pollinate and hybridize, but the identification is towards the strongest characteristics.
DBH	Diameter breast high' is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted in the next column "measured at"
Measured at	Height above average ground level where the measurement of DBH was taken.
Canopy Radius	The farthest extent of the crown composed of leaves and small twigs. Most trees are not evenly balanced. This measurement represents the longest extension from the trunk to the outer canopy. The dripline measurement is from the center point of the tree and is shown on the Tree Location Map as a circle. This measurement further defines the protection zone if specified in the local ordinance as such or can indicate if pruning may be required for development
Protected Root Zone	The radius of the protected root zone is a circle equal to the trunk diameter inches converted to feet and factored by tree age, condition and health pursuant to the industry standard. Best Management Practices: Managing Trees During Construction, the companion publication to the Approved American National Standard, provides guidance regarding minimum tree root protection zones for long term survival. In instances where a tree is multi-stemmed, the protected root zone is equal to the extrapolated diameter (sum of the area of each stem converted to a single stem) factored by tree age, condition and health.
Arborist Rating	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) as in Chart A. The rating was done in the field at the time of the measuring and inspection.

No problem(s)	Excellent	5	No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect
No apparent problem(s)	Good or Fair to Good	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.
Minor problem(s)	Fair	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 and/or health can be improved.
Major or uncorrectable problems (2)	Fair to Poor	2	The tree has major problems. If the option is taken to preserve the tree, additional evaluation to identify if health or structure can be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. Additionally, risk should be evaluated as a tree rated 2 may have structural conditions which indicate there is a high likelihood of some type of failure. Tree rated 2 should be removed if these additional evaluations will not be performed.
Extreme problem(s)	Poor	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.
Dead	Dead	0	This indicates the tree has no significant sign of life.

Notes: Provide notable details about each tree which are factors considered in the determination of the tree rating including: (a) condition of root crown and/or roots; (b) condition of trunk; (c) condition of limbs and structure; (d) growth history and twig condition; (e) leaf appearance; and (f) dripline environment. Notes also indicate if the standard tree evaluation procedure was not followed (for example - why DBH may have been measured at a location other than the standard 54"). Additionally, notes will list any evaluation limiting factors such as debris at the base of a tree.

Actions Recommended actions to increase health and longevity.

Development Impacts Projected development impacts are based solely on distance relationships between tree location and grading. Field inspections and findings during the project at the time of grading and trenching can change relative impacts. Closely followed guidelines and requirements can result in a higher chance of survival, while requirements that are overlooked can result in a dramatically lower chance of survival. Impacts are measured as follows:

Impact Term:**Long Term Result of Impact:**

Negligible Tree is unlikely to show any symptoms. Chance of survival post development is excellent. Impacts to the Protected Root Zone are less than 5%.

Minor Tree is likely to show minor symptoms. Chance of survival post development is good. Impacts to the Protected Root Zone are less than 15% and species tolerance is good.

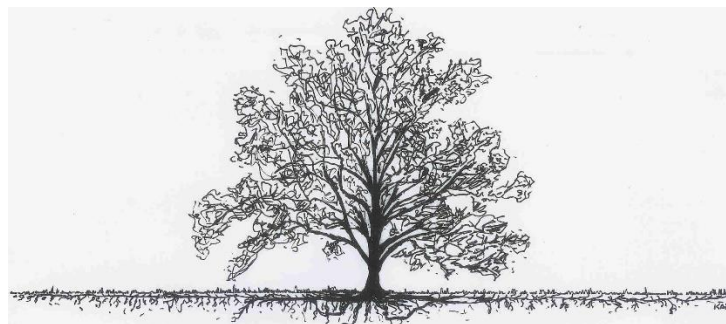
Moderate	Tree is likely to show moderate symptoms. Chance of survival post development is fair. Impacts to the Protected Root Zone are less than 35% and species tolerance is good or moderate.
Severe	Tree is likely to show moderate symptoms annually and a pattern of decline. Chance of long-term survival post development is low. Impacts to the Protected Root Zone are up to 50% and species tolerance is moderate to poor.
Critical	Tree is likely to show moderate to severe symptoms annually and a pattern of decline. Chance of long-term survival post development is negligible. Impacts to the Protected Root Zone are up to 80%.

Discussion

Trees need to be protected from normal construction practices if they are to remain on the site and are expected to survive long term. While construction damage in the root zone is often the death of a tree, the time from when the damage occurs to when the symptoms begin and/or the tree dies can be years. Our recommendations are based on experience and the local ordinance requirements to enhance tree longevity. It requires the calculated root zone must remain intact as an underground ecosystem despite the use of heavy equipment to install foundations, driveways, underground utilities, and landscape irrigation systems. Simply walking and driving on soil can have serious consequences to tree health. The Tree Preservation Requirements and General Development Guidelines should be incorporated into the site plans and enforced onsite. The project arborist should be included in the development team during construction to provide expertise and make additional recommendations if additional impacts occur or tree response is poor.

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. The correct root structure of a tree is in the drawing below. All plants' roots need both water and air for survival. Poor canopy development or canopy decline in mature trees after development is often the result of inadequate root space and/or soil compaction.



The reality of where roots are generally located

Pruning Mature Trees for Risk Reduction and/or Development Clearance

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.

Pruning causes an open wound in the tree. Trees do not "heal" they compartmentalize. 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. 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 which did not close with callous tissue often have advanced decay. These wounds are a likely failure point. Mature trees with large wounds have a high risk of failure.

Overweight limbs are a common structural fault in suppressed trees. There are two remedial actions for over-weight 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 additionally require annual inspection.

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 as a tree removal company, but they do not necessarily know anything about trees biology.

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

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

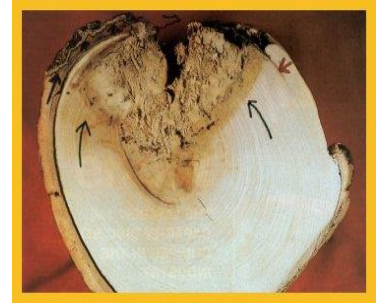
Consulting Arborist: An American Society of Consulting Arborists Registered Consulting Arborist is someone who has been trained and then tested to have specialized knowledge of trees; and trained and tested to provide high quality reports and documentation. You can look up registered consulting arborists at the American Society of Consulting Arborists website: 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 additional cells. The weakest of the barrier zones is the formation of the vertical wall. Accordingly, while a tree may be able to limit decay progression inward at large pruning cuts, in the event that there are more than one pruning cut located vertically along the main 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 Protected Root Zone (PRZ) 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.

RECOMMENDATIONS: Summary of Tree Protection Measures

The Owner and/or Developer should ensure the project arborist's protection measures are incorporated into the site plans and followed. Tree specific protection measures can be found in Appendix 2 – Tree Data.

- The project arborist should inspect the fencing prior to grading and/or grubbing for compliance with the recommended protection zones.
- 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, irrigation will be required from April through September and placement of a 4-6" layer of chip mulch over the protected root zone of all trees that will be impacted. Chips should be obtained from onsite materials and trees to be removed.
- Clearance pruning should include removal of all the 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 to be performed by a contractor who is an ISA Certified Arborist.

- 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.
- Any and all work to be performed inside the protected root zone fencing shall be supervised by the project arborist.
- Trenching inside the protected root zone shall be by a hydraulic or air spade, placing pipes underneath the roots, or boring deeper trenches underneath the roots.
- Follow all of the General Development Guidelines, Appendix 3, for all trees.

Report Prepared by:



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 – Tree Location Map
Appendix 2 – Tree Data
Appendix 3 – General Development Guidelines

Bibliography

International Society of Arboriculture. (2015). *Glossary of Arboricultural Terms*. Champaign: International Society of Arboriculture.

L.R., C. (2003). *Reducing Infrastructure Damage by Tree Roots*. Porterville: International Society of Arboriculture.

Matheny, J. C. (1994). *Evaluation of Hazard Trees in Urban Areas, Second Edition*. Champaign: International Society of Arboriculture.

Menzer, K. (2008). *Consulting Arborist Report*.

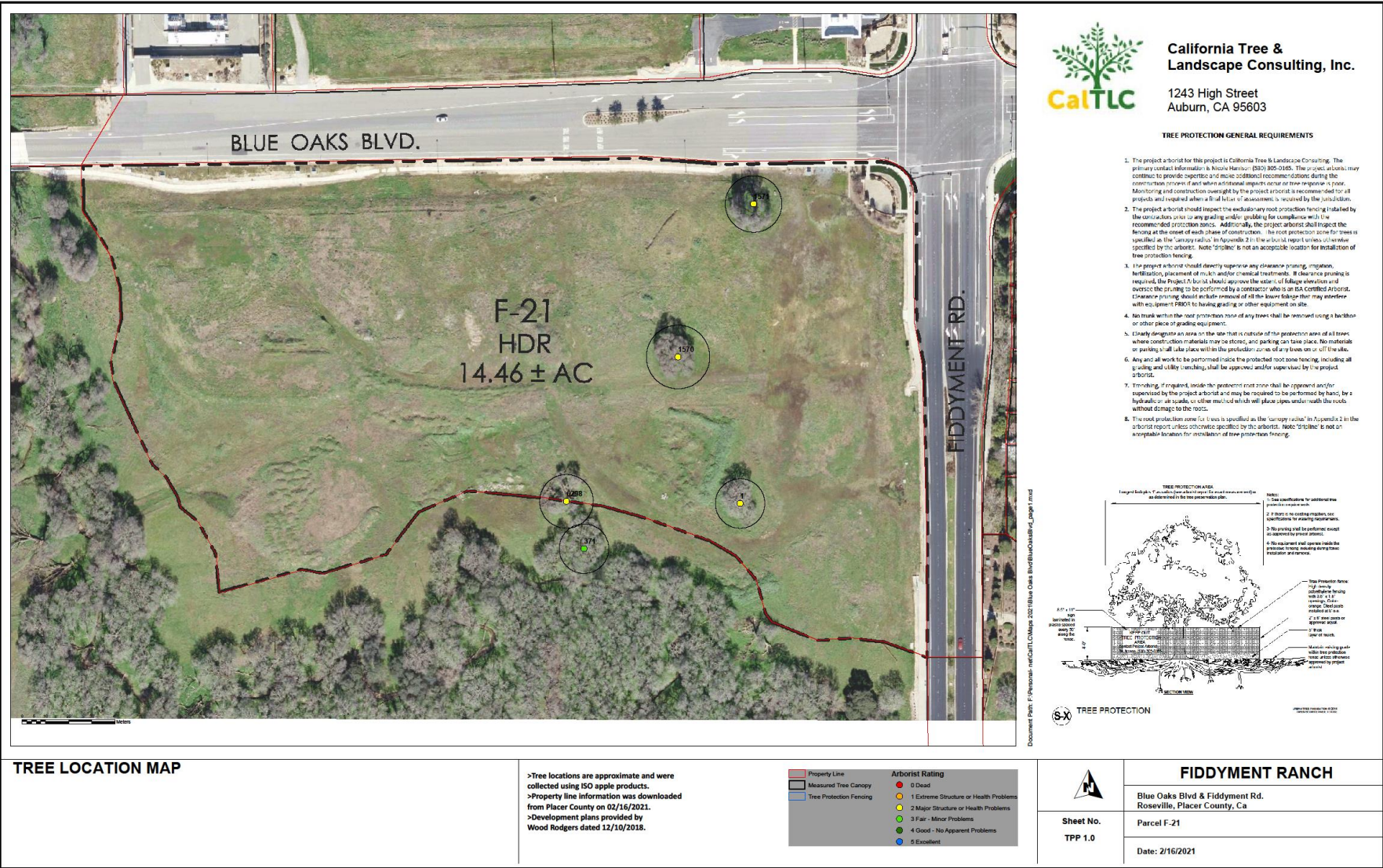
Smiley. (2008). *Managing Trees During Construction, Best Management Practices*. Champaign: International Society of Arboriculture.

Stamen, R. (1997). *California Arboriculture Law*. Riverside: Law Offices of Randall S. Stamen.

Tree Care Industry Association. (2017). *Tree, Shrub, and Other Woody Plant Management - Standard Practices (Pruning)*. Londonderry: Tree Care Industry Association.

Urban, J. (2008). *Up by the Roots*. Champaign: International Society of Arboriculture.

APPENDIX 1 – TREE LOCATION MAP



APPENDIX 2 – TREE DATA

Tag #	Protected By Code	Off-site	Common Name	Botanical Name	DBH	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
1	Yes	No	Blue Oak	<i>Quercus douglasii</i>	36	54	35	2 Major Structure or Health Problems	Leans slightly west. Smaller failures in the upper canopy. 1 or 2 nesting cavities.	Perform aerial inspection, decay detection, and provide further recommendations.
371	Yes	Yes	Blue Oak	<i>Quercus douglasii</i>	38	54	35	3 Fair - Minor Problems	Offsite tree in open space. Generally fair condition.	Should any improvements fall within 80' of the tree, it will require a root collar excavation, decay detection, and aerial inspection.
1570	Yes	No	Blue Oak	<i>Quercus douglasii</i>	46	54	45	2 Major Structure or Health Problems	Very large tree that has suffered failures of scaffolds in the upper canopy. There are also some suspect areas with bark deformities.	Perform aerial inspection, decay detection, and provide further recommendations.
1571	Yes	No	Blue Oak	<i>Quercus douglasii</i>	46	54	40	2 Major Structure or Health Problems	Very large tree that has suffered failures of 3-4 large scaffolds in the upper canopy, with resulting decay at the point of failure. Nesting cavities in several locations.	Perform aerial inspection, decay detection, and provide further recommendations.
6298	Yes	No	Blue Oak	<i>Quercus douglasii</i>	43	54	38	2 Major Structure or Health Problems	Large tree with 3 major scaffold failures in the canopy that comprise the top. This tree is in retrenchment mode and has overburden branches.	Perform aerial inspection, decay detection, and provide further recommendations.

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.²

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 complete, the arborist should monitor the site monthly for one year and make recommendations for care where needed.

Chemical Treatments: The owner or developer shall be responsible to contact an arborist with a pesticide applicators license to arrange for an application of a root enhancing hormone, such as Paclobutrazol, to mitigate the stress produced by the development **prior to grading**. Additionally, at the discretion of the project arborist, an insect infestation preventative for both boring insects and leaf feeding insects and/or fungal preventative for leaf surfaces may be required. Roots pruned during the course of performing a cut may be required to be treated with a biofungicide such as Bio-Tam.

² 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.



California Tree and Landscape Consulting, Inc.

November 3, 2021

Michael Green, P.E., DBIA
KF Development and Construction, Inc.
9105 Laguna Main Street, Suite 130
Elk Grove, California 95758
Via Email: MichaelG@kfpropertiesinc.com

PRELIMINARY ARBORIST REPORT & TREE INVENTORY

**RE: Fiddymment Ranch Parcel F-21, SW Corner of Blue Oaks & Fiddymment Road
City of Roseville Jurisdiction, California**

Executive Summary

KF Development and Construction, Inc. contacted California Tree and Landscape Consulting, Inc. to inventory and evaluate the trees on the site for purposes of providing preliminary tree information for planning for development of the parcel. In addition, trees located off the parcel are included if they would be impacted by development of the property. The property is located at Fiddymment Ranch Parcel F-21, in the City of Roseville, California, and is subject to the jurisdiction of Roseville. See Supporting Information Appendix 1 – Tree Location Map.

Edwin E. Stirtz, ISA Certified Arborist WE-0510A, was on the site on November 3, 2021, to provide species identification, measurements of diameter and canopy, field condition notes, and arborist ratings. A total of 5 trees were included in the inventory, all of which are protected by the City of Roseville Tree Preservation Municipal Code 19.66. One tree is located off the site but was included in the inventory because it may be impacted by development of the parcel.

Tree Species	Trees Inventoried	Trees on the Site ¹	Protected Trees	Trees Recommended for Removal Due to Condition/Risk	Trees Proposed for Removal to Facilitate Construction	Trees impacted by the proposed development and requiring special protection measures	Predicted Impact	Diameter Inches Proposed for Removal or Impact
Blue Oak, <i>Quercus douglasii</i>	5	4	5	1	1	4	Root System	43
TOTALS	5	4	5	1	1	4	Root System	43

See Appendices for specific information on each tree and preservation requirements and/or restrictions.

The 5 trees included in this inventory are all over mature native oak trees that have received no maintenance. Four of the trees require further diagnostics to determine the extent of defects and assess potential risk associated with preserving the trees. Tree 6298 should be removed due to the storm damage/missing top and overburdened branches. Tree 1571 is anticipated to have defects that will raise the risk level to unacceptable resulting in its removal. The remainder of the trees will probably have risk levels in the acceptable range. The extent of the defects and a risk rating will be provided following the completion of remaining diagnostics.

¹ CalTLC is not a licensed land surveyor. Tree locations are approximate and we do not determine tree ownership. Trees which appear to be on another parcel are listed as off-site and treated as the property of that parcel.

Methods

Appendix 2 in this report is the detailed inventory of the trees. The following terms will further explain our methods and findings.

The protected trees evaluated as part of this report had round, pre stamped number tags except number 6298 which is a replacement that is 1-1/8" x 1-3/8", green anodized aluminum, "acorn" shaped, and labeled: CalTLC, Auburn, CA with 1/4" pre-stamped tree number and Tree Tag. They are attached with a natural-colored aluminum 10d nail, installed at approximately 6 feet above ground level on the approximate north side of the tree. The tag should last ~10-20+ years depending on the species, before it is enveloped by the trees' normal growth cycle.

A Level 2 – Basic Visual Assessment was performed in accordance with the International Society of Arboriculture's best management practices. This assessment level is limited to the observation of conditions and defects which are readily visible. Additional limiting factors, such as blackberries, poison oak, and/or debris piled at the base of a tree can inhibit the visual assessment.

Tree Location: The GPS location of each tree was collected using the ESRI's ArcGIS collector application on an Apple iPhone or Samsung. The data was then processed in ESRI's ArcMap by Julie McNamara, M.S. GISci, to produce the Tree Location Map.

Tree Measurements: DBH (diameter breast high) is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted. A steel diameter tape was used to measure the diameter. A Stanley laser distance meter was used to measure distances. Canopy radius measurements may also have been estimated due to obstructions, such as steep slopes, fences, or other trees.

Terms

Field Tag #	The pre-stamped tree number on the tag which is installed at approximately 6 feet above ground level on the north side of the tree.
Old Tag #	If additional field tags are found on the trees and are legible, they are listed here.
Species	The species of a tree is listed by our local and correct common name and botanical name by genus (capitalized) and species (lower case). Oaks frequently cross-pollinate and hybridize, but the identification is towards the strongest characteristics.
DBH	Diameter breast high' is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted in the next column "measured at"
Measured at	Height above average ground level where the measurement of DBH was taken.
Canopy Radius	The farthest extent of the crown composed of leaves and small twigs. Most trees are not evenly balanced. This measurement represents the longest extension from the trunk to the outer canopy. The dripline measurement is from the center point of the tree and is shown on the Tree Location Map as a circle. This measurement further defines the protection zone if specified in the local ordinance as such or can indicate if pruning may be required for development
Protected Root Zone	The radius of the protected root zone is a circle equal to the trunk diameter inches converted to feet and factored by tree age, condition and health pursuant to the industry standard. Best Management Practices: Managing Trees During Construction, the companion publication to the Approved American National Standard, provides guidance regarding minimum tree root protection zones for long term survival. In instances where a tree is multi-stemmed, the protected root zone is equal to the extrapolated diameter (sum of the area of each stem converted to a single stem) factored by tree age, condition and health.

Arborist Rating 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) as in Chart A. The rating was done in the field at the time of the measuring and inspection.

No problem(s)	Excellent	5	No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect
No apparent problem(s)	Good or Fair to Good	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.
Minor problem(s)	Fair	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 and/or health can be improved.
Major or uncorrectable problems (2)	Fair to Poor	2	The tree has major problems. If the option is taken to preserve the tree, additional evaluation to identify if health or structure can be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. Additionally, risk should be evaluated as a tree rated 2 may have structural conditions which indicate there is a high likelihood of some type of failure. Tree rated 2 should be removed if these additional evaluations will not be performed.
Extreme problem(s)	Poor	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.
Dead	Dead	0	This indicates the tree has no significant sign of life.

Notes: Provide notable details about each tree which are factors considered in the determination of the tree rating including: (a) condition of root crown and/or roots; (b) condition of trunk; (c) condition of limbs and structure; (d) growth history and twig condition; (e) leaf appearance; and (f) dripline environment. Notes also indicate if the standard tree evaluation procedure was not followed (for example - why DBH may have been measured at a location other than the standard 54"). Additionally, notes will list any evaluation limiting factors such as debris at the base of a tree.

Actions Recommended actions to increase health and longevity.

Development Impacts Projected development impacts are based solely on distance relationships between tree location and grading. Field inspections and findings during the project at the time of grading and trenching can change relative impacts. Closely followed guidelines and requirements can result in a higher chance of survival, while requirements that are overlooked can result in a dramatically lower chance of survival. Impacts are measured as follows:

Impact Term:**Long Term Result of Impact:**

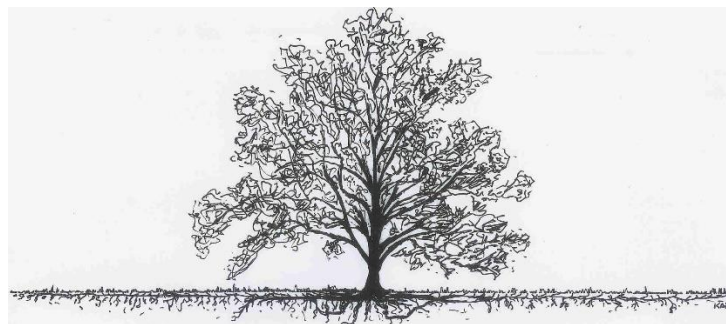
Negligible	Tree is unlikely to show any symptoms. Chance of survival post development is excellent. Impacts to the Protected Root Zone are less than 5%.
Minor	Tree is likely to show minor symptoms. Chance of survival post development is good. Impacts to the Protected Root Zone are less than 15% and species tolerance is good.
Moderate	Tree is likely to show moderate symptoms. Chance of survival post development is fair. Impacts to the Protected Root Zone are less than 35% and species tolerance is good or moderate.
Severe	Tree is likely to show moderate symptoms annually and a pattern of decline. Chance of long-term survival post development is low. Impacts to the Protected Root Zone are up to 50% and species tolerance is moderate to poor.
Critical	Tree is likely to show moderate to severe symptoms annually and a pattern of decline. Chance of long-term survival post development is negligible. Impacts to the Protected Root Zone are up to 80%.

Discussion

Trees need to be protected from normal construction practices if they are to remain on the site and are expected to survive long term. While construction damage in the root zone is often the death of a tree, the time from when the damage occurs to when the symptoms begin and/or the tree dies can be years. Our recommendations are based on experience and the local ordinance requirements to enhance tree longevity. It requires the calculated root zone must remain intact as an underground ecosystem despite the use of heavy equipment to install foundations, driveways, underground utilities, and landscape irrigation systems. Simply walking and driving on soil can have serious consequences to tree health. The Tree Preservation Requirements and General Development Guidelines should be incorporated into the site plans and enforced onsite. The project arborist should be included in the development team during construction to provide expertise and make additional recommendations if additional impacts occur or tree response is poor.

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. The correct root structure of a tree is in the drawing below. All plants' roots need both water and air for survival. Poor canopy development or canopy decline in mature trees after development is often the result of inadequate root space and/or soil compaction.



The reality of where roots are generally located

Pruning Mature Trees for Risk Reduction and/or Development Clearance

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.

Pruning causes an open wound in the tree. Trees do not "heal" they compartmentalize. 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. 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 which did not close with callous tissue often have advanced decay. These wounds are a likely failure point. Mature trees with large wounds have a high risk of failure.

Overweight limbs are a common structural fault in suppressed trees. There are two remedial actions for over-weight 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 additionally require annual inspection.

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 as a tree removal company, but they do not necessarily know anything about trees biology.

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

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

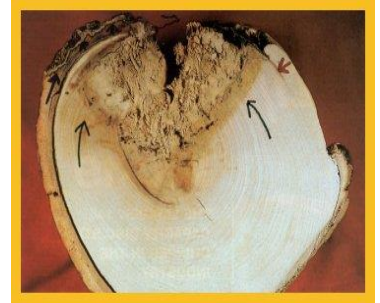
Consulting Arborist: An American Society of Consulting Arborists Registered Consulting Arborist is someone who has been trained and then tested to have specialized knowledge of trees; and trained and tested to provide high quality reports and documentation. You can look up registered consulting arborists at the American Society of Consulting Arborists website: 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 additional cells. The weakest of the barrier zones is the formation of the vertical wall. Accordingly, while a tree may be able to limit decay progression inward at large pruning cuts, in the event that there are more than one pruning cut located vertically along the main 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 Protected Root Zone (PRZ) 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.

RECOMMENDATIONS: Summary of Tree Protection Measures

The Owner and/or Developer should ensure the project arborist's protection measures are incorporated into the site plans and followed. Tree specific protection measures can be found in Appendix 2 – Tree Data.

- The project arborist should inspect the fencing prior to grading and/or grubbing for compliance with the recommended protection zones.
- 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, irrigation will be required from April through September and placement of a 4-6" layer of chip mulch over the protected root zone of all trees that will be impacted. Chips should be obtained from onsite materials and trees to be removed.
- Clearance pruning should include removal of all the 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 to be performed by a contractor who is an ISA Certified Arborist.

- 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.
- Any and all work to be performed inside the protected root zone fencing shall be supervised by the project arborist.
- Trenching inside the protected root zone shall be by a hydraulic or air spade, placing pipes underneath the roots, or boring deeper trenches underneath the roots.
- Follow all of the General Development Guidelines, Appendix 3, for all trees.

Report Prepared by:



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 – Tree Location Map
Appendix 2 – Tree Data
Appendix 3 – General Development Guidelines

Bibliography

International Society of Arboriculture. (2015). *Glossary of Arboricultural Terms*. Champaign: International Society of Arboriculture.

L.R., C. (2003). *Reducing Infrastructure Damage by Tree Roots*. Porterville: International Society of Arboriculture.

Matheny, J. C. (1994). *Evaluation of Hazard Trees in Urban Areas, Second Edition*. Champaign: International Society of Arboriculture.

Menzer, K. (2008). *Consulting Arborist Report*.

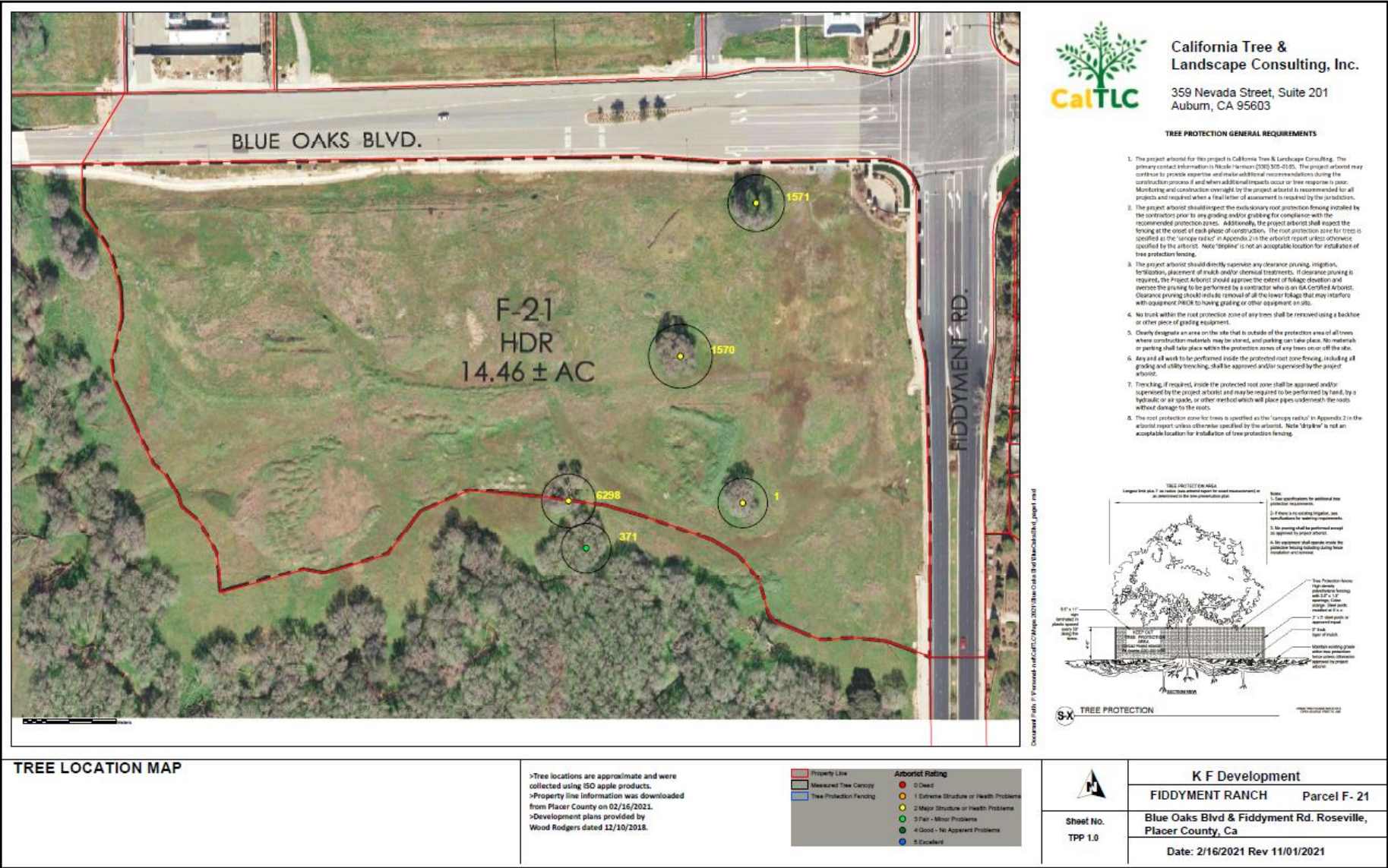
Smiley. (2008). *Managing Trees During Construction, Best Management Practices*. Champaign: International Society of Arboriculture.

Stamen, R. (1997). *California Arboriculture Law*. Riverside: Law Offices of Randall S. Stamen.

Tree Care Industry Association. (2017). *Tree, Shrub, and Other Woody Plant Management - Standard Practices (Pruning)*. Londonderry: Tree Care Industry Association.

Urban, J. (2008). *Up by the Roots*. Champaign: International Society of Arboriculture.

APPENDIX 1 – TREE LOCATION MAP



APPENDIX 2 – TREE DATA

Tag #	Protected By Code	Off-site	Common Name	Botanical Name	DBH	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
1	Yes	No	Blue Oak	<i>Quercus douglasii</i>	36	54	35	2 Major Structure or Health Problems	Leans/out of balance west/northwest. Smaller failures in upper canopy. 1 or 2 nesting cavities. Large low hanging branching.	Perform aerial inspection, decay detection, and provide further recommendations.
371	Yes	Yes	Blue Oak	<i>Quercus douglasii</i>	38	54	35	3 Fair - Minor Problems	Offsite tree in open space. Generally fair condition. ~25" diameter scaffold branch growing north, limited vertical clearance.	Should any improvements fall within 80' of the tree, it will require a root collar excavation, decay detection, and aerial inspection.
1570	Yes	No	Blue Oak	<i>Quercus douglasii</i>	46	54	45	2 Major Structure or Health Problems	Very large tree that has suffered failures of scaffolds in upper canopy. There are also some suspect areas with bark deformities.	Perform aerial inspection, decay detection, and provide further recommendations.
1571	Yes	No	Blue Oak	<i>Quercus douglasii</i>	46	54	40	2 Major Structure or Health Problems	Very large tree that has suffered failures of 4 large scaffolds in upper canopy with resulting decay at point of failure. Nesting cavities in several locations. The number, age and size of previous failures increases the risk rating for this tree significantly.	Perform aerial inspection, decay detection, and provide further recommendations.
6298	Yes	No	Blue Oak	<i>Quercus douglasii</i>	43	54	38	1 Extreme Structure or Health Problems	Large tree with major scaffold failures in canopy that comprised the top. This tree is in retrenchment mode and remaining 3 lower scaffold branches would require significant reduction pruning to render the risk factor acceptable.	Remove tree due to noted defects.

Total Trees Inventoried = 5 trees with 209 aggregate diameter inches

Protected Trees = 5 trees with 209 aggregate diameter inches

Trees Recommended for Removal Due to Defects/Risk = 1 tree with 43 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.²

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.

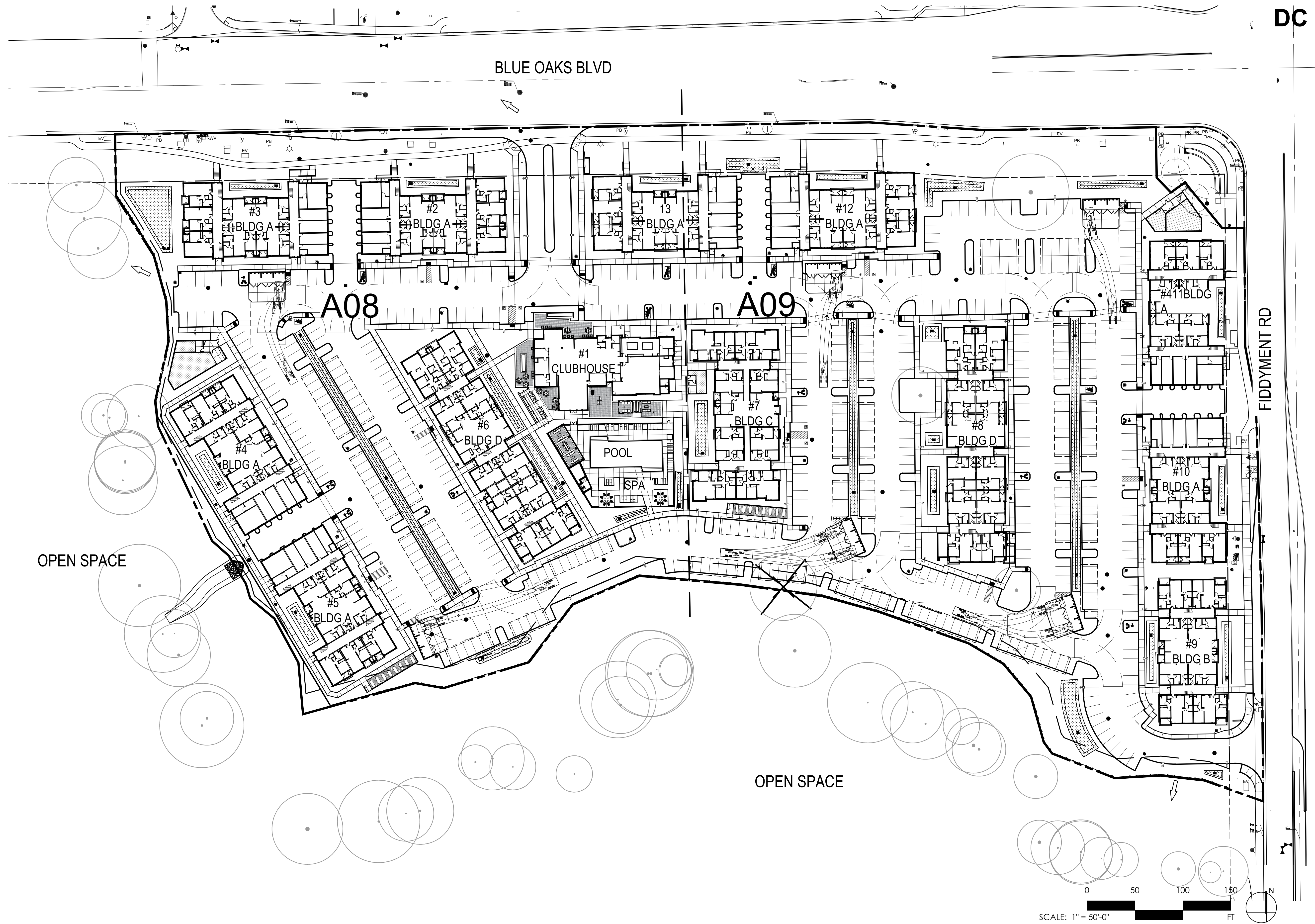
Protect Roots in Small Trenches: After all construction is complete on a site, it is not unusual for the landscape contractor to come in and sever a large number of "preserved" roots during the installation of irrigation systems. The Project Arborist must therefore approve the landscape and irrigation 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.

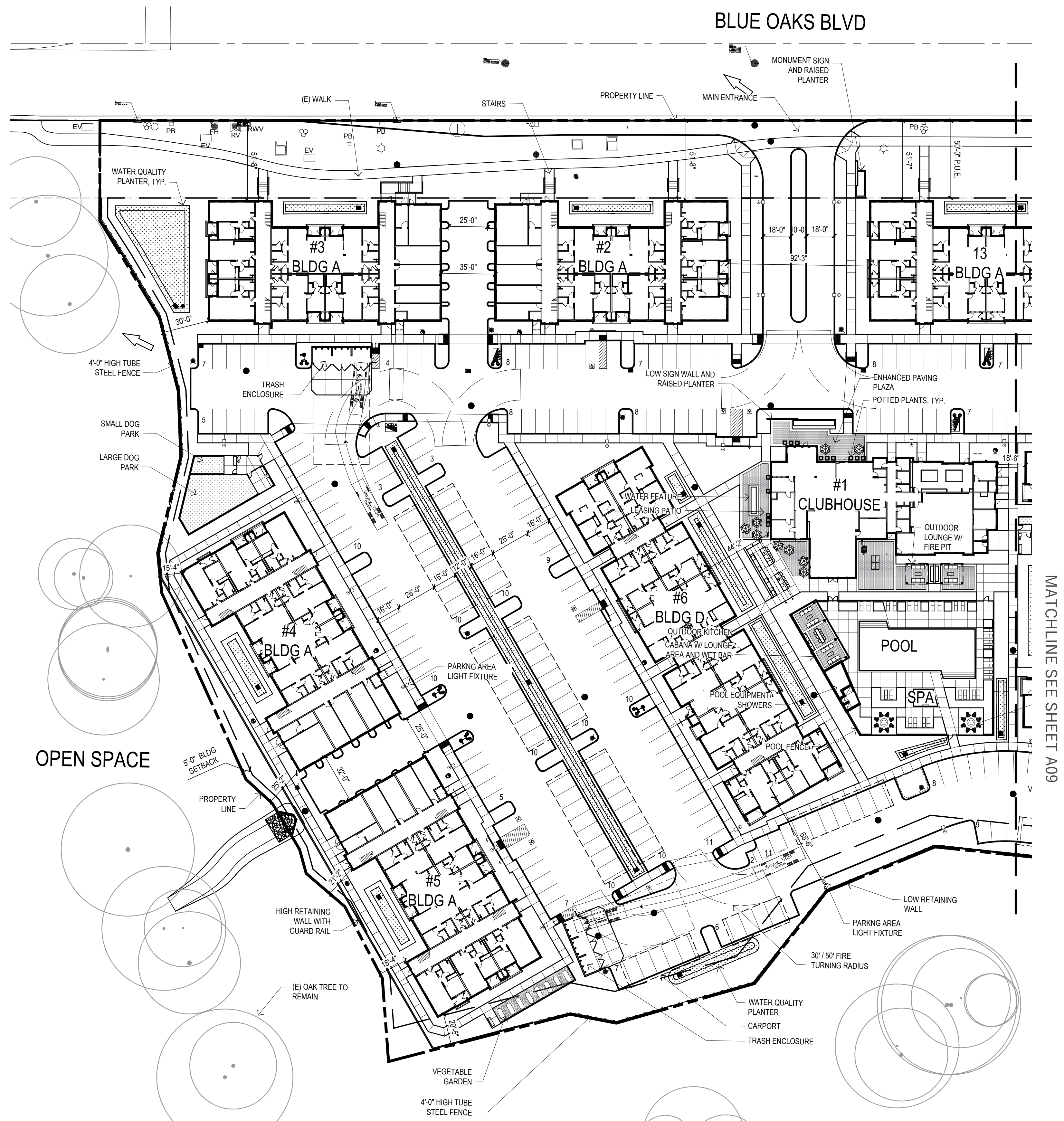
Design the irrigation system so it can slowly apply water (no more than ¼" to ½" of water per hour) over a longer period of time. This allows deep soaking of root zones. The system also needs to accommodate infrequent irrigation settings of once or twice a month, rather than several times a week.

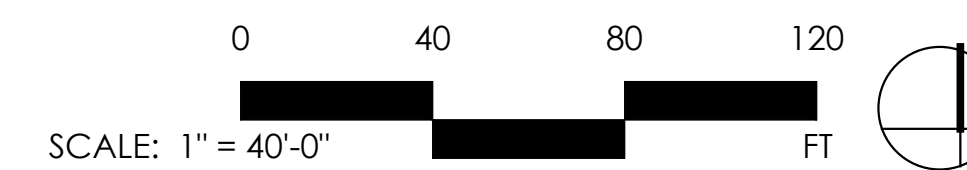
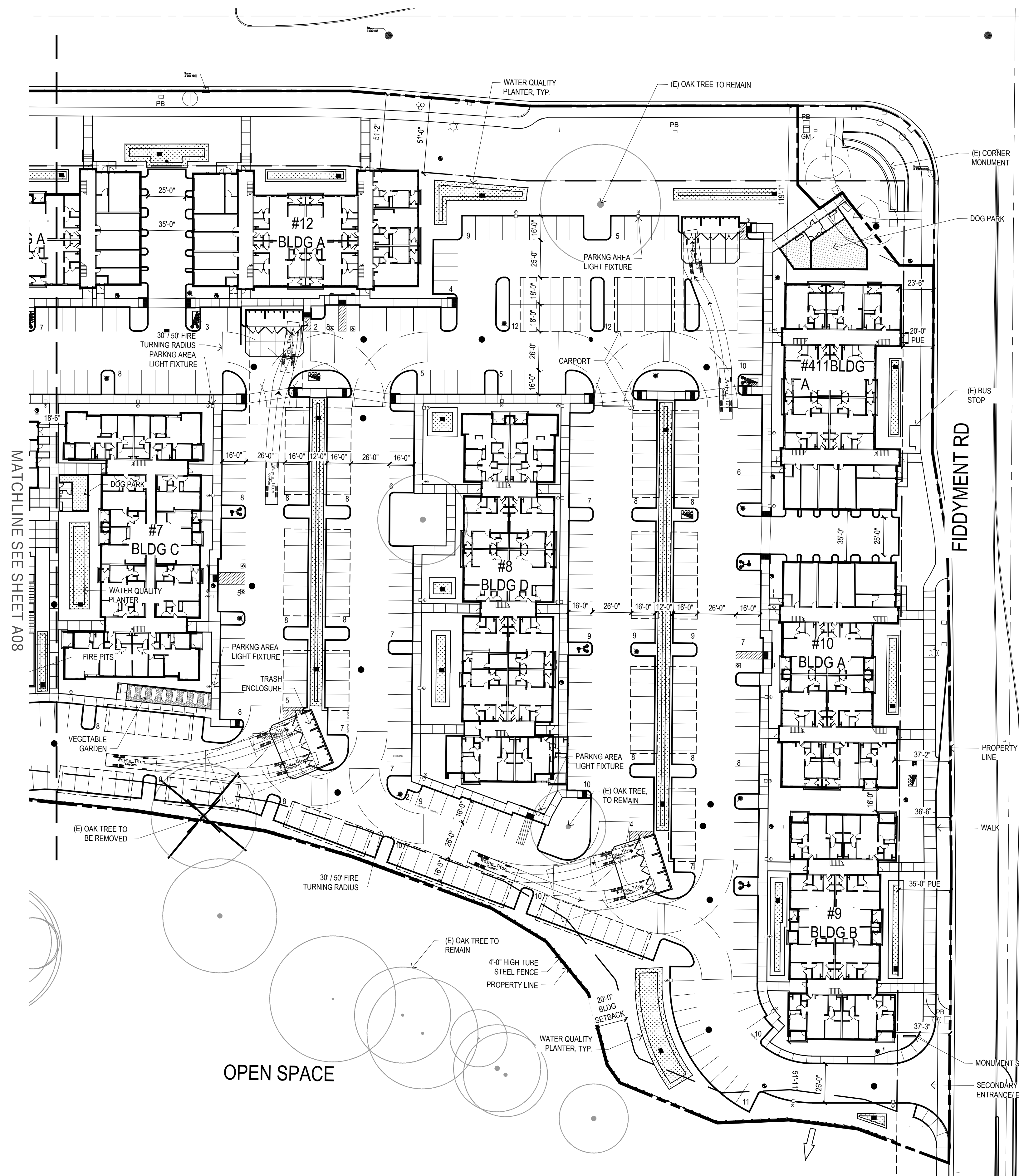
Monitoring Tree Health During and After Construction: The Project Arborist should visit the site at least twice a month during construction to be certain the tree protection measures are being followed, to monitor the health of impacted trees, and make recommendations as to irrigation or other needs.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

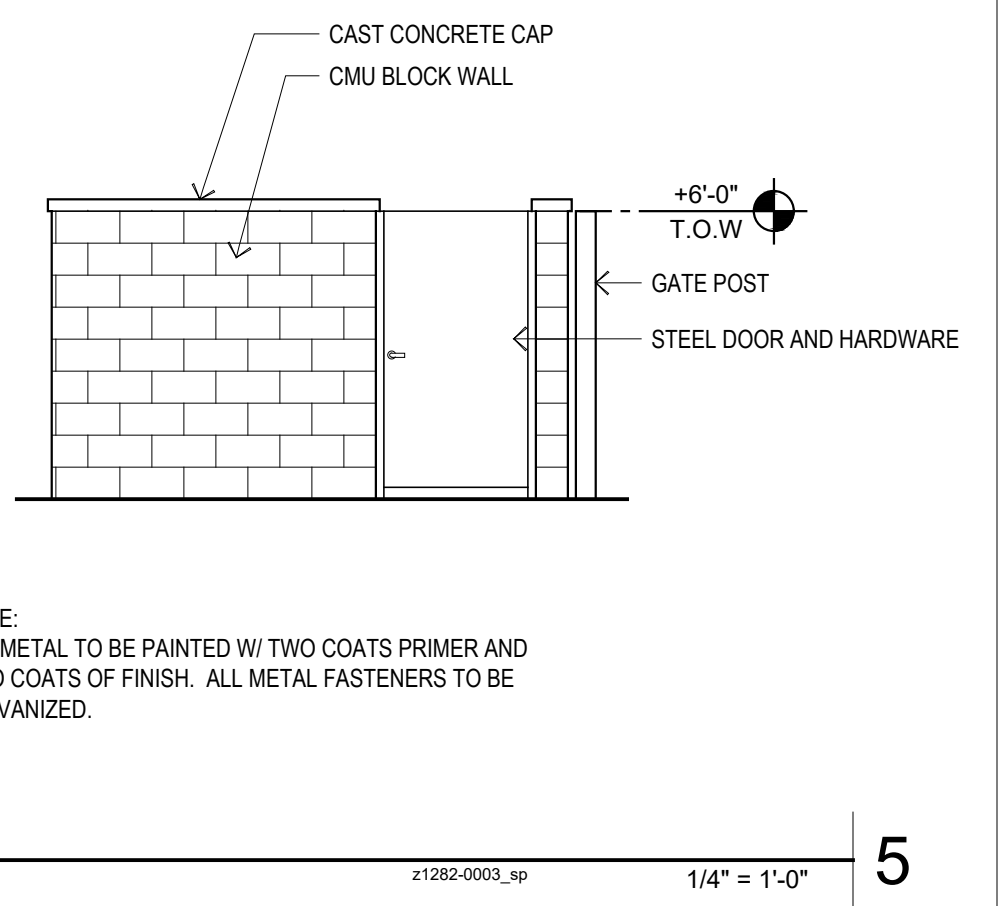
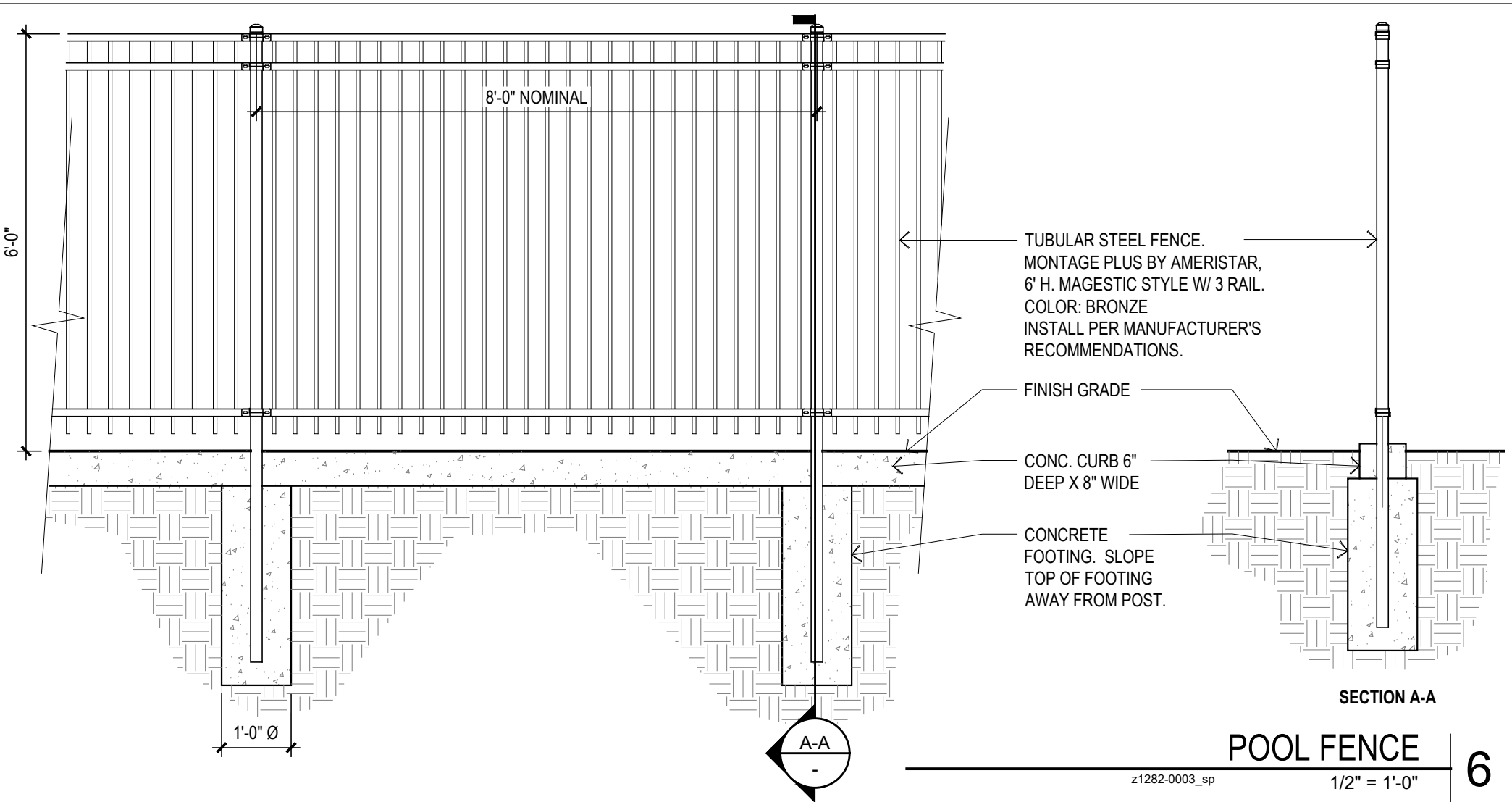
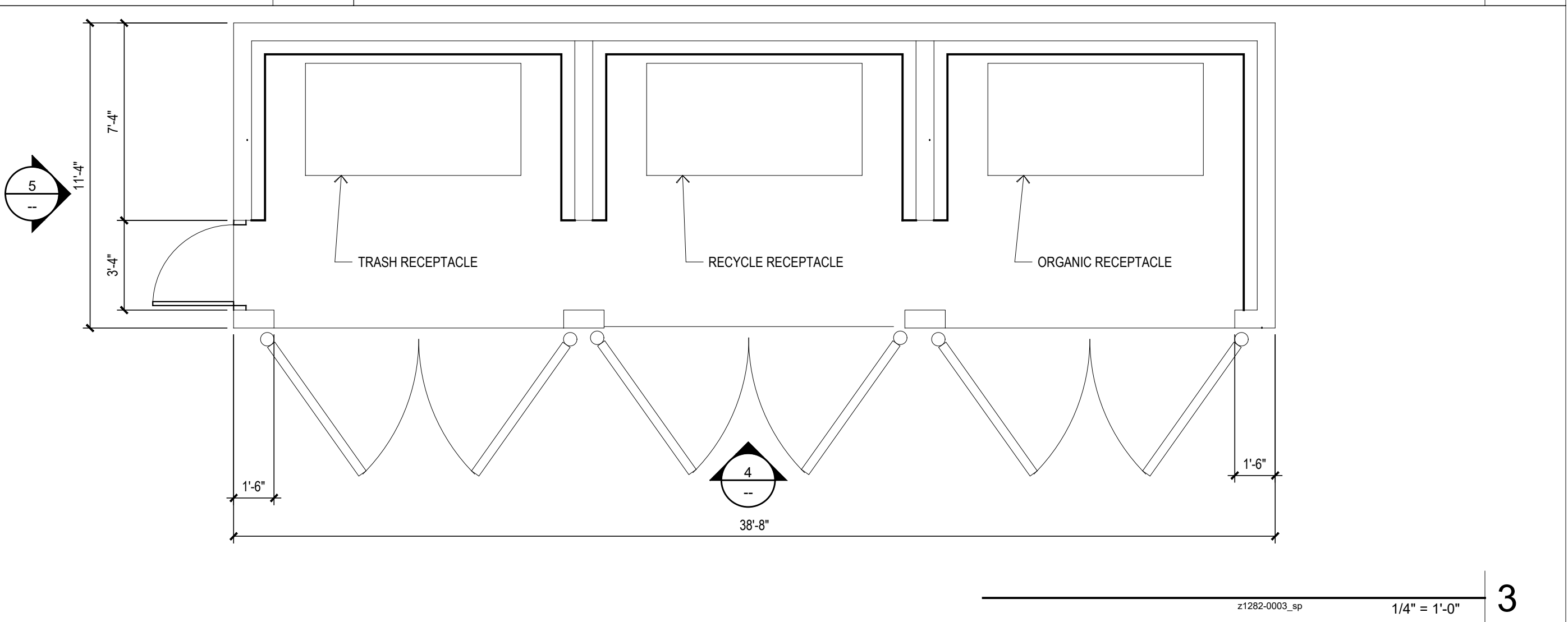
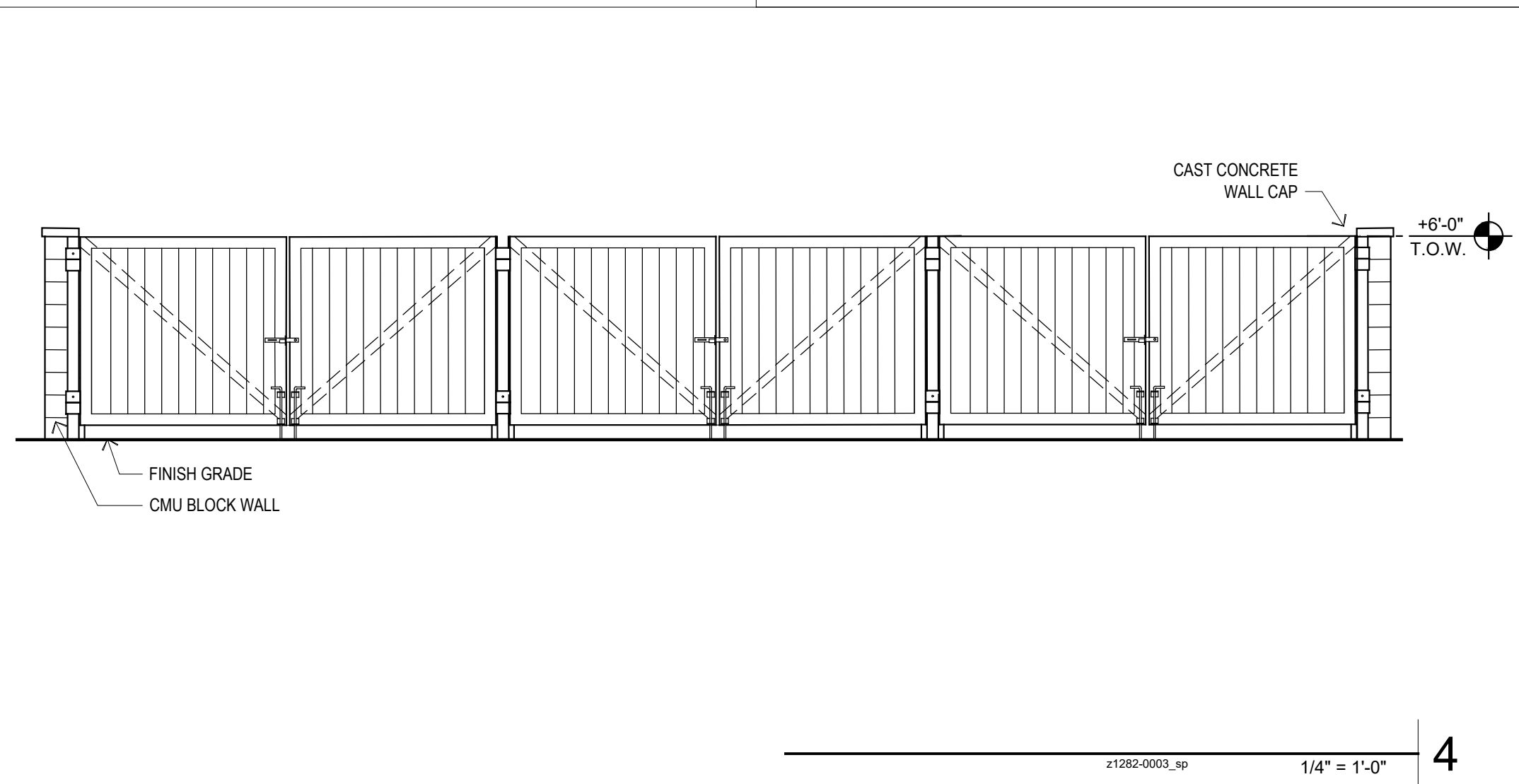
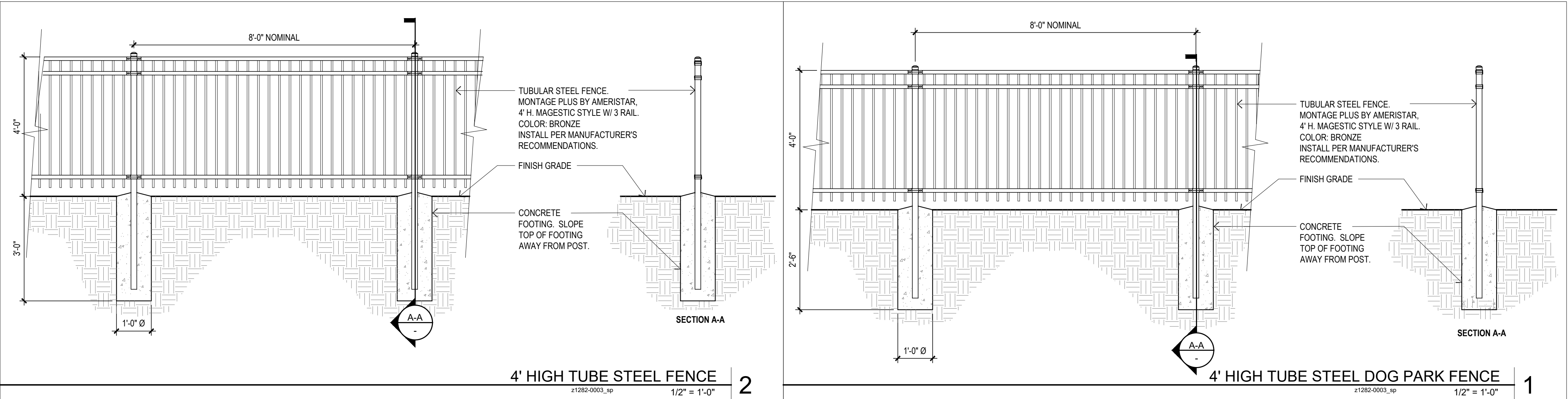
Chemical Treatments: The owner or developer shall be responsible to contact an arborist with a pesticide applicators license to arrange for an application of a root enhancing hormone, such as Paclobutrazol, to mitigate the stress produced by the development **prior to grading**. Additionally, at the discretion of the project arborist, an insect infestation preventative for both boring insects and leaf feeding insects and/or fungal preventative for leaf surfaces may be required. Roots pruned during the course of performing a cut may be required to be treated with a biofungicide such as Bio-Tam.

² 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.

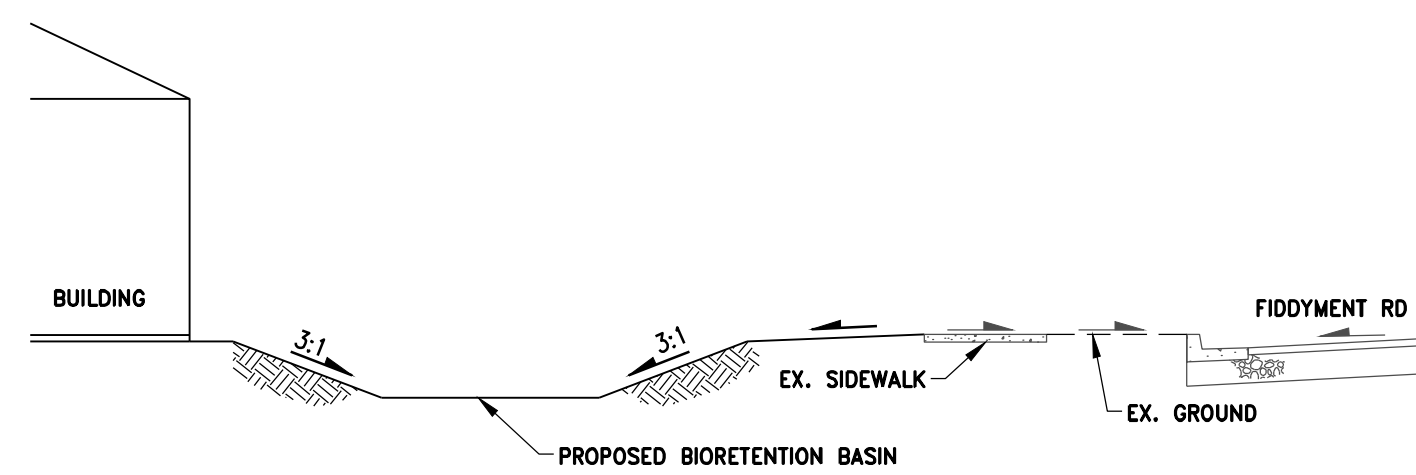




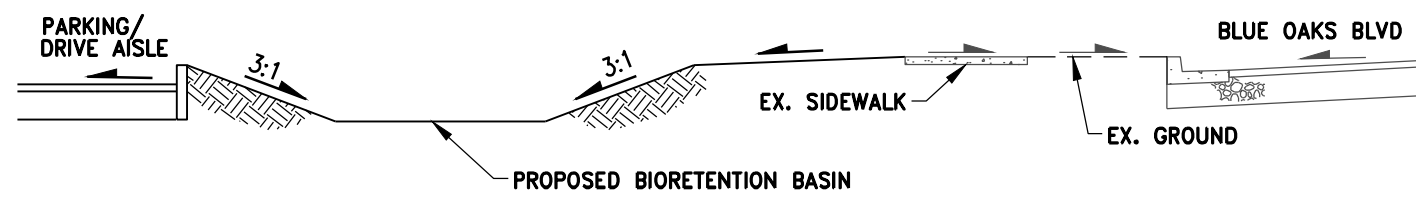




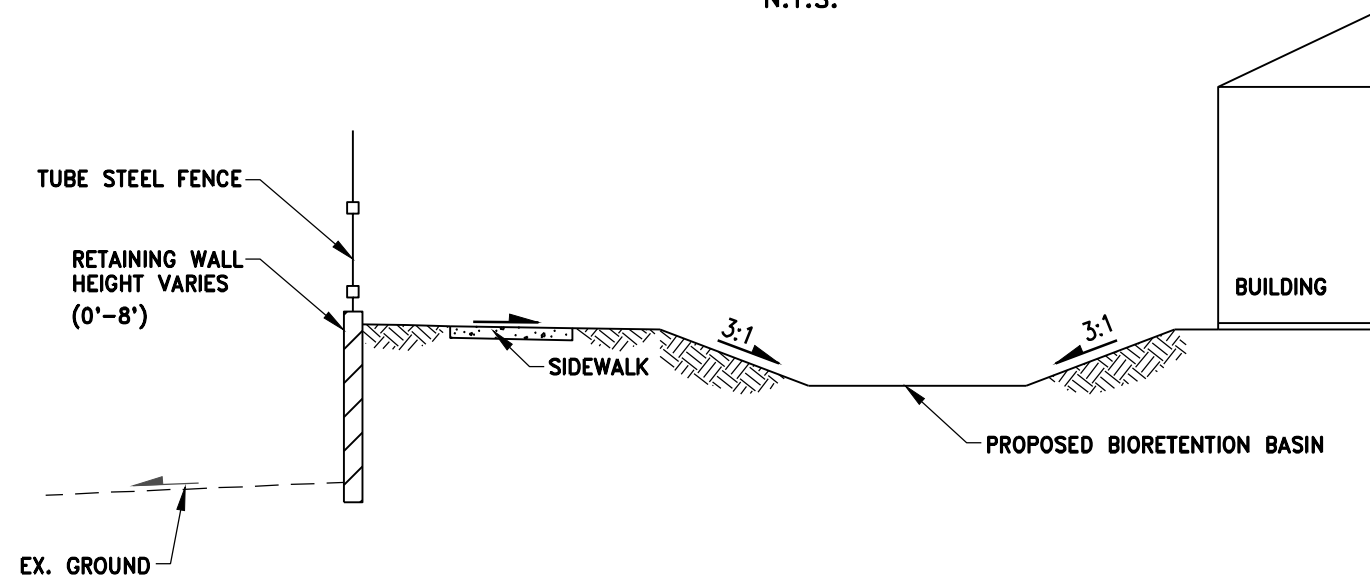
NOTE:
ALL METAL TO BE PAINTED W/ TWO COATS PRIMER AND
TWO COATS OF FINISH. ALL METAL FASTENERS TO BE
GALVANIZED.



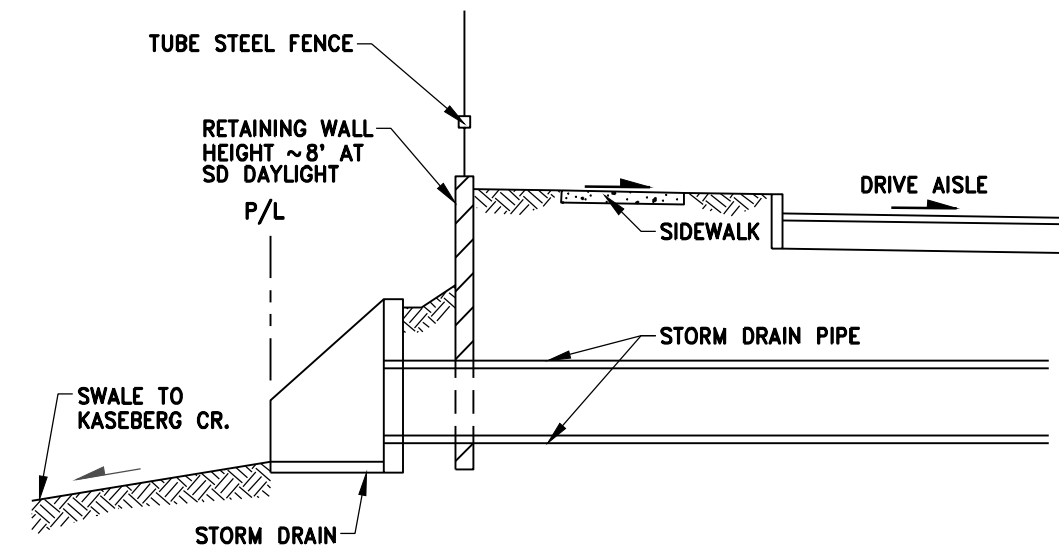
SECTION A
N.T.S.



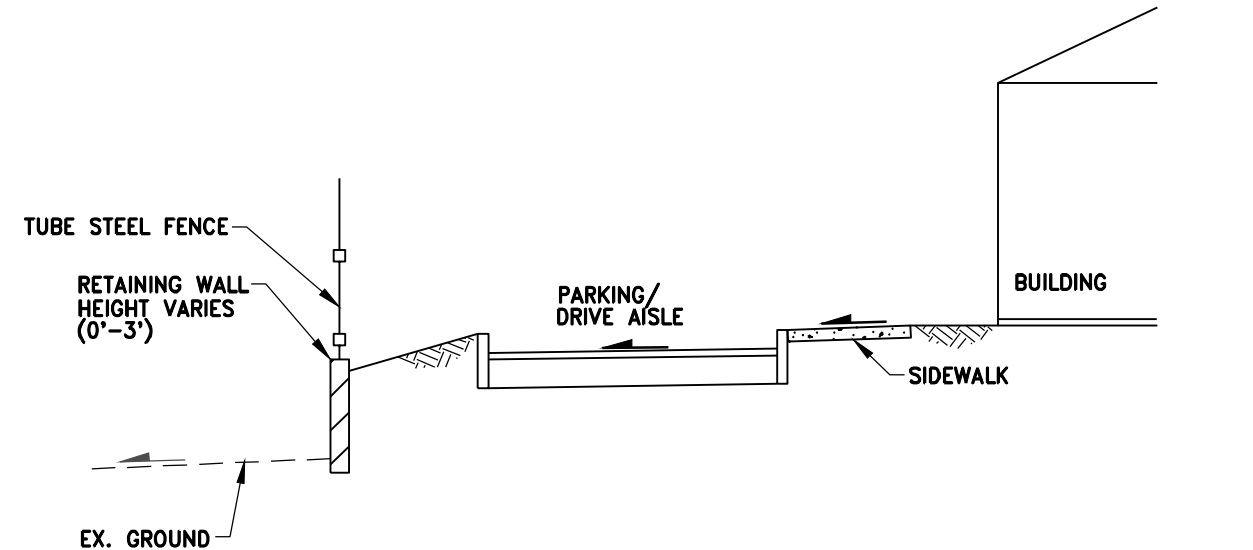
SECTION B
N.T.S.



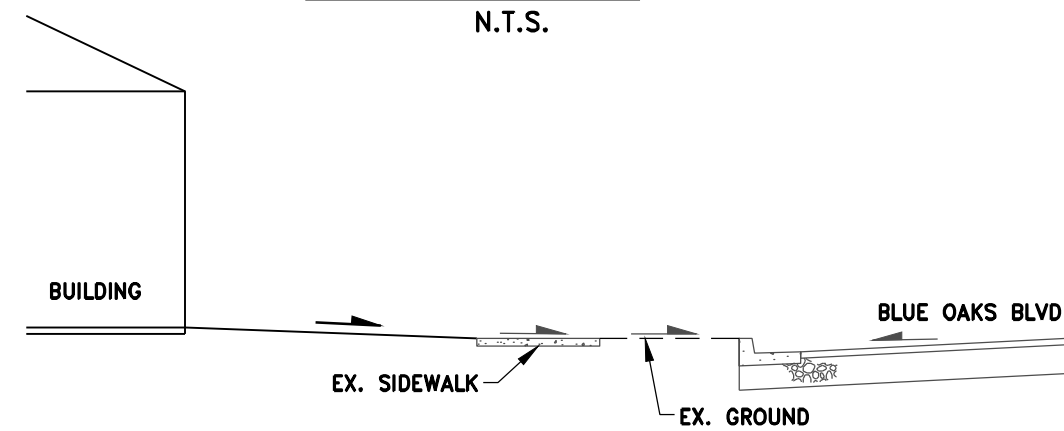
SECTION C
N.T.S.



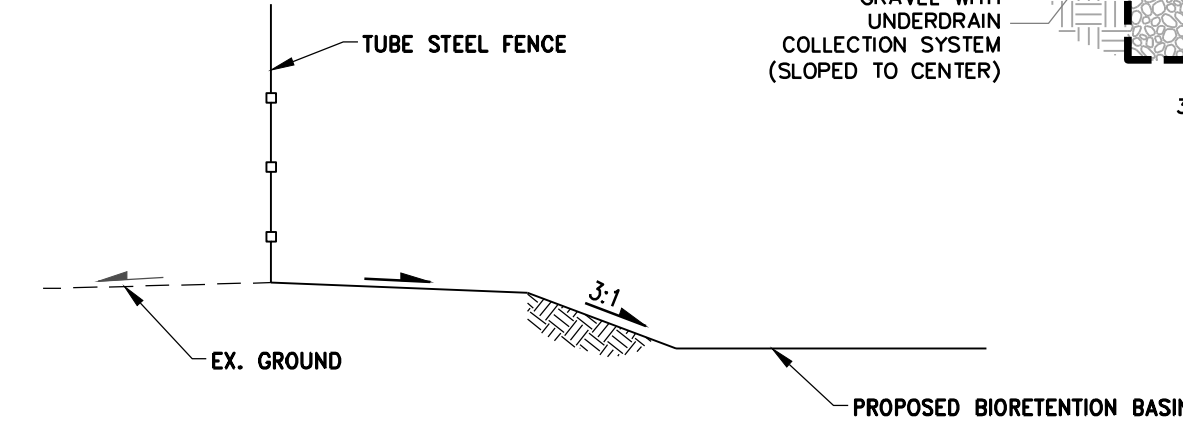
SECTION D
N.T.S.



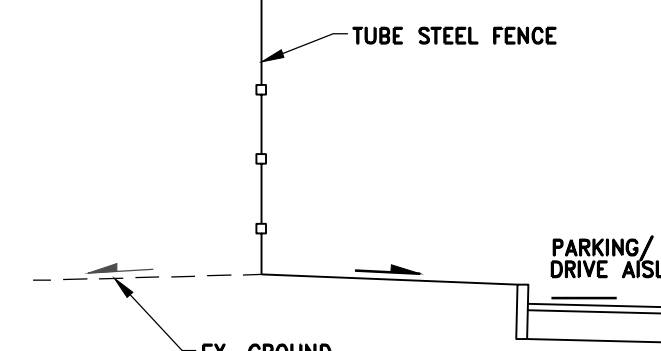
SECTION E
N.T.S.



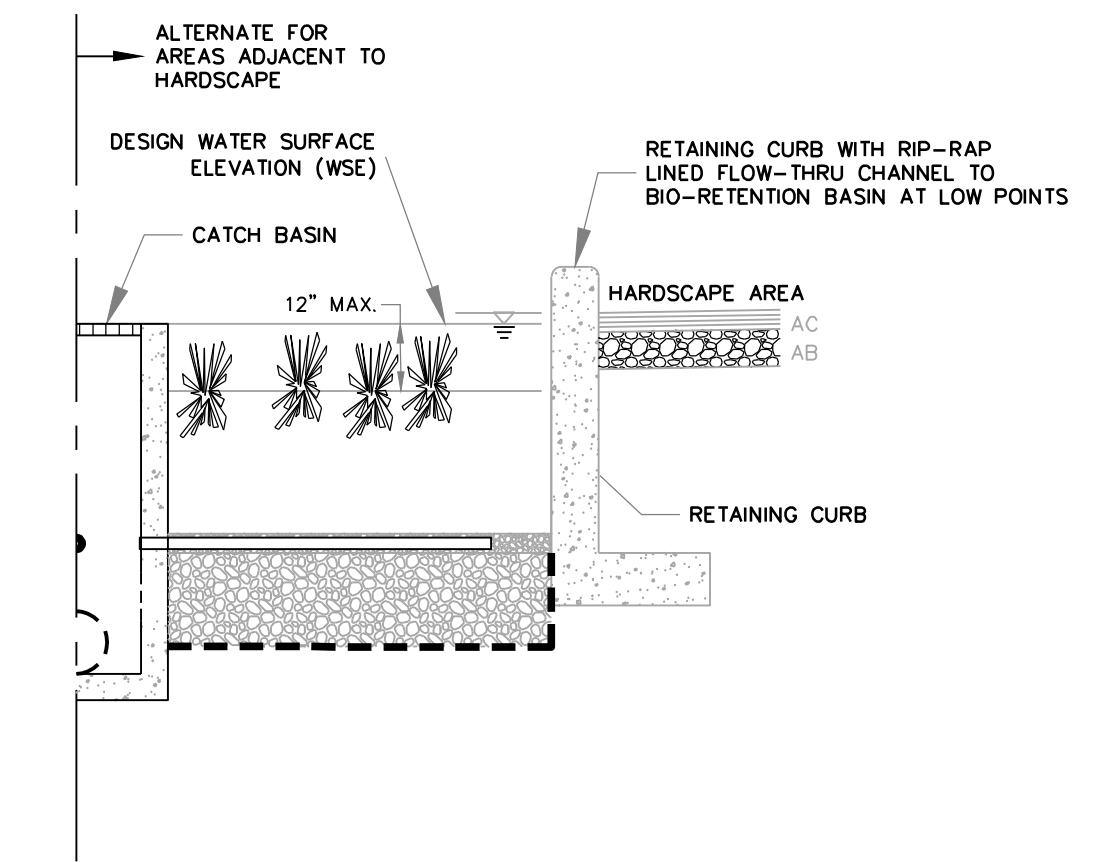
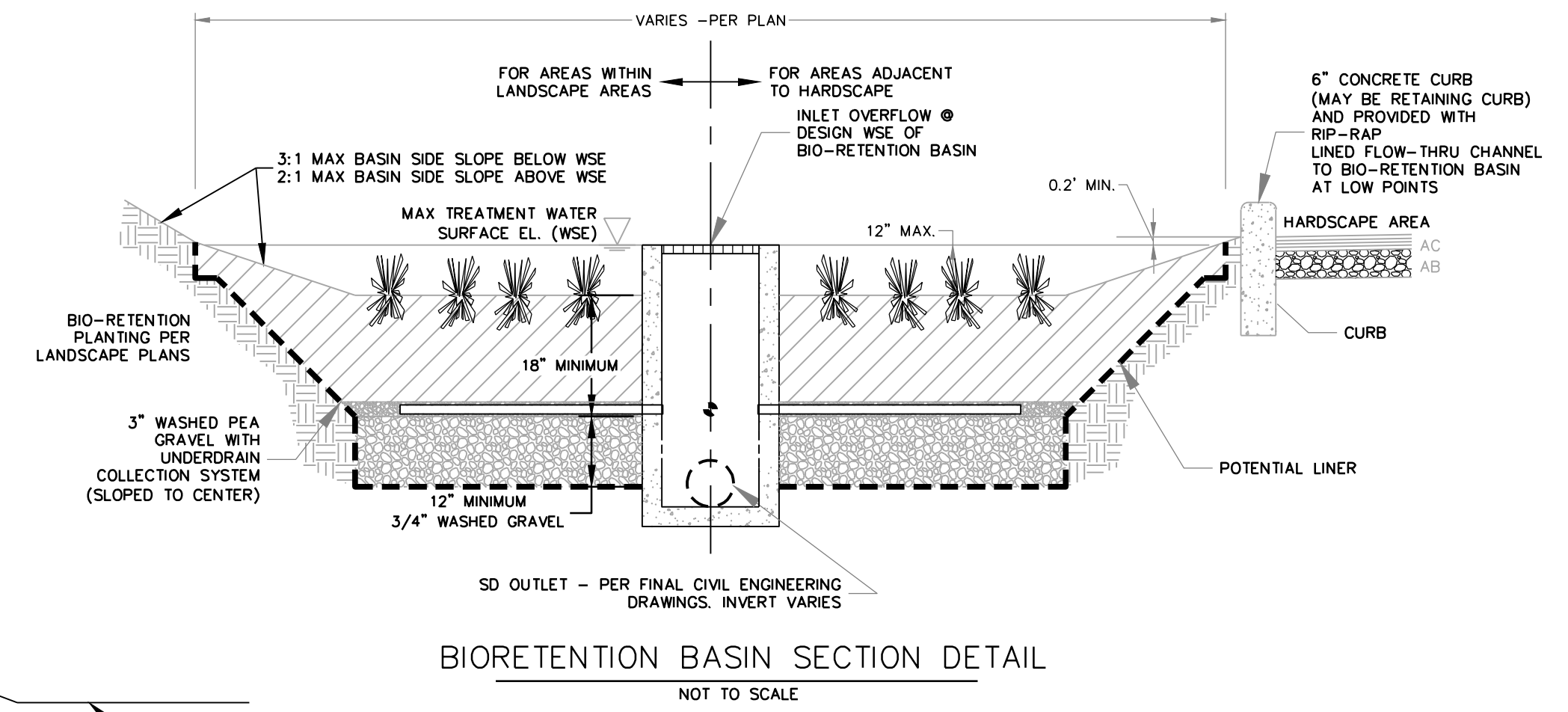
SECTION F
N.T.S.



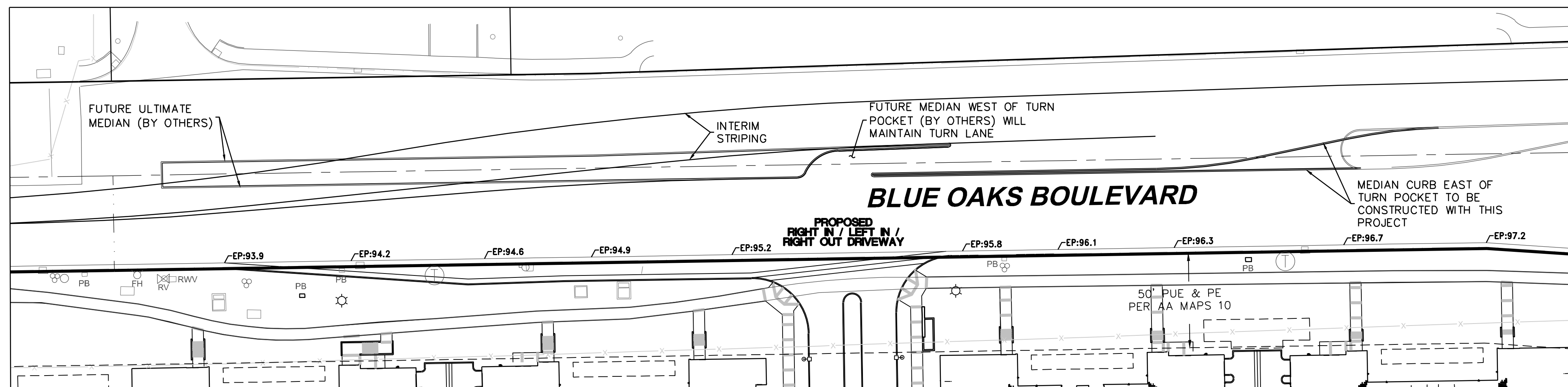
SECTION G
N.T.S.



SECTION H
N.T.S.



ALTERNATE BIORETENTION BASIN DETAIL AT PARKING
NOT TO SCALE



1 PROPOSED LEFT TURN POCKET-BLUE OAKS
1"=40'

EARTHWORK

CUT (15% SHRINK): 33,400 CY
FILL (0% ADJUSTMENT): 12,950 CY
STRIPPING: 630,200 SF @ 4" (PENDING GEOTECH): 7,700 CY
GROSS IMPORT / EXPORT: 12,750 CY EXPORT

STRUCTURAL SECTIONS

PARKING DRIVE AISLES: 118,805 SF @ 0.75' THICK (PENDING GEOTECH): 3,300 CY
PARKING STALLS: 99,690 SF @ 0.67' THICK (PENDING GEOTECH): 2,475 CY
SIDEWALK: 96,930 SF @ 0.67' THICK (PENDING GEOTECH): 2,405 CY
CONCRETE DRIVE: 6,170 SF @ 1.0' THICK (PENDING GEOTECH): 230 CY
BIO RETENTION BASINS: 17,330 SF @ 2.5' THICK: 1,605 CY
BUILDING SLAB AND FOUNDATIONS: 144,733 SF @ 1.0' THICK (ASSUMED): 5,360 CY
TOTAL STRUCTURAL SECTIONS: 15,375 CY

NET EXPORT: 28,125 CY
(OWNER DIRECTION TO SET SITE LOWER AND NOT BALANCE; SECTIONS TO BE CONFIRMED DURING IMPROVEMENT PLANS)

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
231 Vernon Street
Roseville, CA 95678
Tel 916.341.7760
Fax 916.341.7767

LPAS
Architecture + Design

KF PROPERTIES

SITE DETAILS

FIDDYMMENT RANCH APTS.

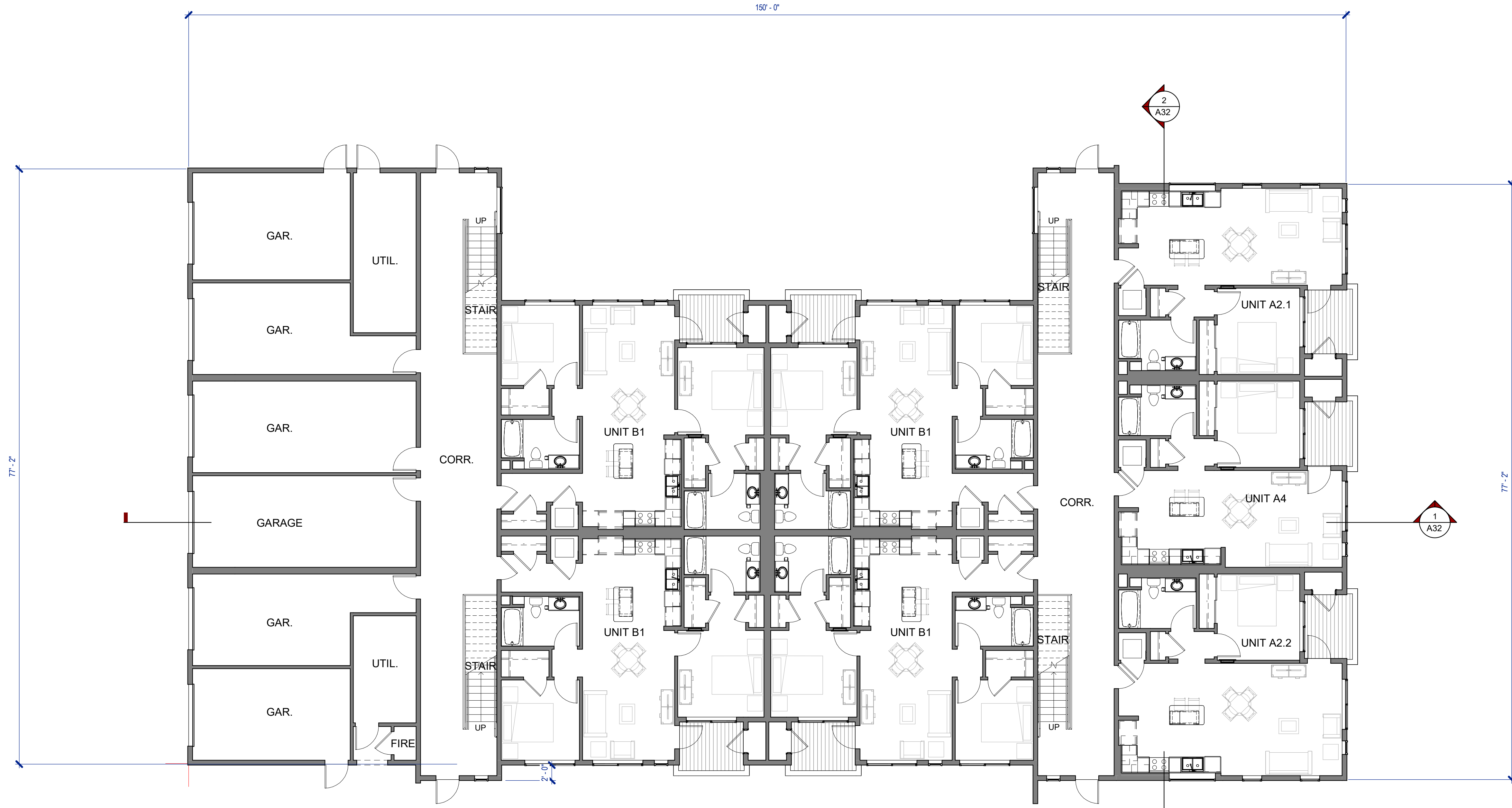
ROSEVILLE, CA

PROJECT NO.1282-0003

11/30/21

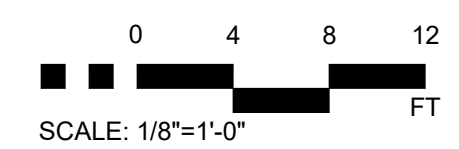
J:\1000-s\1027-Fiddyment_Ranch\Process\F-21\Civil\Exhibits\Land Use Entitlement\Exh_Details_F21.dwg 11/30/2021 9:52 AM Jason Reed

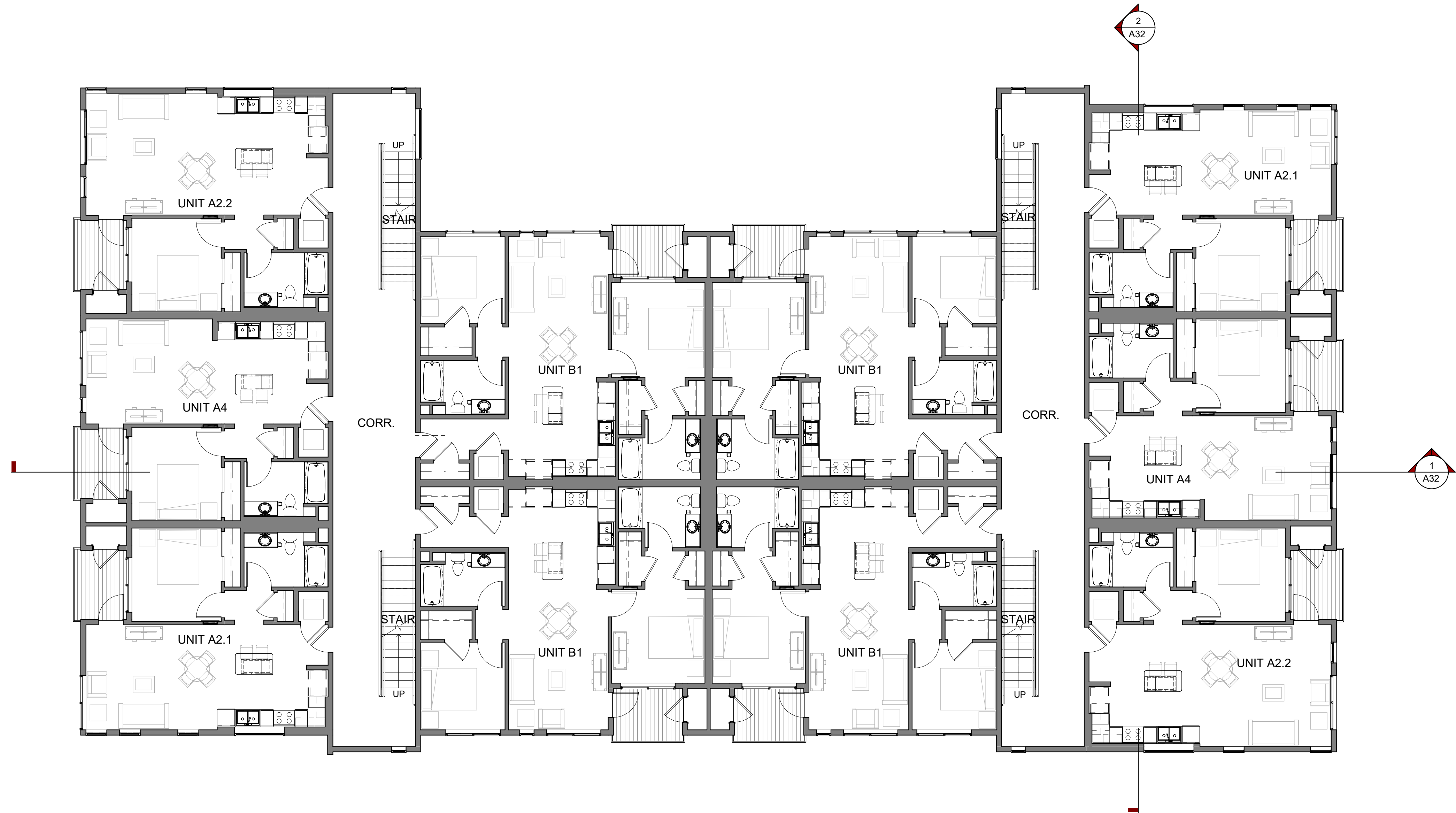
PROJECT DATA															
SITE AREA:		14.4 ACRES		627,264											
PROPOSED DENSITY:		23.8 DU/ACRE													
NUMBER OF UNITS:				BLDG. A TYP. OF 8		BLDG. B TYP. OF 1		BLDG. C TYP. OF 1		BLDG. D TYP. OF 2					
UNIT TYPE				X8		X1		X1		X2		TOTAL		%	TOTAL NET SF
A1	1 BDR / 1 BTH:	723 SF		0	0	0	0	1	1	0	0	1 UNITS	0%	723 NSF	
A2	1 BDR / 1 BTH:	690 SF		10	80	0	0	0	0	0	0	80 UNITS	23%	55,200 NSF	
A3	1 BDR / 1 BTH:	718 SF		0	0	1	1	0	0	1	2	3 UNITS	1%	2,154 NSF	
A4	1 BDR / 1 BTH:	687 SF		5	40	0	0	6	6	0	0	46 UNITS	13%	31,602 NSF	
B1	2 BDR / 2 BTH:	987 SF		12	96	11	11	0	0	17	34	141 UNITS	41%	139,167 NSF	
B2	2 BDR / 2 BTH:	987 SF		0	0	0	0	11	11	6	12	23 UNITS	7%	22,701 NSF	
B3	2 BDR / 2 BTH:	987 SF		0	0	12	12	0	0	6	12	24 UNITS	7%	23,688 NSF	
C1	3 BDR / 2 BTH:	1,302 SF		0	0	0	0	0	0	6	12	12 UNITS	4%	15,624 NSF	
C2	3 BDR / 2 BTH:	1,284 SF		0	0	0	0	12	12	0	0	12 UNITS	4%	15,408 NSF	
TOTAL UNITS:		896 AVE SF		216		24		30		72		342 UNITS	100%	306,267 NSF	
GROSS BUILDING AREAS:		CLUBHOUSE	SUPPORT	BLDG. A TYP. OF 8		BLDG. B TYP. OF 1		BLDG. D TYP. OF 1		BLDG. C TYP. OF 2					
				X8		X1		X1		X2					
	NET RENTABLE AREA:			22,179	177,432	23,419	23,419	31,110	31,110	37,153	74,306	306,267	SF		
	GARAGE			1,969	15,752		-		-		-	15,752	SF		
	BUILDING SUPPORT:	305		361	2,888	267	267	266	266	268	536	3,957	SF		
	CIRCULATION:			4,814	38,512	2,820	2,820	4,985	4,985	3,630	7,260	53,577	SF		
	AMENITY:	8,398							-		-	-	SF		
TOTAL GROSS AREA:		8,703	-	234,584		26,506		36,361		82,102		379,553	SF		
PARKING SUMMARY:															
PARKING REQUIRED:															
	1BDR	130	1.6 SPACES / UNIT									208	SPACES		
	2BDR	188	2.1 SPACES / UNIT									395	SPACES		
	3BDR	24	2.1 SPACES / UNIT									50	SPACES		
TOTAL												653	SPACES		
PARKING PROVIDED:															
	GARAGES											48	SPACES		
	SURFACE											400	SPACES		
	CARPORTS											193	SPACES		
	ACCESSIBLE											12	SPACES		
	MOTORCYCLE											6	SPACES		
TOTAL		1.93	SPACES / UNIT									659	SPACES		



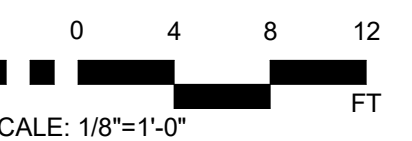
FIRST FLOOR PLAN
1/8" = 1'-0"

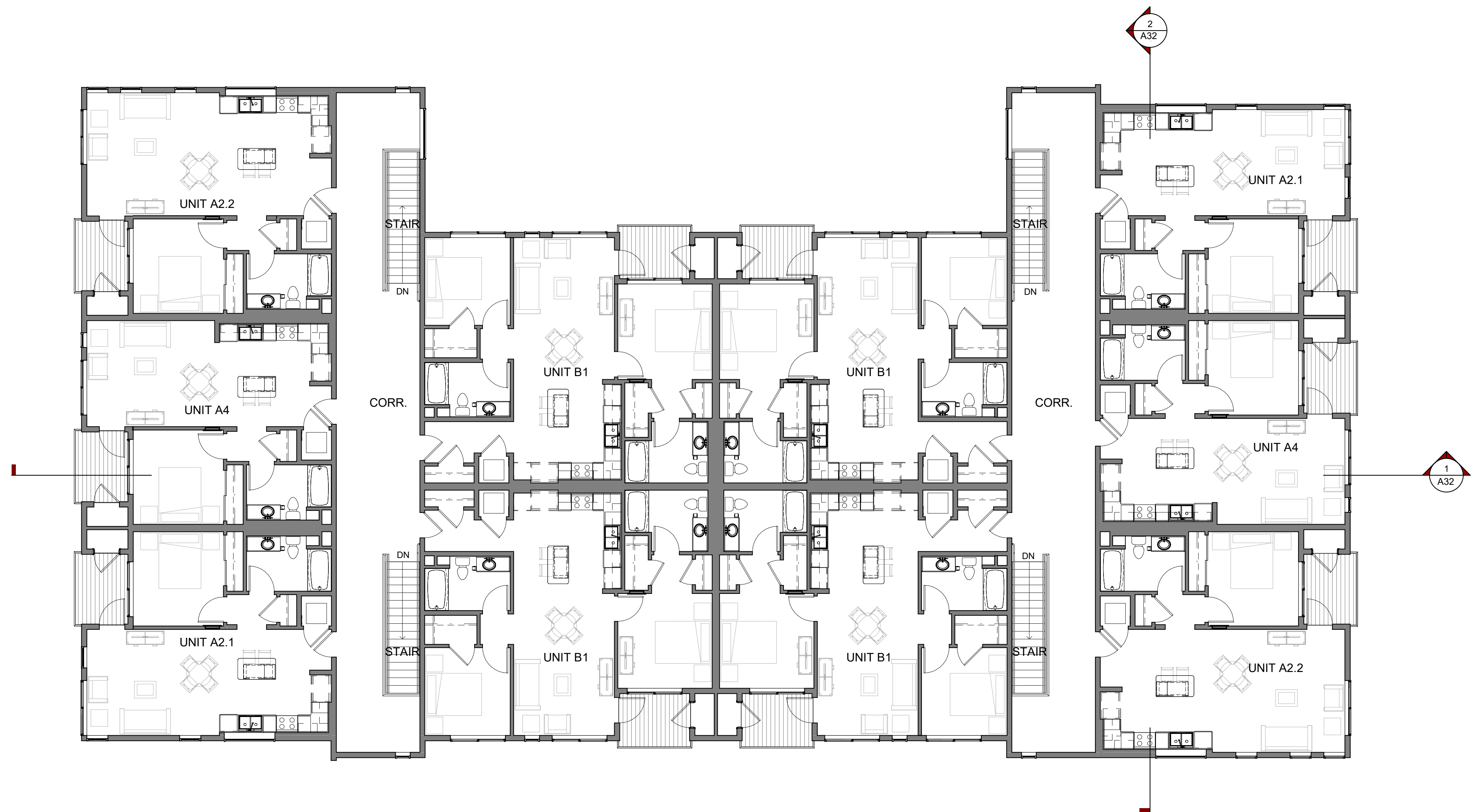
1



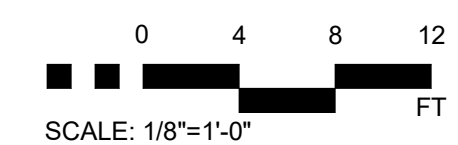


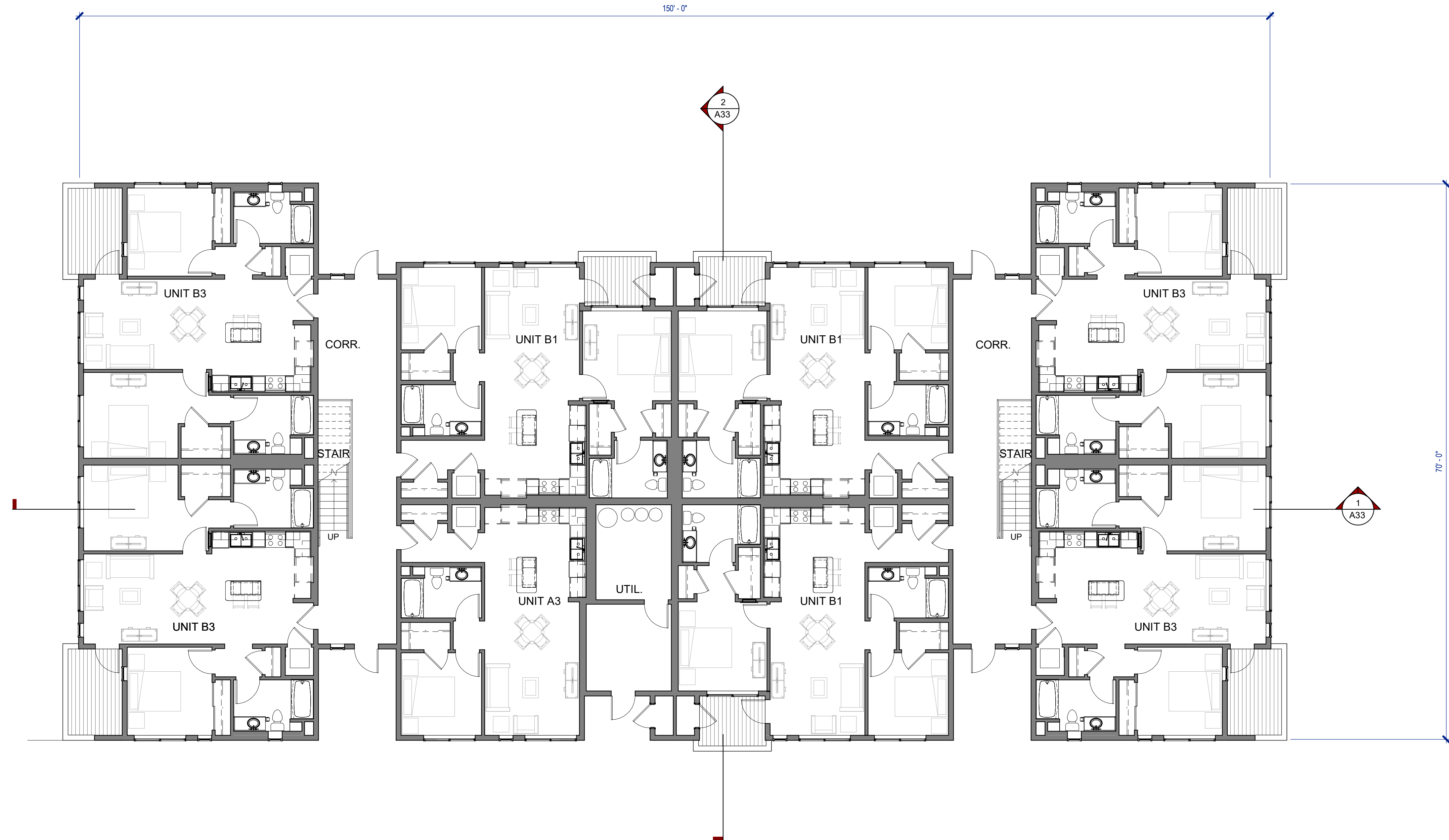
SECOND FLOOR PLAN | 1
1/8" = 1'-0"



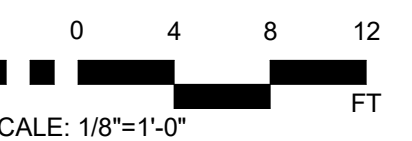


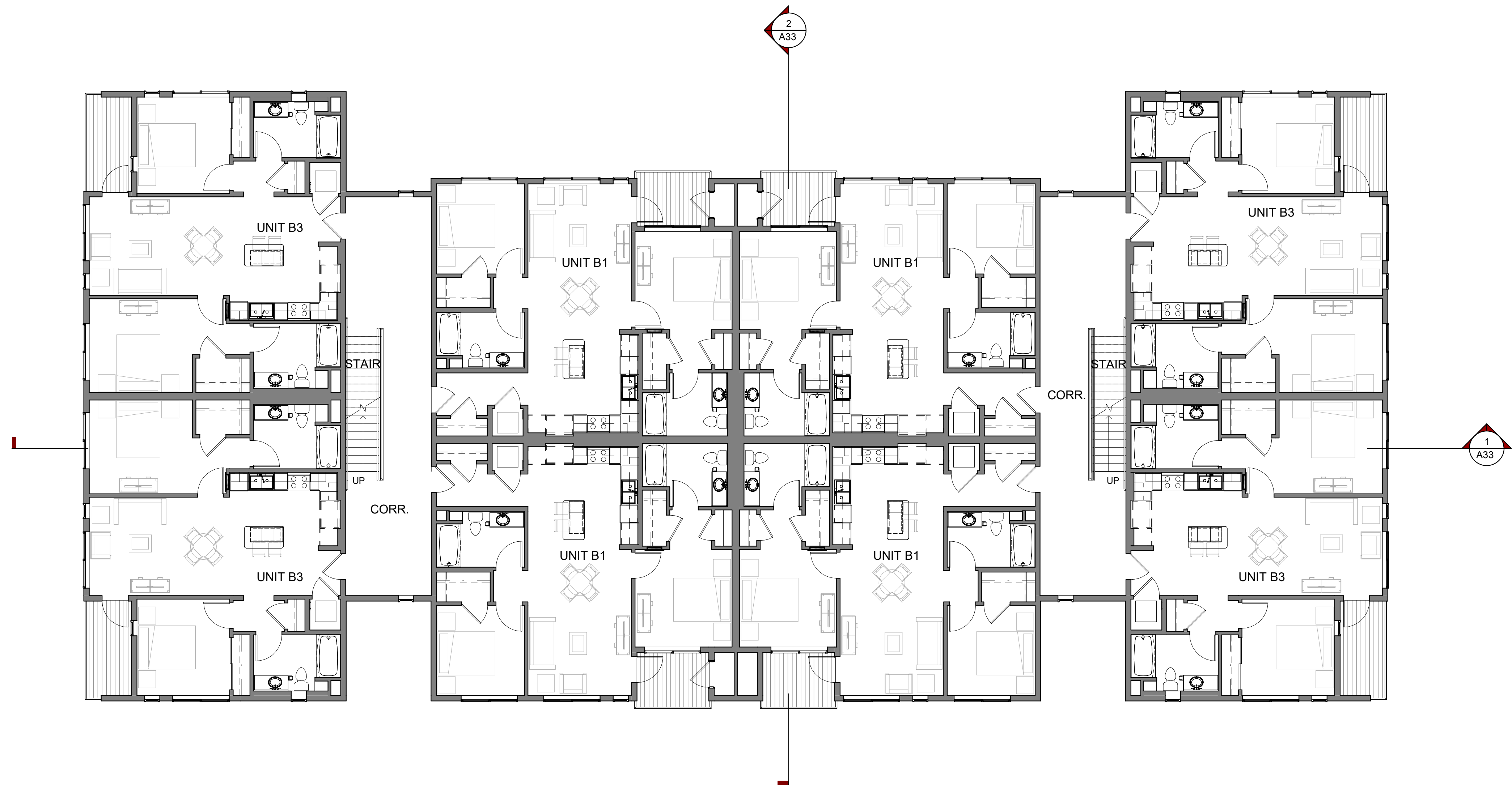
THIRD FLOOR PLAN | 1
1/8" = 1'-0"



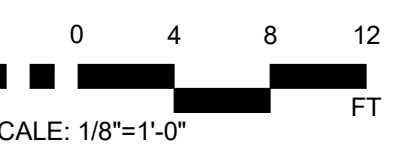


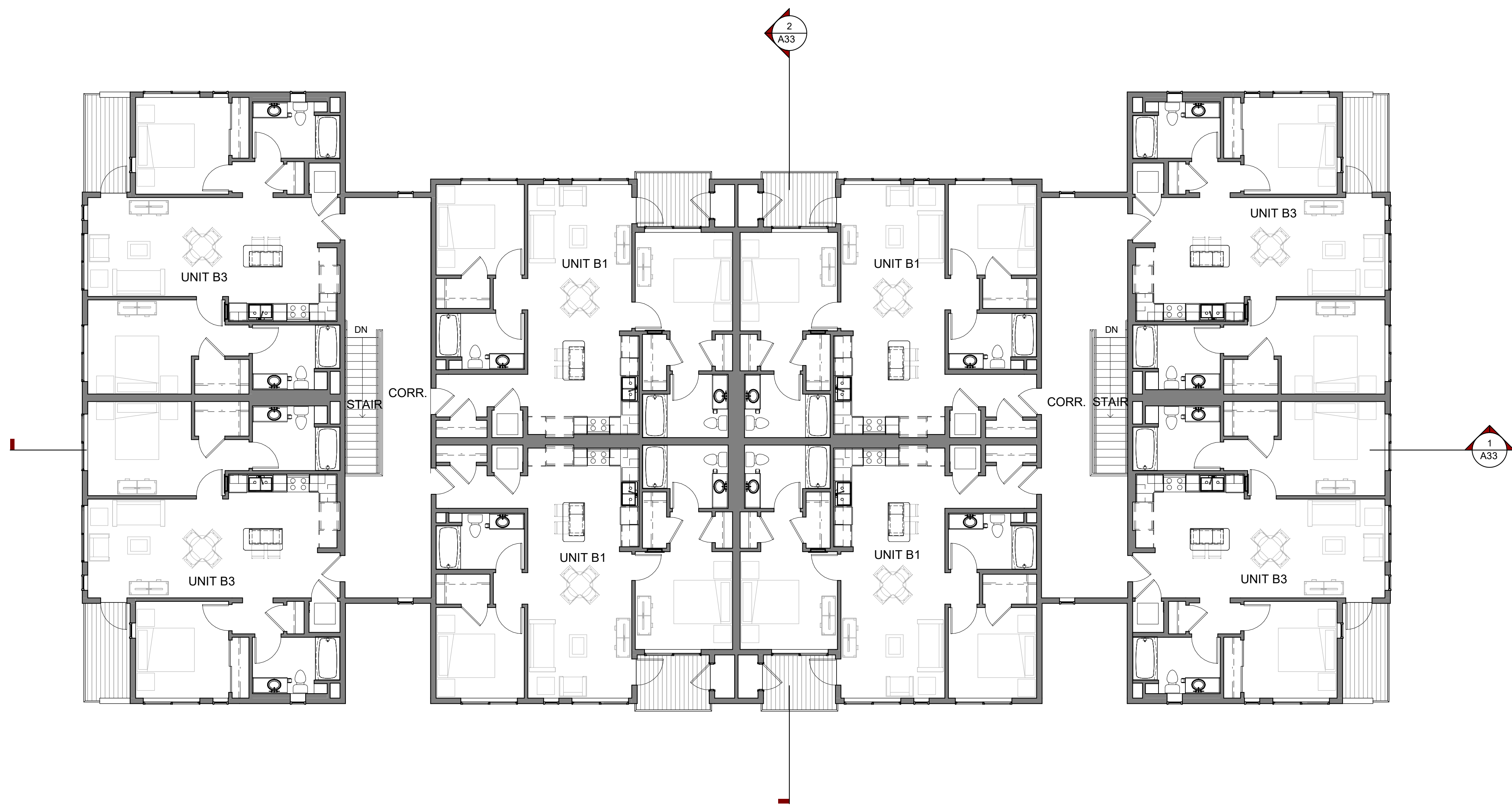
FIRST FLOOR PLAN | 1
1/8" = 1'-0"



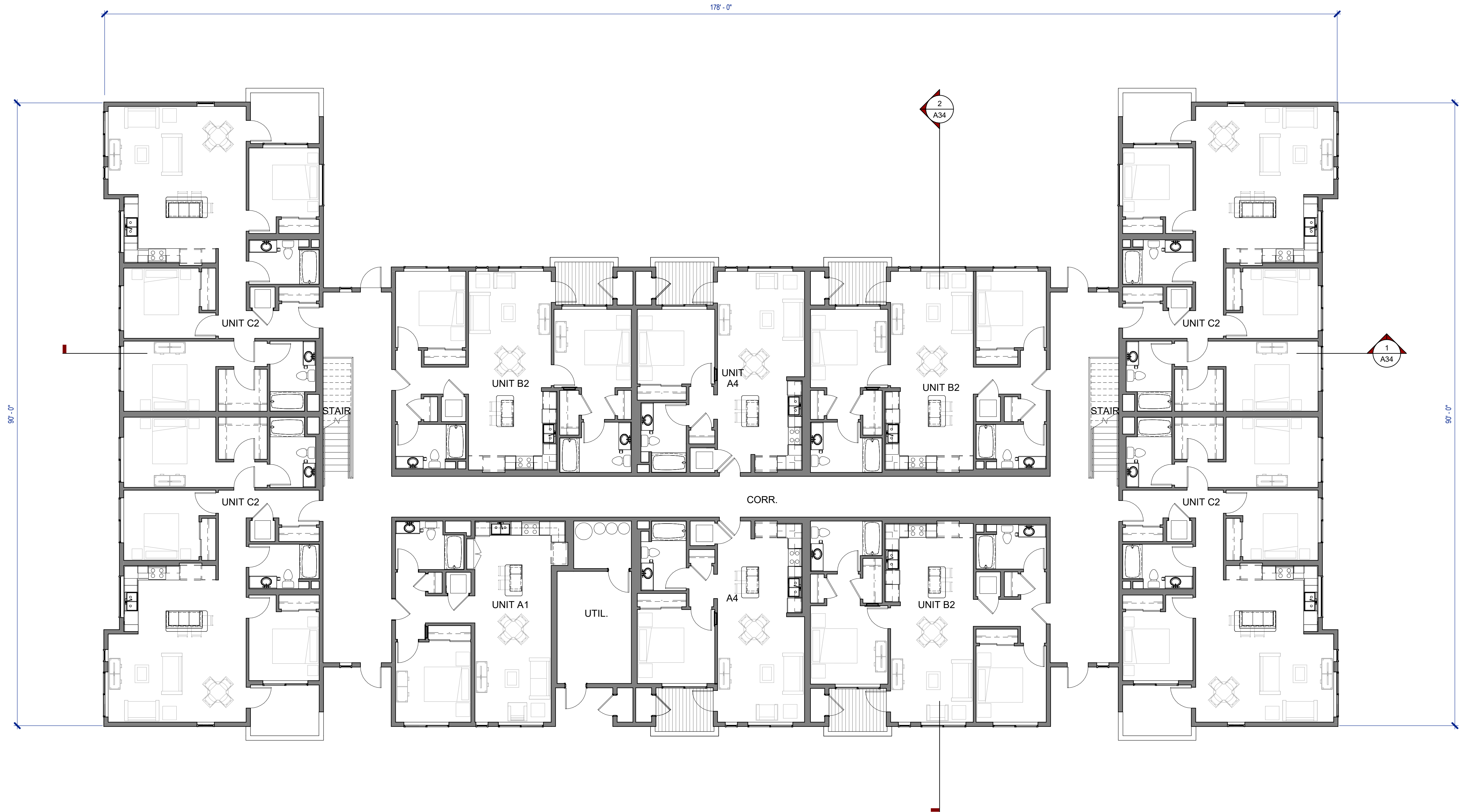


SECOND FLOOR PLAN | 1
1/8" = 1'-0"

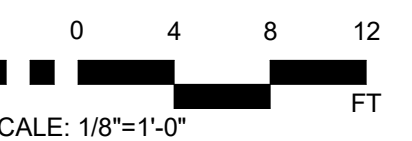


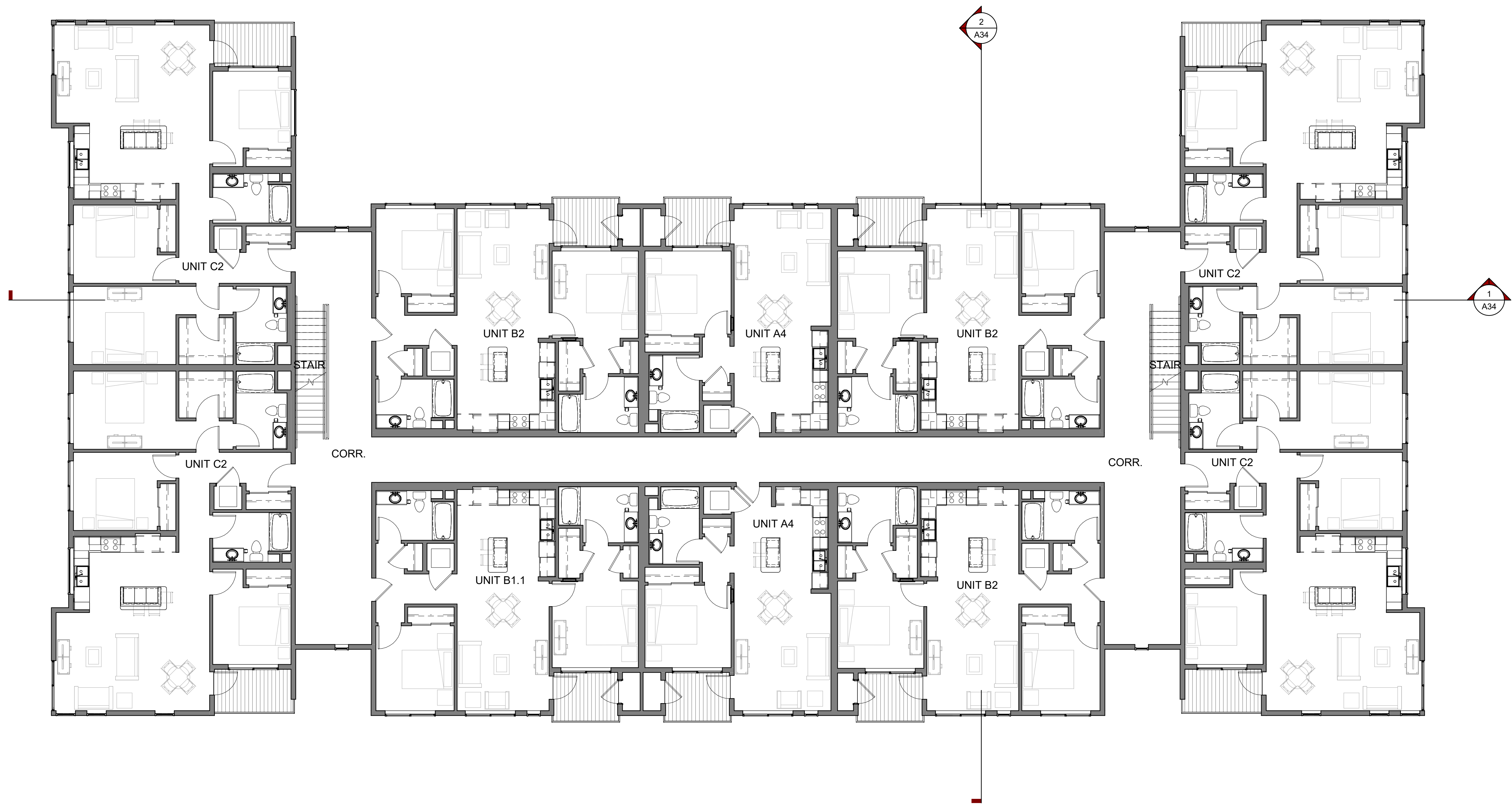


THIRD FLOOR PLAN | 1
1/8" = 1'-0"

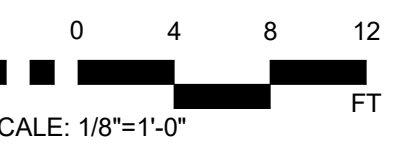


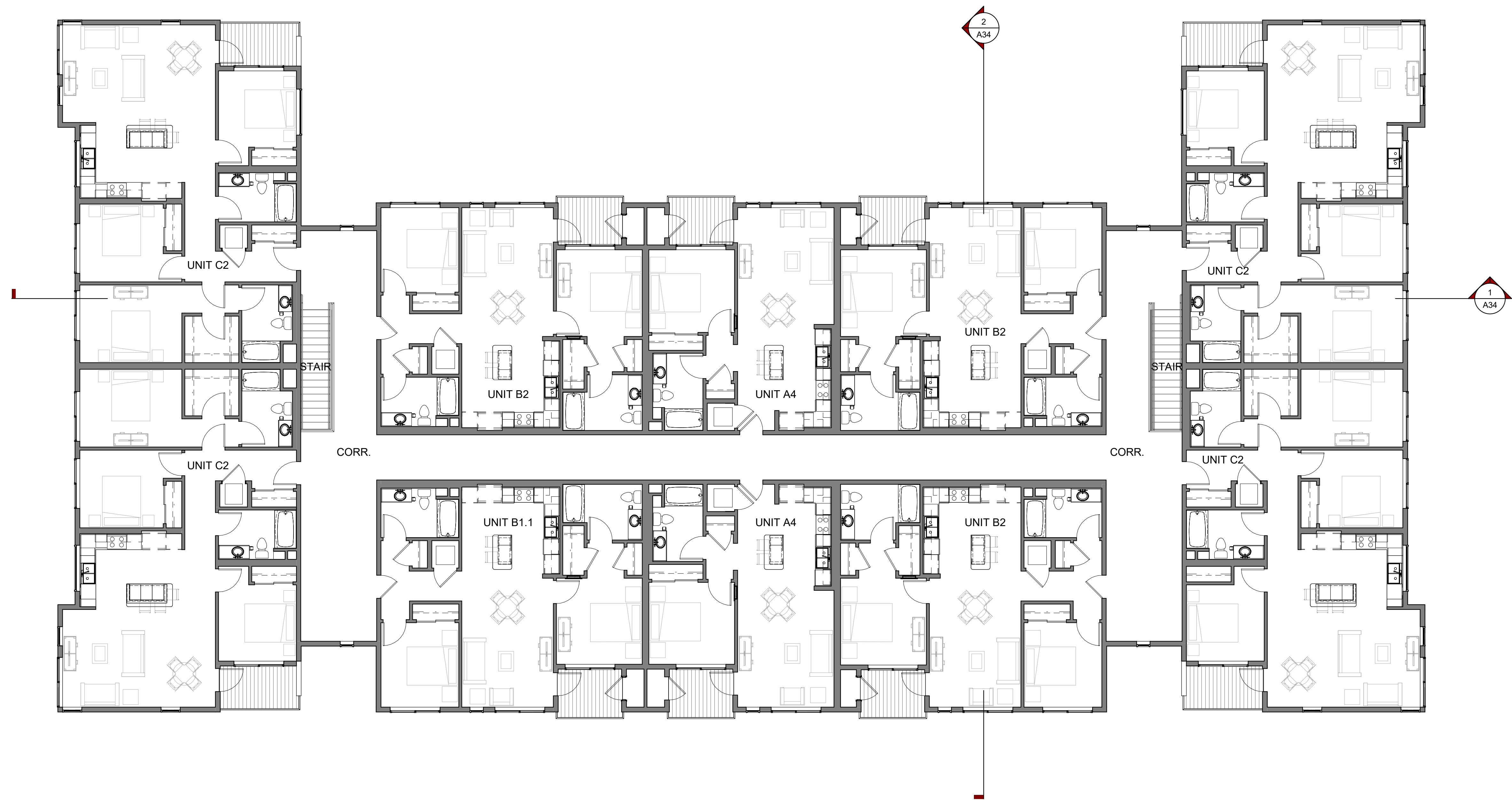
FIRST FLOOR PLAN | 1
1/8" = 1'-0"



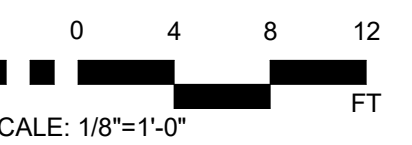


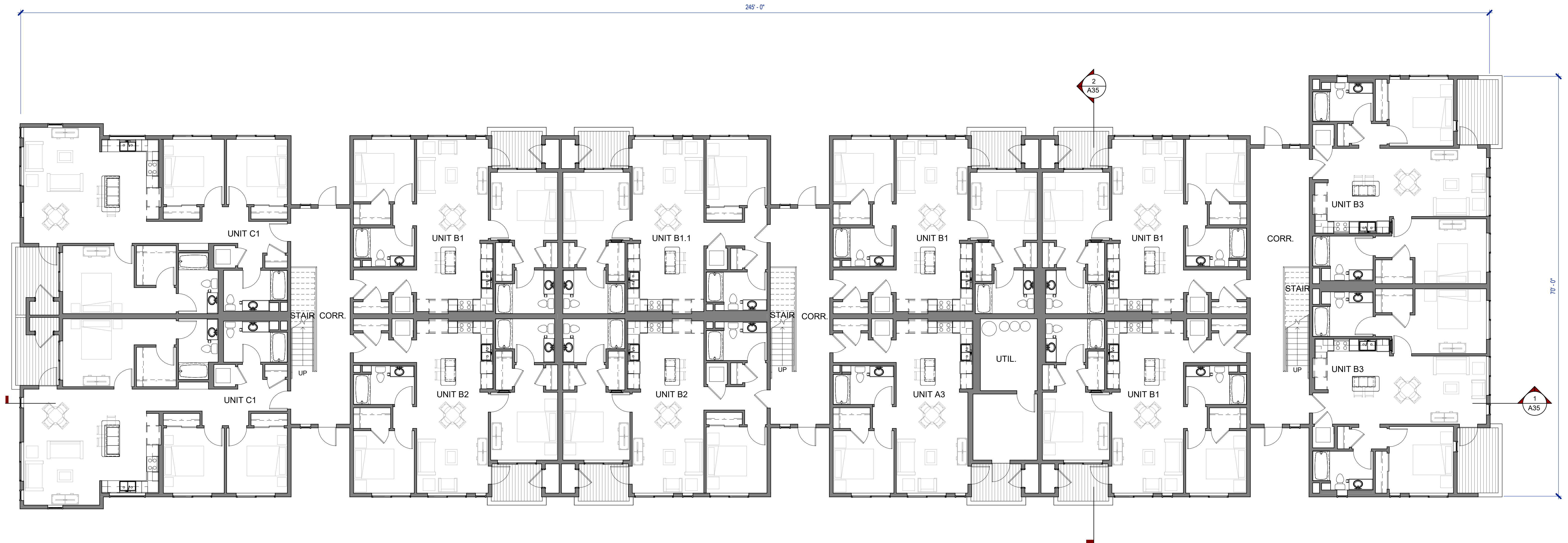
SECOND FLOOR PLAN | 1
1/8" = 1'-0"



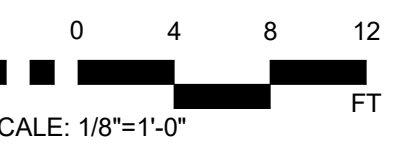


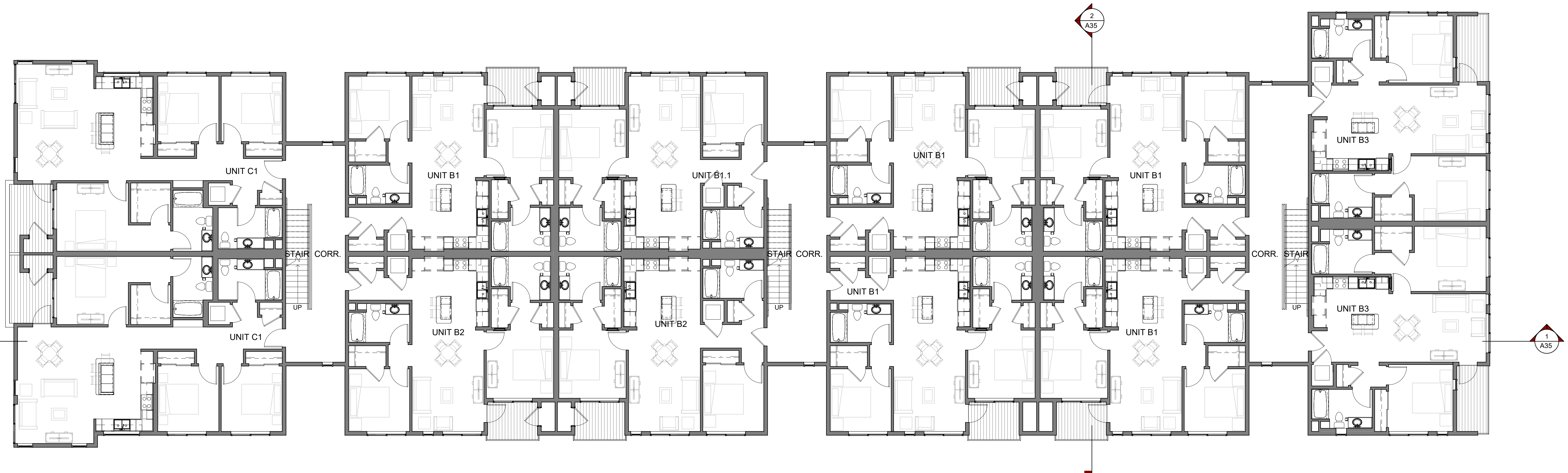
THIRD FLOOR PLAN | 1
1/8" = 1'-0"



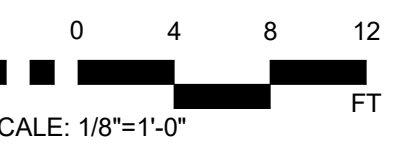


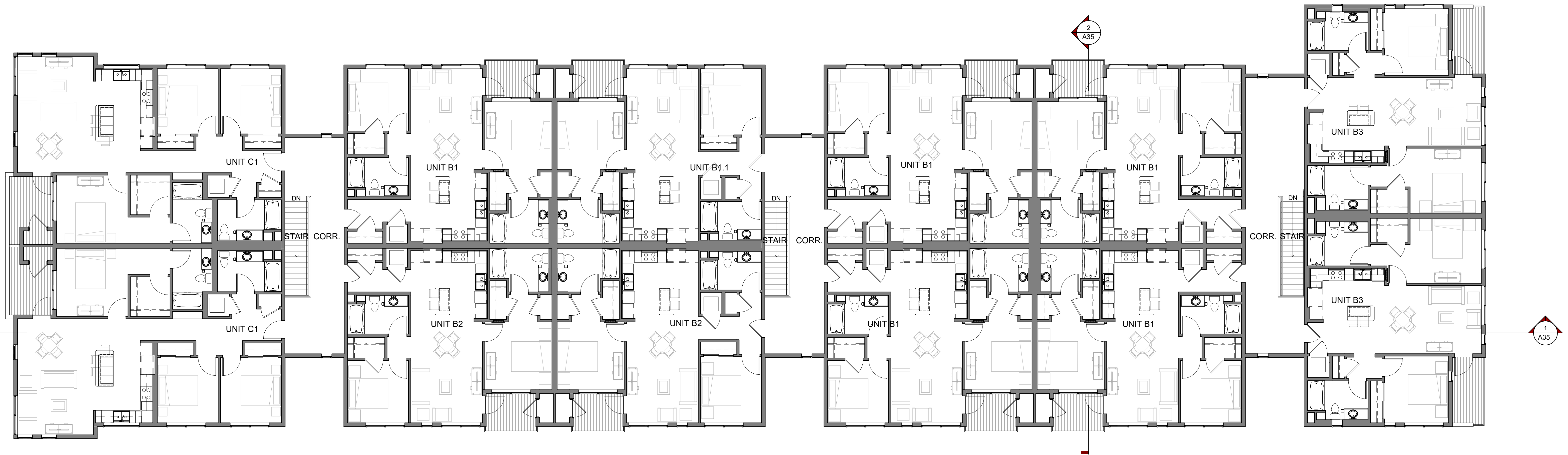
FIRST FLOOR PLAN | 1
1/8" = 1'-0"



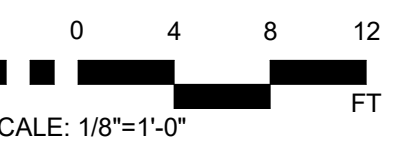


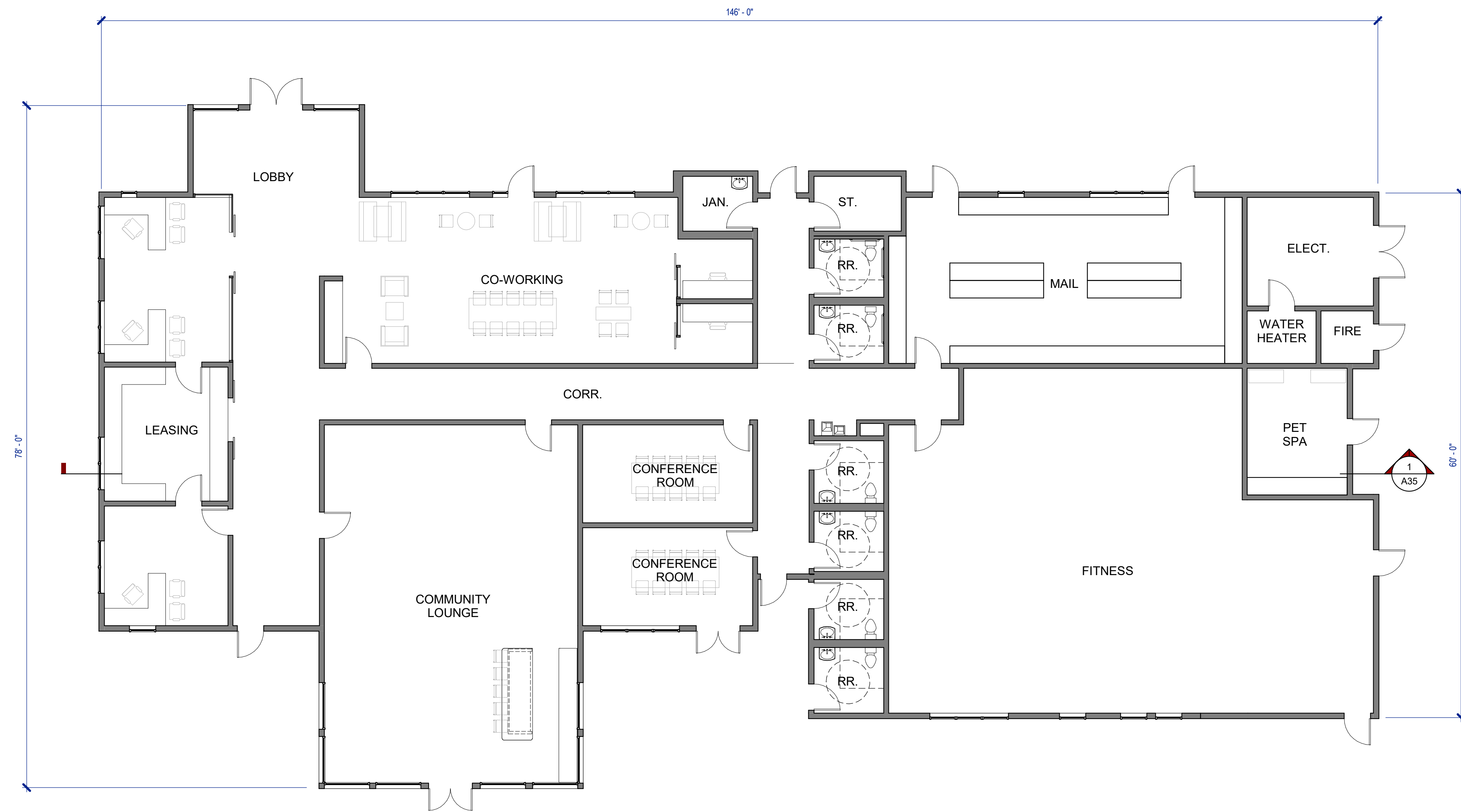
SECOND FLOOR PLAN | 1
1/8" = 1'-0"



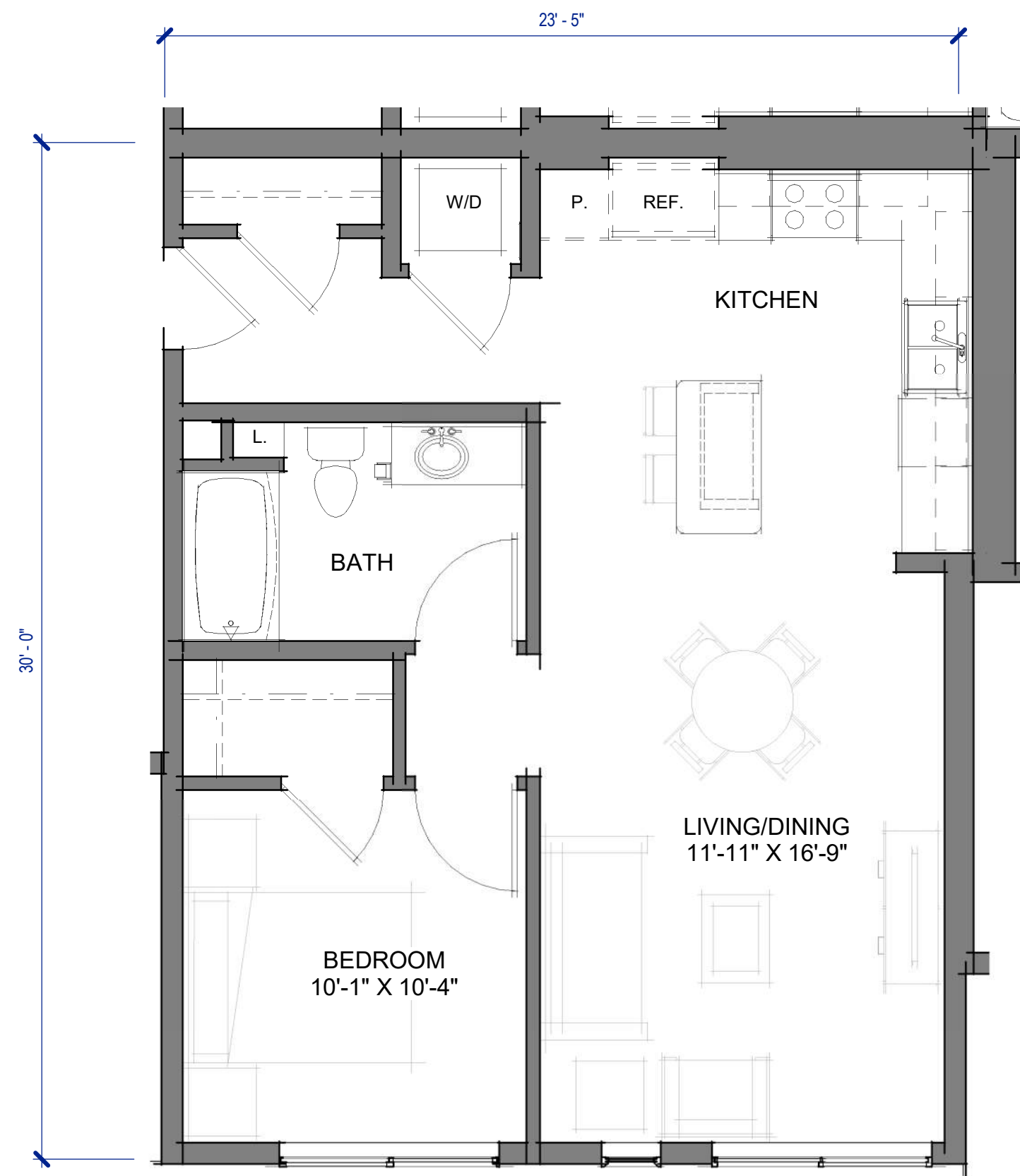
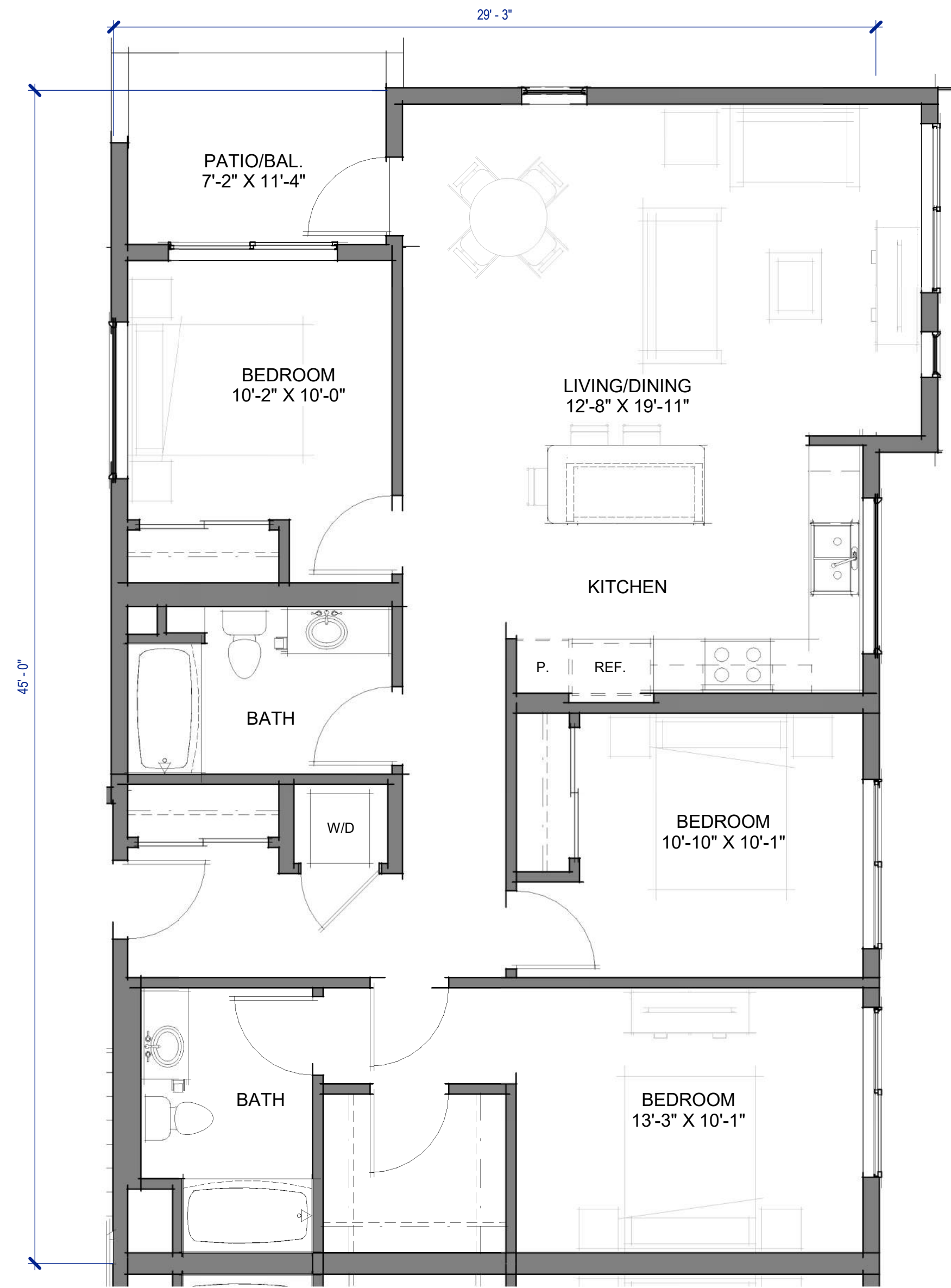


THIRD FLOOR PLAN | 1
1/8" = 1'-0"



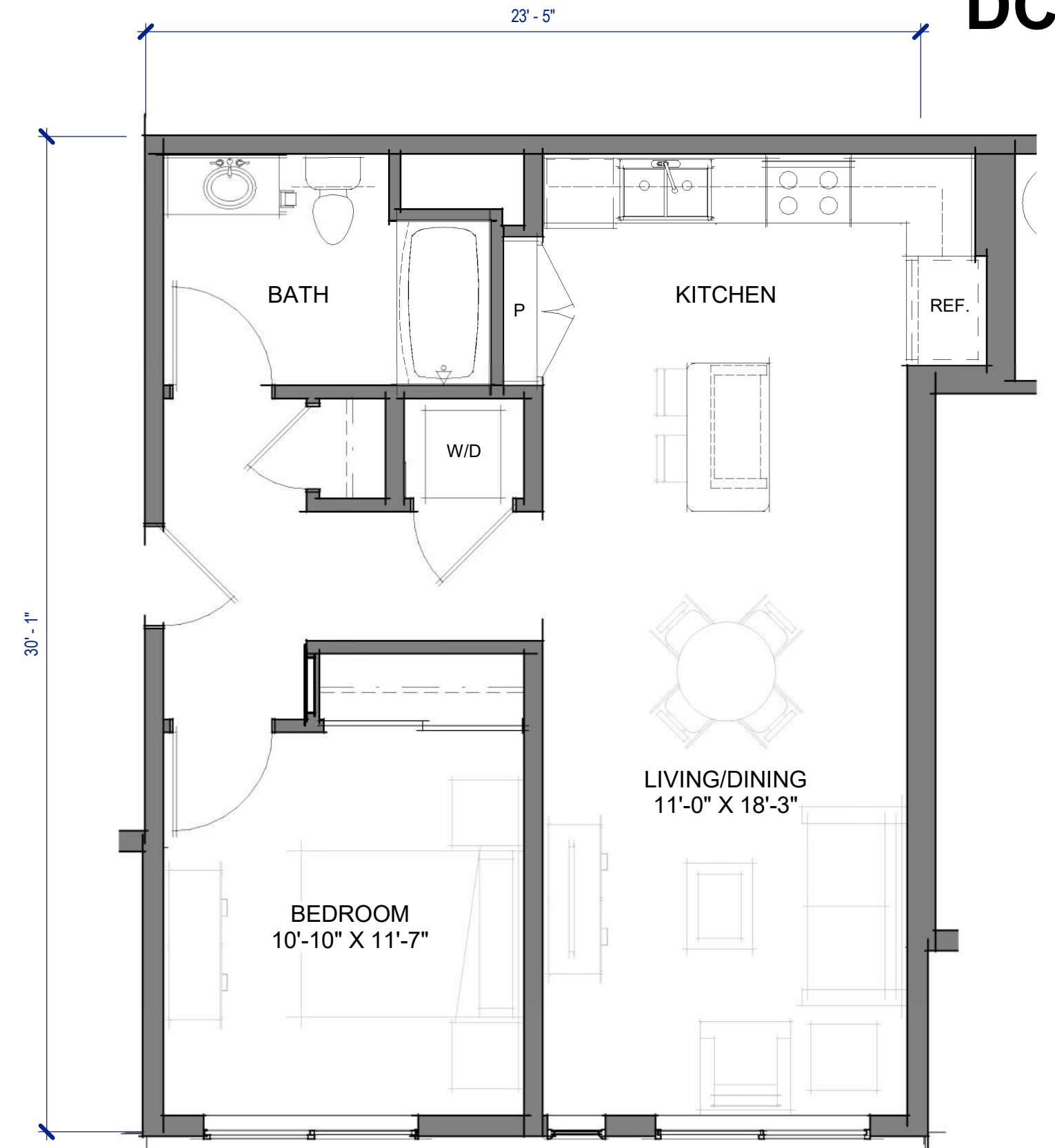


CLUBHOUSE FLOOR PLAN | 2
1/8" = 1'-0"



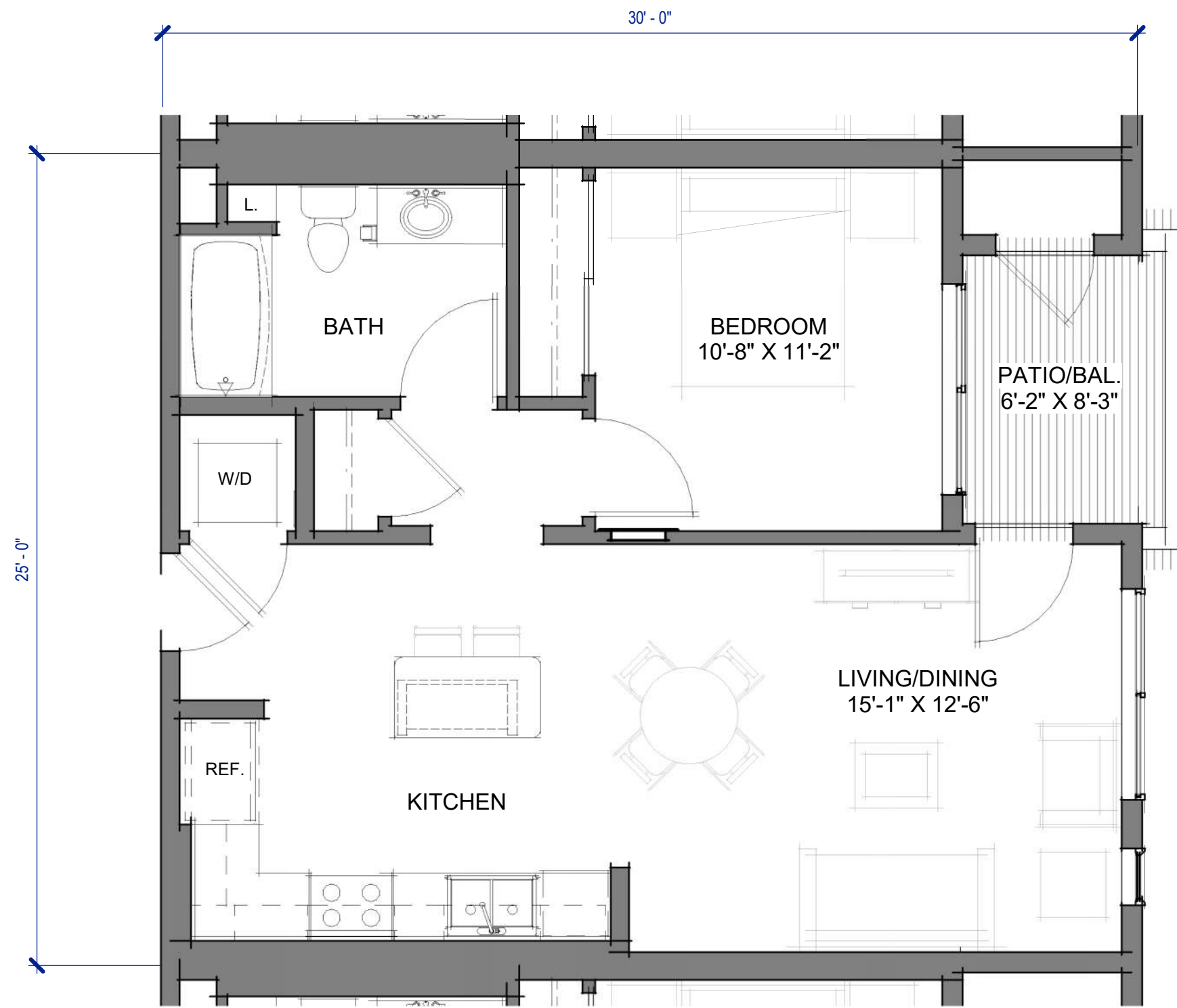
UNIT A3 - 718 SF
1/4" = 1'-0"

3



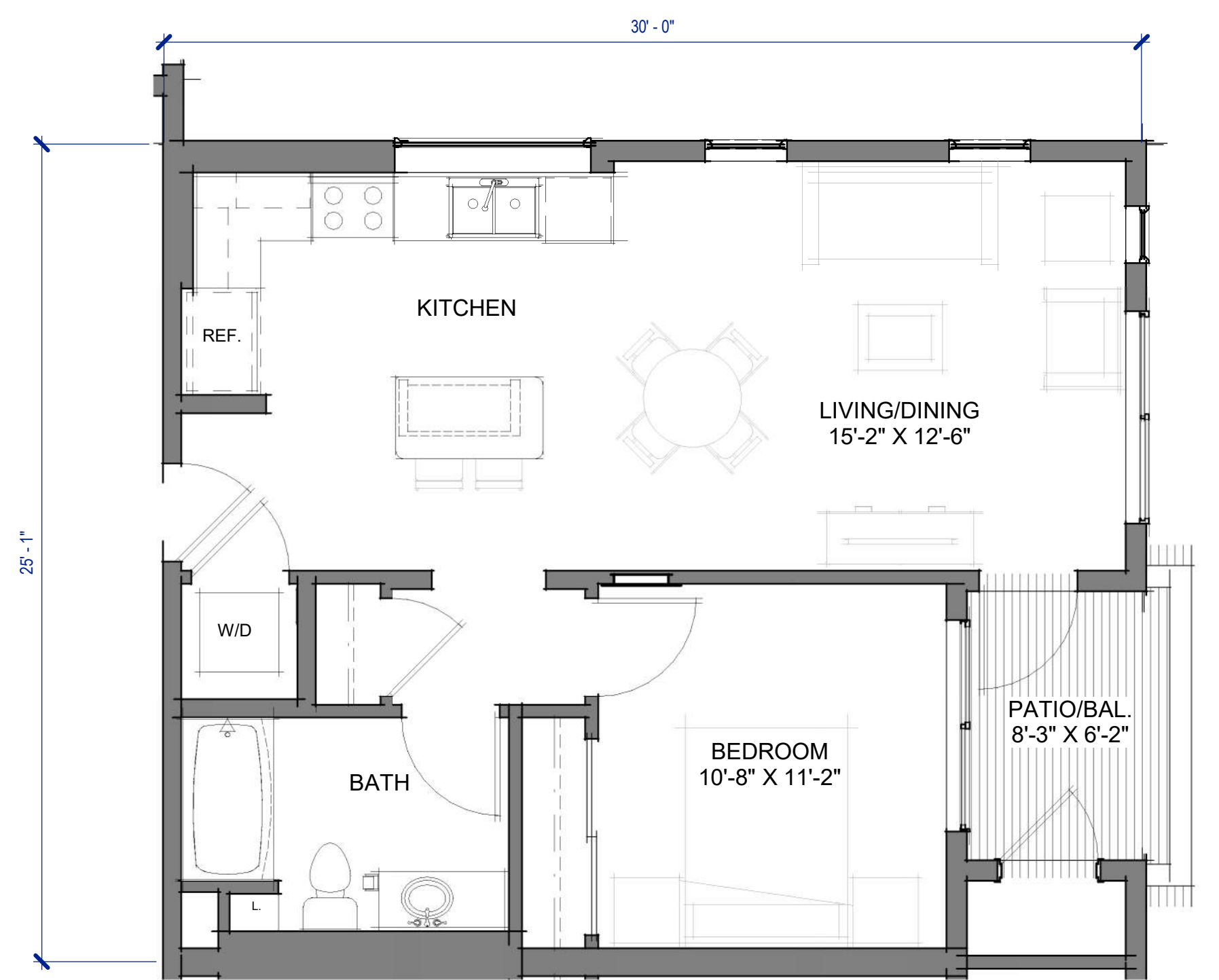
UNIT A1 - 723 SF
1/4" = 1'-0"

1



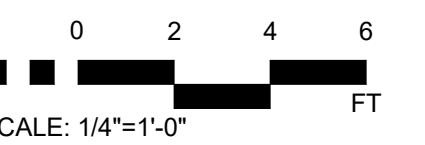
UNIT A4 - 687 SF
1/4" = 1'-0"

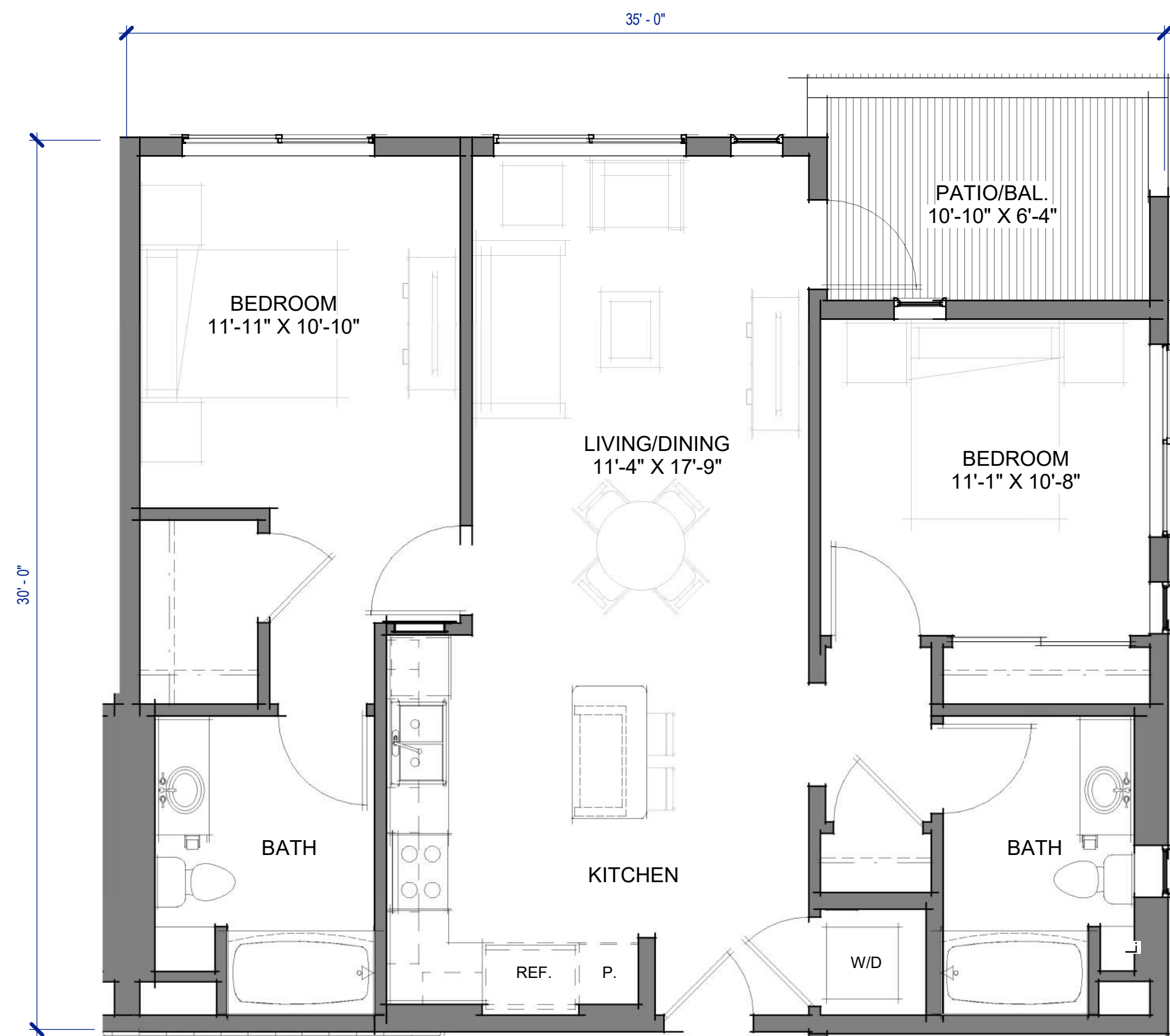
4



UNIT A2 - 690 SF
1/4" = 1'-0"

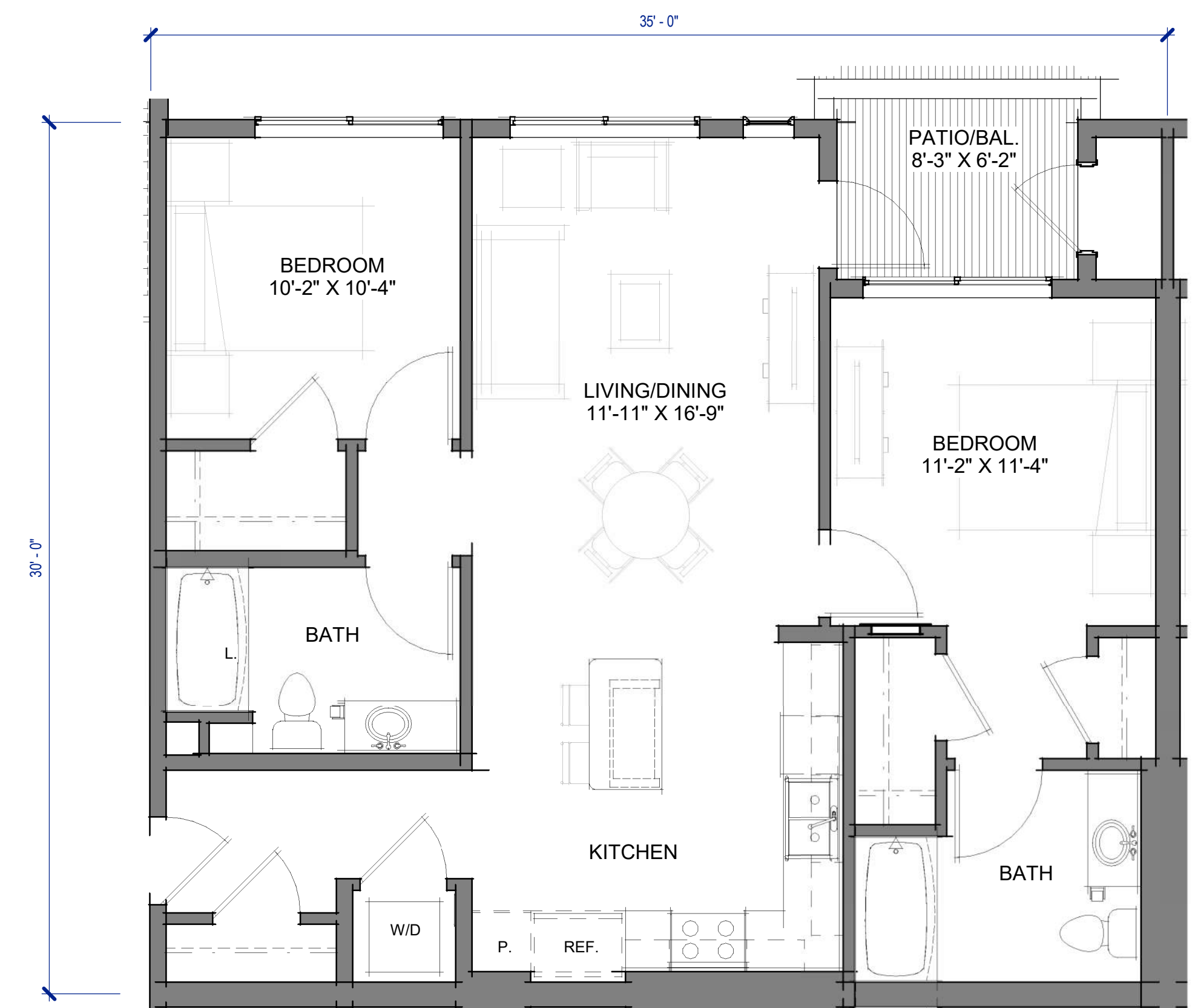
2





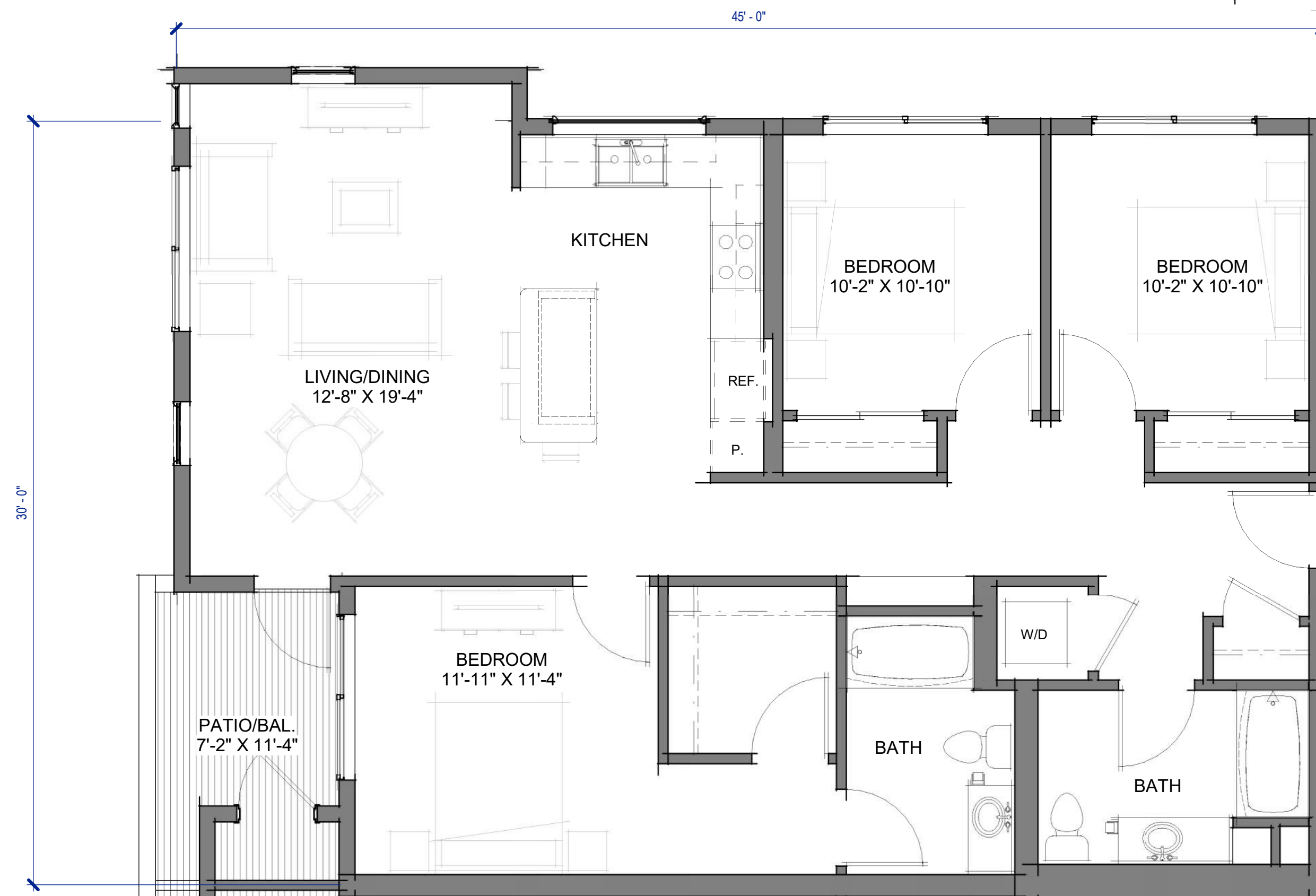
UNIT B3 - 987 SF
1/4" = 1'-0"

2



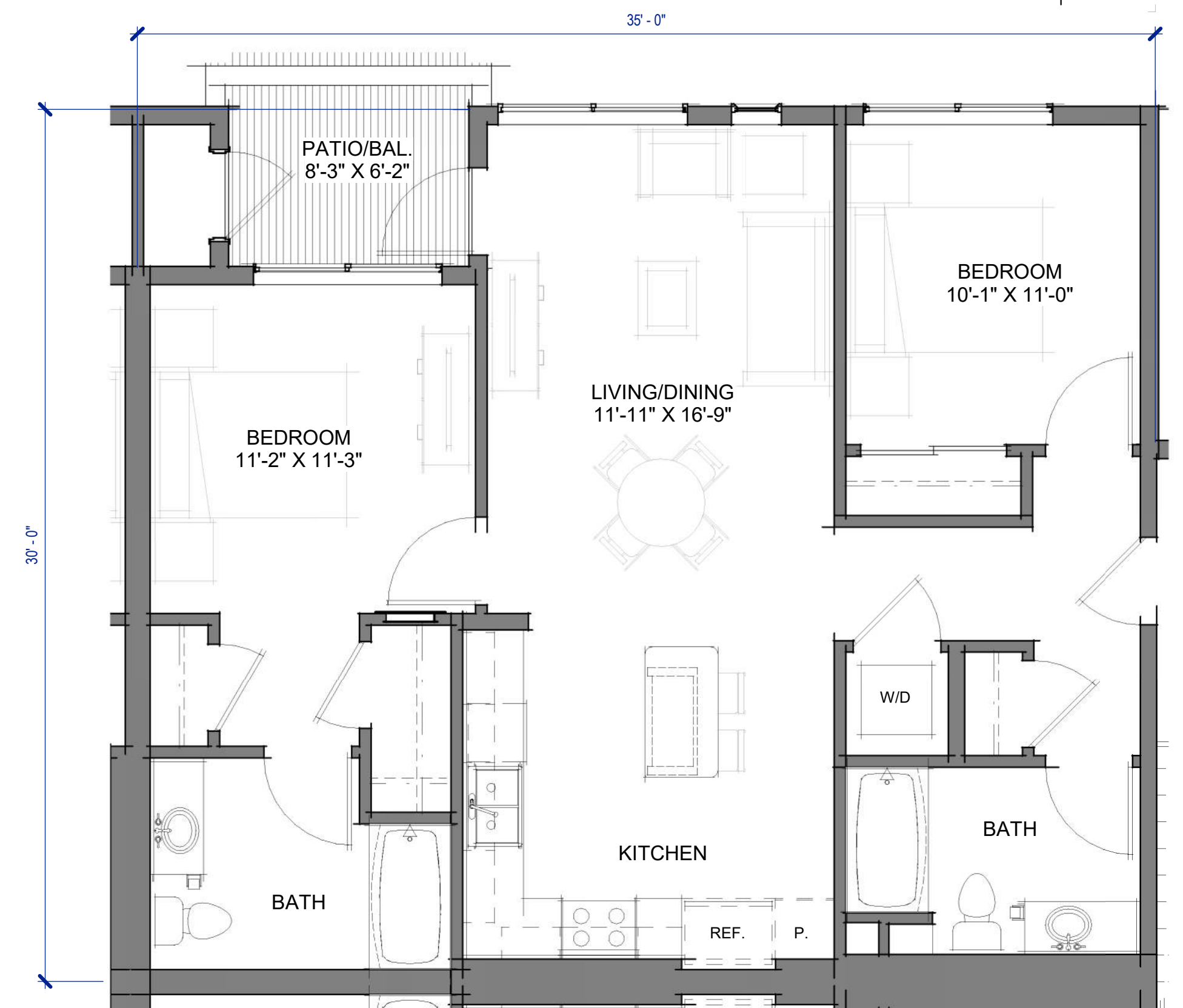
UNIT B1 - 987 SF
1/4" = 1'-0"

1



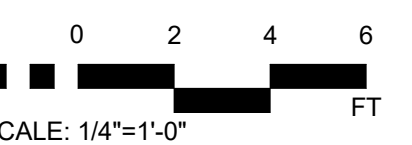
UNIT C1 - 1,302 SF
1/4" = 1'-0"

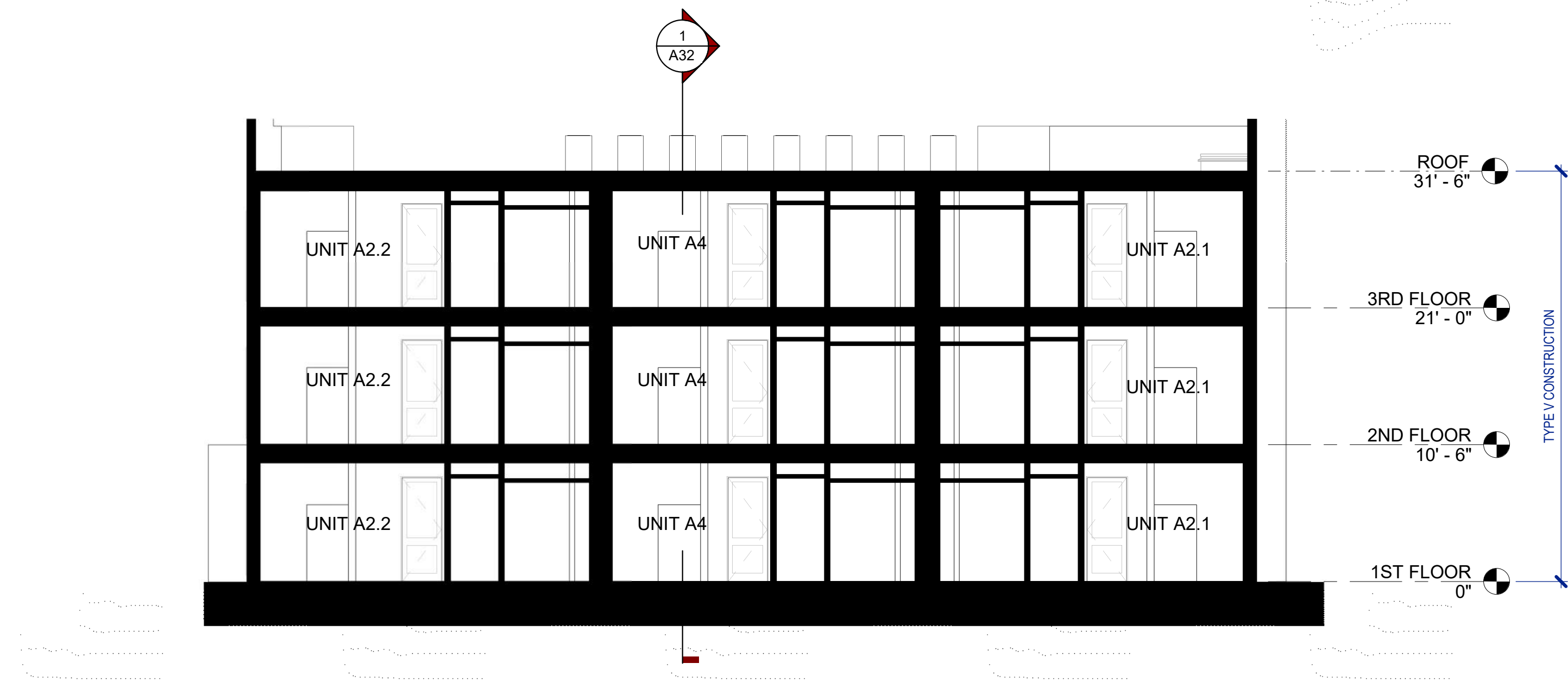
4



UNIT B2 - 987 SF
1/4" = 1'-0"

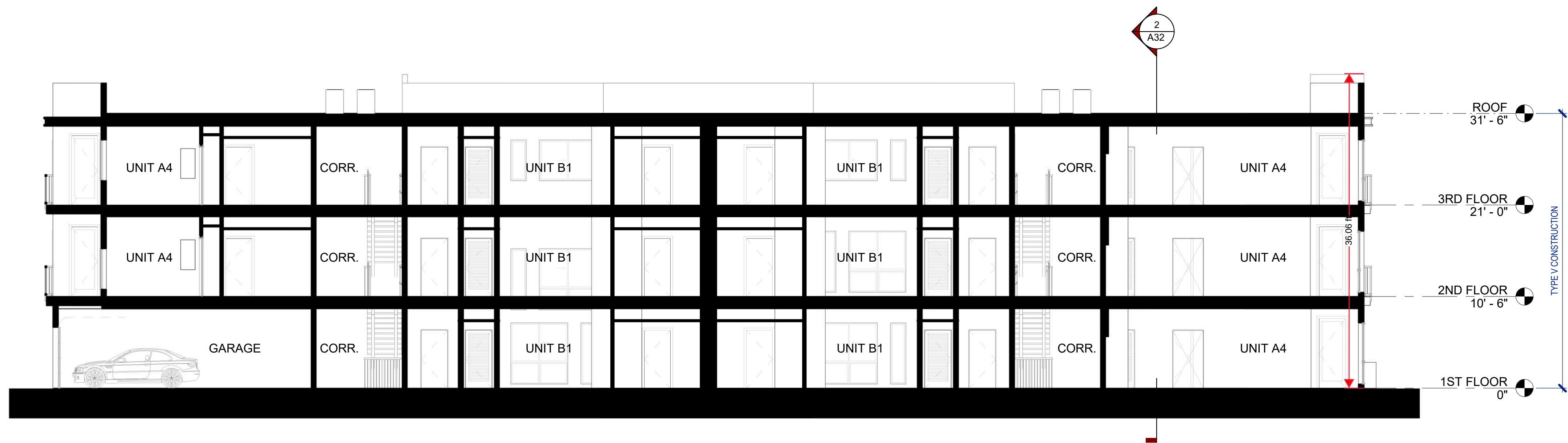
3





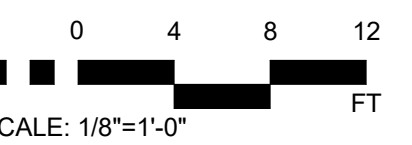
BLDG A SECTION 2
1/8" = 1'-0"

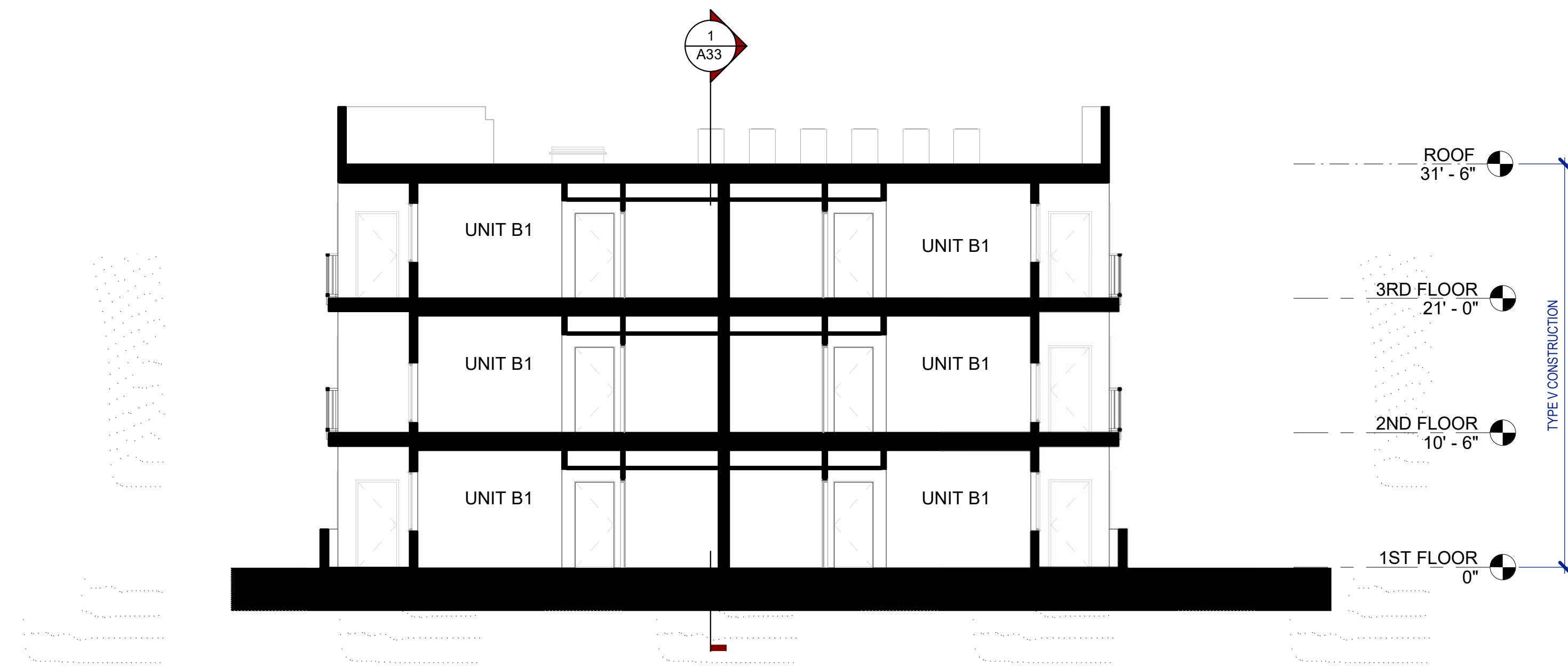
2



BLDG A SECTION 1
1/8" = 1'-0"

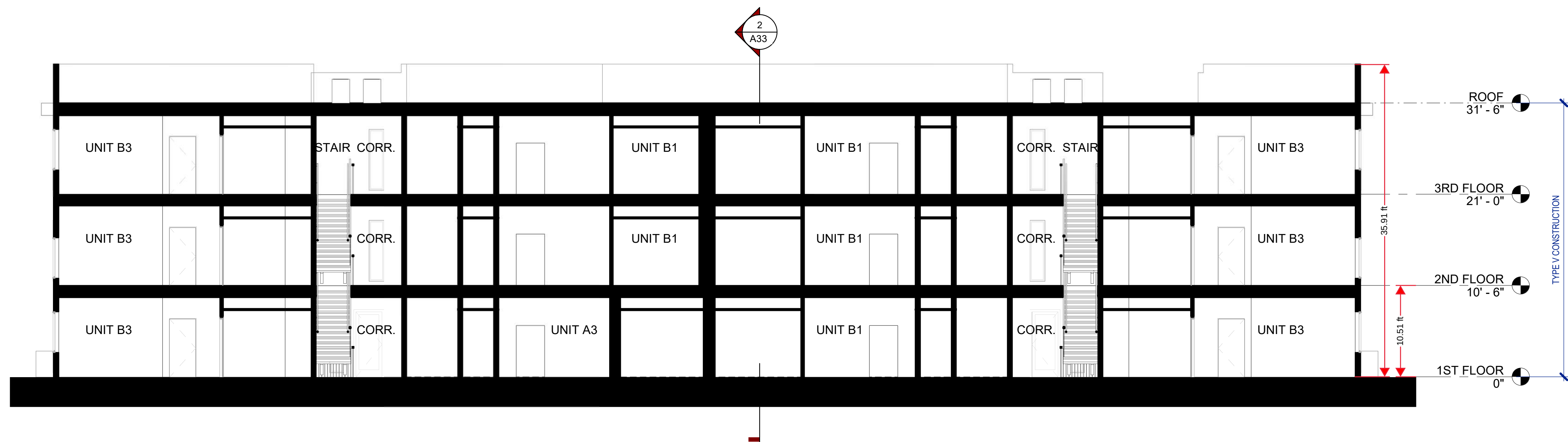
1





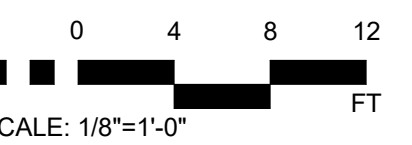
BLDG B SECTION 2
1/8" = 1'-0"

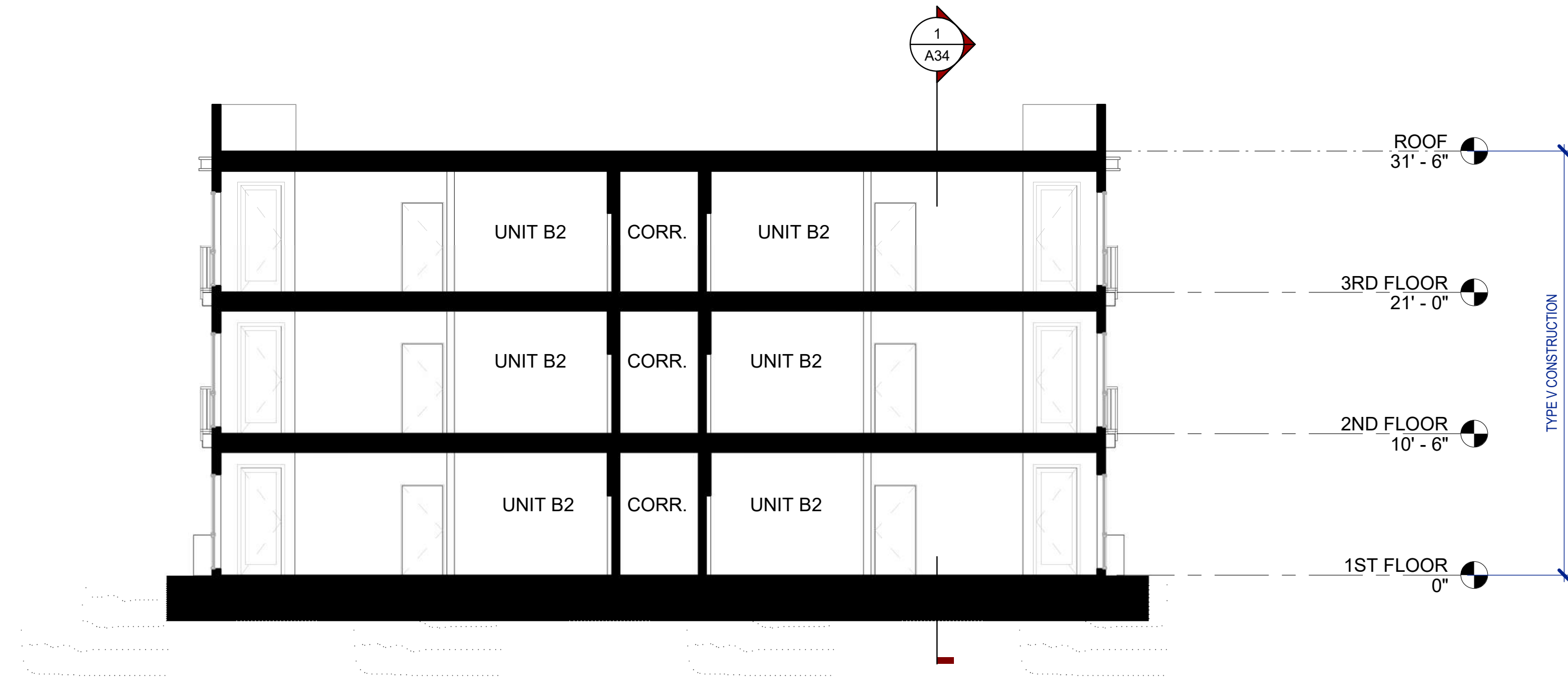
2



BLDG B SECTION 1
1/8" = 1'-0"

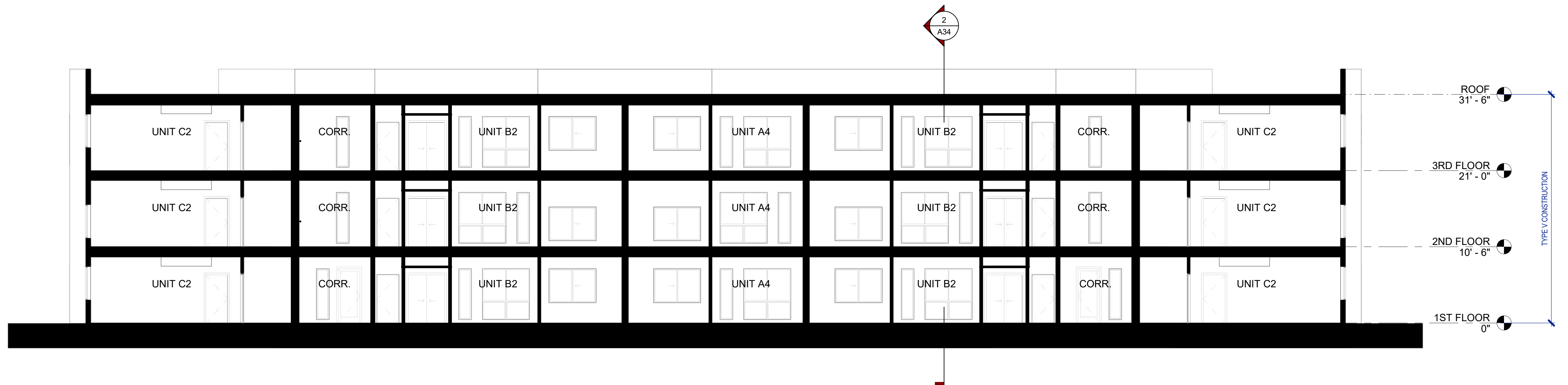
1





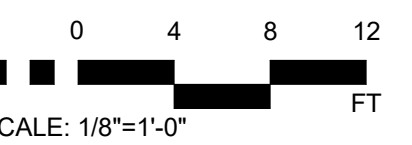
BLDG C SECTION 2
1/8" = 1'-0"

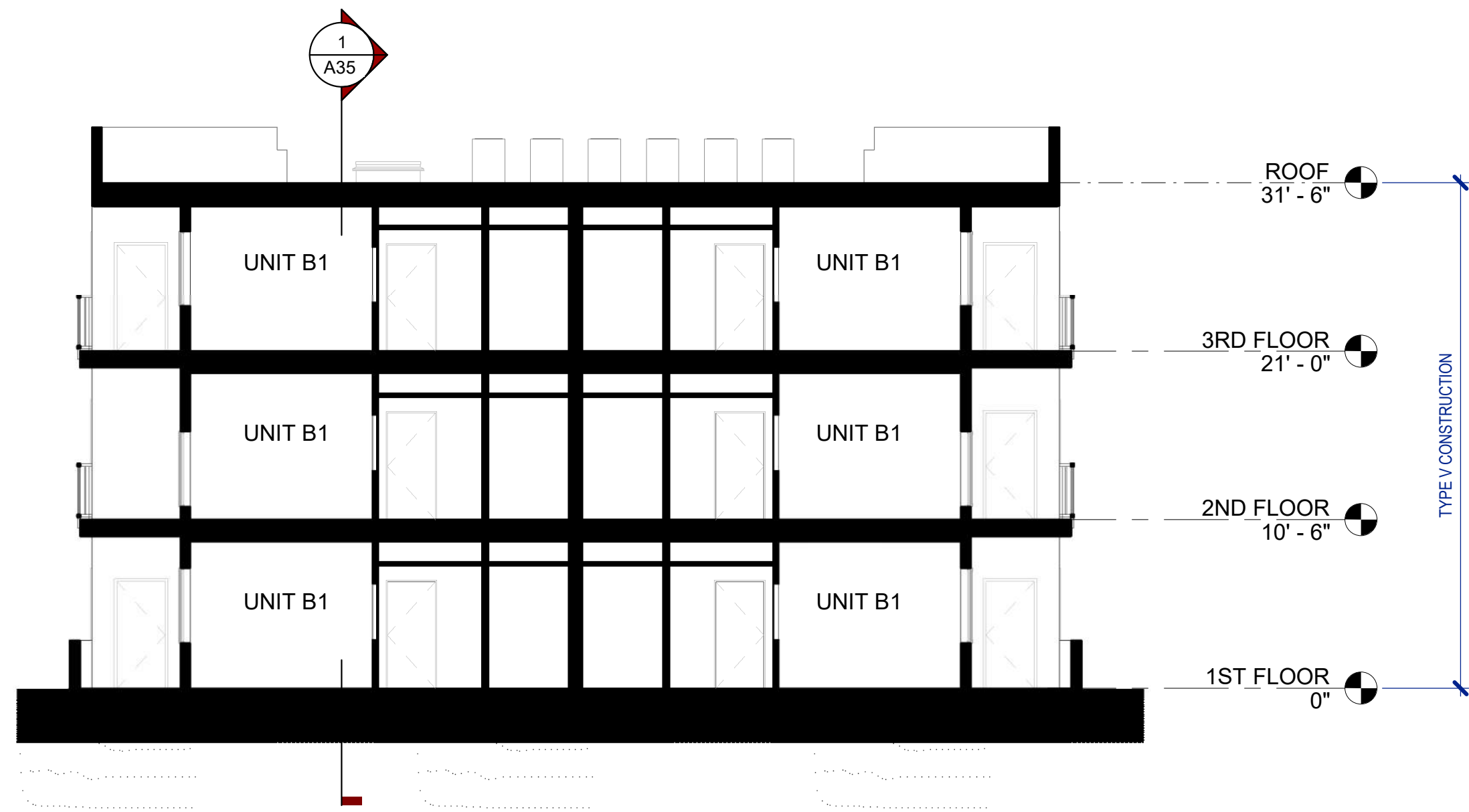
2



BLDG C SECTION 1
1/8" = 1'-0"

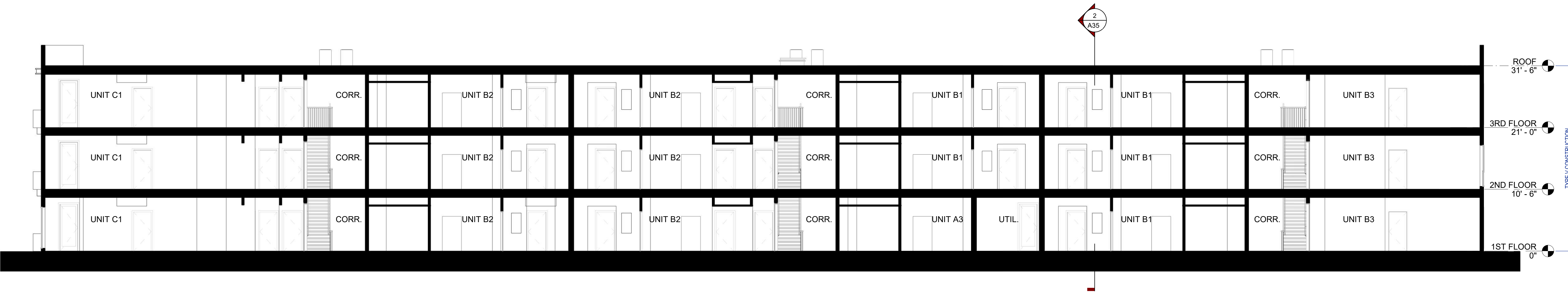
1





BLDG D SECTION 2
1/8" = 1'-0"

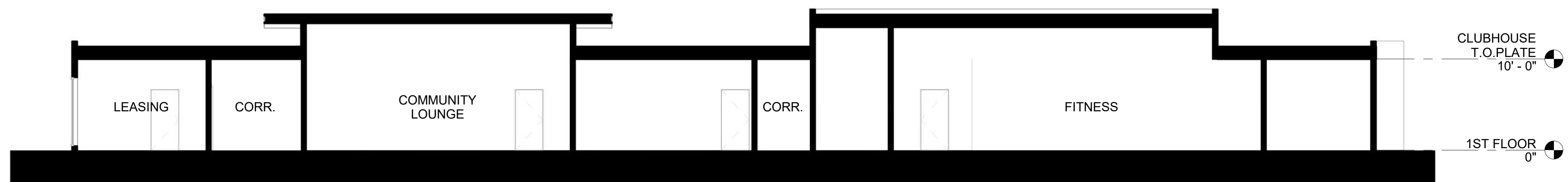
2



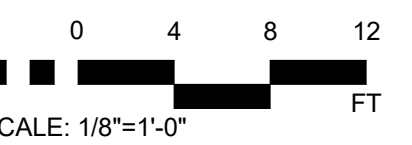
BLDG D SECTION 1
1/8" = 1'-0"

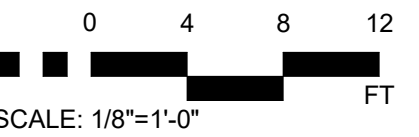
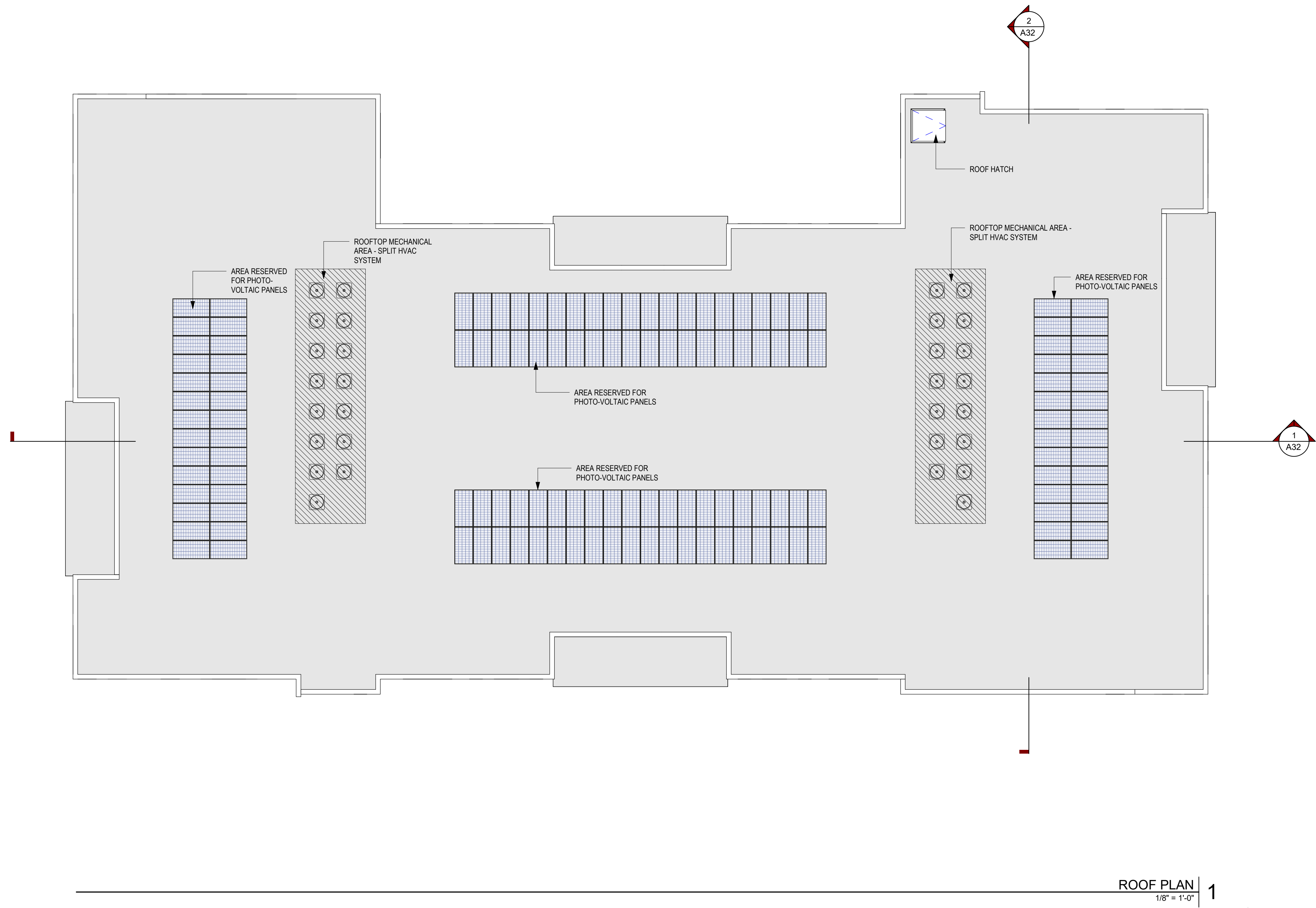
1

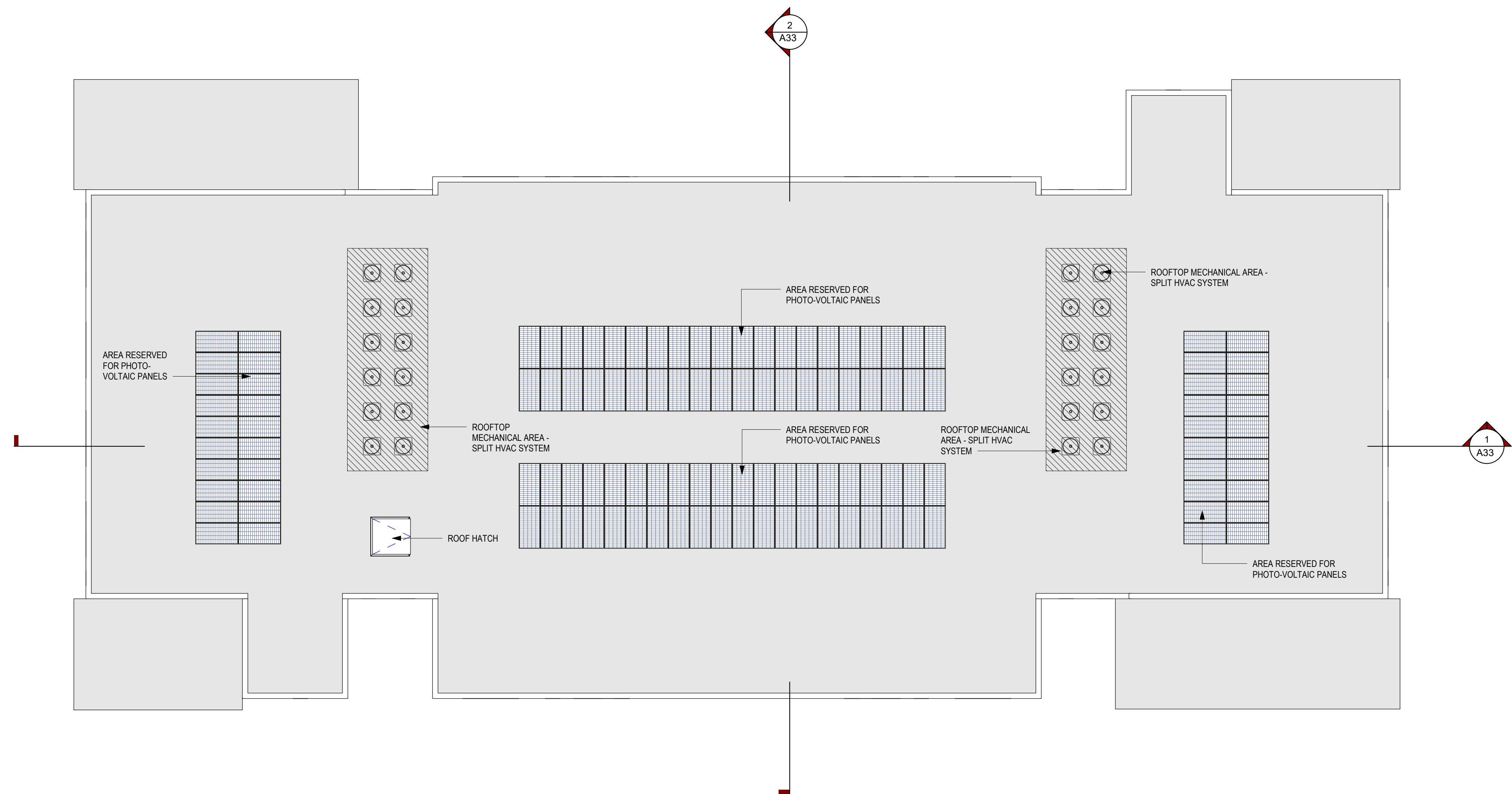
0 4 8 12
SCALE: 1/8"=1'-0" FT



CLUBHOUSE SECTION1
1/8" = 1'-0"

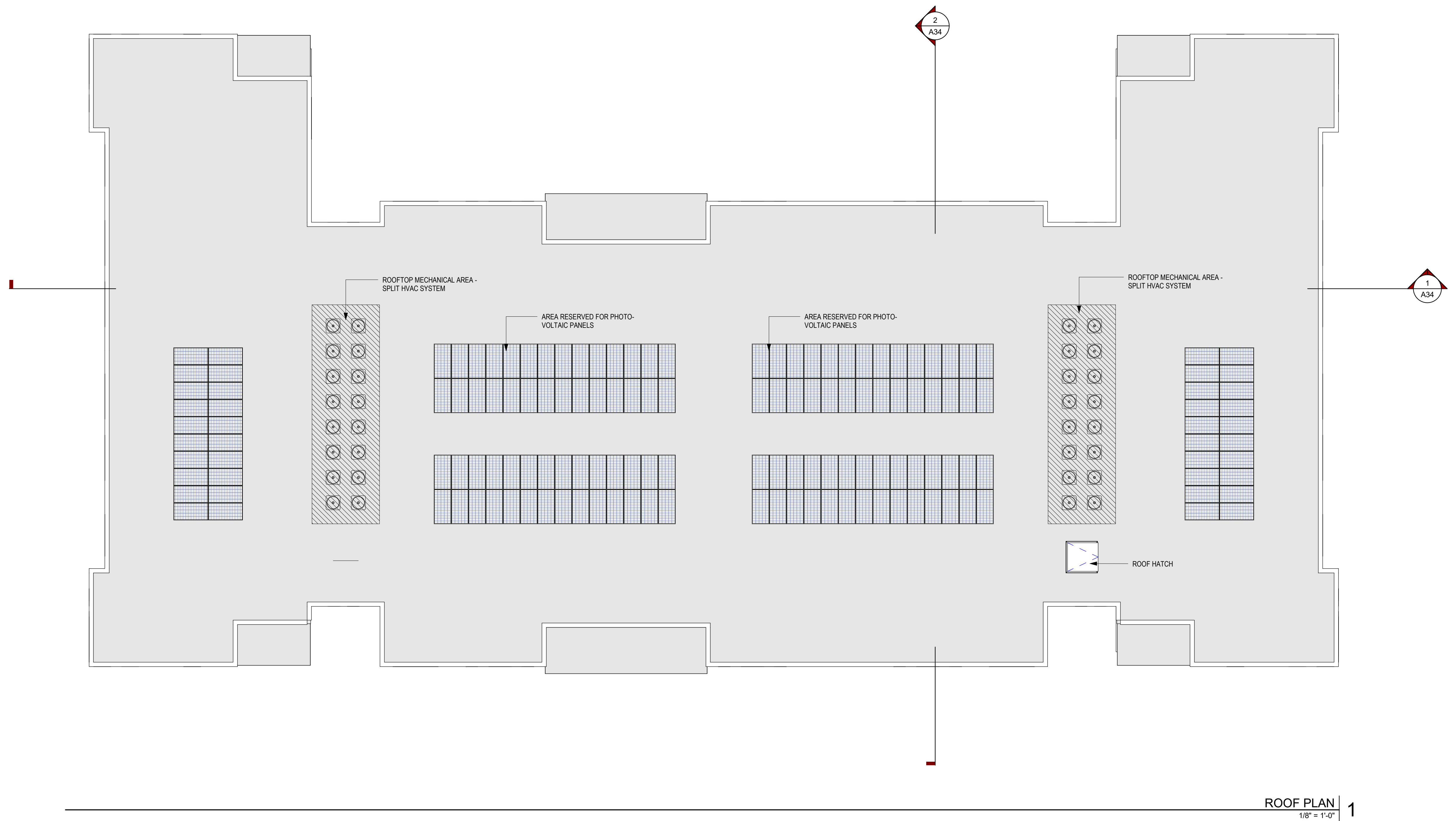




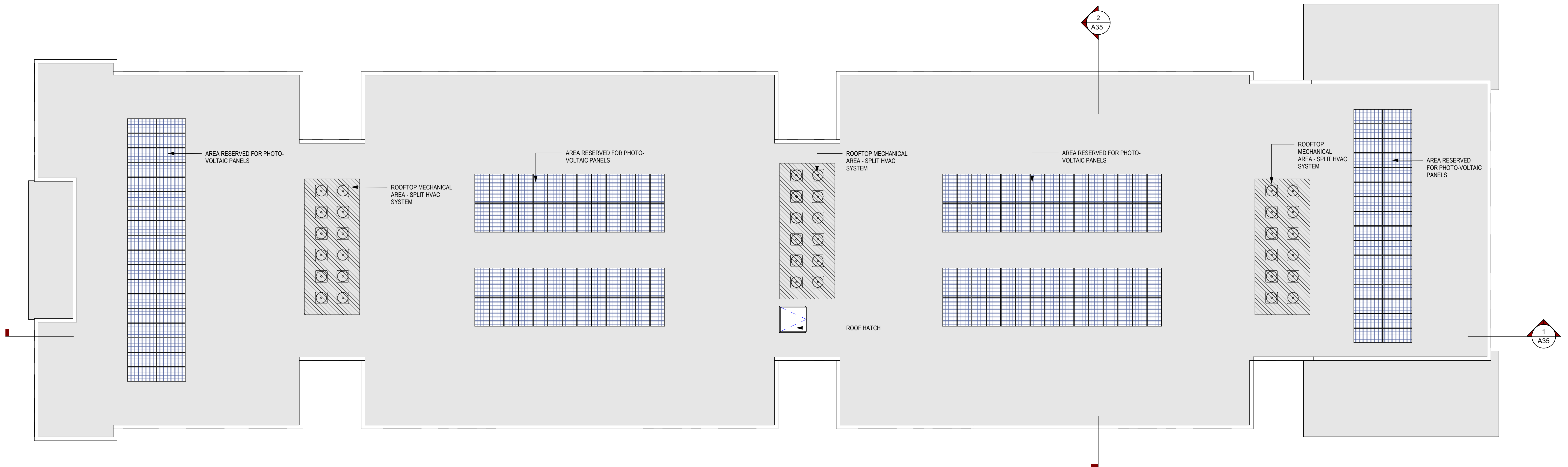


ROOF PLAN | 1
1/8" = 1'-0"

0 4 8 12
SCALE: 1/8" = 1'-0" FT

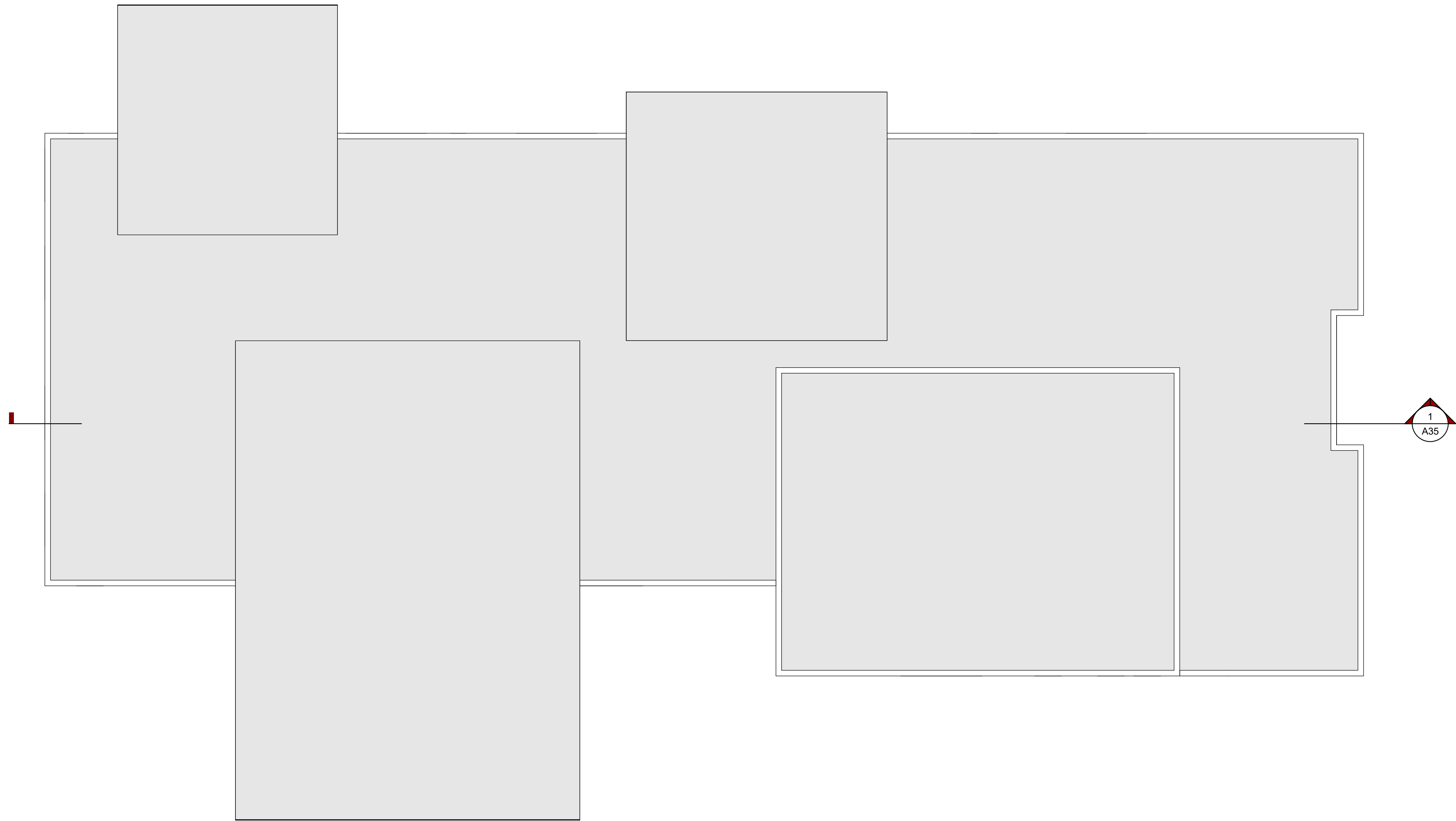


0 4 8 12
SCALE: 1/8" = 1'-0" FT



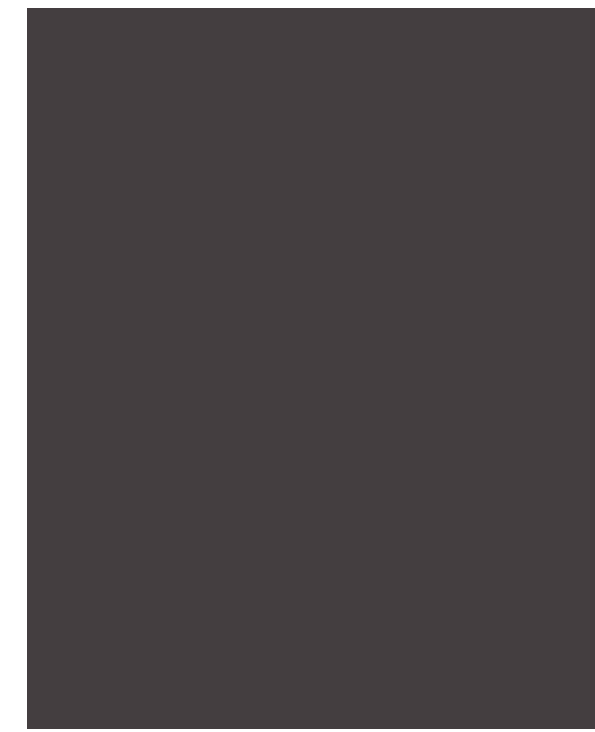
ROOF PLAN | 1
1/8" = 1'-0"

0 4 8 12
SCALE: 1/8" = 1'-0" FT



CLUBHOUSE ROOF PLAN | 1
1/8" = 1'-0"

0 4 8 12
SCALE: 1/8" = 1'-0" FT



BRAKE MTL. PAINTED
BRONZE

BRONZE VINYL
WINDOWS

BRONZE VINYL
WINDOWS

- BRONZE VINYL WINDOWS

WOOD AND METAL CANOPY,
BRAKE MTL. PAINTED DARK
GRAY WITH WOOD FLAT
SOFFIT, UNDERSIDE LIGHTS,
AND SIGNAGE ABOVE

— DARK MTL. BALUSTER
W/ WOOD LOOK FLAT

WOOD AND METAL CANOPY,
BRAKE MTL. PAINTED BLACK
WITH WOOD FLAT SOFFIT,
UNDERSIDE LIGHTS, AND
SIGNAGE ABOVE

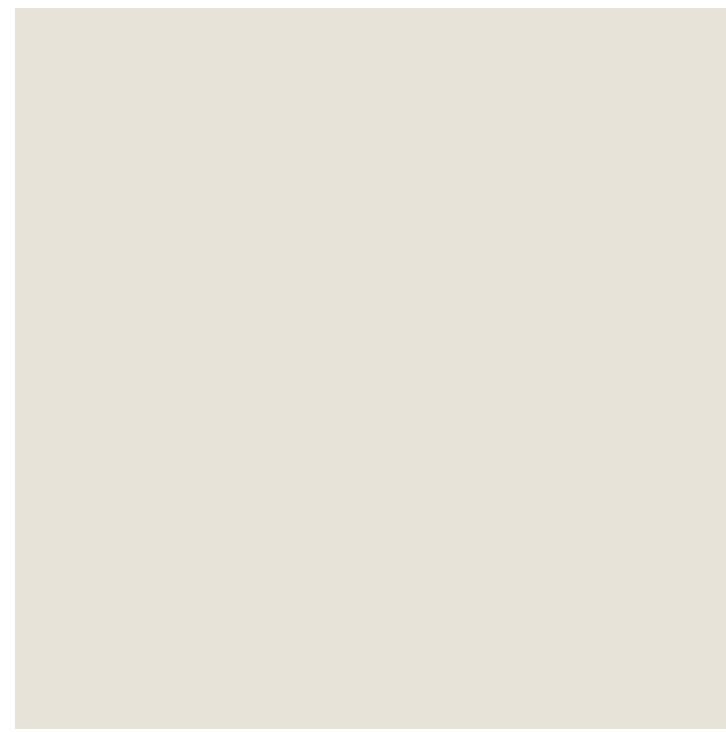
ROOF
31' - 6" 

3RD FLOOR
21' - 0"

2ND FLOOR 10' - 6" 

1ST FLOOR 0" 

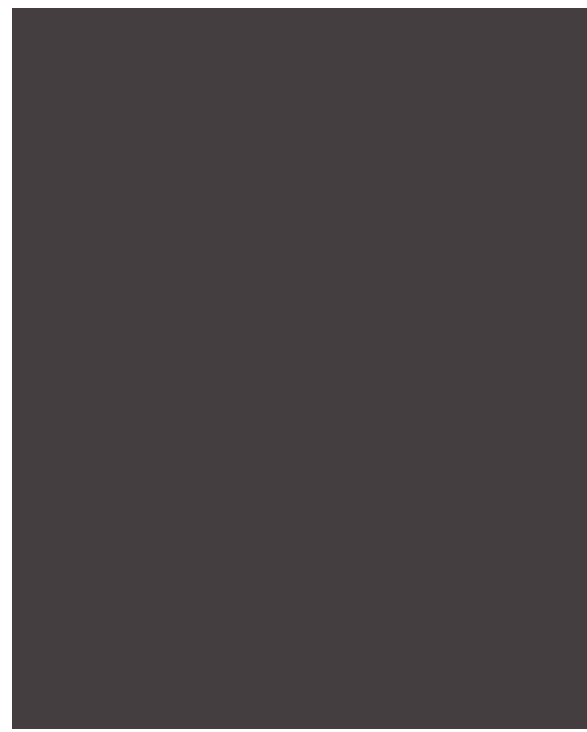
TYPE V CONSTRUCTION



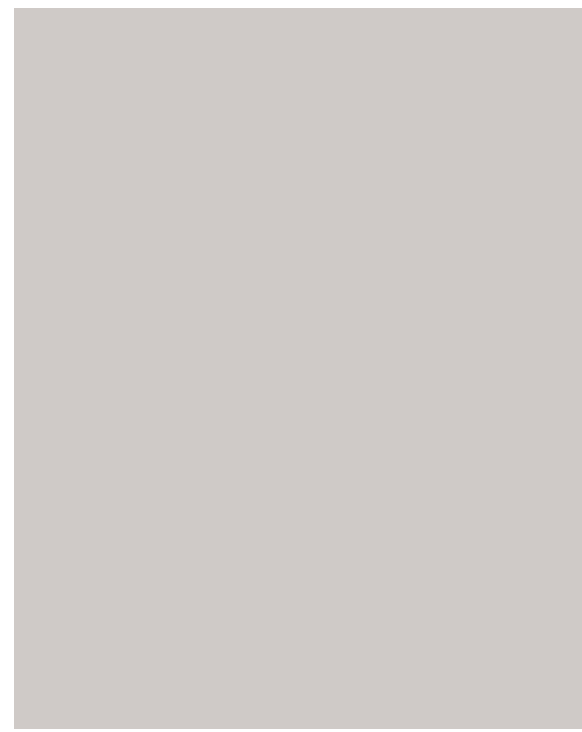
1. LIGHT PLASTER -
PEARLY WHITE SW



2. DARK PLASTER -
STUNNING SHADE SW



3. DARK METAL ACCENT -
DARKROOM SW



4. LIGHT METAL ACCENT -
MINUTE MAUVE SW



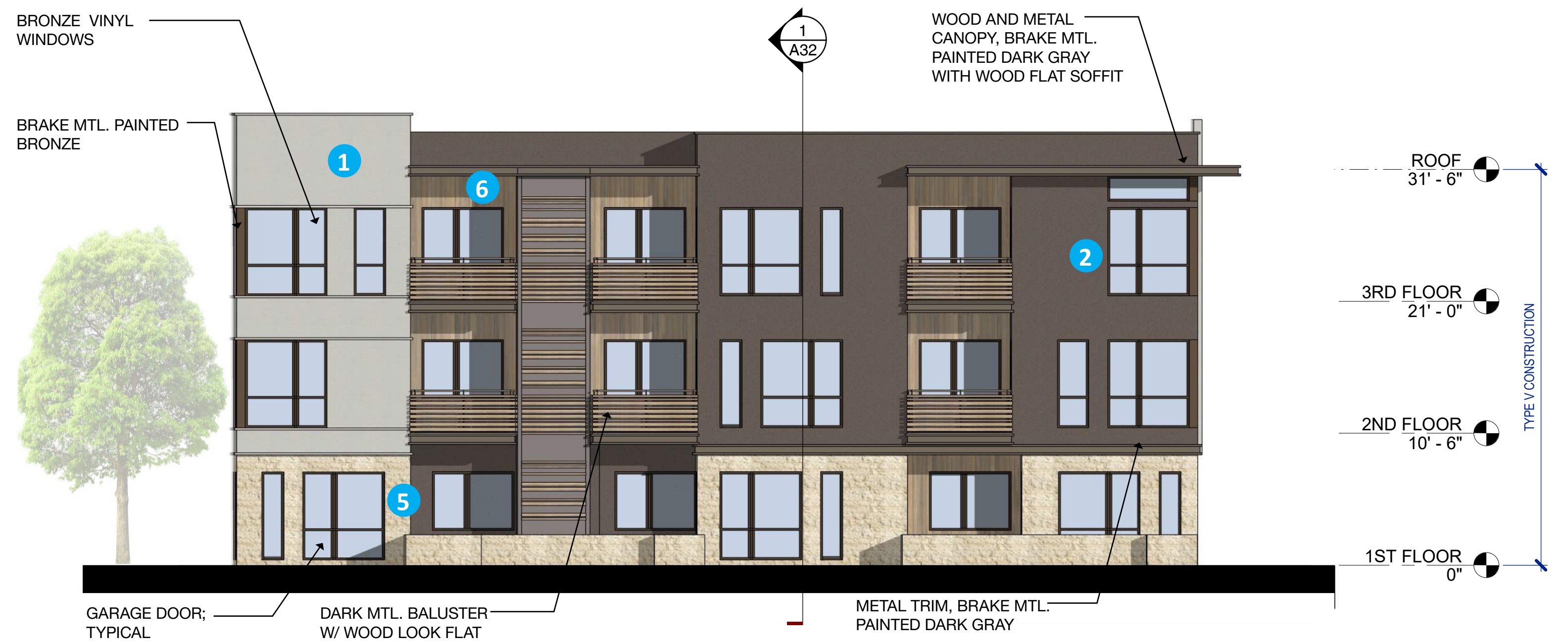
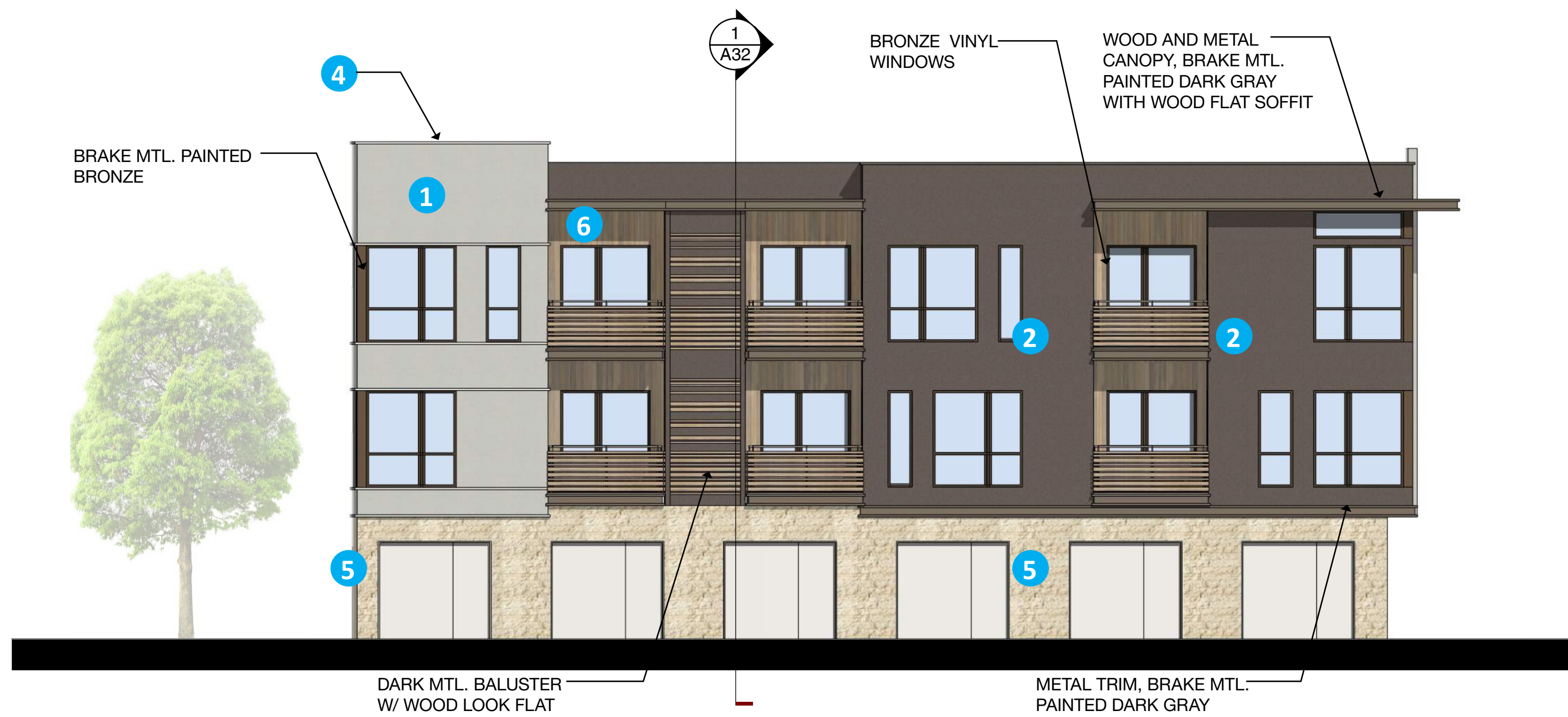
5. STONE VENEER BASE-
URBAN STRIP- SANDOLLAR

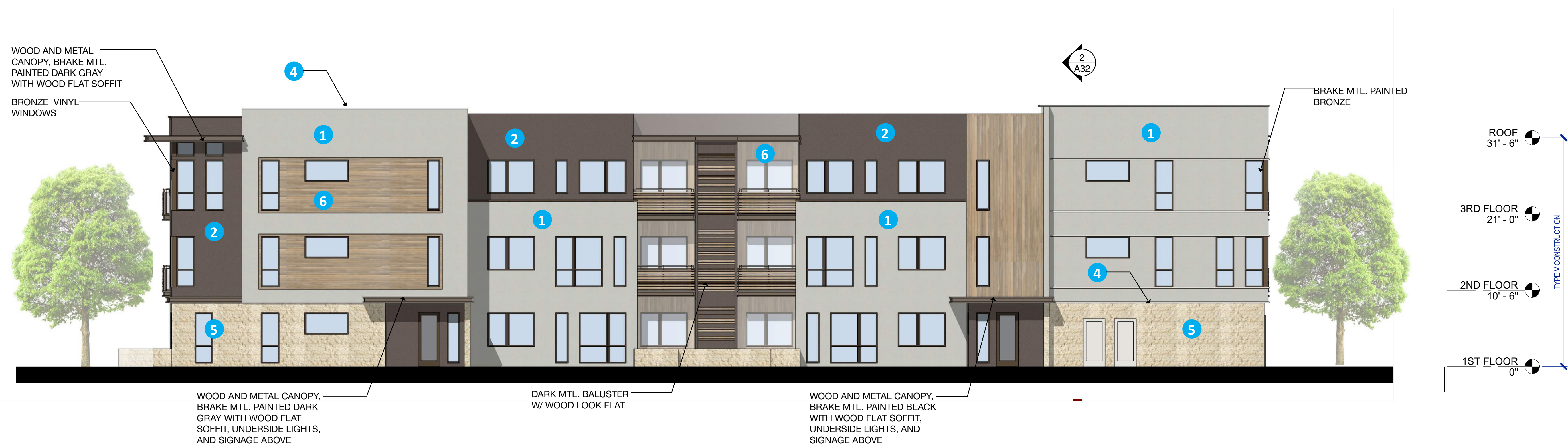
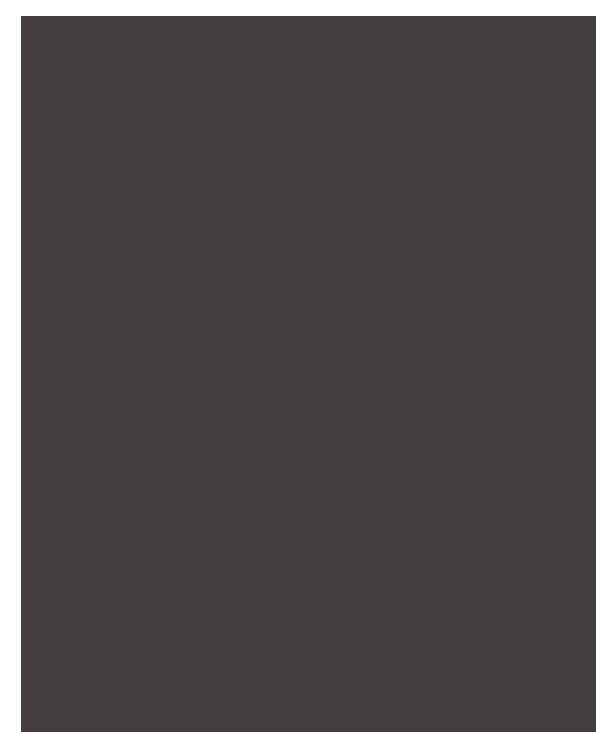


6. FIBER CEMENT SIDING-
NICHHA- SPRUCE



7. VINYL WINDOWS-
DARK BRONZE FINISH



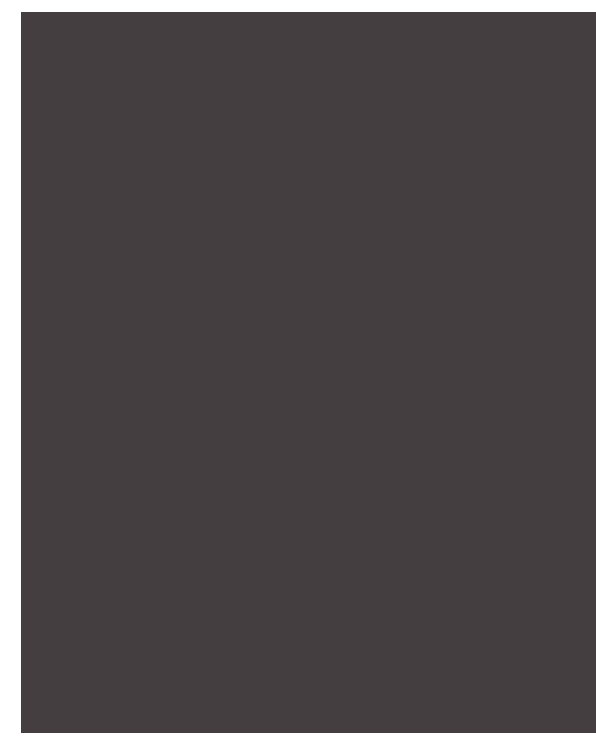




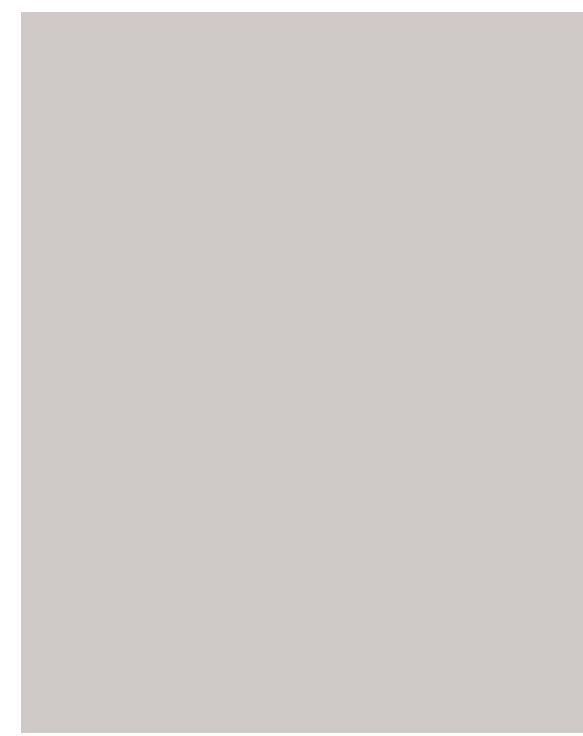
1. LIGHT PLASTER -
VERSATILE GRAY SW



2. DARK PLASTER -
SMOKY BLUE SW



3. DARK METAL ACCENT -
DARKROOM SW



4. LIGHT METAL ACCENT -
MINUTE MAUVE SW



5. STONE VENEER BASE -
URBAN STRIP - WINTERFALL



6. FIBER CEMENT SIDING -
NICHIA - SPRUCE



7. VINYL WINDOWS -
DARK BRONZE FINISH

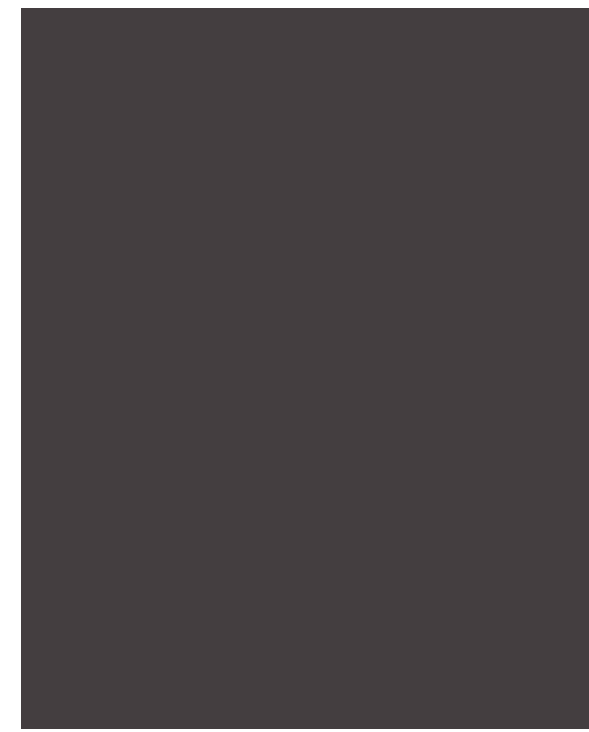




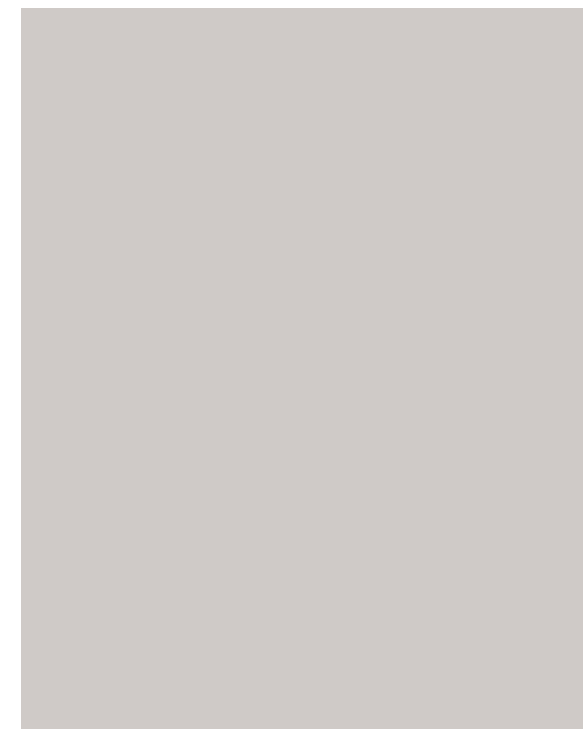
1. LIGHT PLASTER -
VERSATILE GRAY SW



2. DARK PLASTER -
SMOKY BLUE SW



3. DARK METAL ACCENT -
DARKROOM SW



4. LIGHT METAL ACCENT -
MINUTE MAUVE SW



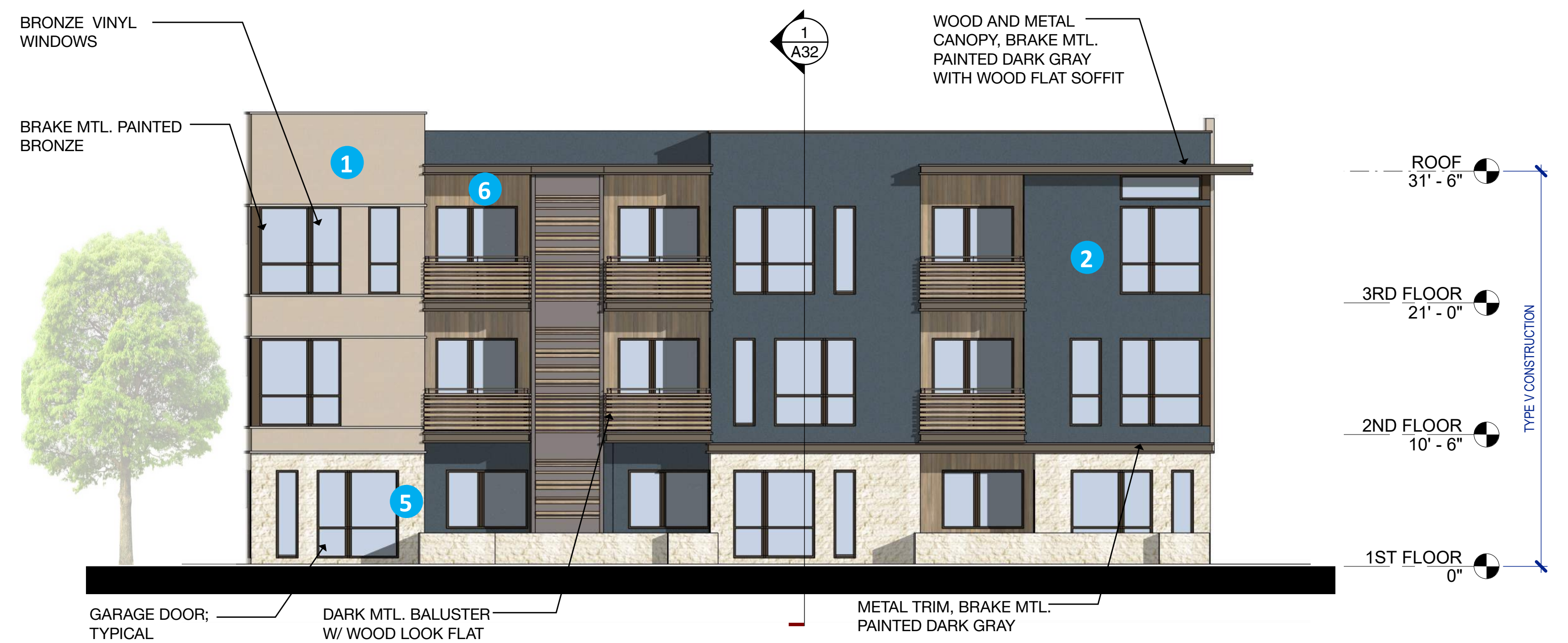
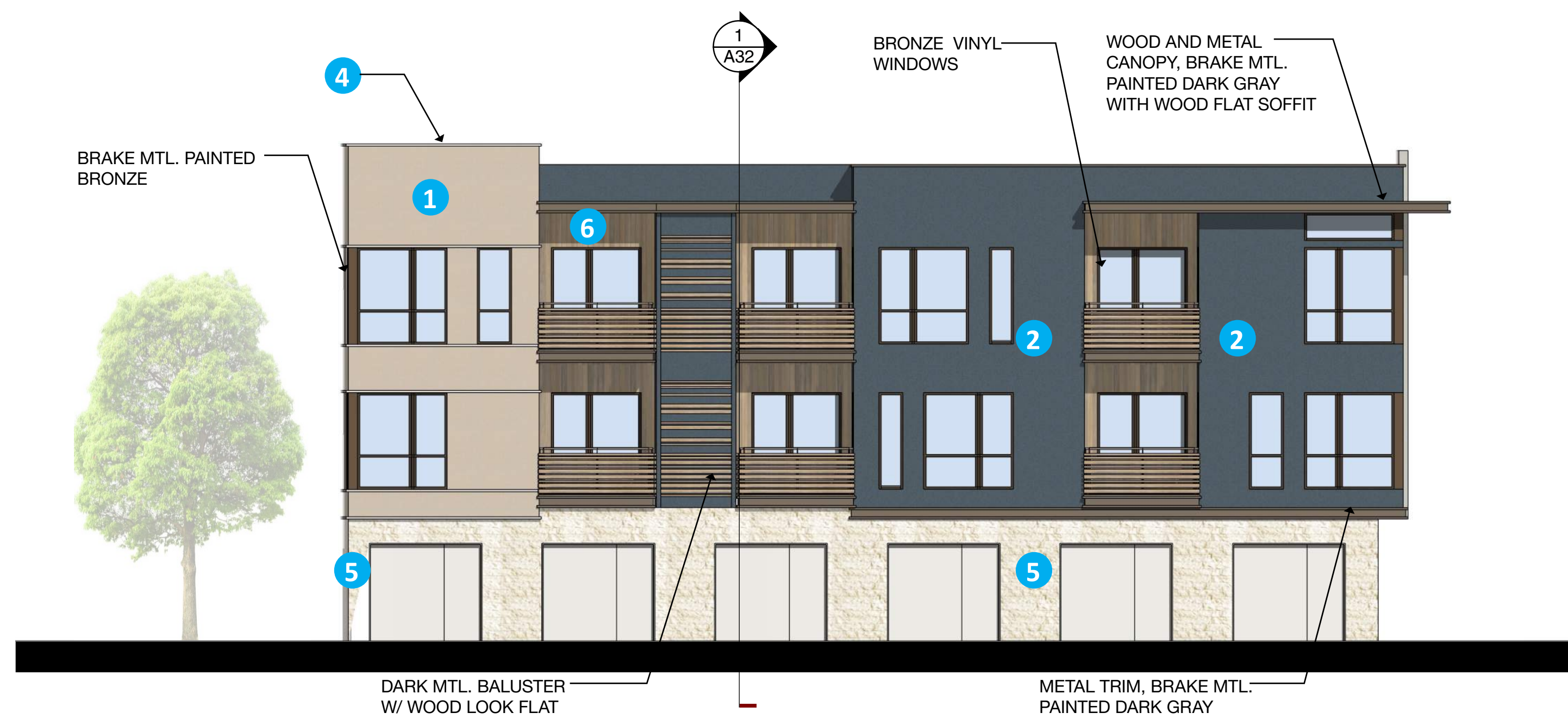
5. STONE VENEER BASE-
URBAN STRIP- WINTERFALL



6. FIBER CEMENT SIDING-
NICHHA- SPRUCE



7. VINYL WINDOWS-
DARK BRONZE FINISH

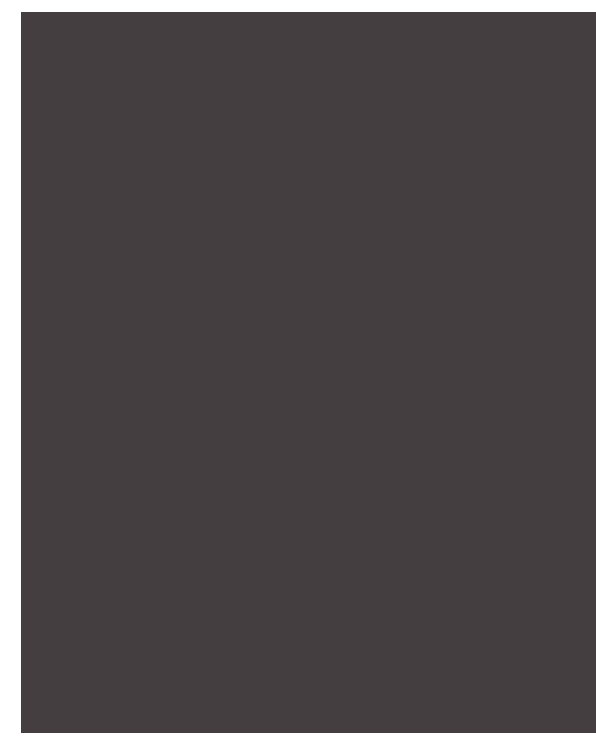




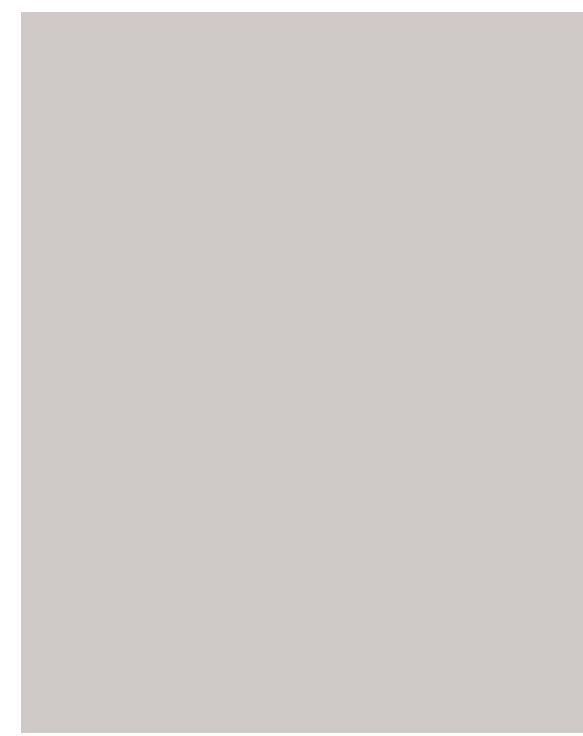
1. LIGHT PLASTER -
VERSATILE GRAY SW



2. DARK PLASTER -
SMOKY BLUE SW



3. DARK METAL ACCENT -
DARKROOM SW



4. LIGHT METAL ACCENT -
MINUTE MAUVE SW



5. STONE VENEER BASE -
URBAN STRIP - WINTERFALL



6. FIBER CEMENT SIDING -
NICHIA - SPRUCE



7. VINYL WINDOWS -
DARK BRONZE FINISH

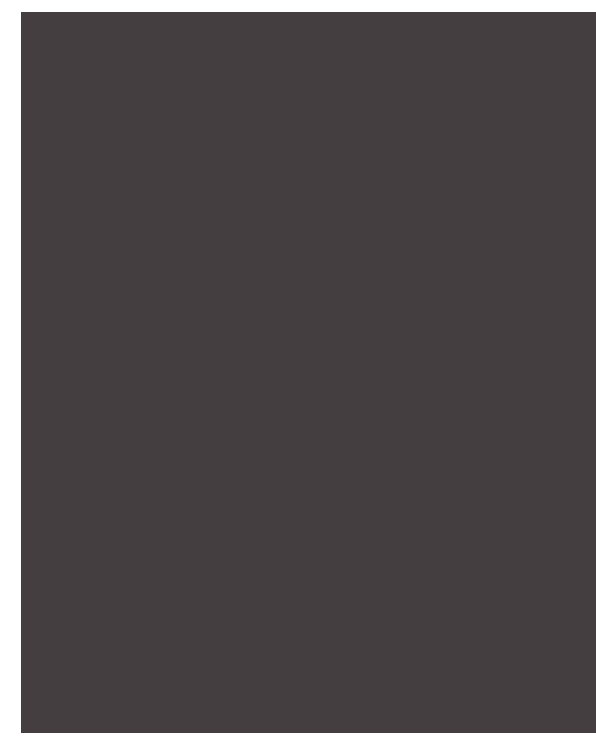




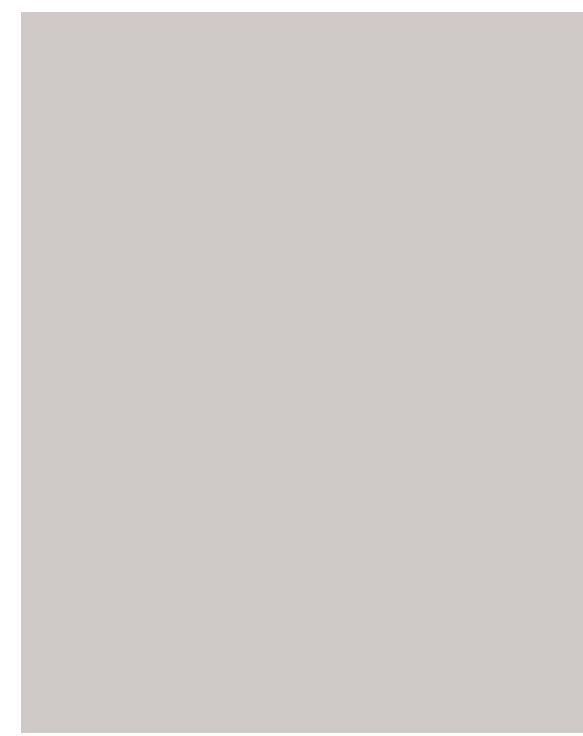
1. LIGHT PLASTER -
VERSATILE GRAY SW



2. DARK PLASTER -
SMOKY BLUE SW



3. DARK METAL ACCENT -
DARKROOM SW



4. LIGHT METAL ACCENT -
MINUTE MAUVE SW



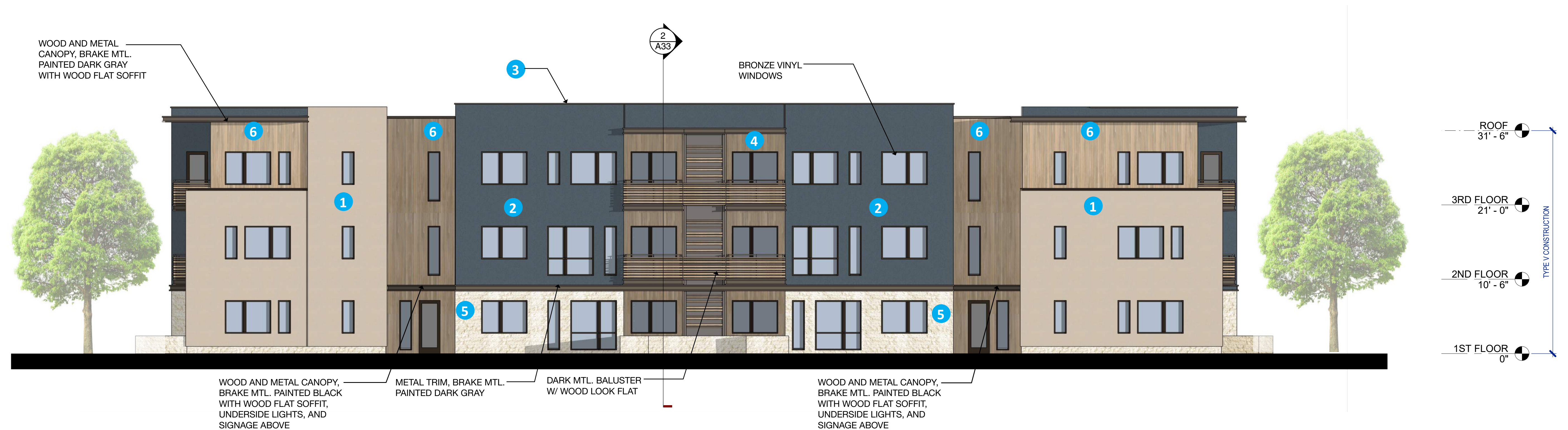
5. STONE VENEER BASE-
URBAN STRIP- WINTERFALL



6. FIBER CEMENT SIDING-
NICHHA- SPRUCE



7. VINYL WINDOWS-
DARK BRONZE FINISH

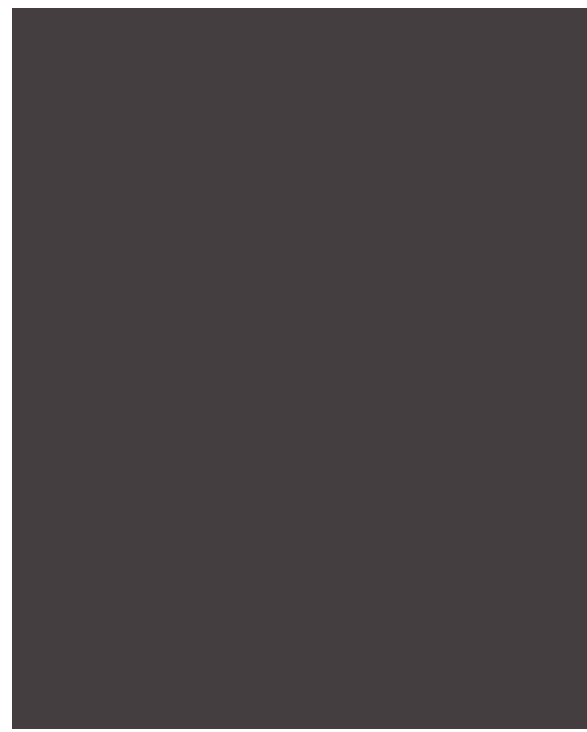




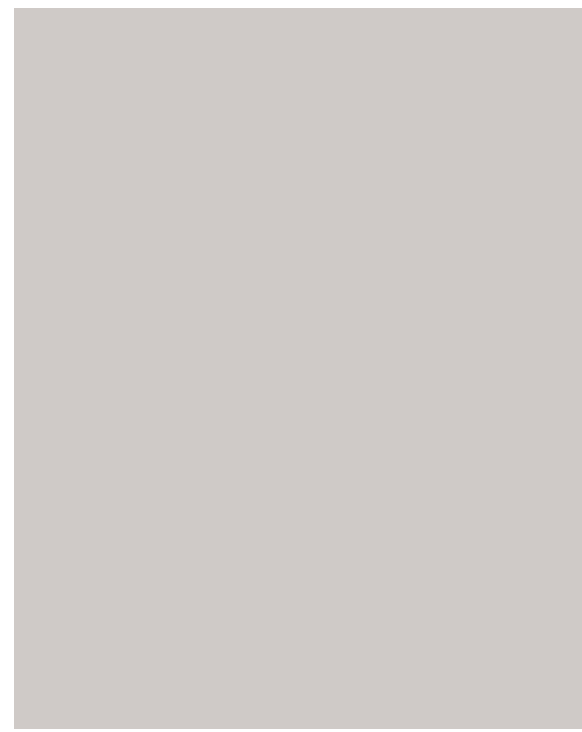
1. LIGHT PLASTER -
VERSATILE GRAY SW



2. DARK PLASTER -
SMOKY BLUE SW



3. DARK METAL ACCENT -
DARKROOM SW



4. LIGHT METAL ACCENT -
MINUTE MAUVE SW



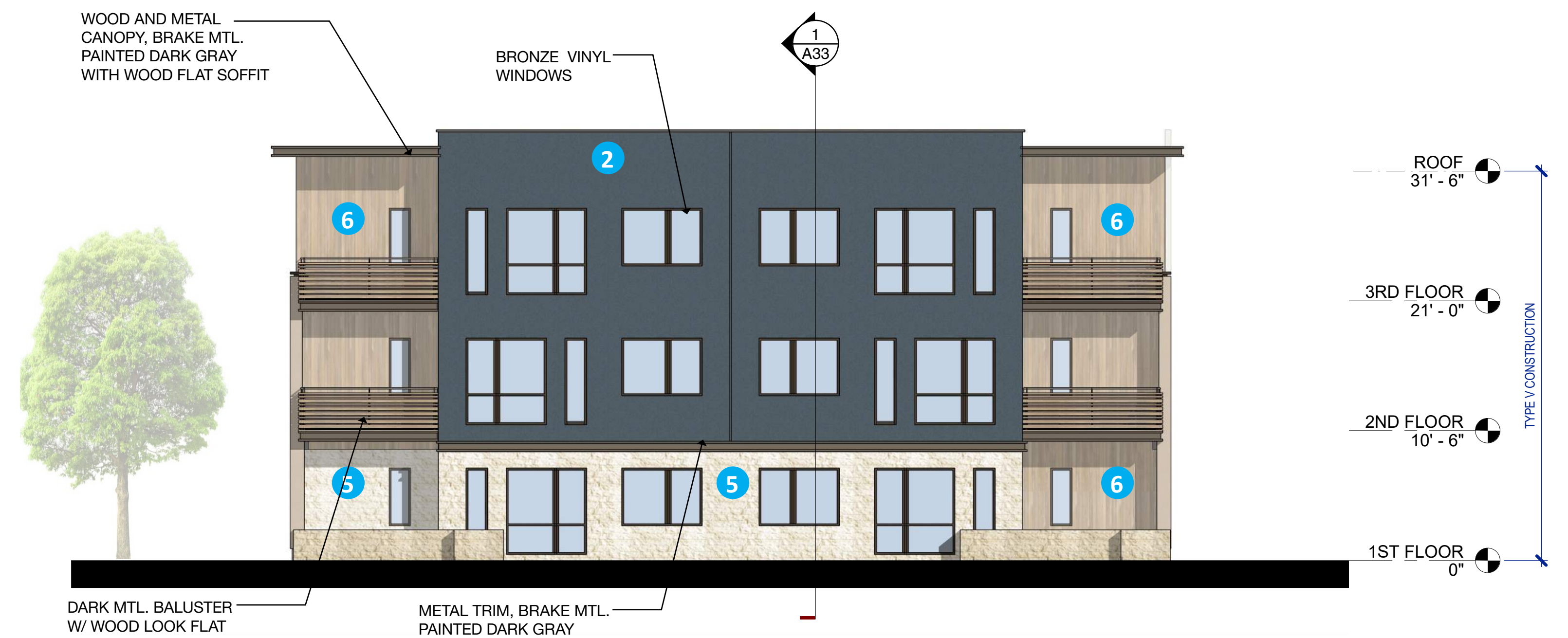
5. STONE VENEER BASE -
URBAN STRIP - WINTERFALL

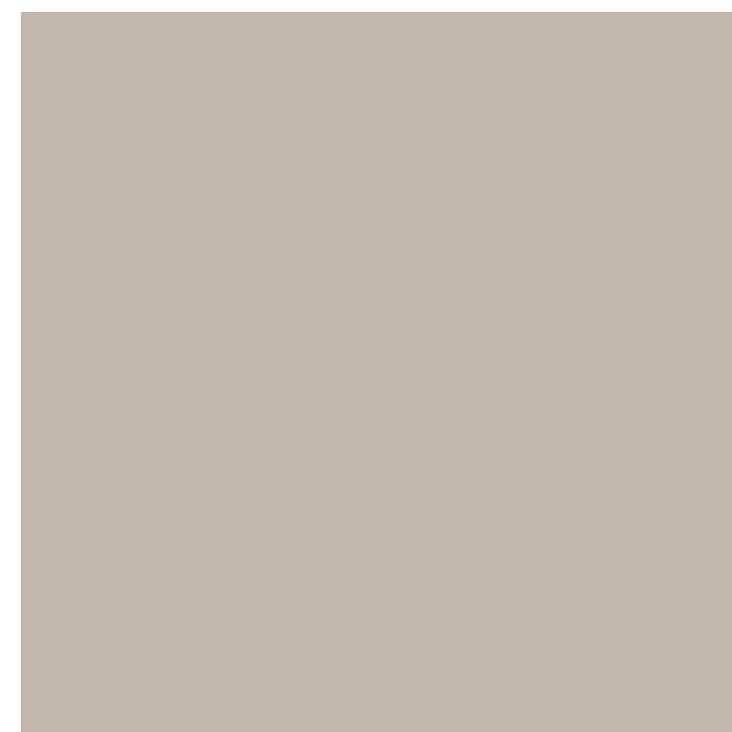


6. FIBER CEMENT SIDING -
NICHIA - SPRUCE



7. VINYL WINDOWS -
DARK BRONZE FINISH

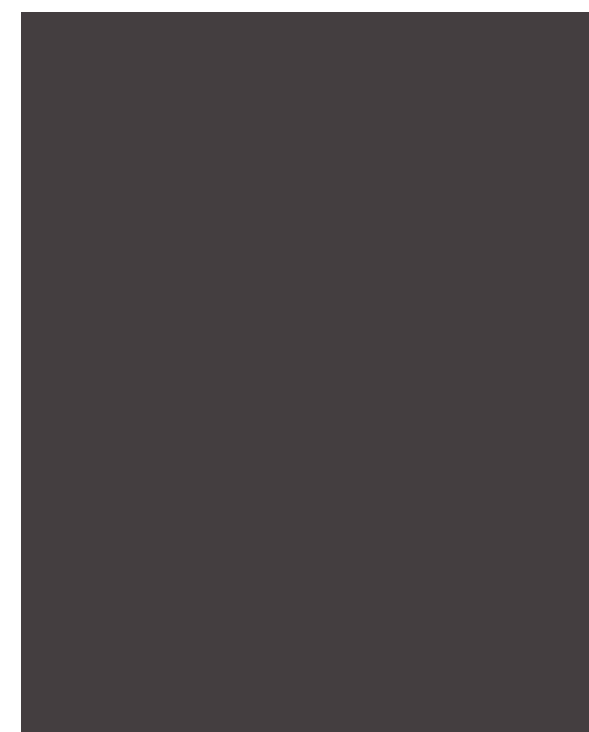




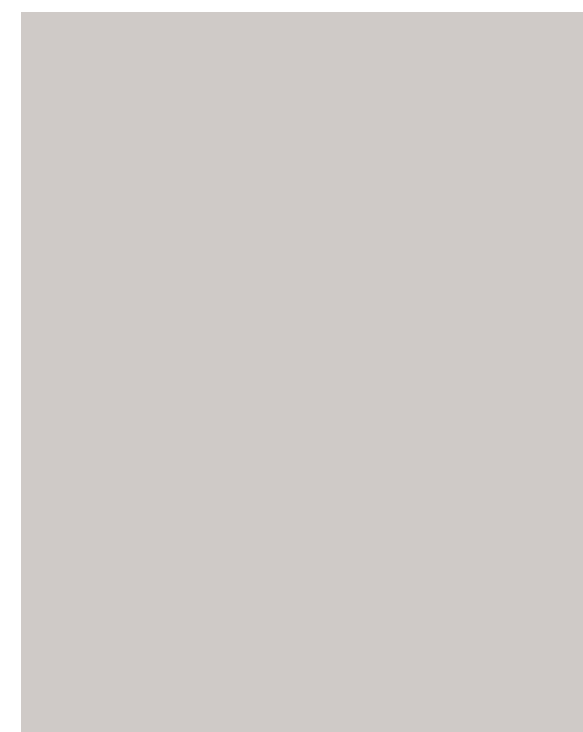
1. LIGHT PLASTER -
VERSATILE GRAY SW



2. DARK PLASTER -
SMOKY BLUE SW



3. DARK METAL ACCENT -
DARKROOM SW



4. LIGHT METAL ACCENT -
MINUTE MAUVE SW



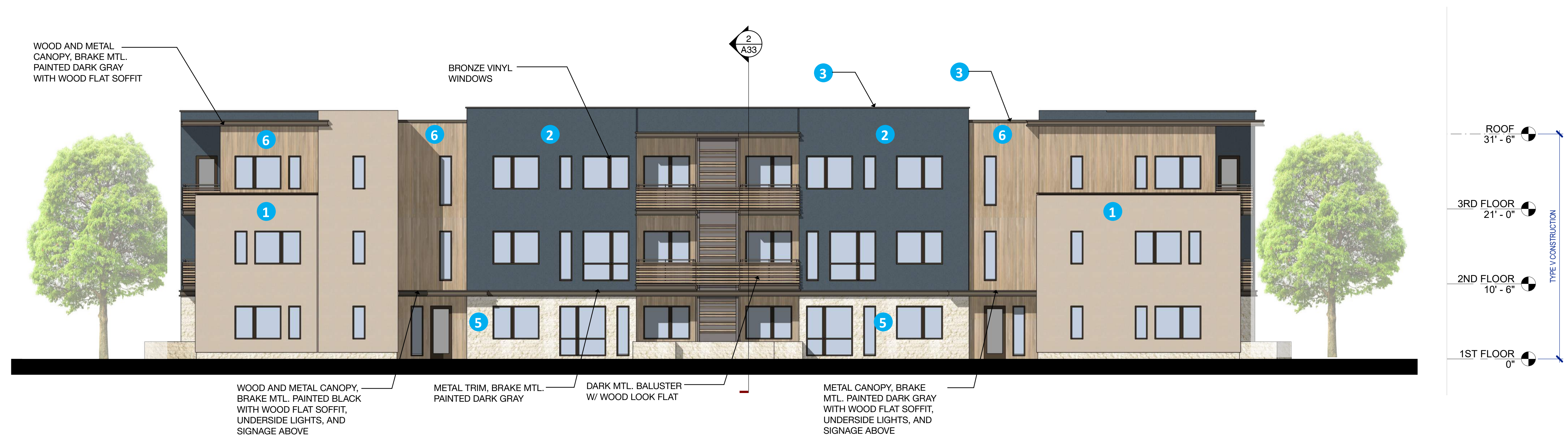
5. STONE VENEER BASE -
URBAN STRIP - WINTERFALL

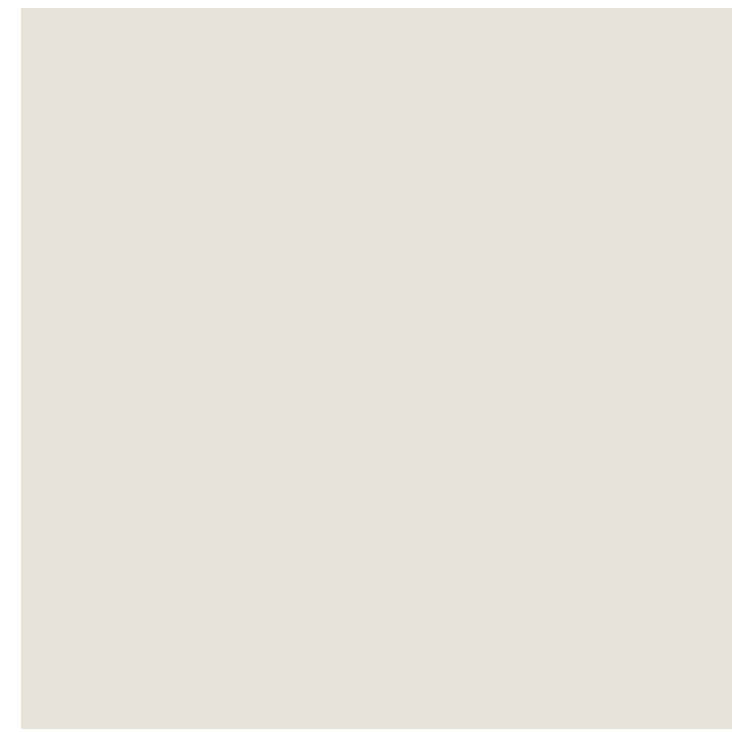


6. FIBER CEMENT SIDING -
NICHIA - SPRUCE



7. VINYL WINDOWS -
DARK BRONZE FINISH

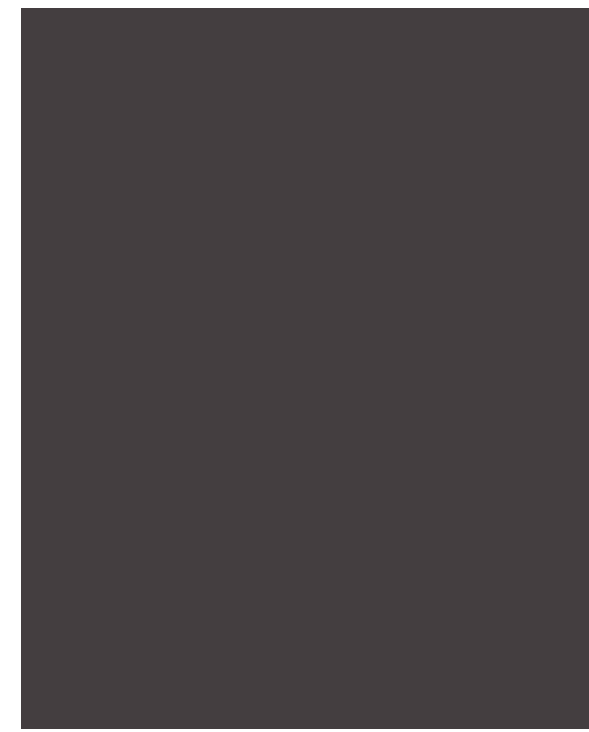




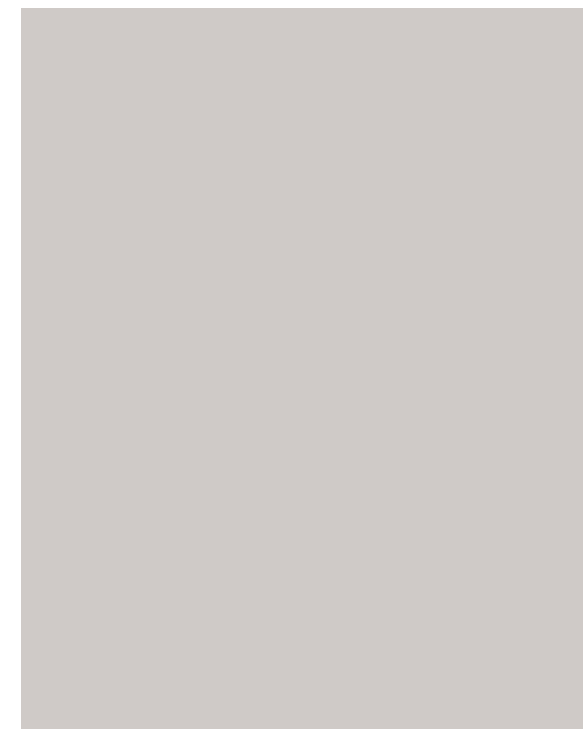
1. LIGHT PLASTER -
PEARLY WHITE SW



2. DARK PLASTER -
STUNNING SHADE SW



3. DARK METAL ACCENT -
DARKROOM SW



4. LIGHT METAL ACCENT -
MINUTE MAUVE SW



5. STONE VENEER BASE -
URBAN STRIP- SANDOLLAR

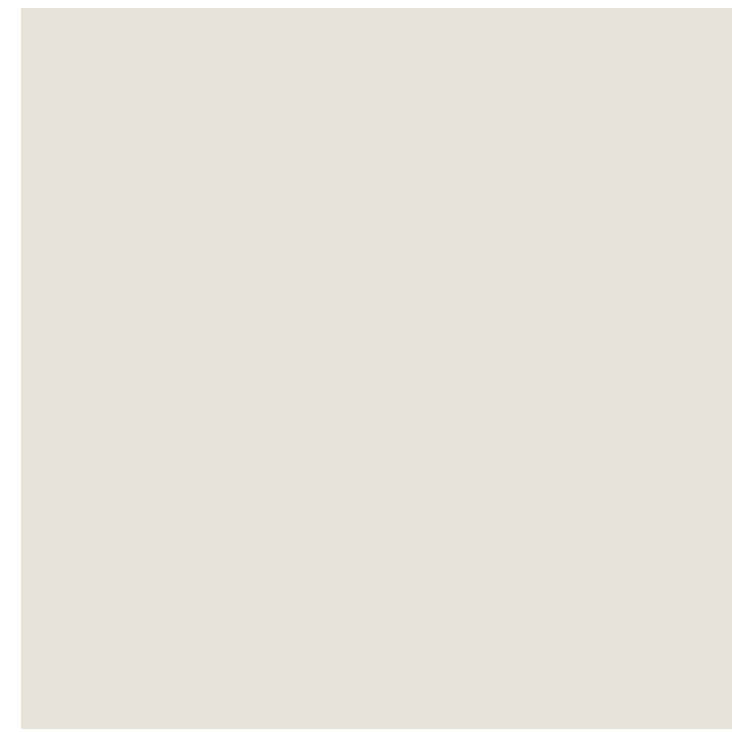


6. FIBER CEMENT SIDING -
NICHHA- SPRUCE



7. VINYL WINDOWS -
DARK BRONZE FINISH

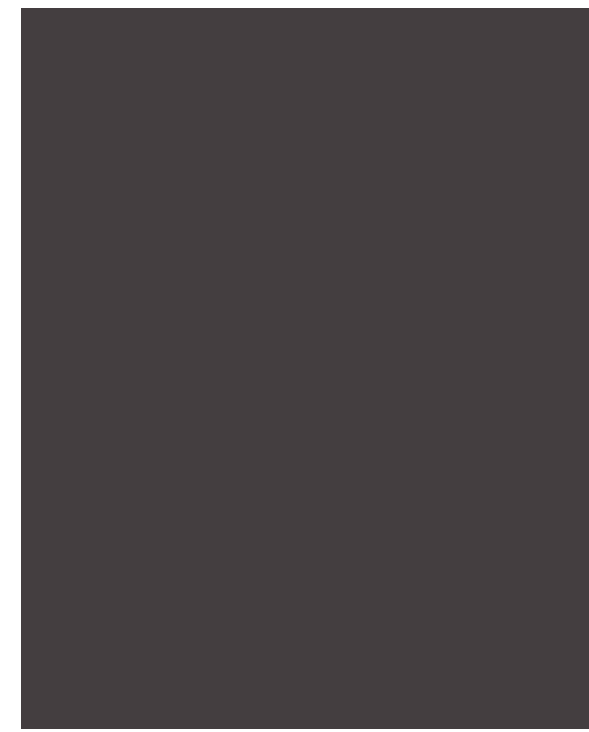




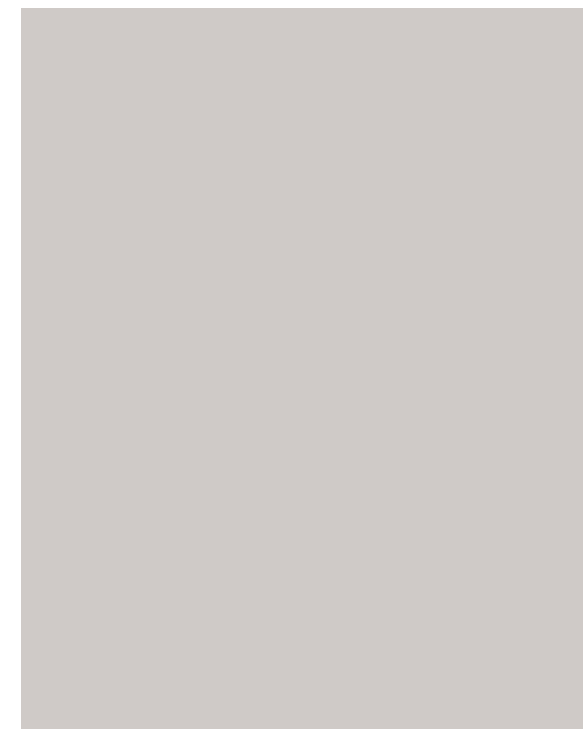
1. LIGHT PLASTER -
PEARLY WHITE SW



2. DARK PLASTER -
STUNNING SHADE SW



3. DARK METAL ACCENT -
DARKROOM SW



4. LIGHT METAL ACCENT -
MINUTE MAUVE SW



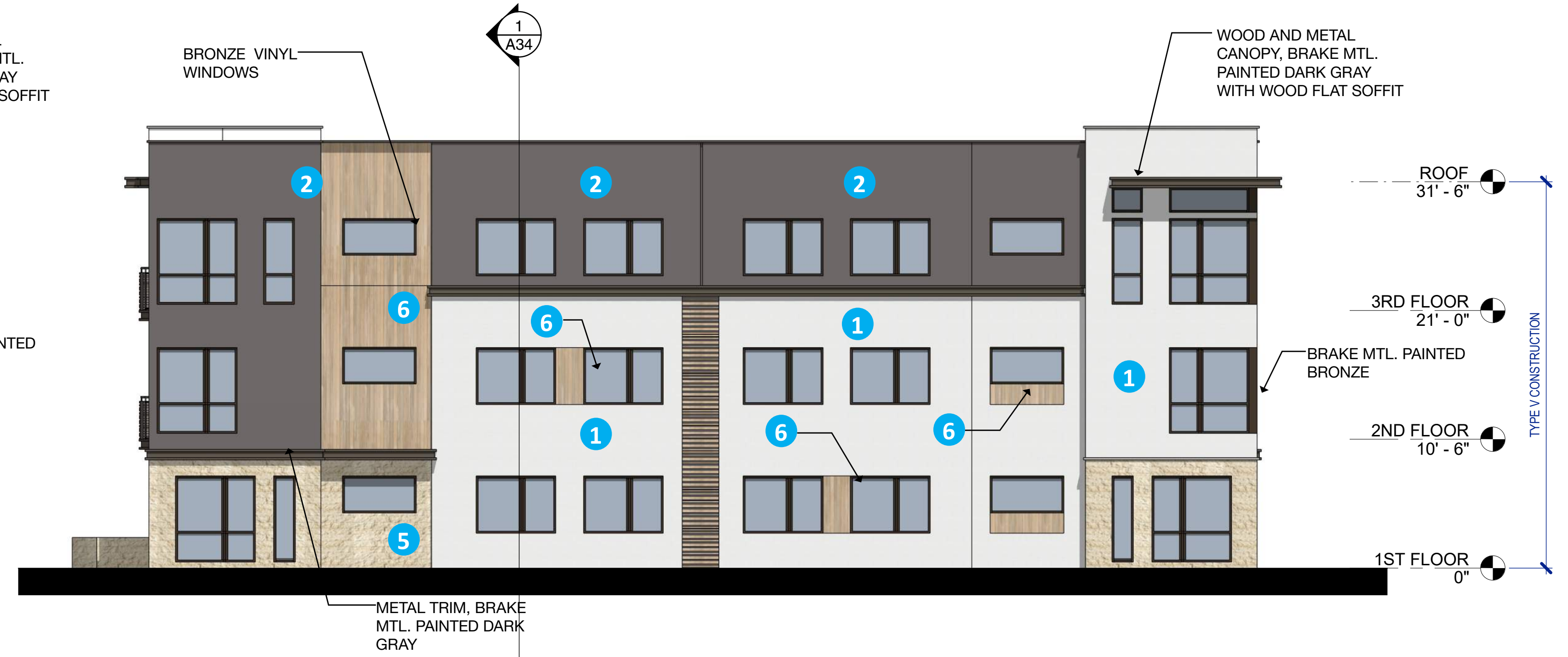
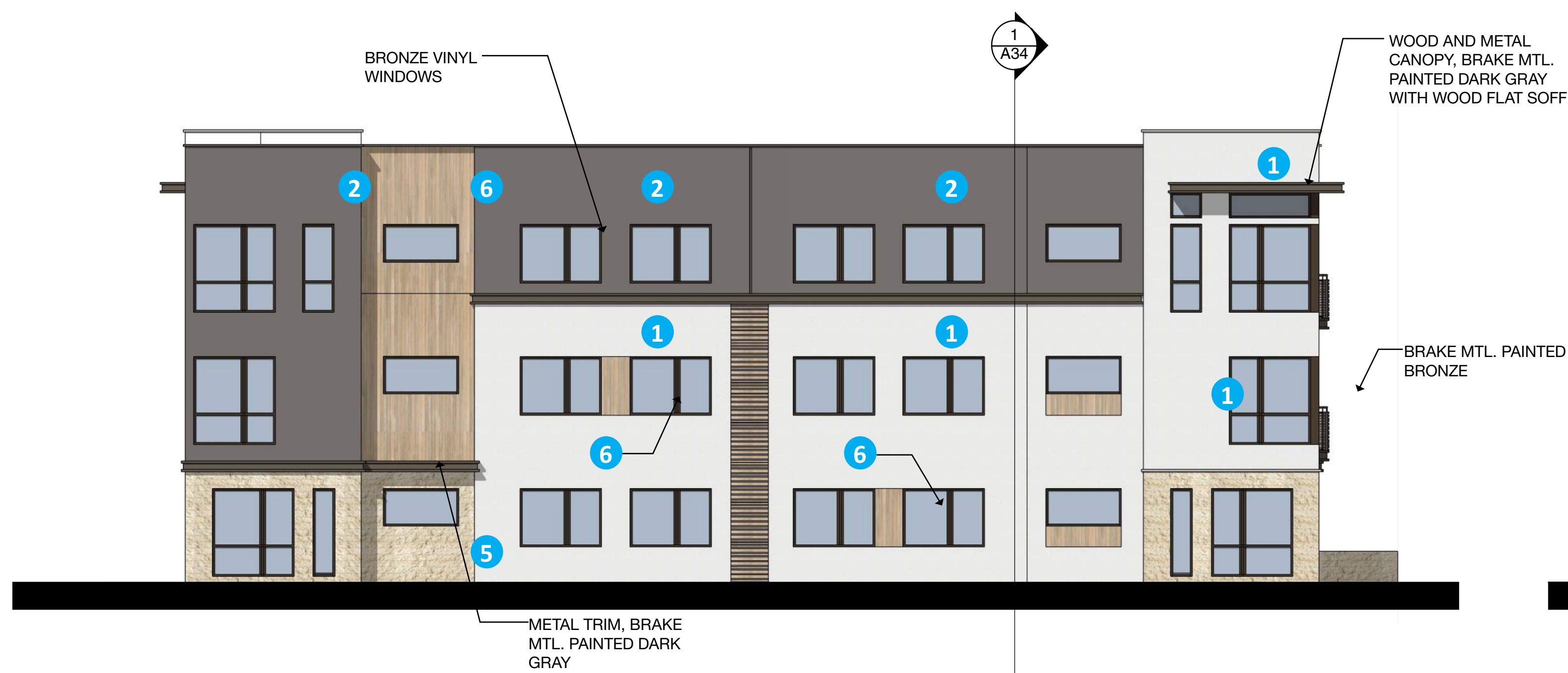
5. STONE VENEER BASE -
URBAN STRIP- SANDOLLAR

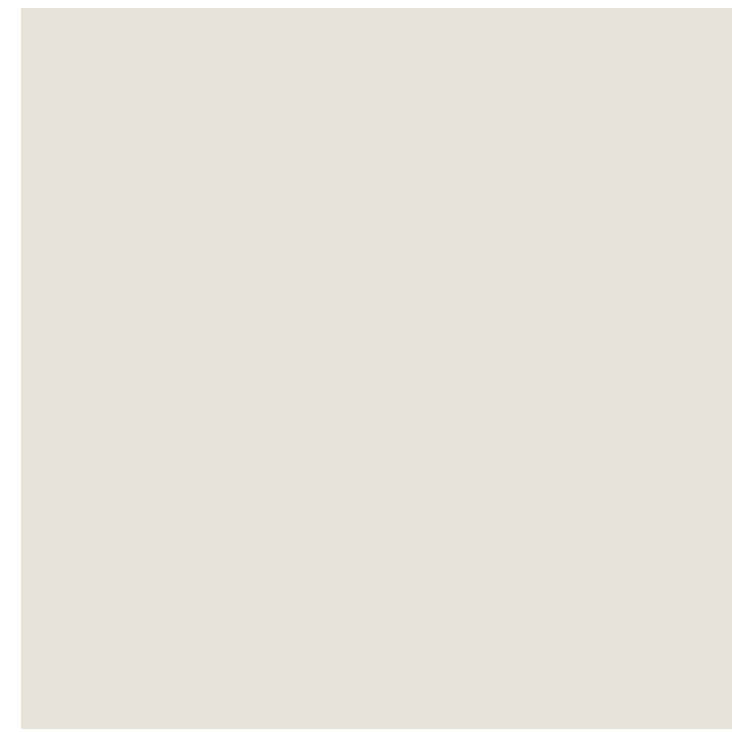


6. FIBER CEMENT SIDING -
NICHHA- SPRUCE



7. VINYL WINDOWS -
DARK BRONZE FINISH

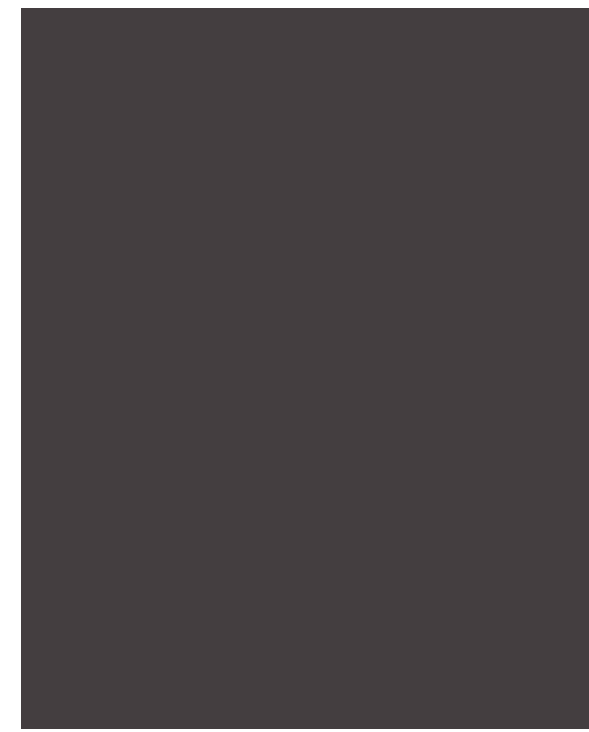




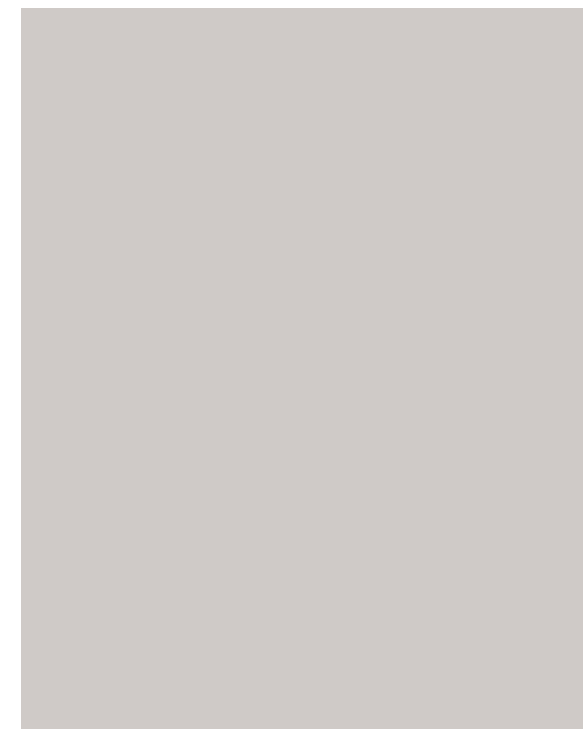
1. LIGHT PLASTER -
PEARLY WHITE SW



2. DARK PLASTER -
STUNNING SHADE SW



3. DARK METAL ACCENT -
DARKROOM SW



4. LIGHT METAL ACCENT -
MINUTE MAUVE SW



5. STONE VENEER BASE -
URBAN STRIP- SANDOLLAR

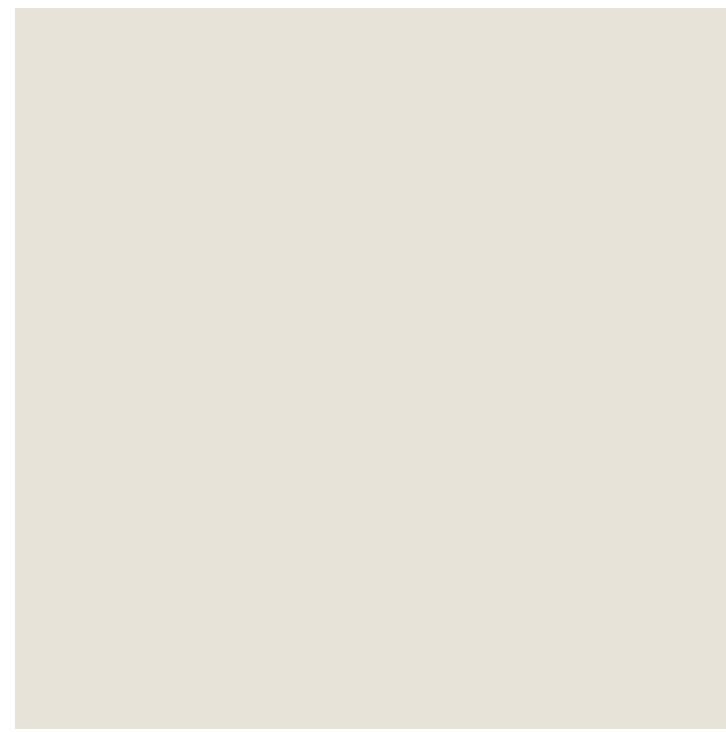


6. FIBER CEMENT SIDING -
NICHHA- SPRUCE



7. VINYL WINDOWS -
DARK BRONZE FINISH

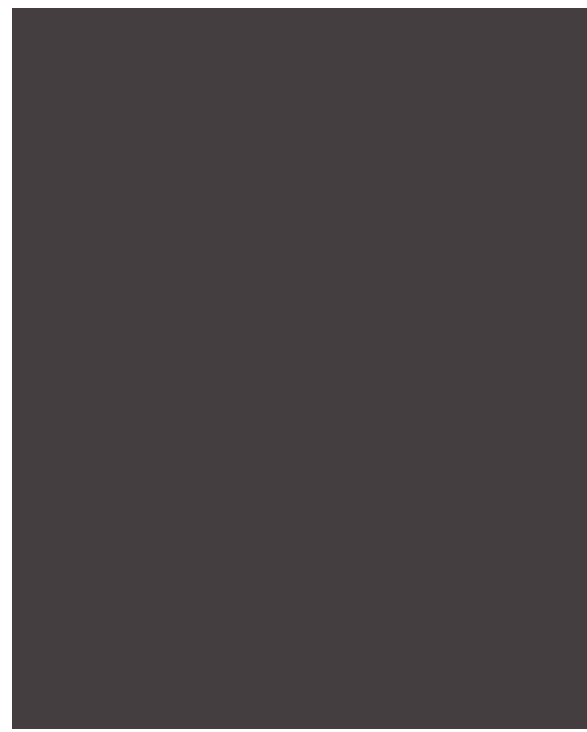




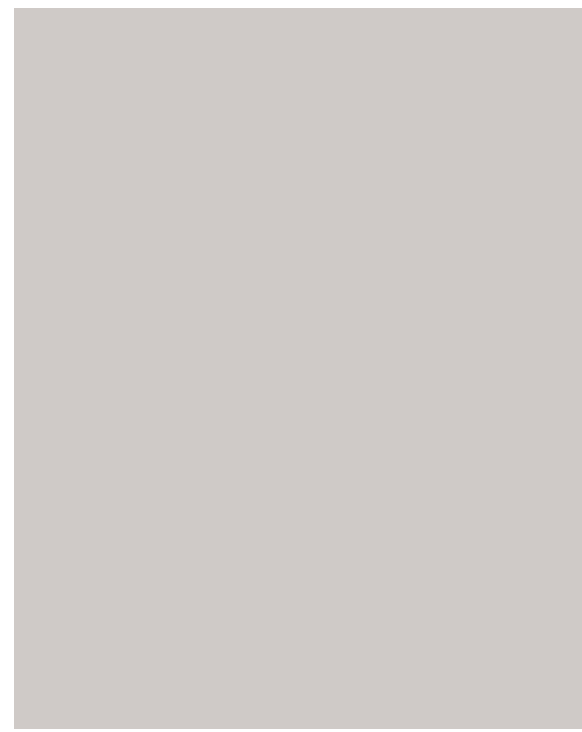
1. LIGHT PLASTER -
PEARLY WHITE SW



2. DARK PLASTER -
STUNNING SHADE SW



3. DARK METAL ACCENT -
DARKROOM SW



4. LIGHT METAL ACCENT -
MINUTE MAUVE SW



5. STONE VENEER BASE-
URBAN STRIP- SANDOLLAR

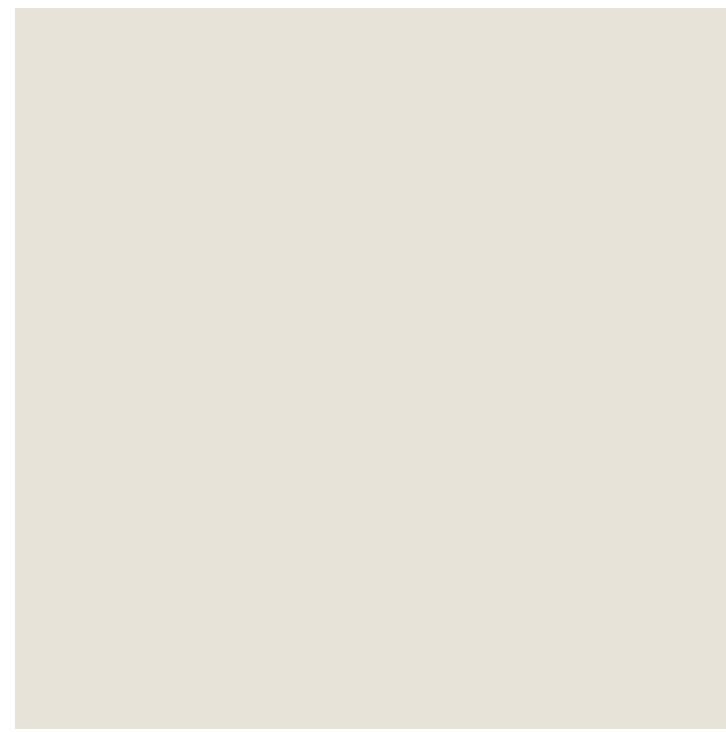


6. FIBER CEMENT SIDING-
NICHHA- SPRUCE



7. VINYL WINDOWS-
DARK BRONZE FINISH

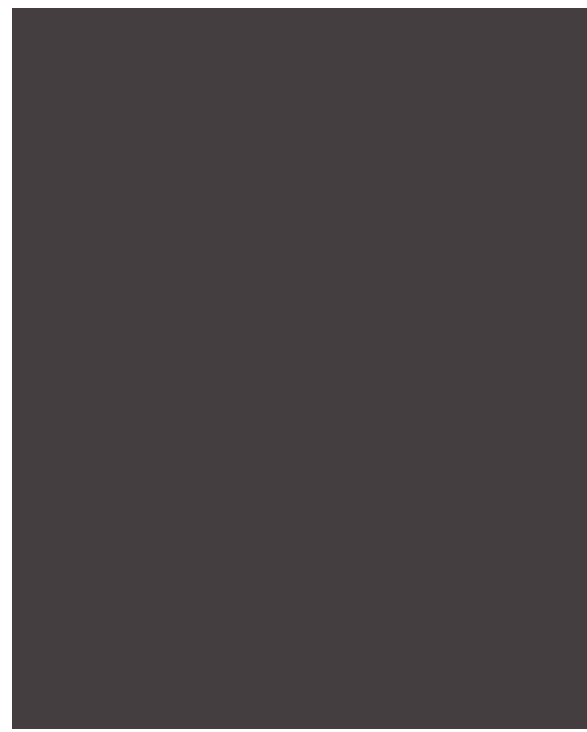




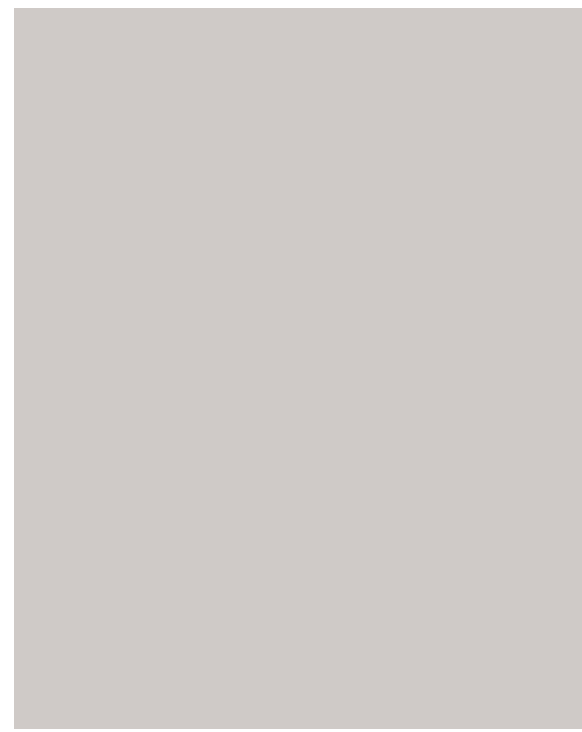
1. LIGHT PLASTER -
PEARLY WHITE SW



2. DARK PLASTER -
STUNNING SHADE SW



3. DARK METAL ACCENT -
DARKROOM SW



4. LIGHT METAL ACCENT -
MINUTE MAUVE SW



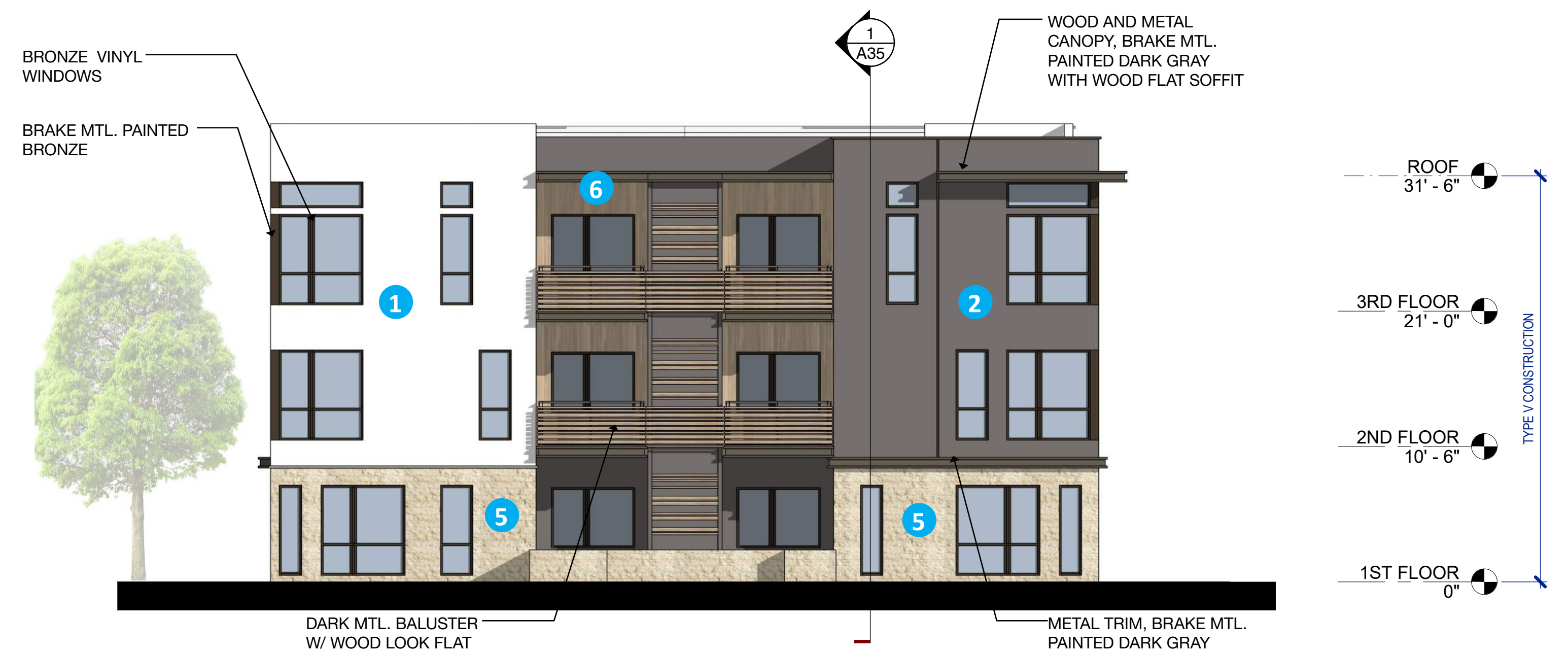
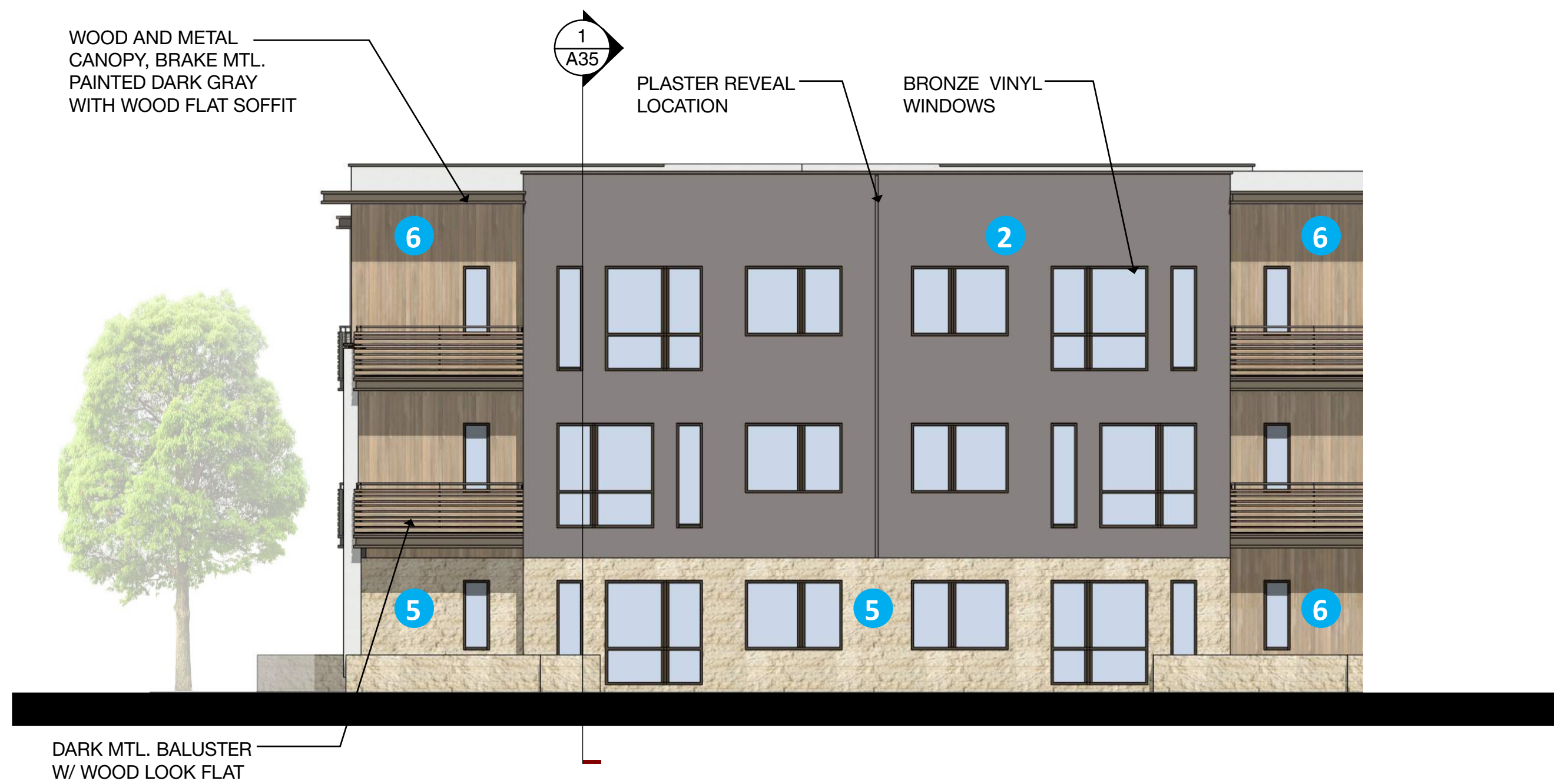
5. STONE VENEER BASE-
URBAN STRIP- SANDOLLAR

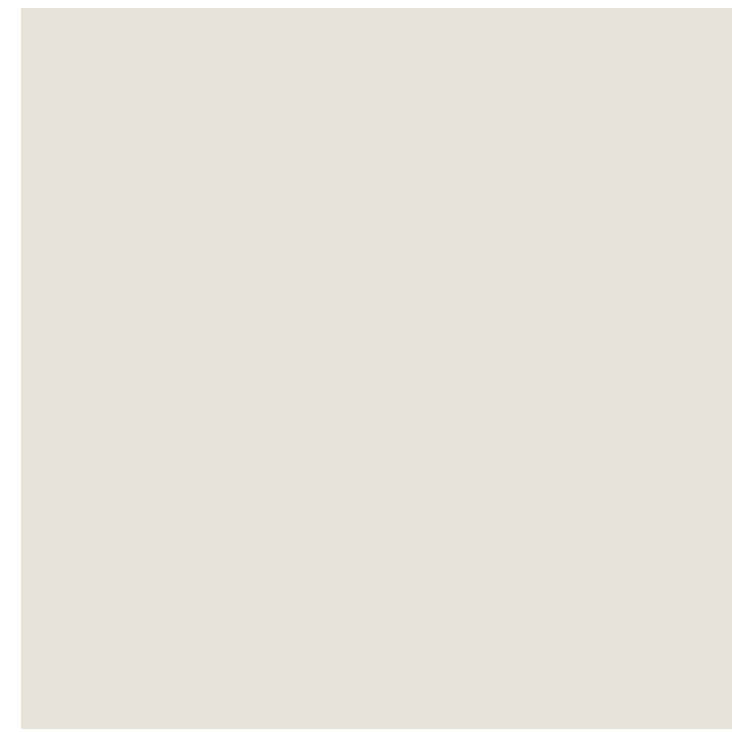


6. FIBER CEMENT SIDING-
NICHHA- SPRUCE



7. VINYL WINDOWS-
DARK BRONZE FINISH

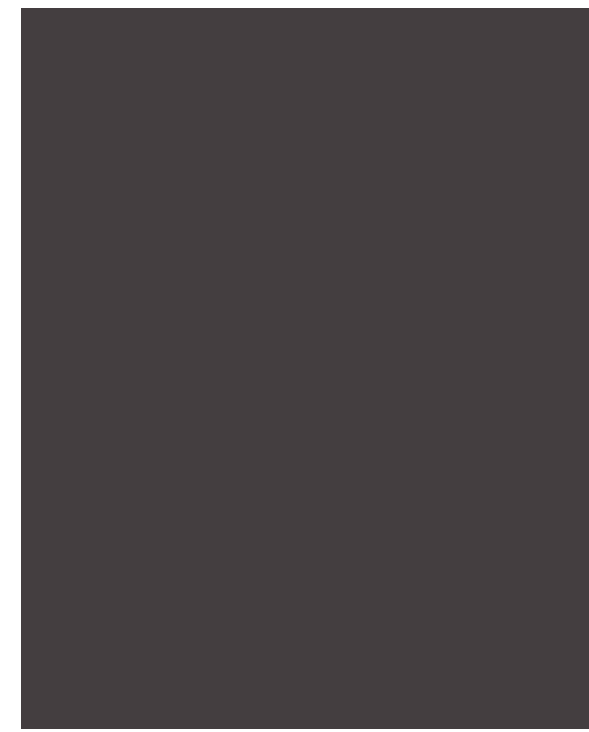




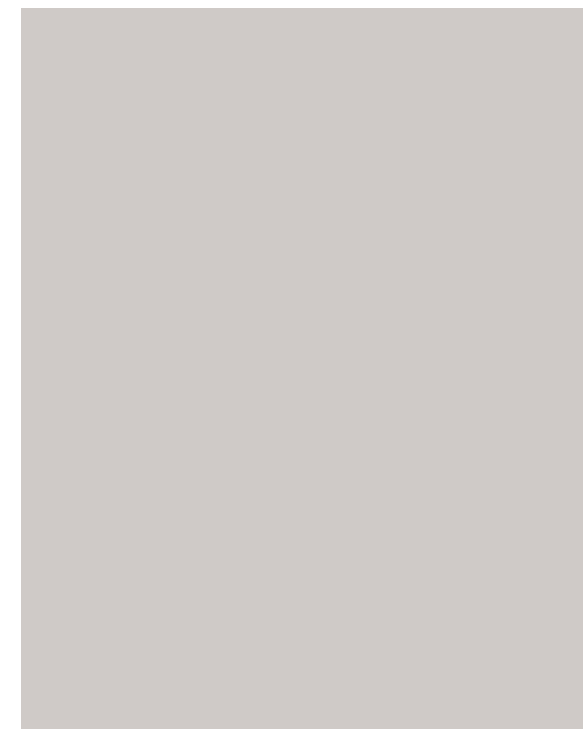
1. LIGHT PLASTER -
PEARLY WHITE SW



2. DARK PLASTER -
STUNNING SHADE SW



3. DARK METAL ACCENT -
DARKROOM SW



4. LIGHT METAL ACCENT -
MINUTE MAUVE SW



5. STONE VENEER BASE-
URBAN STRIP- SANDOLLAR

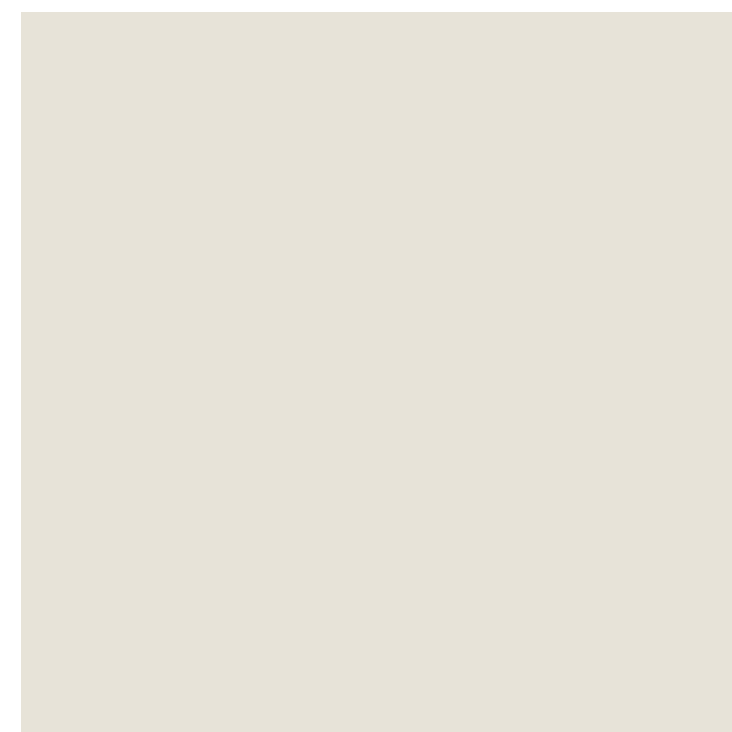


6. FIBER CEMENT SIDING-
NICHHA- SPRUCE



7. VINYL WINDOWS-
DARK BRONZE FINISH

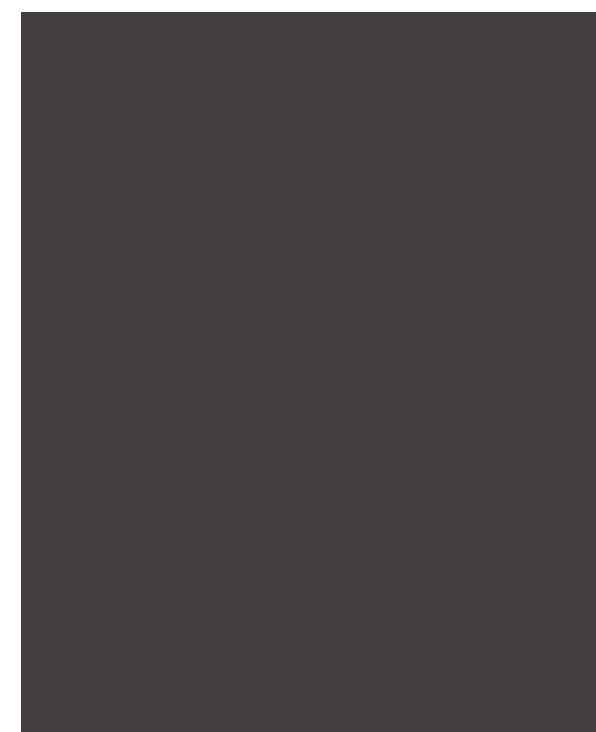




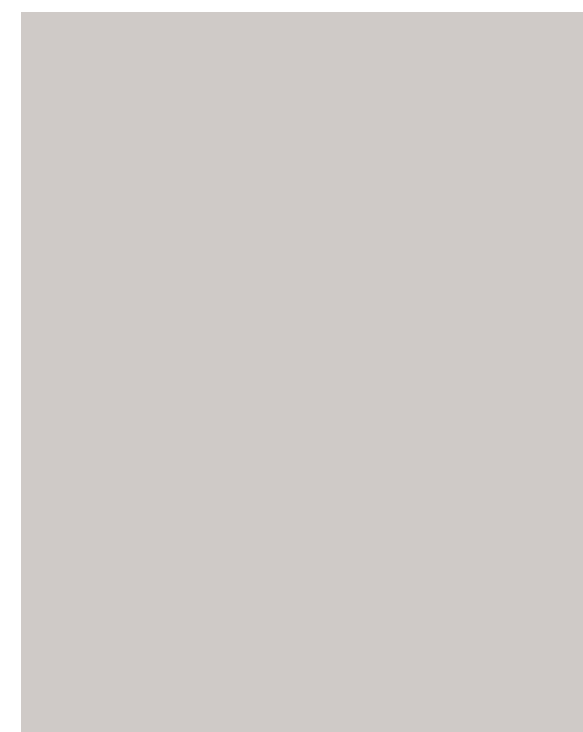
1. LIGHT PLASTER -
PEARLY WHITE SW



2. DARK PLASTER -
STUNNING SHADE SW



3. DARK METAL ACCENT -
DARKROOM SW



4. LIGHT METAL ACCENT -
MINUTE MAUVE SW



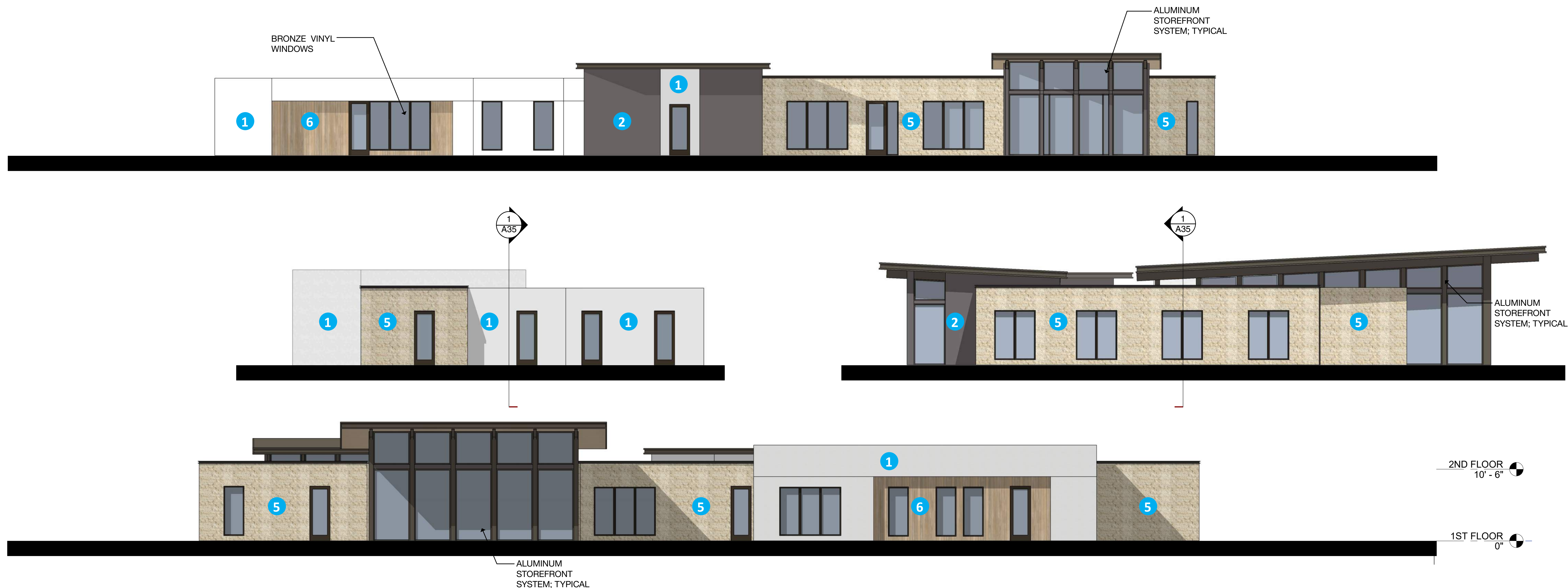
5. STONE VENEER BASE -
URBAN STRIP- SANDOLLAR



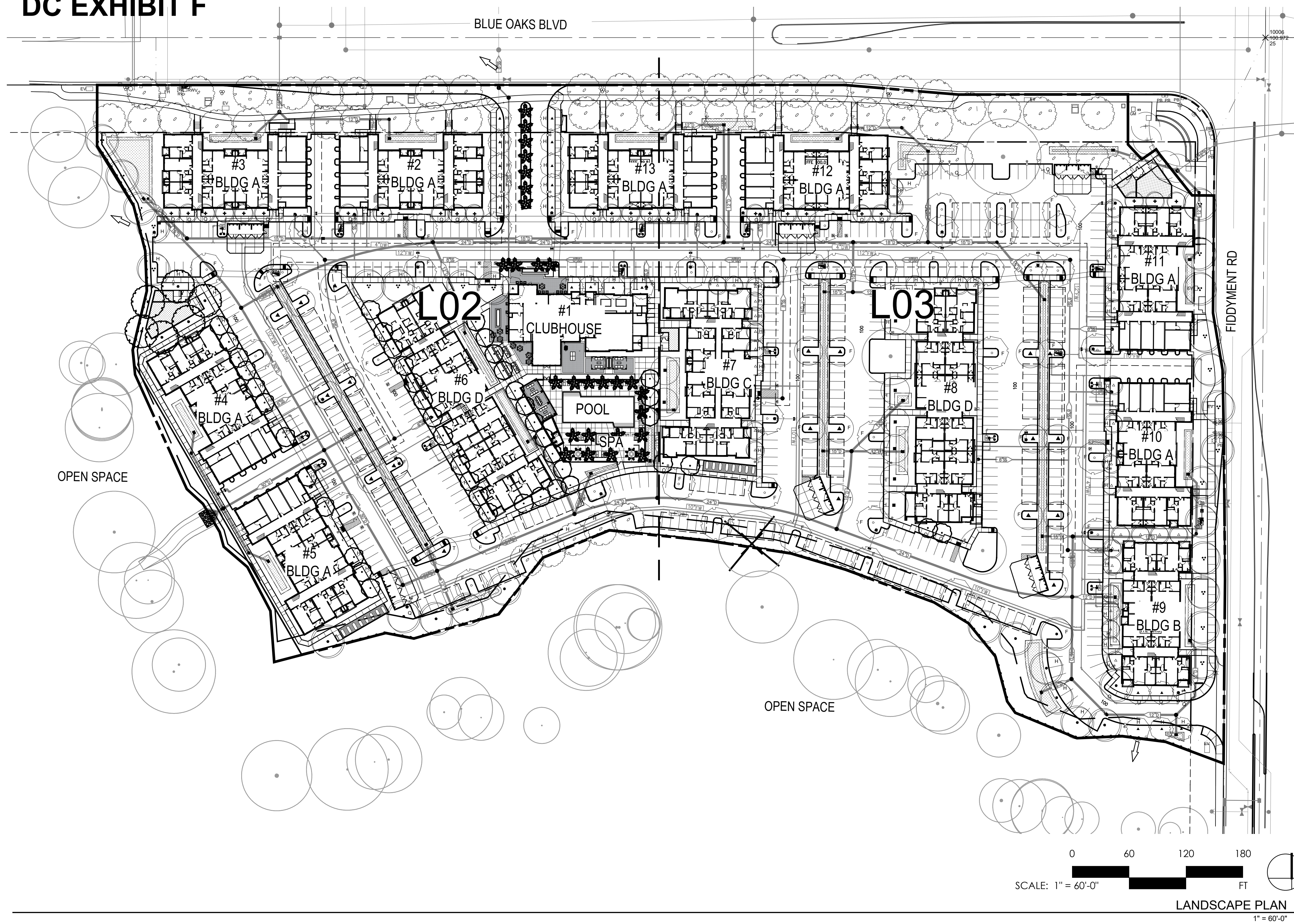
6. FIBER CEMENT SIDING -
NICHHA- SPRUCE

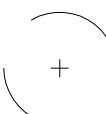
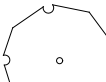


7. VINYL WINDOWS -
DARK BRONZE FINISH



DC EXHIBIT F



TREES	BOTANICAL / COMMON NAME	CONT	WAT
	Acer rubrum 'Bowhall' Bowhall Maple	24"box	Med
	Acer rubrum 'October Glory' October Glory Red Maple	24"box	Med
	Elaeocarpus decipiens Japanese Blueberry Tree	24"box	Med
	Existing Tree	--	--
	Lagerstroemia x 'Natchez' Crape Myrtle	24"box	Low
	Nyssa sylvatica 'Green Gable' TM Black Gum	24"box	Med
	Olea europaea 'Wilsonii' Wilson Olive	24"box	Low
	Pistacia chinensis 'Kieth Davey' Kieth Davey Chinese Pistache	36"box	Low
	Platanus x acerifolia London Plane Tree	24"box	Low
	Quercus lobata Valley Oak	48"box	Low
	Quercus wislizenii Interior Live Oak	24"box	Low
	Ulmus japonica x wilsoniana 'Morton' TM Accolade Elm	24"box	Med
	Washingtonia filifera California Fan Palm	14' BTH	Low
	Zelkova serrata 'Green Vase' Green Vase Sawleaf Zelkova	24"box	Med

Tree Species	Tree Size	Coverage	Qty	Area	Shade Total
Acer rubrum 'October Glory'	35'-30'	Full	65	962	62,530
Pistache chinensis 'Kieth Davey'		Half	26	481	12,506
Quercus wislizenii		Quarter	6	240	1,440
Zelkova serrata 'Green Vase'		Total			76,476
	30'-25'	Full	0	707	0
		Half	0	354	0
		Quarter	0	177	0
		Total			0
Acer rubrum 'Bowhall'	25'-20'	Full	0	791	0
Nyssa sylvatica		Half	17	246	4,182
Olea europaea 'Wilsonii'		Quarter	3	123	369
		Total			4,551
Lagerstorema	20'-15'	Full	0	314	0
		Half	0	157	0
		Quarter	17	79	1,343
		Total			1,343
Existing Tree Canopy		Full	4499	100.00%	4,499
		Half	0	50.00%	
		Quarter	3848	25.00%	962
				3673	0
		Total			5,461
		Total Tree Shaded Area Provided			87,831
		Total Carport Area Provided			33,213
		Percent of Parking Shaded			56.8%
		Total Parking Area			213,077

WATER EFFICIENT LANDSCAPE ORDINANCE:

"I have complied with the criteria of the Water Efficient Landscape Ordinance and applied such criteria for the efficient use of water in the landscape design plan."

Applicant Signature	License Number	Date
---------------------	----------------	------

LANDSCAPE NOTES:

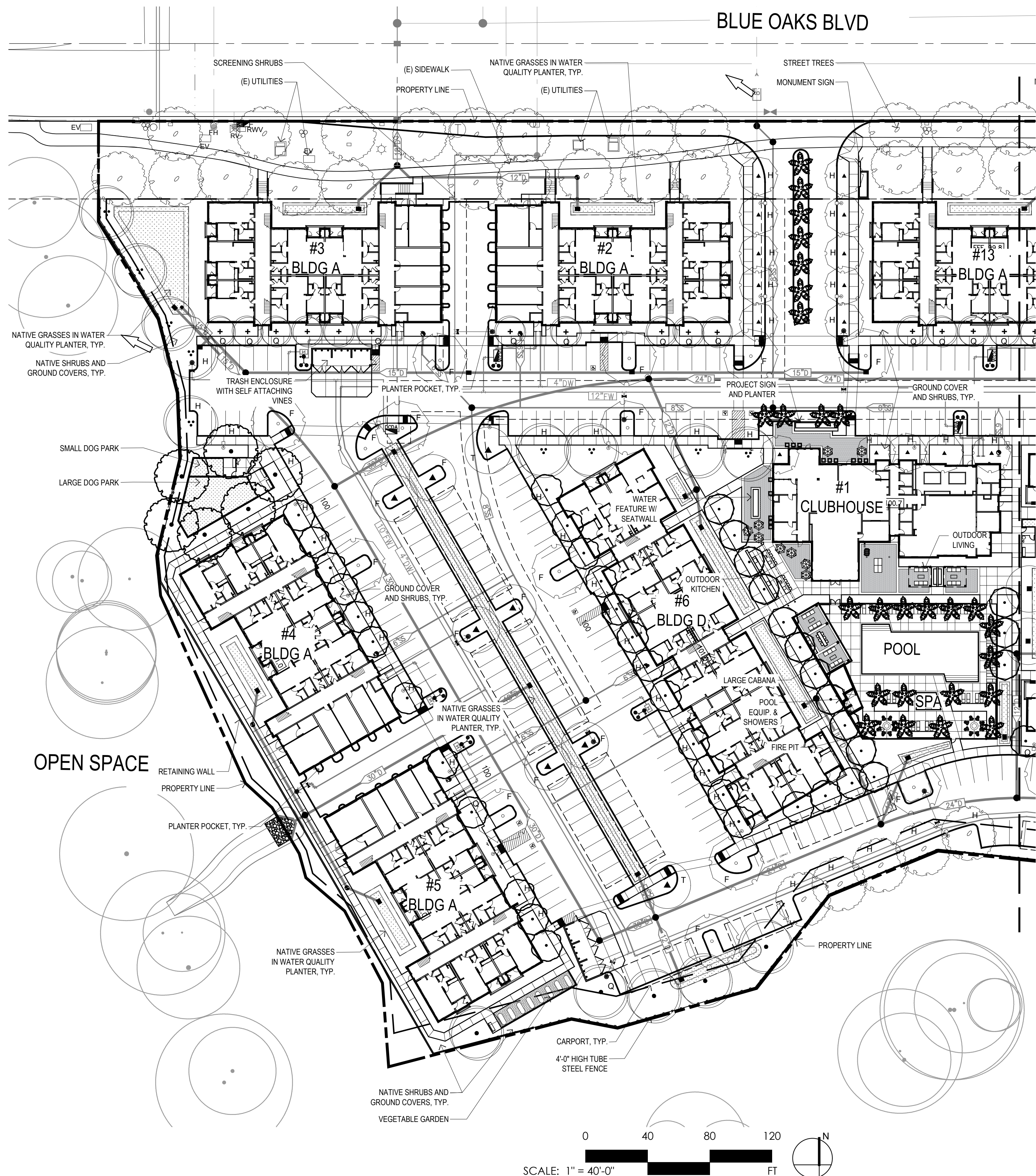
1. ALL PLANTERS TO BE IRRIGATED USING IN-LINE SUBSURFACE DRIP TUBING EXCEPT FOR LAWN AREAS.
2. ALL SPRAY IRRIGATION TO BE LAID OUT TO AVOID OVER SPRAY.
3. ALL PLANTER TO BE TOP DRESSED WITH 3" OR MULCH EXCEPT FOR LAWN AREAS.
4. INSTALL TREE ROOT BARRIERS FOR TREES WITHIN 4'-0" OF CONCRETE PAVING OR CURB.

NOTES

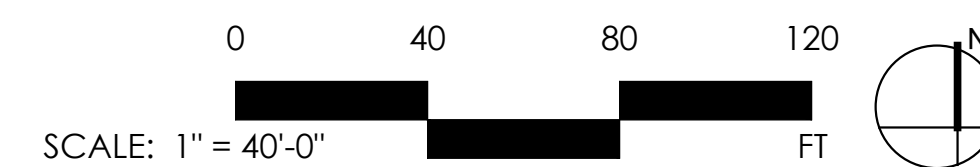
NTS

PARKING SHADE TREE CALCS

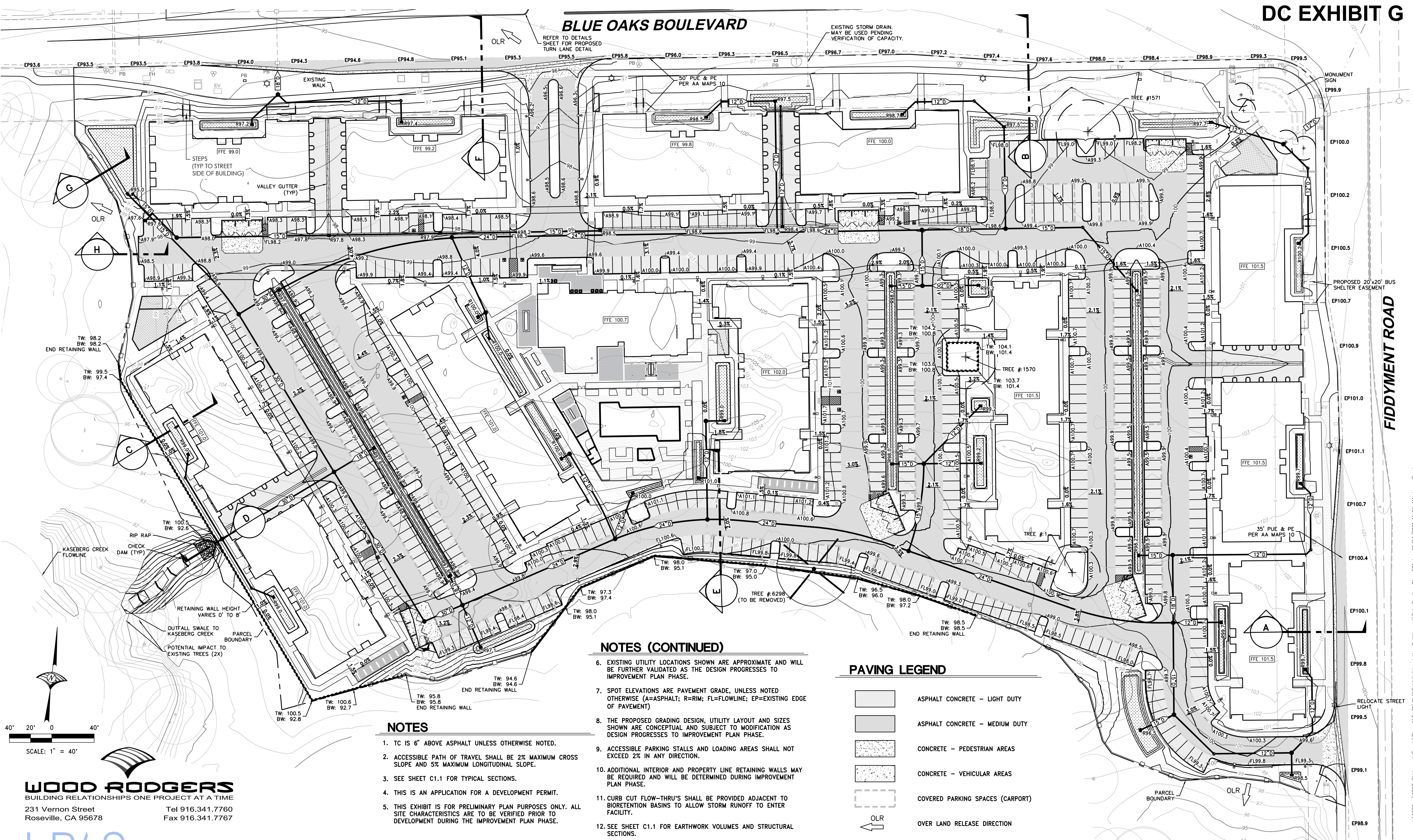
NTS



TREES	BOTANICAL / COMMON NAME	CONT	WATER USE	
	Acer rubrum 'Bowhall' Bowhall Maple	24"box	Med	
	Acer rubrum 'October Glory' October Glory Red Maple	24"box	Med	
	Elaeocarpus decipiens Japanese Blueberry Tree	24"box	Med	
	Existing Tree	--	--	
	Lagerstroemia x 'Natchez' Crape Myrtle	24"box	Low	
	Nyssa sylvatica 'Green Gable' TM Black Gum	24"box	Med	
	Olea europaea 'Wilsonii' Wilson Olive	24"box	Low	
	Pistacia chinensis 'Kieth Davey' Kieth Davey Chinese Pistache	36"box	Low	
	Platanus x acerifolia London Plane Tree	24"box	Low	
	Quercus lobata Valley Oak	48"box	Low	
	Quercus wislizenii Interior Live Oak	24"box	Low	
	Ulmus japonica x wilsoniana 'Morton' TM Accolade Elm	24"box	Med	
	Washingtonia filifera California Fan Palm	14' BTH	Low	
	Zelkova serrata 'Green Vase' Green Vase Sawleaf Zelkova	24"box	Med	
SHRUBS		CONT	WATER USE	
Callistemon viminalis 'Better John'		5 gal	Low	
Dwarf Weeping Bottle Brush				
Chondropetalum tectorum		5 gal	Med	
Cape Rush				
Cistus x 'Grayswood Pink'		5 gal	Med	
Rock Rose				
Diets bicolor		5 gal	Low	
Fortnight Lily				
Galvezia speciosa		5 gal	Low	
Island Bush Snapdragon				
Gardenia jasminoides 'August Beauty'		5 gal	Med	
Gardenia				
Ilex x 'Ruthol 1' TM		5 gal	Med	
Emerald Colonnade Holly				
Kniphofia x 'Lemon Popsicle'		5 gal	Low	
Lemon Popsicle Dwarf Hot Poker				
Mahonia x 'Soft Caress'		1 gal	Low	
Soft Caress Mahonia				
Nandina domestica 'Lemon Lime'		5 gal	Low	
Lemon Lime Nandina				
Pittosporum tenuifolium 'Golf Ball'		5 gal	Med	
Golf Ball Tawhiwhi				
Ribes nevadense		1 gal	Low	
Sierra Currant				
Rosa x 'Meizorland' TM		5 gal	Med	
White Drift Groundcover Rose				
VINE		CONT	WATER USE	
Parthenocissus tricuspidata 'Veitchii'		5 gal	Med	
Boston Ivy				
GROUND COVERS		CONT	WATER USE	SPACING
Agapanthus x 'Mood Indigo'		1 gal	Med	30" o.c.
Mood Indigo African Lily				
Baccharis pilularis 'Twin Peaks #2'		1 gal	Low	48" o.c.
Twin Peaks #2 Coyote Brush				
Bulbine frutescens 'Hallmark'		1 gal	Low	36" o.c.
Stalked Bulbine				
Dianella revoluta 'DR5000' TM		1 gal	Low	24" o.c.
Little Rev Flax Lily				
Heuchera x 'Cherry Cola'		1 gal	Med	18" o.c.
Cherry Cola Coral Bells				
Lomandra longifolia 'Platinum Beauty'		1 gal	Low	36" o.c.
Variegated Dwarf Mat Grass				
Myoporum parvifolium 'Pink'		1 gal	Low	48" o.c.
Trailing Myoporum				
Native Preservation		sod	Low	
Native Sod				
Zauschneria californica		1 gal	Low	36" o.c.
California Fuchsia				



SHRUBS	CONT	WATER USE	
Callistemon viminalis 'Better John'	5 gal	Low	
Dwarf Weeping Bottle Brush			
Chondropetalum tectorum	5 gal	Med	
Cape Rush			
Cistus x 'Grayswood Pink'	5 gal	Med	
Rock Rose			
Dietes bicolor	5 gal	Low	
Fortnight Lily			
Galvezia speciosa	5 gal	Low	
Island Bush Snapdragon			
Gardenia jasminoides 'August Beauty'	5 gal	Med	
Gardenia			
Ilex x 'RutHol 1' TM	5 gal	Med	
Emerald Colonnade Holly			
Kniphofia x 'Lemon Popsicle'	5 gal	Low	
Lemon Popsicle Dwarf Hot Poker			
Mahonia x 'Soft Caress'	1 gal	Low	
Soft Caress Mahonia			
Nandina domestica 'Lemon Lime'	5 gal	Low	
Lemon Lime Nandina			
Pittosporum tenuifolium 'Golf Ball'	5 gal	Med	
Golf Ball Tawhiwhi			
Ribes nevadense	1 gal	Low	
Sierra Currant			
Rosa x 'Meizorland' TM	5 gal	Med	
White Drift Groundcover Rose			
VINE	CONT	WATER USE	
Parthenocissus tricuspidata 'Veitchii'	5 gal	Med	
Boston Ivy			
GROUND COVERS	CONT	WATER USE	SPACING
Agapanthus x 'Mood Indigo'	1 gal	Med	30" o
Mood Indigo African Lily			
Baccharis pilularis 'Twin Peaks #2'	1 gal	Low	48" o
Twin Peaks #2 Coyote Brush			
Bulbine frutescens 'Hallmark'	1 gal	Low	36" o
Stalked Bulbine			
Dianella revoluta 'DR5000' TM	1 gal	Low	24" o
Little Rev Flax Lily			
Heuchera x 'Cherry Cola'	1 gal	Med	18" o
Cherry Cola Coral Bells			
Lomandra longifolia 'Platinum Beauty'	1 gal	Low	36" o
Variegated Dwarf Mat Grass			
Myoporum parvifolium 'Pink'	1 gal	Low	48" o
Trailing Myoporum			
Native Preservation	sod	Low	
Native Sod			
Zauschneria californica	1 gal	Low	36" o
California Fuchsia			



NOTES (CONTINUED)

- 6. EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND WILL BE FURTHER VALIDATED AS THE DESIGN PROGRESSES TO IMPROVEMENT PLAN PHASE.
- 7. SPOT ELEVATIONS ARE PAVEMENT GRADE, UNLESS NOTED OTHERWISE (A=ASPHALT; R=RIM; FL=FLOWLINE; EP=EXISTING EDGE OF PAVEMENT)
- 8. THE PROPOSED GRADING DESIGN, UTILITY LAYOUT AND SIZES SHOWN ARE CONCEPTUAL AND SUBJECT TO MODIFICATION AS DESIGN PROGRESSES TO IMPROVEMENT PLAN PHASE.
- 9. ACCESSIBLE PARKING STALLS AND LOADING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION.
- 10. ADDITIONAL INTERIOR AND PROPERTY LINE RETAINING WALLS MAY BE REQUIRED AND WILL BE DETERMINED DURING IMPROVEMENT PLAN PHASE.
- 11. CURB CUT FLOW-THRU'S SHALL BE PROVIDED ADJACENT TO BIORETENTION BASINS TO ALLOW STORM RUNOFF TO ENTER FACILITY.
- 12. SEE SHEET C1.1 FOR EARTHWORK VOLUMES AND STRUCTURAL SECTIONS.

PAVING LEGEND

- ASPHALT CONCRETE - LIGHT DUTY
- ASPHALT CONCRETE - MEDIUM DUTY
- CONCRETE - PEDESTRIAN AREAS
- CONCRETE - VEHICULAR AREAS
- COVERED PARKING SPACES (CARPORT)
- OVER LAND RELEASE DIRECTION

NOTES

- 1. TC IS 6" ABOVE ASPHALT UNLESS OTHERWISE NOTED.
- 2. ACCESSIBLE PATH OF TRAVEL SHALL BE 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM LONGITUDINAL SLOPE.
- 3. SEE SHEET C1.1 FOR TYPICAL SECTIONS.
- 4. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
- 5. THIS EXHIBIT IS FOR PRELIMINARY PLAN PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO DEVELOPMENT DURING THE IMPROVEMENT PLAN PHASE.

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
231 Vernon Street
Roseville, CA 95678
Tel 916.341.7760
Fax 916.341.7767

LPAS KF PROPERTIES
Architecture + Design

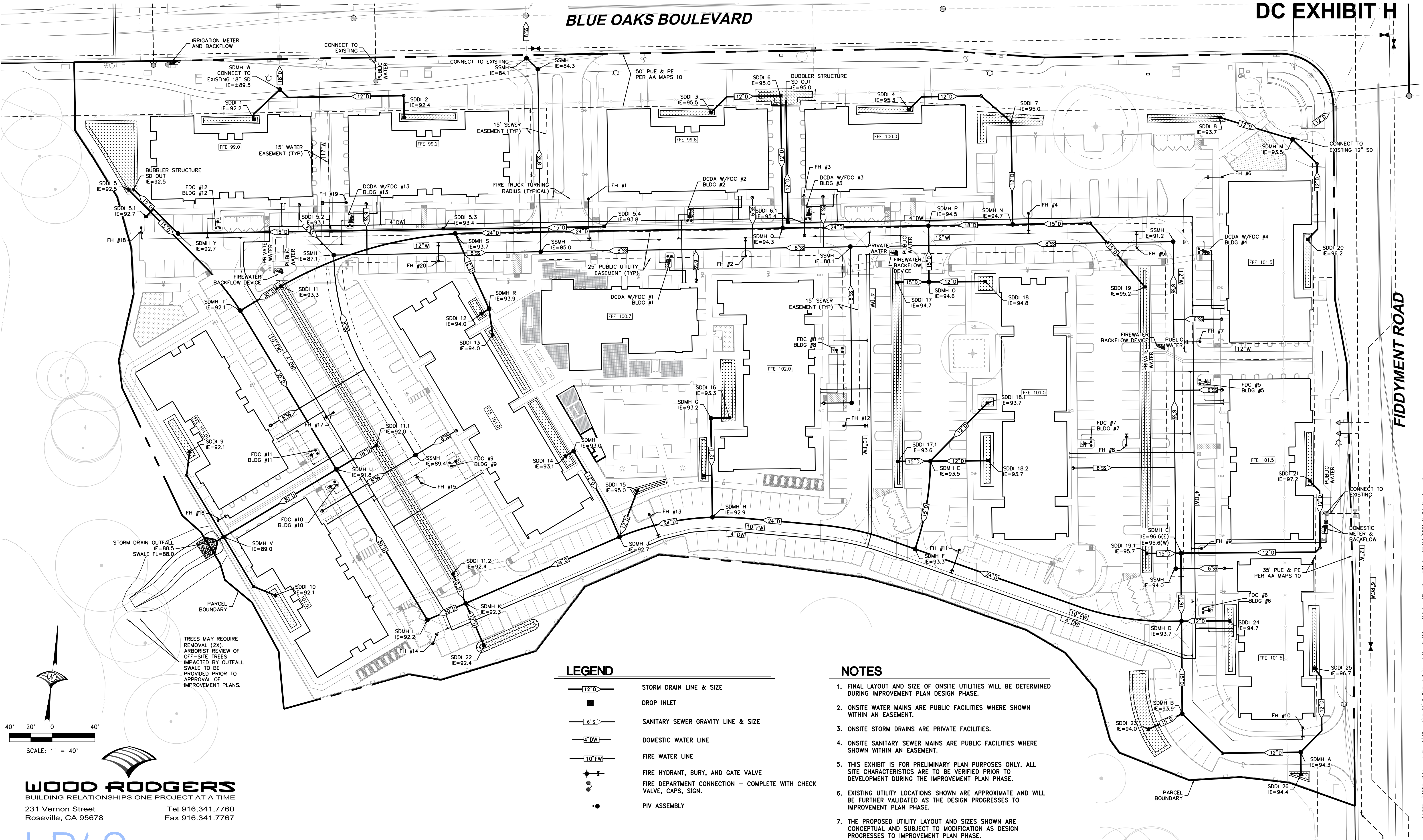
PRELIMINARY
GRADING PLAN

FIDDYMENT RANCH APTS.

ROSEVILLE, CA

PROJECT NO.1282-0003

10/12/21



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
231 Vernon Street
Roseville, CA 95678
Tel 916.341.7760
Fax 916.341.7767

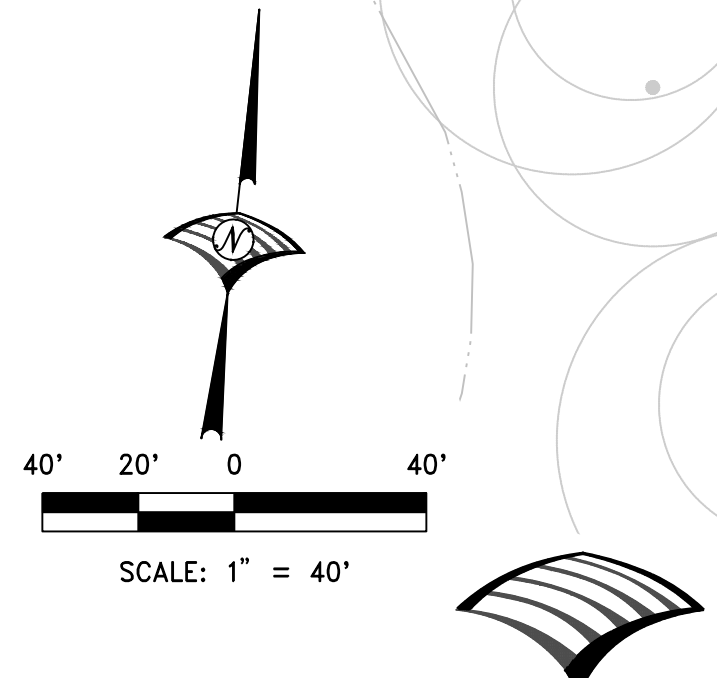
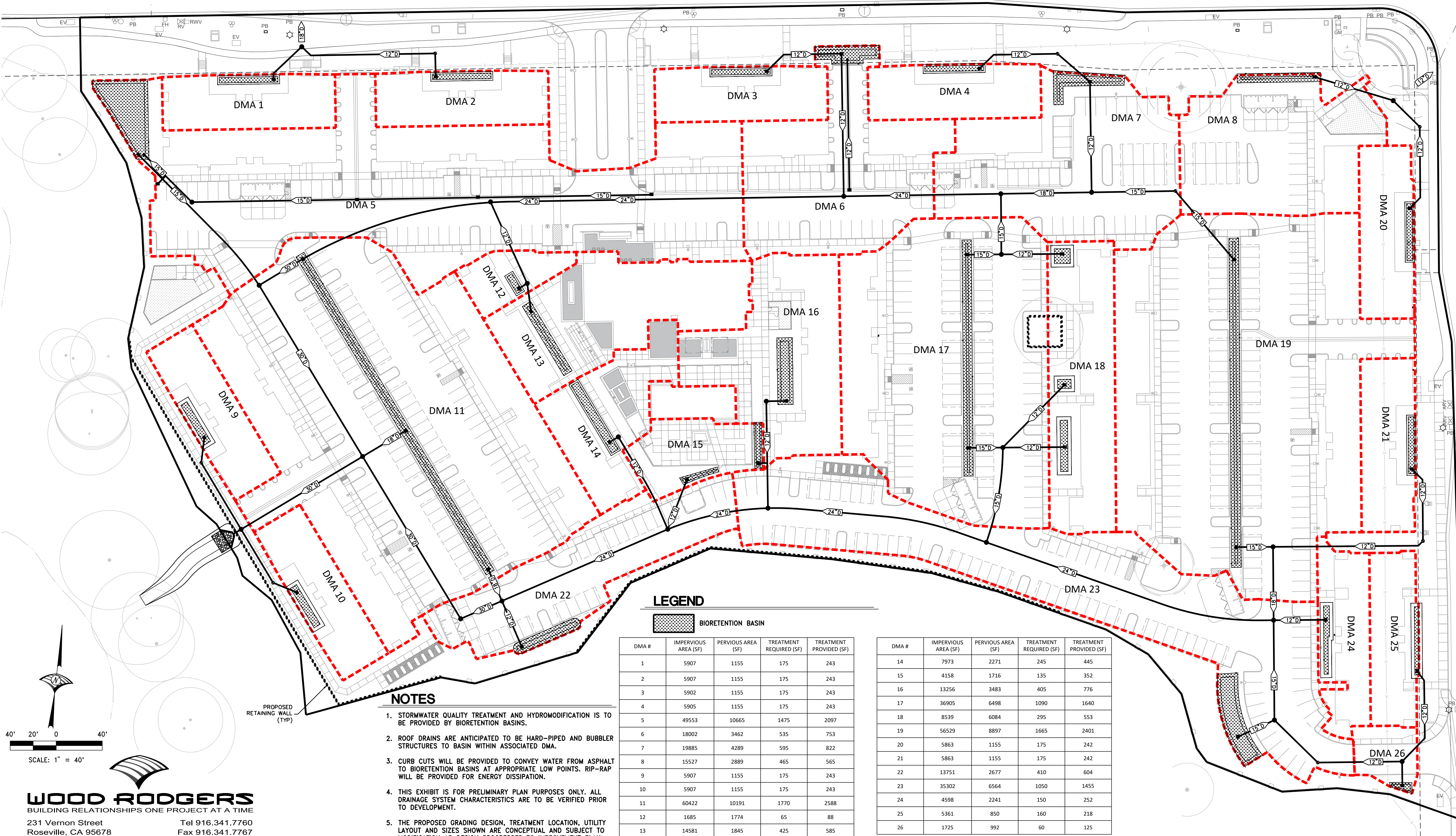
LPAS
Architecture + Design

KF PROPERTIES

PRELIMINARY
UTILITY PLAN

BLUE OAKS BOULEVARD

FIDDYMENT ROAD



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
231 Vernon Street
Roseville, CA 95678
Tel 916.341.7760
Fax 916.341.7767

LPAS
Architecture + Design

KF PROPERTIES

PRELIMINARY STORMWATER
MANAGEMENT PLAN

FIDDYMENT RANCH APTS.

ROSEVILLE, CA

PROJECT NO.1282-0003

10/12/21

LEGEND

BIORETENTION BASIN

DMA #	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TREATMENT REQUIRED (SF)	TREATMENT PROVIDED (SF)
1	5907	1155	175	243
2	5907	1155	175	243
3	5902	1155	175	243
4	5905	1155	175	243
5	49553	10665	1475	2097
6	18002	3462	535	753
7	19885	4289	595	822
8	15527	2889	465	565
9	5907	1155	175	243
10	5907	1155	175	243
11	60422	10191	1770	2588
12	1685	1774	65	88
13	14581	1845	425	585

DMA #	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TREATMENT REQUIRED (SF)	TREATMENT PROVIDED (SF)
14	7973	2271	245	445
15	4158	1716	135	352
16	13256	3483	405	776
17	36905	6498	1090	1640
18	8539	6084	295	553
19	56529	8897	1665	2401
20	5863	1155	175	242
21	5863	1155	175	242
22	13751	2677	410	604
23	35302	6564	1050	1455
24	4598	2241	150	252
25	5361	850	160	218
26	1725	992	60	125

NOTE: BIORETENTION BASINS ARE LARGER THAN REQUIRED TO PROVIDE FLEXIBILITY DURING DESIGN. SIZING WILL BE REFINED AT THE IMPROVEMENT PLAN STAGE

NOTES

1. STORMWATER QUALITY TREATMENT AND HYDROMODIFICATION IS TO BE PROVIDED BY BIORETENTION BASINS.
2. ROOF DRAINS ARE ANTICIPATED TO BE HARD-PIPED AND BUBBLER STRUCTURES TO BASIN WITHIN ASSOCIATED DMA.
3. CURB CUTS WILL BE PROVIDED TO CONVEY WATER FROM ASPHALT TO BIORETENTION BASINS AT APPROPRIATE LOW POINTS. RIP-RAP WILL BE PROVIDED FOR ENERGY DISSIPATION.
4. THIS EXHIBIT IS FOR PRELIMINARY PLAN PURPOSES ONLY. ALL DRAINAGE SYSTEM CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO DEVELOPMENT.
5. THE PROPOSED GRADING DESIGN, TREATMENT LOCATION, UTILITY LAYOUT AND SIZES SHOWN ARE CONCEPTUAL AND SUBJECT TO MODIFICATION AS DESIGN PROGRESSES TO IMPROVEMENT PLAN PHASE.

2484 Natomas Park Drive Suite 100 Sacramento CA 95833
916 443 0335 lpasdesign.com Architecture + Design

FIDDYMENT RANCH
APARTMENTS

Project Secondary Name

1900 BLUE OAKS BLVD
FOLSOM, CALIFONRIA 95747



ARCHITECT'S STAMP

APPROVAL

THIS DOCUMENT CONTAINS INFORMATION THAT IS PROPRIETARY TO LPAS, INC. AND IS FURNISHED FOR THE PURPOSES OF REVIEW, BIDDING OR CONSTRUCTION OF THE PROJECT LISTED IN THE JOB TITLE BOX ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE OR RELEASED TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF LPAS, INC. INFORMATION CONTAINED HEREIN IS AN INSTRUMENT OF PROFESSIONAL SERVICES AND SHALL REMAIN THE PROPERTY OF LPAS, INC. ALL RIGHTS RESERVED COPYRIGHT © 2009.

THIS DRAWING IS NOT FINAL OR TO BE USED FOR CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT AND ENGINEER.

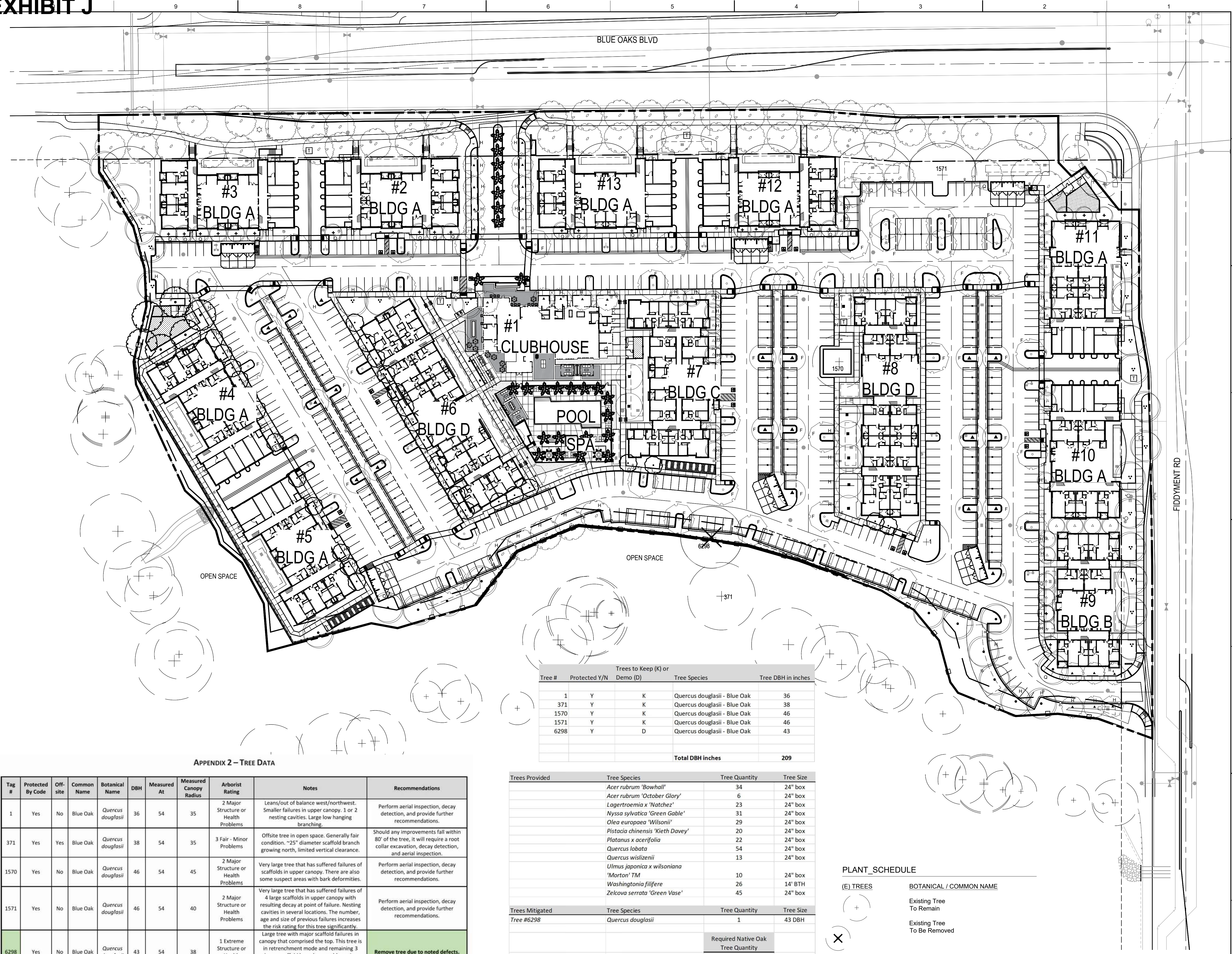
CONSULTANT

TREE MITIGATION
PLAN

PROJECT NO: 1280-0003
DATE: 10-13-2021

SHEET NO:

L0.01



APPENDIX 2 – TREE DATA

Tag #	Protected By Code	Off-site	Common Name	Botanical Name	DBH	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
1	Yes	No	Blue Oak	Quercus douglasii	36	54	35	2 Major Structure or Health Problems	Leans/out of balance west/northwest. Smaller failures in upper canopy. 1 or 2 nesting cavities. Large low hanging branching.	Perform aerial inspection, decay detection, and provide further recommendations.
371	Yes	Yes	Blue Oak	Quercus douglasii	38	54	35	3 Fair - Minor Problems	Offsite tree in open space. Generally fair condition. ~25" diameter scaffold branch growing north, limited vertical clearance.	Should any improvements fall within 80' of the tree, it will require a root collar excavation, decay detection, and aerial inspection.
1570	Yes	No	Blue Oak	Quercus douglasii	46	54	45	2 Major Structure or Health Problems	Very large tree that has suffered failures of scaffolds in upper canopy. There are also some suspect areas with bark deformities.	Perform aerial inspection, decay detection, and provide further recommendations.
1571	Yes	No	Blue Oak	Quercus douglasii	46	54	40	2 Major Structure or Health Problems	Very large tree that has suffered failures of 4 large scaffolds in upper canopy with resulting decay at point of failure. Nesting cavities in several locations. The number, age and size of previous failures increases the risk rating for this tree significantly.	Perform aerial inspection, decay detection, and provide further recommendations.
6298	Yes	No	Blue Oak	Quercus douglasii	43	54	38	1 Extreme Structure or Health Problems	Large tree with major scaffold failures in canopy that comprised the top. This tree is in retrenchment mode and remaining 3 lower scaffold branches would require significant reduction pruning to render the risk factor acceptable.	Remove tree due to noted defects.

Total Trees Inventoried = 5 trees with 209 aggregate diameter inches
Protected Trees = 5 trees with 209 aggregate diameter inches
Trees Recommended for Removal Due to Defects/Risk = 1 tree with 43 aggregate diameter inches

Trees to Keep (K) or Demo (D)				
Tree #	Protected Y/N	Demo (D)	Tree Species	Tree DBH in inches
1	Y	K	Quercus douglasii - Blue Oak	36
371	Y	K	Quercus douglasii - Blue Oak	38
1570	Y	K	Quercus douglasii - Blue Oak	46
1571	Y	K	Quercus douglasii - Blue Oak	46
6298	Y	D	Quercus douglasii - Blue Oak	43
Total DBH inches				209

Trees Provided	Tree Species	Tree Quantity	Tree Size
	Acer rubrum 'Bowhall'	34	24" box
	Acer rubrum 'October Glory'	6	24" box
	Lagerstroemia x 'Natchez'	23	24" box
	Nyssa sylvatica 'Green Gable'	31	24" box
	Olea europaea 'Wilsonii'	29	24" box
	Pistacia chinensis 'Kieth Davey'	20	24" box
	Platanus x acerifolia	22	24" box
	Quercus lobata	54	24" box
	Quercus wislizenii	13	24" box
	Ulmus japonica x wilsoniana		
	'Morton' TM	10	24" box
	Washingtonia filifera	26	14" BTH
	Zelkova serrata 'Green Vase'	45	24" box
Trees Mitigated	Tree Species	Tree Quantity	Tree Size
Tree #6298	Quercus douglasii	1	43 DBH
		Required Native Oak Tree Quantity	
		22	
		Provided Native Oak Tree Quantity	
	Quercus lobata		
	Quercus wislizenii	67	24" box

PLANT SCHEDULE

(E) TREES	BOTANICAL / COMMON NAME
Existing Tree To Remain	
Existing Tree To Be Removed	



TREE MITIGATION

OVERALL LANDSCAPE PLAN



DESIGN COMMITTEE COMMUNICATION

Title: NIPA PCL 50 - Warehouse, 751 Roseville Pw, File #PL21-0210

Contact: Shelby Maples, smaples@roseville.ca.us, (916) 746-1347

Meeting Date: 12/16/2021

Item #: 4.2.

ATTACHMENTS:

Description

Staff Report

Exhibit A Addendum

Exhibit B Site Plan and Details

Exhibit C Floor Plan

Exhibit D Elevations

Exhibit E Preliminary Grading Plan

Exhibit F Preliminary Utility Plan

Exhibit G Preliminary Landscape Plan

Exhibit H Photometric Plan

ITEM 4.2: **Design Review Permit – 751 Roseville Pw. – NIPA PCL 50 - Warehouse – PL21-0210**

REQUEST

The applicant requests approval of a Design Review Permit to allow the construction of a 206,795-square-foot warehouse building and associated site improvements on an approximately 14.05-acre parcel in the North Industrial Plan area.

Applicant – Jeff Thompson, Morton & Pitalo
Owner – Michelle Azevedo, Ridge Capital Inc.

SUMMARY RECOMMENDATION

The Planning Division recommends that the Design Committee take the following actions:

- A. Consider the Addendum to the NIPA PCL 50 – Foothills Corporate Center Grading Plan Mitigated Negative Declaration;
- B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy (70) 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 the recommended conditions of approval.

BACKGROUND

The project site is located at 751 Roseville Pw., formerly addressed as 8801 Foothills Bl. The site is to the east of Foothills Bl., and is bounded on the south by the future extension of Roseville Pw. and on the east by the Union Pacific rail lines. The approximately 14.05 acre parcel is a portion of the Foothills Corporate Center site. The project site has a Light Industrial (M1) zoning designation and a Light Industrial (LI) land use designation, and is located within the City's North Industrial Plan area (NIPA). The NIPA is not subject to a specific plan, but is a recognized planning subarea of the city that was approved in 1995. It includes Design Guidelines, a land use table, and a land use map. The NIPA is intended primarily for industrial uses and employment centers, and consists of approximately 2,046 gross acres west of Washington Bl. and north of the Northwest Roseville Specific Plan.

The subject parcel was created as a result of a four-lot parcel map (File #2013PL-029) that was approved and ultimately recorded in 2013. The map included an Irrevocable Offer of Dedication for the extension of the future Roseville Pw. along the southern boundary of the site, and the dedication of a 58-foot-wide right-of-way for the extension of Niblick Drive along the western project boundary (connecting to the rear of the existing FedEx property to the south). On October 11, 2012, a Major Grading Plan (File #2012PL-064) was approved, which covered mass grading activities on all of the undeveloped property between Foothills Bl. to the west, the train tracks to the east, the Niblick Dr. stub to the north, and a point even with the southern Hewlett Packard driveway. The properties to the south have already been graded and developed with the approved Grading Plan. The future Roseville Pw. extension has not been completed, but a segment of the roadway between Foothills Bl. and Niblick Dr. is constructed and complete with intersection improvements. The NIPA PCL 50 – Foothills Corporate Center Grading Plan Mitigated Negative Declaration (SCH #2012092002, certified October 11, 2012) covered the impacts of grading the project site and the surrounding properties; an Addendum to that document was prepared for this project, and is included as Exhibit A of this report. This is the third Addendum to the MND as an

Addendum was also prepared in 2015 for the Roseville Self-Storage project (File #PL15-0058) and 2018 for the NIPA PCL 25 Rezone project (File #PL18-0371).

The project request includes a Design Review Permit to evaluate a proposed 206,785-square-foot, 41-foot-tall warehouse building and associated site improvements. As proposed, the plan includes a total of four (4) potential offices, 42 loading dock doors on the north side of the building, and a total of 233 parking stalls.

Figure 1 – Project Location



EVALUATION

The DRP evaluation of the project is based on the applicable development standards within the City's Zoning Ordinance, NIPA, and the design standards of the Community Design Guidelines (CDG). Section 19.78.60(B) of the City of Roseville Zoning Ordinance requires that four findings be made to approve or conditionally approve a DRP. The four findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the map in relation to each finding.

- 1. The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water course; provides adequate drainage for the project, and allows beneficial use to be made of the site for development.***

The project site is currently undeveloped. The site consists of non-native annual grasses and has been graded consistent with a prior approved master grading plan (2012PL-064). This grading plan approval required appropriate Section 404 permits to fill an ephemeral wetland drainage swale that occurred on the property. These permits have since been obtained. The project has been reviewed by the City's Engineering Division and has been designed consistent with City standards related to drainage improvements and stormwater quality facilities. The proposed warehouse use is consistent with the site's Light Industrial land use designation, and developing the property will allow beneficial use of the site.

2. The project site design as approved provides open space; access; vehicle parking; vehicle, pedestrian, and bicycle circulation; pedestrian walks and links to alternative modes of transportation; loading areas; landscaping; irrigation; and lighting which results in safe, efficient, and harmonious development and which is consistent with the applicable goals, policies, and objectives set forth in the General Plan, the Community Design Guidelines, and the applicable specific plan and/or applicable design guidelines.

Vehicle Access and Circulation: Access to the project site will be provided via a driveway on Roseville Pw., as well as a driveway connection to the existing section of Niblick Dr. To the north of the site, Niblick Dr. connects to Albertsons Dr. (adjacent to the FedEx building), providing access to Foothills Bl. The project includes an internal drive aisle that circles the proposed building, and provides access to the parking areas (primarily along the west side of the building, near Niblick Dr.). Niblick Dr. was identified as an emergency vehicle access location of the parcel map, and this access is maintained with the proposed project. The project was reviewed by the City Engineering and Fire Department staff and was found to comply with city standards and emergency circulation requirements.

Parking: The Zoning Ordinance parking requirement for warehouse uses is one (1) space per 1,000 square feet. If the office areas are less than 10-percent of overall square footage, as is the case for the proposed project, parking for those areas can be calculated at the same rate. The proposed total building area is 206,785 square feet, resulting in a requirement of 207 parking stalls. Overall, 233 parking spaces are provided on site, exceeding the minimum requirement. An additional 63 truck trailer parking stalls are provided, but these stalls are not included in the parking calculation. Bicycle parking spaces and spaces dedicated to carpool and electric vehicles will also be provided, consistent with the City's Alternative Transportation Department requirements.

Landscaping and Lighting: The proposed project provides landscaping and lighting consistent with CDG standards. Landscaping for the project is provided in planters around the perimeter of the site, within the parking lot, at building entries, and along the pedestrian walkways around the building. The City's minimum requirement of 50-percent shading in parking lots is accomplished with a mix of Chinese Pistache, Forest Green Oak, Golden Rain Tree, Frontier Elm, and other species. The proposed planting plan is consistent with the CDG and the City's Water Efficient Landscape Ordinance. A photometric plan was provided for the project, which demonstrates consistency with the City's minimum lighting level requirements of 0.5 foot-candles in pedestrian areas and 1.0 foot-candles in vehicle areas.

3. The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and is consistent with the applicable goals, policies, and objectives set forth in the General Plan, the Community Design Guidelines, and the applicable specific plan and/or applicable design guidelines.

The project is subject to the City's Community Design Guidelines (CDG) for office and industrial development. In addition, projects within the NIPA are subject to the North Roseville Area Design Guidelines (NRADG), which provide development standards and guidelines for new construction, including building setbacks, height limits, and lot coverage. The NRADG requires a minimum setback of 90 feet from Roseville Pw. for buildings larger than 100,000 square feet, as well as a 50-foot landscape setback. The subject parcel is setback approximately 177 feet from the ultimate right-of-way for Roseville Pw., therefore meeting the setback requirement. The proposed building square footage results in 34-percent lot coverage, which is below the maximum 50-percent lot coverage permitted in the NRADG. The overall height of the building is approximately 41 feet, which is less than the 50-foot maximum height outlined in the Zoning Ordinance for buildings in the M1 zone.

The project is requesting to deviate from the required side setbacks along the eastern side of the property, adjacent to the railroad. The NRADG requires a 50-foot setback for single buildings greater than 100,000 square feet, with a 15-foot landscape setback to allow for screening of the railroad. The project proposes a 42-foot building setback, and a seven (7) foot landscape planter along the eastern property boundary. Proposed Condition 12 (h) requires that a row of screen trees, with a mix of deciduous and evergreen trees, be planted along the project boundary to screen the project from Industrial Av. to the east. The overall design of the site and layout has been reviewed by the Development Services Department, and adequate access and site circulation is provided. With the conditions of approval, the proposed building siting and landscape design is compatible with the CDG and NRADG.

The architecture reflects a functional design that is consistent with the CDG standards for industrial development. The materials include metal awnings, glass, and aluminum framing, and include a color palate of blues, greys, and whites. The design incorporates score lines into the concrete tilt up panels to break up the façade for visual interest. Furthermore, design orients the more visually engaging office locations, which include the aluminum framing and spandrel glass, towards the future Roseville Pw., while the truck dock locations are along the north (rear) of the building. Overall, the proposed design is consistent with the guidelines and policies outlined in the CDG and NRADG.

Figure 2 – West and South Elevations (facing Foothills Bl. and Roseville Pw.)



- 4. The design of the public services, as approved, including but not limited to, trash enclosures and service equipment, are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors, and landscaping that are harmonious with the site and the building designs.**

All trash containers will be screened within trash enclosures. The enclosures will surround the three non-accessible sides of the trash container, and will be surrounded by landscaping. All other service equipment will be screened from public view, consistent with the conditions of approval.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Design Committee hearing was published on December 3, 2021, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

As demonstrated by the analyses in the foregoing sections, the proposed project is consistent with the objectives and intent of the General Plan, NIPA, Zoning Ordinance, and CDG. The required findings can be made for the requested Design Review Permit, and staff requests that the Design Committee take the actions listed in the Recommendation section of this report.

ENVIRONMENTAL DETERMINATION

Consistent with CEQA Guidelines Section 15164, regarding previously adopted negative or mitigated negative declarations, an Addendum may be prepared if only minor technical changes or additions are necessary or none of the conditions requiring a subsequent Environmental Impact Report or negative declaration have occurred. Consistent with this section, an Addendum to the NIPA PCL 50 Foothills Corporate Center Grading Plan Mitigated Negative Declaration (File# 2012PL-064, adopted October 11, 2012) has been prepared for the project. The Addendum, included as Exhibit A of this report, did not identify any new significant environmental impacts; the project impacts are therefore within the scope of the previously adopted Mitigated Negative Declaration.

RECOMMENDATION

The Planning Division recommends the Design Committee take the following actions:

- A. Consider the Addendum to the NIPA PCL 50 – Foothills Corporate Center Grading Plan Mitigated Negative Declaration;
- B. Adopt the findings of fact as stated in the staff report and approve the **Design Review Permit – 751 Roseville Pw. –NIPA PCL 50 – Warehouse – PL21-0210** subject to seventy (70) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT FILE # PL21-0210

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **December 16, 2021** and if not effectuated shall expire on **December 16, 2023**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **December 16, 2024**. (Planning)
2. The project is approved as shown in Exhibits A - H and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in NIPA PCL 50 – Foothills Corporate Center Grading Plan Mitigated Negative Declaration, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
4. The project shall be addressed as 751 Roseville Parkway. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) to the Development Services Department (Business Services – Addressing) for building/suite addressing. (Business Services)
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, Electric, Finance)

6. 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)
7. 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)
8. The approval of this project 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)

PRIOR TO ISSUANCE OF BUILDING PERMITS

9. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:
 - a) All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch raised curb or concrete bumper. (Planning)
 - b) Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot-wide parking area plus a 5-foot-wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)
 - c) An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i) Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)
10. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
11. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
12. The project Landscape Plans shall comply with the following:

- a) The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Engineering)
 - b) The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c) At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - d) The landscape plan shall comply with the Landscape Guidelines the North Industrial Plan area and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
 - e) All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
 - f) Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)
 - g) All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
 - h) At improvement plans, provide a row of screen trees, including a mix of deciduous and evergreen trees, in the landscape planter along the eastern property boundary adjacent to the rail lines, to the satisfaction of the Planning Division. (Planning)
13. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
14. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
15. For Multiple Building Complexes: As part of the required Architectural Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
16. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code–CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)

17. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
18. 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 Development Services- Engineering prior to approval of any plans. (Engineering)
19. 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)
20. 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)
21. Prior to issuance of building permits, provide a public access easement along southern drive aisle from Roseville Parkway to the east property line. This easement is required to allow access to the future overpass for construction. (Engineering)
22. The proposed building encroaches into the existing 15' PUE. That portion of the PUE, will need to be formally abandoned via separate document prior to issuance of Building Permits. (Engineering)
23. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. (Alternative Transportation, Building).
24. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)
25. 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)
26. 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)

27. 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)
28. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Development Services - Engineering will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
29. 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)
30. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
31. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for 751 Roseville Parkway to be reviewed and approved by the Transportation Commission. (Alternative Transportation)
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. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
34. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a) 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.
 - b) Water, sewer and recycled mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval or as shown in the approved exhibits.
 - c) All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)
35. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department.

The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)

36. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
37. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
38. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
39. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
40. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - a) one (1) set of improvement plans
 - b) load calculations
 - c) electrical panel one-line drawings
41. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot-candle, and 0.5 foot-candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)
42. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning, Police)
43. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS

44. 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 only be installed on 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. (Planning, Environmental Utilities)
45. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
- a) Sewer easements.
 - b) Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
46. Easement widths shall comply with the City's Improvement Standards and Construction Standards. 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. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Engineering, Environmental Utilities, Electric)
47. Inspection of the potable water supply system on new commercial/industrial/office projects shall be as follows:
- a) The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventer.
 - b) The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
 - c) The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
48. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
49. 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)
50. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for 751 Roseville Parkway to be reviewed and approved by the City Manager. (Engineering, Alternative Transportation)
51. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
52. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)

53. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
54. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
55. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
56. 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)
57. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
- a) Locate the metered service panel on the outside of the building.
 - b) Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)
58. One ¾-inch conduit with a 2-pair phone line shall be installed from the building's telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
59. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL

60. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
61. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed-free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
62. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Public Works)
63. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
64. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code.

A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)

65. 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 or person responsible for the building permit must 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. (Fire)
66. The location and design of the gas service shall be determined by PG&E. The design of the 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)
67. 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 that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)
68. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Division Field Inspector at the time of or prior to the foundation inspection. (Building)
69. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Certificate of Occupancy. (Building)
70. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Division and shall include of the following:
 - a) A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
 - b) A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
 - c) An estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

Exhibits

- A. Addendum to the NIPA PCL 50 – Foothills Corporate Center Grading Plan Mitigated Negative Declaration
- B. Site Plan and Details
- C. Floor Plan
- D. Elevations and Colors/Materials
- E. Preliminary Grading Plan
- F. Preliminary Utility Plan
- G. Preliminary Landscape Plan
- H. Photometric Plan

<u>Note to Applicant and/or Developer:</u> Please contact the 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.
--

**DEVELOPMENT SERVICES DEPARTMENT-PLANNING DIVISION**

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

ADDENDUM TO NIPA PCL 50 – FOOTHILLS CORPORATE CENTER GRADING PLAN

Project Title/File Number:	NIPA PCL 50 – Warehouse, File #PL21-0210
Project Location:	751 Roseville Pw, Roseville, CA 95678
Project Description:	The project request includes a Design Review Permit to allow the construction of a 206,785 square foot warehouse building and associated site improvements on a 14.05 acre parcel in the North Industrial Plan Area (NIPA).
Project Applicant:	Jeff Thompson, Morton & Pitalo
Property Owner:	Ridge Capital Inc., c/o Michelle Azevedo
Lead Agency Contact:	Shelby Maples, Associate Planner

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

Table of Contents

Project Description	3
Purpose and Scope of Addendum	3
Initial Study Checklist	
I. Aesthetics	6
II. Agricultural & Forestry Resources	7
III. Air Quality	8
IV. Biological Resources	9
V. Cultural Resources	11
VI. Geology and Soils	12
VII. Greenhouse Gases	13
VIII. Hazards and Hazardous Materials	14
IX. Hydrology and Water Quality	16
X. Land Use and Planning	18
XI. Mineral Resources	18
XII. Noise	19
XIII. Population and Housing	20
XIV. Public Services	21
XV. Recreation	22
XVI. Transportation	23
XVII. Utilities and Service Systems	24
XVIII. Other Considerations	25
XIX. Mandatory Findings of Significance	26
Environmental Determination	28
Attachments	28

PROJECT DESCRIPTION

Project Location

The project site is located at 751 Roseville Pw., formerly addressed as 8801 Foothills Bl. The site is to the east of Foothills Bl., and is bounded on the south by the future extension of Roseville Pw. and on the east by the Union Pacific rail lines. The approximately 14.05 acre parcel is a portion of the Foothills Corporate Center site.

Background

The project site was previously evaluated with the Foothills Corporate Center Grading Plan project, File #2012PL-064. The prior MND covered approximately 60 acres, and included vernal pools, seasonal wetlands, and seasonal wetland swales on the site. The MND, supporting Initial Study, and related attachments are included as Attachment 1 of this Addendum. The adopted MND analyzed impacts related to aesthetics, agricultural and forestry resources, air quality and greenhouse gases, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation/traffic, and utilities and service systems. The proposed project is within the development footprint evaluated by the adopted MND, and will construct a warehouse facility that is consistent with the existing land use and zoning designations.

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	M1	Light Industrial	Vacant
North	M1	Light Industrial	Save Mart Distribution Center, warehouse
South	M1	Light Industrial	Fedex Distribution Center, warehouse
East	M2	General Industrial	Vacant, industrial
West	M1	Light Industrial	Vacant

Environmental Setting

The approximately 14.05 acre project site is located within a developed area of the City of Roseville, and constitutes a portion of the site known as the Foothill Corporate Center. The entire site has been graded, and no biological or other resources remain on the site.

Proposed Project

The project request includes a Design Review Permit to evaluate a proposed 206,785-square-foot, 41-foot-tall warehouse building and associated site improvements. As proposed, the plan includes a total of four (4) potential offices, 42 loading dock doors on the north side of the building, and a total of 233 parking stalls. The project site has a Light Industrial (M1) zoning designation and a Light Industrial (LI) land use designation, and is located within the City's North Industrial Plan area.

PURPOSE AND SCOPE OF ADDENDUM

As discussed in the Background section, a Mitigated Negative Declaration (MND) for the NIPA PCL 50 Foothills Corporate Center Grading Plan was adopted on October 11, 2012 (File #2012PL-064). The MND covered the mass grading activity for the entire Foothills Commerce Center site. The proposed project site at 751 Roseville Pw. comprises a small portion of that site. The MND, supporting Initial Study, and related attachments are included as Attachment 1 of this Addendum. The adopted MND analyzed impacts related to aesthetics, agricultural and forestry resources, air quality and greenhouse gases, biological resources, cultural resources,

geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation/traffic, and utilities and service systems. The proposed project is within the development footprint evaluated by the adopted MND, and will construct a warehouse facility that is consistent with the existing land use and zoning designations.

The analyses below rely on the MND analysis with minor supplements or technical updates where appropriate. Most of the project impacts remain identical to the impacts of the MND because the proposed project does not change the anticipated land use type, mass grading assumptions, or development footprint of the site. Impacts to physical resources (such as agricultural land, biological resources, etc.) are based on the grading and development of an area, not on the proposed use types of the buildings (i.e. restaurant vs. retail) on the property. For other types of impacts which are affected by use type and square footages, the project uses are consistent with what was anticipated for the land use type and maintain the same levels potential impacts, as discussed in this Addendum.

ENVIRONMENTAL CHECKLIST FOR ADDENDUM ENVIRONMENTAL REVIEW

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

EXPLANATION OF CHECKLIST EVALUATION CATEGORIES

Where Impact was Analyzed

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

Do Proposed Changes Involve New Significant Impacts?

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

Any new Circumstances Involving New Impacts?

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

Any new Information Requiring New Analysis or Verification?

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

documents would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. If “no,” then no additional environmental documentation (supplemental or subsequent EIR) is required.

Mitigation Measures Implemented or Addressing Impacts

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

DISCUSSION AND MITIGATION SECTIONS**Discussion**

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

Mitigation Measures

Applicable mitigation measures from the prior environmental review that apply to the project are listed under each environmental category.

Conclusions

A discussion of the conclusion relating to the analysis contained in each section.

CHECKLIST

I. Aesthetics

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any Circumstances New Involving New Significant Impacts or Substantially More Severe Impacts?	Any Information New Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a. Have a substantial adverse effect on a scenic vista?	Page 7	No	No	No	None
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	None
c. In non-urbanized area, 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 a 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?	Same	No	No	No	None
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	Same	No	No	No	None

Discussion: The previous analysis stated that the project area does not abut and is not visible from any designated scenic vista or scenic highway. The proposed project involves the construction of an industrial warehouse building, which is consistent with the land use and zoning designations, North Industrial Plan Area (NIPA) Design Guidelines, and the Community Design Guidelines. The project site is surrounded by urban development.

The primary aesthetic disruption is due to the conversion of an undeveloped site to an urban environment. This impact was covered by the MND. The Findings of Fact for the CEQA Implementing Procedures indicate that compliance with the Community Design Guidelines (Resolution 95-347) and applicable Specific Plan policies and/or Specific Plan Design Guidelines (in this case, NIPA) will prevent significant impacts related to construction of buildings in urban settings. 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 aesthetic resources.

Mitigation Measures: None required for this Project.

II. Agricultural & Forestry Resources

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any Information Requiring New or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	Page 8	No	No	No	None
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	Same	No	No	No	None
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))?	Same	No	No	No	None
d) Result in the loss of forest land or conversion of forest land to non-forest use?	Same	No	No	No	None
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?	Same	No	No	No	None
Discussion: The MND concluded that there were no resources to be affected by conversion of the site to urban uses. This conclusion remains appropriate for this 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” relative to agricultural resources. Mitigation Measures: None required for this Project.					

III. Air Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any Information Requiring New or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with or obstruct implementation of the applicable air quality plan?	Page 10-15	No	No	No	None
b) Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	Same	No	No	No	None
c) Expose sensitive receptors to substantial pollutant concentrations?	Same	No	No	No	None
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	Same	No	No	No	None

Discussion: The MND concluded that construction emissions were below significance threshold adopted by the Placer County Air Pollution Control Board (PCAPCD) and that standard dust control and other construction measures would be sufficient to avoid construction impacts. The analysis noted that the General Plan EIR adopted a statement of overriding considerations related to the cumulative impact analyses of air quality impacts, and details the reductions and policies implemented to reduce impacts where feasible. The MND further found that there are no substantial odor producers in the vicinity, and the probable users of the site would not produce substantial odors. The MND also concluded that the operational emissions of the project would be below the identified thresholds.

The proposed industrial warehouse building is approximately 206,785 square feet in size, located on one of the parcels previously analyzed by the MND. According to the published screening table associated with the PCAPCD thresholds of significance, general industrial buildings under 894,262 square feet will not result in NOx emissions that exceed 55 lbs/day. Typically, NOx emissions are substantially higher than ROG and PM10; therefore, it can be assumed that projects that do not exceed the NOx threshold will not exceed the ROG and PM10 thresholds and will not result in a significant operational impact. As the proposed project is well below the screening threshold, the project is not expected to result in construction or operation emissions that would exceed the district's thresholds of significance. The MND findings are still applicable to the 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" relative to air quality.

Mitigation Measures: None required for this Project.

IV. Biological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	Page 16-17	No	No	No	MM2
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Same	No	No	No	None
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?	Same	No	No	No	MM1
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?	Same	No	No	No	None

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Same	No	No	No	None
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?	Same	No	No	No	None
Discussion: The MND included an analysis of biological resources, and found that mitigation would be required to reduce impacts to less than significant levels. At the time the MND was prepared, the site consisted of rolling grasslands, an ephemeral drainage swale, and several wetland features, including vernal pools, seasonal wetlands, and a seasonal wetland swale. No trees were located on site. A Wetland Delineation was prepared by ECORP Consulting in 2005 and a Biological Assessment (BA) was prepared in 2006 which identified these features and detailed the effects of project implementation on special status species. The surveys found that no special status species were present on site. However, due to the impact of the grading plan on wetland features, the MND required Mitigation Measure MM1, which stated that prior to issuance of the grading permit, "the project shall obtain an Army Corps of Engineers wetland fill or discharge 'Section 404' permit. The project will be required to purchase credits in an approved wetland mitigation fund or other mitigation required by the 404 permit to ensure no net loss of wetlands." As grading for the site has already occurred, this mitigation measure has been completed. Additionally, the MND included an analysis of habitat on the site, which at the time was undisturbed. Mitigation Measure MM2 required the completion of special status species surveys prior to construction, pursuant to Federal and State protocols. At this time, the entire site has been mass graded and approximately 50-percent of the site is developed. The proposed project does not change the previously evaluated area of development, and does not result in any new or modified impacts to biological resources. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." Mitigation Measures: None required for this Project.					

V. Cultural Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any Information Requiring New or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Cause a substantial adverse change in the significance of an historic resource pursuant to in Section 15064.5?	Page 18	No	No	No	MM3
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	Same	No	No	No	Same
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	Same	No	No	No	Same
Discussion: The MND discussed the potential for subsurface remains or deposits to be found on the site, and found that unanticipated discoveries were unlikely due to previous surveys of the Plan area. However, the MND applied the City's standard construction measures, which required cessation of work should any item of cultural interest be found, to ensure the Project will have a less than significant impact on cultural resources (MM30. This condition remains applicable to the proposed project and no additional mitigation is required. 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." Mitigation Measures: None required for this Project.					

VI. Geology and Soils

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	Page 19	No	No	No	None
i) Ruptures of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	Same	No	No	No	None
ii) Strong seismic ground shaking?	Same	No	No	No	None
iii) Seismic-related ground failure, including liquefaction?	Same	No	No	No	None
iv) Landslides?	Same	No	No	No	None
b) Result in substantial soil erosion or the loss of topsoil?	Same	No	No	No	None
c) Be located in a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Same	No	No	No	None
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	Same	No	No	No	None

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?	Same	No	No	No	None
f) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	Same	No	No	No	None
Discussion: The MND indicated that compliance with existing regulations and permit requirements would be sufficient to avoid impacts related to geology and soils. This conclusion remains appropriate for this 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.” Mitigation Measures: None required for this Project.					

VII. Greenhouse Gases

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any Information Requiring New or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Page 10-15	No	No	No	None
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Same	No	No	No	Same
Discussion: In the original MND, Greenhouse Gas impacts were analyzed in the Air Quality section of the document. The MND concluded that standard dust control and other construction measures would be sufficient to avoid construction impacts, and that Citywide measures for the control of greenhouse gases were likewise sufficient for both construction and operation of allowed uses on the site. The MND concluded that the operational emissions of the project would be below the identified thresholds.					

The proposed industrial warehouse building is approximately 206,785 square feet in size, located on one of the parcels previously analyzed by the MND. According to the published screening table associated with the PCAPCD thresholds of significance for greenhouse gas emissions, general industrial buildings under 901,709 square feet will not exceed the bright line threshold of 10,000 MT CO₂e/yr established for the construction and operational phase of land use projects and stationary source projects. As the proposed project is well below the screening threshold, the project is not expected to result in construction or operation emissions that would exceed the district's thresholds of significance. The MND findings are still applicable to the 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" relative to greenhouse gas emissions.

Mitigation Measures: None required for this Project.

VIII. Hazards and Hazardous Materials

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Page 21	No	No	No	None
b) Create a significant hazard to the public or the environment though reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Same	No	No	No	None
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Same	No	No	No	None

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?	Same	No	No	No	None
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 or excessive noise for people residing or working in the project area?	Same	No	No	No	None
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Same	No	No	No	None
g) Expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	Same	No	No	No	None

Discussion: The MND noted that the 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, and therefore would not create a significant hazard to the public or the environment. The MND concluded that the City's existing regulations and permits would prevent significant impacts as it relates to construction activities on the site. The proposed project will be required to comply with these standards. 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 hazardous materials.

Mitigation Measures: None required for this Project.

IX. Hydrology and Water Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any Circumstances New Involving New Significant Impacts or Substantially More Severe Impacts?	Any Information New Requiring New or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	Page 22-23	No	No	No	None
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	Same	No	No	No	None
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:	Same	No	No	No	None
i) result in substantial erosion or siltation on or off-site;	Same	No	No	No	None
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	Same	No	No	No	None
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater systems or provide substantial additional sources of polluted runoff; or	Same	No	No	No	None
iv) impede or redirect flood flows?	Same	No	No	No	None

d) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	Same	No	No	No	None
e) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	Same	No	No	No	None
f) In flood hazard, tsunami, or seiches zones, risk release of pollutants due to project inundation?	Same	No	No	No	None

Discussion: The MND noted that the developer is required to prepare and submit a Stormwater Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board, to ensure that the project will not result in the release of the materials that will affect water quality. Compliance with City standards, as well as the best management practices (BMPs) required by the SWPPP, will ensure that impacts to water quality are considered less than significant. Additionally, the MND discusses the potential impacts related to increased runoff as disclosed in the General Plan EIR. The General Plan EIR assumed full build-out of this site, as well as other properties in the City, and evaluated downstream flooding impacts from increased surface water runoff. The proposed Project does not expand the development footprint beyond what was evaluated in the MND, and no new or substantially more severe impacts are anticipated. 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 hydrology and water quality.

Mitigation Measures: None required for this Project.

X. Land Use and Planning

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any Information Requiring New or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Physically divide an established community?	Page 22-23	No	No	No	None
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation of an agency adopted for the purpose of avoiding or mitigating an environmental effect?	Same	No	No	No	None
Discussion: The MND indicated that there would be no impact with respect to these criteria, and that the project was consistent with the Zoning Ordinance, NIPA, and General Plan policies which were adopted for the purpose of avoiding environmental effects. The proposed project is consistent with the Light Industrial land use and zoning designations. 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 land use and planning. Mitigation Measures: None required for this Project.					

XI. Mineral Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any Information Requiring New or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	Page 24	No	No	No	None

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?	Same	No	No	No	None
Discussion: The MND indicated that there were no significant mineral resources in the area. This conclusion remains appropriate for this 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” relative to mineral resources. Mitigation Measures: None required for this Project.					

XII. Noise

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any Circumstances New Involving New Significant Impacts or Substantially More Severe Impacts?	Any Information New Requiring New or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
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?	Page 25	No	No	No	None
b) Generation of excessive ground borne vibration of ground borne noise levels?	Same	No	No	No	None
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?	Same	No	No	No	None

Discussion: The MND addressed construction noise, and found the impact to be less than significant. Operational noise was not evaluated for the grading activities. The proposed Project will develop the site with a warehouse facility, which includes truck activity and loading bays. The project site is an industrial parcel, surrounded by other industrial parcels, and is not located near any sensitive receptors (the MND indicates the nearest sensitive receptors are greater than 1,700 feet away). The Project will develop the site consistent with the General Plan land use and zoning designations, and will be subject to City Noise Ordinance regulations. Pursuant the 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 noise impacts.

Mitigation Measures: None required for this Project.

XIII. Population and Housing

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any Information Requiring New or Analysis Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, though extension of roads or other infrastructure)?	Page 26	No	No	No	None
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	Same	No	No	No	None

Discussion: The MND states that the project is not housing-related, does not displace existing housing, and does not induce growth beyond what was anticipated in the General Plan EIR; therefore, there are no impacts to population and housing. This conclusion remains appropriate for the proposed Project. Pursuant the 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 population and housing.

Mitigation Measures: None required for this Project.

XIV. Public Services

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any Information Requiring New or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any the public services:					
a) Fire protection?	Page 26	No	No	No	None
b) Police protection?	Same	No	No	No	None
c) Schools?	Same	No	No	No	None
d) Parks?	Same	No	No	No	None
e) Other public facilities?	Same	No	No	No	None
Discussion: The MND states that the project site will develop consistent with the land use and zoning designations, and therefore not increase demands for public services, including police and fire protection, wastewater services, and solid waste disposal, beyond levels anticipated in the General Plan EIR. This conclusion remains appropriate for the proposed Project. Pursuant the 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 public services. Mitigation Measures: None required for this Project.					

XV. Recreation

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any Information Requiring New or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would occur or be accelerated?	Page 27	No	No	No	None
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Page 27	No	No	No	None
Discussion: The MND indicates that the Project would not increase park usage in the area of the project. The proposed project is a warehouse, and industrial uses are not expected to increase recreation demands. The MND notes that adequate recreation facilities are located near the project area and no additional facilities are required. There is no impact to recreation facilities. Pursuant the 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 recreation. Mitigation Measures: None required for this Project.					

XVI. Transportation

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any Information Requiring New or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	Pages 27-28	No	No	No	None
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	Same	No	No	No	None
c) Substantially increase hazards due to a geometric design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Same	No	No	No	None
d) Result in inadequate emergency access?	Same	No	No	No	None
Discussion: The MND anticipated short term impacts during construction; however, operational activities were not evaluated for the grading plan. The proposed Project is a warehouse facility, which will have employee travel and trucking activity. The proposed Project was reviewed by the Development Services – Engineering Division, and as the project is consistent with the existing industrial land use and zoning designations, the site will not generate trips in excess of what was anticipated by the General Plan EIR. Impacts to transportation and traffic are consistent with the impacts analyzed in the General Plan EIR. Pursuant the 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 transportation. Mitigation Measures: None required for this Project.					

XVII. Utilities and Service Systems

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any Information Requiring New or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
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 relocation of which could cause significant environmental effects?	Page 28	No	No	No	None
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	Same	No	No	No	None
c) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?	Same	No	No	No	None
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?	Same	No	No	No	None
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	Same	No	No	No	None

Discussion: The MND found that the prior project would have no impacts on utilities and services as it related to grading activities. The proposed project has been evaluated by City and external service and utility providers, and has been found to be consistent with standards. The proposed Project is consistent with the industrial land use and zoning designations; therefore, the demands for utilities and services are within the scope of what was evaluated by the General Plan EIR. Pursuant the 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 utilities and service systems.

Mitigation Measures: None required for this Project.

XVIII. Other Considerations

Since the publication of the MND and its subsequent Addendums, the Office of Planning and Research (OPR) has updated CEQA Guidelines Appendix G (Environmental Checklist Form). These updates address legislative changes to CEQA, clarify language, and update language consistent with case law. None of the changes to the checklist require new analysis related to impacts which were not known or which could not have been known at the time the MND was prepared. The majority of the checklist changes clarify language, reorganize existing language, or eliminate analysis requirements. For analysis requirements which have been eliminated, this is in response to case law affirming that analysis must focus on impacts caused by the project, not impacts to the project. An example of each of these types of changes is included below:

- Cultural Resources (a): Cause a substantial adverse change in the significance of an historic resource as defined in pursuant to Section 15064.5?
 - o The replacement of “as defined in” with “pursuant to” is a phrasing change which has no impact on required analysis.
- Cultural Resources (c) has been moved to Geology and Soils (f).
 - o Moving the topical section of this analysis requirement (which is related to paleontological resources) from Cultural Resources to Geology and Soils has no impact on required analysis.
- Noise (b): Exposure of persons to or generation of excessive ground borne vibration of ground borne noise levels?
 - o The above changes redirect the analysis from considering overall exposure of persons to ground borne vibration, and focus the analysis on any ground borne vibration generated by a project. This same change is reflected in all other checklist questions related to noise. Therefore, the MND includes more analysis than is currently required, because it included analysis related to exposing neighboring areas to noise, but also analyzed the effect of noise on the proposed uses; the latter analysis is no longer required.

The updated CEQA Guidelines Appendix G also includes three new sections (Tribal Cultural Resources, Energy, and Wildfire) and includes new and modified requirements as part of the Transportation/Traffic section. Although Tribal Cultural Resources section is new, the analysis of this impact area was included in the MND as part of the Cultural Resources section. The new Energy section was formerly included in CEQA Guidelines Appendix F, but has been moved into the Appendix G, so while it is new to the checklist it is not new to the CEQA Guidelines. The changes to the Transportation/Traffic section—which is now called simply Transportation—refocuses the analysis on vehicle miles traveled (VMT). The analysis included in the Addendum does not include VMT analysis in order to be consistent with the original MND. For the Wildfire section, impacts are analyzed for areas in or near CalFire state responsibility areas. Impacts to fire protection were analyzed in the MND, and incorporated cities such as the City of Roseville are not located within state responsibility areas.

Based on the foregoing, none of the modifications to CEQA Guidelines Appendix G require new analysis related to impacts which were not known or which could not have been known at the time the MND was prepared. Therefore, an Addendum is the appropriate environmental document to describe the impacts of the proposed project.

XIX. Mandatory Findings of Significance

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New or Analysis Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory?	Pages 29-30	No	No	No	None

b) Does the project have impacts which are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	Same	No	No	No	None
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	Same	No	No	No	None
Discussion: The MND indicated that because development of the site would be consistent with existing land use designations, that any cumulative impacts had already been addressed in the City’s General Plan EIR. This conclusion remains appropriate for this Project. The Amoruso Ranch EIR, which included an updated Citywide analysis, evaluated the potential for cumulative impacts. The proposed Project intends to develop the site consistent with the land use and zoning designations. The project would not substantially increase the severity of the identified significant cumulative impacts. Pursuant the 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.					

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 this project and determined that the findings of CEQA Section 15162 concerning the decision not to prepare a subsequent EIR or negative declaration and the findings of CEQA Section 15164 concerning the decision to prepare an Addendum can be made. As supported by substantial evidence within the Addendum to the NIPA PCL 50 – Foothills Corporate Center Grading Plan Mitigated Negative Declaration the Lead Agency makes the following findings:

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

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

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

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

Addendum Prepared by:

Shelby Maples, Associate Planner
City of Roseville, Development Services–Planning Division

Attachments:

1. NIPA PCL 50 – Foothills Corporate Center Grading Plan Mitigated Negative Declaration and Attachments

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Project Title/File Number:	NIPA PCL 50 – Foothills Corporate Center Grading Plan
Project Location:	8501 Foothills Bl.; Roseville; Placer County; APN: 017-230-014-000
Project Description:	The applicant requests approval of a Major Grading Plan that would allow rough grading of the site and seasonal wetlands on the site to be filled.
Project Applicant:	Greg Bardini, Morton & Pitalo, Inc.; (916) 984-7621; 75 Iron Point Circle #120, Folsom, CA 95630
Property Owner:	Daisy Stires, Sterling Savings Bank ; (509) 227-0960 ; 111 North Wall St., Spokane, WA 99026
Lead Agency Contract Person:	Derek Ogden, Associate Planner

DECLARATION: The Planning Director has determined that the above project will have no significant effect on the environment and therefore does not require preparation of an Environmental Impact Report. The determination is based on the following findings:

- A. The 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 project will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.
- C. The project will not have impacts, which are individually limited, but cumulatively considerable.
- D. The 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 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.

Copies of the proposed Mitigated Negative Declaration and all documents referenced therein are available for review by members of the public at the City of Roseville, Planning Department, 311 Vernon Street, Roseville, CA 95678, during the normal business hours of 8 am to 5 pm, Monday through Friday.

Written comments shall be submitted no later than October 5, 2012, which is 30 days from the start of the posting date of September 5, 2012.

POSTING PERIOD: September 5, 2012 to October 5, 2012

SUBMIT COMMENTS TO:

Roseville Planning Department
Attn: Derek Ogden
311 Vernon Street
Roseville, CA 95678

Initial Study Prepared by:



Derek Ogden, Associate Planner

The public hearing regarding the project will be held on October 11, 2012 at 7:00 p.m. before the Planning Commission. The hearing will be held in the City of Roseville Council Chambers located at 311 Vernon Street, Roseville, California.

NOTE TO PLACER COUNTY CLERK: Please mail the original of this document back to the Roseville City Clerk at 311 Vernon Street, Suite 208, Roseville, CA 95678.

INITIAL STUDY & ENVIRONMENTAL CHECKLIST

Project Title/File Number:	NIPA PCL 50 – Foothills Corporate Center Grading Plan
Project Location:	8501 Foothills Bl.; Roseville; Placer County; APN: 017-230-014-000
Project Description:	The applicant requests approval of a Major Grading Plan that would allow rough grading of the site and seasonal wetlands on the site to be filled.
Project Applicant:	Greg Bardini, Morton & Pitalo, Inc.; (916) 984-7621; 75 Iron Point Circle #120, Folsom, CA 95630
Property Owner:	Daisy Stires, Sterling Savings Bank ; (509) 227-0960 ; 111 North Wall St., Spokane, WA 99026
Lead Agency Contact Person:	Derek Ogden, Associate Planner - City of Roseville; (916) 774-5276

This initial study has been prepared to identify and assess the anticipated environmental impacts of the above described project application. The document relies on previous environmental documents (see Attachments) and site-specific studies prepared to address in detail the effects or impacts associated with the project. 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.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA), (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.). CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The initial study is a public document used by the decision-making lead agency 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 project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR. If the agency finds no substantial evidence that the 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 agency recognizes that the 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.

Because the proposed project is consistent with the City's General Plan, for which an EIR was prepared, the project is subject to the streamlining provisions of CEQA Guidelines Section 15183.

Under that section, certain categories of impacts can be exempt from CEQA, including significant effects of projects that were previously disclosed in a General Plan EIR. (See CEQA Guidelines, § 15183, subd. (b)(2).) In general, project-specific review under that section is focused on “project-specific significant impacts which are peculiar to the project or its site.” (*Id.*, subd. (a).) Notably, “[a]n effect of a project on the environment shall not be considered peculiar to the project or the parcel . . . if uniformly applied development policies or standards have been previously adopted by the city . . . with a finding that the development policies or standards will substantially mitigate that environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect.” (*Id.*, subd. (f).).

In reviewing the site specific information provided for this project, the City of Roseville Planning Department has analyzed the potential environmental impacts created by this project and determined that with mitigation the impacts are less than significant. As demonstrated in the initial study checklist, there are no “project specific significant effects which are peculiar to the project or site” that cannot be reduced to less than significant effects through mitigation (CEQA Section 15183) and therefore an additional EIR **is not** required. Therefore, **on the basis of the following initial evaluation**, we find that the proposed project **could not** have a significant effect on the environment, and a **Mitigated Negative Declaration** will be prepared.

Prepared by: Derek Ogden
Derek Ogden, Associate Planner

Date: 9/5/12

Table of Contents

Project Description.....	4
Zoning and Land Use.....	4
Uniformly Applied Policies and Standards.....	5
Explanation of Initial Study Checklist	5
Initial Study Checklist.....	6
I. Aesthetics	6
II. Agricultural & Forestry Resources	7
III. Air Quality and Greenhouse Gases	8
IV. Biological Resources	15
V. Cultural Resources	17
VI. Geology and Soils	19
VII. Hazards and Hazardous Materials	20
VIII. Hydrology and Water Quality	22
IX. Land Use and Planning	23
X. Mineral Resources	24
XI. Noise	24
XII. Population and Housing	25
XIII. Public Services	26
XIV. Recreation	27
XV. Transportation / Traffic	27
XVI. Utilities and Service Systems	28
XVII. Mandatory Findings of Significance	29
Environmental Determination	30
Attachments	

PROJECT DESCRIPTION

Project Location

The project site is located at 8501 Foothills Bl. The site is physically located on the eastern side of Foothills Bl. in between Foothills Bl. and Washington Bl. (see Figure1).

Setting

The project site is approximately 60 acres and is primarily rolling grasslands with a single ephemeral drainage swale that traverses the property in the northern portion of the site. There are several other wetland features including vernal pools, seasonal wetlands and seasonal wetland swales on the property. Approximately .28 acres of seasonal wetlands and drainage areas exist on the site. In addition, a public utility easement exists along the southern property line where existing overhead electric lines are located.

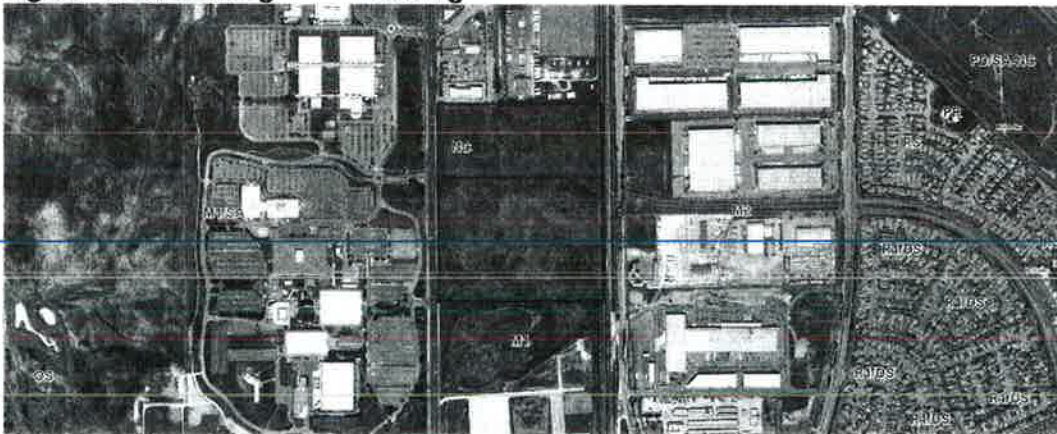
The majority of the property has a zoning designation of Light Industrial (M1) and a General Plan land use designation of Light Industrial (LI) (Figure 1). A portion of the property in the northwestern corner of the site has a zoning designation of Neighborhood Commercial (NC).

Surrounding Zoning and Land Use

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	Light Industrial (M1) & Neighborhood Commercial (NC)	Light Industrial (LI) & Neighborhood Commercial (NC)	vacant
North	M1	LI	Office/ Industrial Complex
South	M1	LI	Telefunken Campus (vacant land immediately south)
East	M2	Industrial (IND)	Industrial Complex
West	M1/SA	LI	Hewlett Packard Campus

The current request is to prepare the site for future development by rough grading the property and filling the .28 acres of wetland areas on the site. The City's Grading Ordinance requires approval of a Major Grading Plan when a project will impact natural features such as wetlands or native oak trees.

Figure 1: Surrounding Uses & Zoning



UNIFORMLY APPLIED POLICIES AND STANDARDS

For projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified, CEQA Guidelines Section 15183, as noted earlier, allows a lead agency to rely on previously adopted development policies or standards as mitigation for the environmental effects, when the standards have been adopted by the City, with findings based on substantial evidence, that the policies or standards will substantially mitigate environmental effects, unless substantial new information shows otherwise (CEQA Guidelines §15183(f)). In April 2008, the City of Roseville adopted Findings of Fact related to the mitigating policies and standards, and adopting the City of Roseville CEQA implementing procedures for the preparation, processing, and review of environmental documents (Resolution 08-172). These findings are applicable to the following regulations and ordinances, which include standards and policies that are uniformly applied throughout the City, and will substantially mitigate specified environmental effects of future projects:

- City of Roseville CEQA Implementing Procedures
- City of Roseville General Plan Policies
- City of Roseville Zoning Ordinance (RMC Title 19)
- Noise Regulation (RMC Ch.9.24)
- Flood Damage Prevention Ordinance (RMC Ch.9.80)
- Traffic Mitigation Fee (RMC Ch.4.44)
- Highway 65 Joint Powers Authority Improvement Fee (Resolution 2008-02)
- South Placer Regional Transportation Authority Transportation and Air Quality Mitigation Fee (Resolution 09-05)
- Drainage Fees (Dry Creek [RMC Ch.4.49] and Pleasant Grove Creek [RMC Ch.4.48])
- City of Roseville Improvement Standards (Resolution 02-37)
- City of Roseville Construction Standards (Resolution 01-208)
- Tree Preservation Ordinance (RMC Ch.19.66)
- Subdivision Ordinance (RMC Title 18)
- Community Design Guidelines (Resolution 95-347)
- Specific Plan Design Guidelines:
 - Development Guidelines Del Webb Specific Plan (Resolution 96-330)
 - North Central Roseville Specific Plan and Landscape Design Guidelines (Resolution 90-170)
 - North Roseville Specific Plan and Design Guidelines (Resolution 00-432)
 - Northeast Roseville Specific Plan (Olympus Pointe) Signage Guidelines (Resolution 89-42)
 - North Roseville Area Design Guidelines (Resolution 92-226)
 - Northeast Roseville Specific Plan Landscape Design Guidelines (Resolution 87-31)
 - Southeast Roseville Specific Plan Landscape Design Guidelines (Resolution 88-51)
 - Stoneridge Specific Plan and Design Guidelines (Resolution 98-53)
 - West Roseville Specific Plan (Resolution #04-38)

The City's Mitigating Policies and Standards are referenced, where applicable, in the Initial Study Checklist. The City of Roseville has adopted CEQA Findings that these Mitigating Policies and Standards substantially mitigate specified environmental impacts of the future project.

EXPLANATION OF INITIAL STUDY CHECKLIST

The California Environmental Quality Act (CEQA) Guidelines recommend that lead agencies use an Initial Study Checklist to determine potential impacts of the proposed project to the physical environment. The Initial Study Checklist provides a list of questions concerning a comprehensive array

of environmental issue areas potentially affected by this project. This section of the Initial Study incorporates a portion of Appendix "G" Environmental Checklist Form, contained in the CEQA Guidelines.

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

- 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 project. When one or more "Potentially Significant Impact" entries are made, an EIR is required.
- 2) A "Potentially Significant Unless Mitigation Incorporated" answer is appropriate where the applicant has agreed to incorporate a mitigation measure to reduce an impact from "Potentially Significant" to a "Less than Significant." For instance, impacts to flood waters could be reduced from a "potentially significant impact" to a "less than significant impact" 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 that the application of development policies and standards to the 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 impact.
- 4) A "No Impact" answer is appropriate where it can be clearly seen that the impact at hand does not have the potential to adversely affect the environment. For instance, a project in the center of an urbanized area will clearly not have an adverse effect on agricultural resources or operations.

All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project level, indirect as well as direct, and construction as well as operational impacts.

A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources cited in the parentheses following each response. A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards.

INITIAL STUDY CHECKLIST

I. Aesthetics

Would the 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			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
to, trees, rock outcroppings, and historic buildings within a state scenic highway?				
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X	

Discussion of Checklist Answers:

a-c) The project site does not abut and is not visible from any designated scenic vista or scenic highway. The project will involve grading a vacant parcel that has been anticipated for development by both the NIPA and the General Plan. The General Plan EIR identified that the conversion of an undeveloped parcel to urban development as an unavoidable significant impact for which the City Council also adopted a statement of overriding considerations. The site is now surrounded by development. Since the setting is now an urban environment, contour grading on the site is considered a less than significant impact.

d) Light and glare will not increase above the existing condition. The proposed project will only involve minor grading and the City's Improvement Standards require the areas where grading will occur to be covered with an erosion control seed mixture that will help to prevent degradation of views of the property.

Aesthetic impacts will be less than significant.

II. Agricultural & Forestry Resources

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the 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				X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
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

Discussion of Checklist Answers:

a, e) The subject property contains no prime farmland, unique farmland, or farmland of statewide importance or active agricultural operations. The Special Status species assessment prepared for the Foothills Corporate Center (Attachment 1) identified the soil type in the project area as Cometa-Fiddymet Complex. This soil type is not listed as a high quality soil that supports agriculture. Therefore there will be no impact to farmlands and no mitigation is required.

b) The subject property is not currently under a Williamson Act contract or zoned for agricultural use. Development of the proposed project will not conflict with existing zoning for agriculture use or an active Williamson Act contract and no mitigation is required.

c- e) The project site does not support any forest resources and the land is not zoned for forestry activities or timberland. The project would have no impacts to forest resources. No mitigation is required.

No agricultural or forestry resources are present on the site. Therefore, the proposed project will not have an impact on agricultural or forestry resources.

III. Air Quality and Greenhouse Gases

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the 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) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	
f) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
g) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Discussion of Checklist Answers:

A-E): California Clean Air Act Requirements

The City of Roseville, along with the south Placer County area, is located in the Sacramento Air Quality Maintenance Area (SAQMA). Under the California Clean Air Act, Placer County has been designated a "serious non-attainment" area for ozone and a "non-attainment" area for PM10 (particulate matter less than 10 microns in diameter). The Placer County Air Pollution Control District (PCAPCD) is responsible for administration of state and federal air quality standards. In 1991, the PCAPCD adopted its first Air Quality Attainment Plan (AQAP). The AQAP is required by the California Clean Air Act (CCAA), and is designed to bring Placer County into compliance with state ozone standards, which are generally more stringent than current federal ambient standards.

Federal Clean Air Act Requirements

Under the Federal Clean Air Act, Placer County is designated as a severe non-attainment area for ozone, and is an attainment area for the federal PM10 standards, and other criteria pollutants. The City of Roseville, along with the south Placer County area, is located in the Sacramento Air Quality Maintenance Area (SAQMA). The Sacramento Area Council of Governments (SACOG), in conjunction with SAQMA air quality management districts, and the California Air Resources Board, developed the SAQMA portion of

the State Implementation Plan (SIP). The SIP is required to demonstrate compliance with the Federal Clean Air Act Amendments. The U.S. EPA approved the SIP in 1996, and the SAQMA has since been operating under the SIP control measures.

This project alone does not have a potential to significantly degrade air quality. However, the incremental impacts associated with this project considered cumulatively with the incremental impacts of other projects will degrade air quality. The General Plan EIR has assessed the impacts to air quality from development of the parcel in its cumulative impact analyses. The General Plan EIR found that the significant adverse air quality impacts cannot be mitigated to a less than significant level even with the mitigation measures proposed. Addressing the unmitigatable cumulative impacts to air quality, the EIR adopted findings of overriding consideration. However, CEQA requires that reductions in adverse project impacts be made, where it is feasible to do so.

Short term impacts to air quality can be expected in association with construction activities. These impacts are primarily associated with construction activities and the increased potential for dust and wind driven erosion of soils. Particulate matter resulting from construction dust will be reduced by implementing standard dust control measures on the job site as part of an erosion control plan. The grading permit and on-site inspection by the Public Works Department will ensure appropriate dust control measures, such as watering are done to reduce short-term air quality impacts. Vehicle exhaust, produced during project construction, could temporarily contribute to the deterioration of ambient air quality. Diesel fuel fumes from construction equipment may be noticeable in the vicinity of the site; however, this is a short-term effect. All equipment must comply with California emissions standards.

This project remains consistent with the development scenarios modeled for the General Plan EIR and the findings and statement of overriding considerations adopted by the City for the General Plan EIR.

There are no sensitive receptors located in the vicinity of the project site. The project does not include components with the potential to create significant objectionable odors. No significant impact associated with odor would result from the project.

F & G) The State has adopted several policies and regulations for the purpose of reducing GHG emissions. The most stringent of these is Assembly Bill 32 (AB 32), which is designated to reduce statewide GHG emissions to 1990 levels by 2020. The City of Roseville has been proactive in improving air quality and reducing GHG's through the following measures:

General Plan

The City of Roseville General Plan was updated in 2008 to specifically identify policies that reduce greenhouse gas emissions. These policies, which address global climate change by requiring greenhouse gas emissions reduction, conserving energy and resources and by addressing the potential impact of climate change (e.g., the flood protection policies) are identified in the General Plan with a leaf symbol.

City of Roseville Operations

Utility Operations: The following is a list of City initiated measures to reduce GHG's that are included in the City of Roseville Utility Operations:

- The Water Treatment, Water Distribution, Storm Water, Wastewater Treatment, Wastewater Collection, and Recycled Water facilities are the primary divisions in the Environmental Utilities Department that are affected by the implementation of the energy efficiency standards listed below.
- Automatic Process Controls Systems: There are numerous benefits of automatic process control systems. Two of the chief benefits are chemical and energy savings. Savings of 20% in chemical and energy consumption with a payback period of 2 years are not uncommon.

- Reduced chemical usage is achieved automatically by varying the chemicals delivered to the process to precisely match the amount of chemical needed. The reduced chemical consumption also achieves the benefit of reducing shipments of chemicals to the facility, reducing pumping costs, and less wear and tear on chemical systems due to excessive operation. All of the chemical control systems in Environmental Utilities utilize automatic process control systems.
- Reduction in electricity consumption is achieved via automatic process controls since the automated system will only operate equipment that is needed for current process conditions. The system constantly evaluates the equipment that is required to control the processes and turns on or off equipment as necessary to maintain permit and regulatory compliance. In addition to turning on and off equipment, many of the motors on process equipment are equipped to vary their speed automatically with variable frequency drives. The variable frequency drives will automatically vary the speed of a pump or other device to match the exact speed required for the process. All capital improvement projects for Environmental Utilities since 1994 utilize automatic process control systems.
- Variable Frequency Drives: Variable frequency drives is a system used to vary the speed of rotating equipment rather than running it at full speed, thereby reducing energy consumption.
- The majority of variable frequency drive applications are for pumps and fans. The savings is largest for them since the theoretical power required varies with the cube of the speed of the equipment. The Energy and Water Management Report conducted by Xenergy in 2001 revealed no additional treatment processes would benefit by addition of variable frequency drives at our treatment facilities since Environmental Utilities had already properly assessed their treatment systems. Each treatment process continues to be evaluated during design to determine whether variable frequency drives will provide a benefit.
- Soft Starters: Soft Starters are utilized to reduce the initial inrush of current that occurs when a city vehicle motor is started.
- Typical starting current for a motor ranges from ten to thirteen times the normal operating current. With the use of soft starters, the starting current is typically reduced to two to three times the normal operating current. Roseville Electric is required to have reserve power available at all times to allow for the extra current demands created by the motors and other loads in the City. Use of soft starters reduces the peak current demand on Roseville Electric and also has the benefit of reducing mechanical and electrical stresses on the affected equipment.
- Premium Efficiency Motors: Electric motors account for majority of the energy costs for Environmental Utilities facilities.
- In 1992 the National Electrical Manufacturers Association standardized the criteria for labeling motors as “premium efficiency”. This label could only be applied to motors that meet stringent criteria for efficiency standards. These efficiencies translate into reduced energy consumption for each motor, and the increased cost of these motors typically has a payback from a few months to a couple of years. Environmental Utilities has required the use of premium efficiency motor for all new replacement motors since 1998.
- Heating Ventilation and Air Conditioning (HVAC) and Lighting Systems: Less than three percent of electricity consumed in the water and wastewater treatment process is due to HVAC and lighting.
- Environmental Utilities meets or exceeds California Code of Regulations Title 24 energy efficiency standards. These efficiencies include use of occupancy sensors for indoor lighting, photocells for outdoor lighting, and programmable thermostats for HVAC systems.

In addition to all of the minimum requirements listed above, Environmental Utilities is partnering with Roseville Electric to investigate new and emerging technologies to reduce the overall electrical consumption by Environmental Utilities. Some of the programs currently being analyzed or

implemented include installation of solar panel grids, wastewater treatment gas powered fuel cells and low pressure-high output ultraviolet disinfection systems for the wastewater treatment facilities.

Diesel Emissions Control Systems (DECS): Twenty-Three (23) solid waste collection trucks and nine (9) diesel transit buses have been retrofitted with DECS reducing the diesel particulate material (PM) by 85% and Nitrogen Oxides (NOx) by 25% for each vehicle.

Ultra Low Sulfur Diesel (ULSD): The City of Roseville has been using ULSD for over two years on its transit fleet and it is now used exclusively by all fleet diesel engines.

Compressed Natural Gas (CNG) Fuel: Nine (9) transit buses and one (2) passenger van operate on CNG fuel.

Hybrid Vehicles: Currently there are four (4) hybrid vehicles in the City's fleet and the City is looking to add more this year.

Biodiesel: Vehicle Maintenance has entered into discussions with area users and distributors to look at the cost/benefit of using biodiesel within the city's diesel fleet.

Traffic Signal-head Retrofits: Over the past 6 years, Roseville has installed or converted 2,539 traffic signal heads, 914-pedestrian signal heads, and 16 internally illuminated street name signs from traditional incandescent light bulbs to energy efficient LED's (Light Emitting Diodes). This change resulted in a 300,900 kWh (kilowatt hour) monthly reduction in energy consumption (3,610,548 kWh annually). Thanks to the LED changeover, the City saves over \$24,900 a month in energy costs – almost \$300,000 a year.

Traffic Signal Coordination: Roseville has 16 roadway segments that are coordinated at various times throughout the day. Out of the 150 existing traffic signals within the city, 87 signals are coordinated – about 58% of all traffic signals in Roseville. Coordinated traffic signals help deter emissions normally created by vehicles through reduced vehicle idling, acceleration and deceleration. It also contributes to increased vehicle fuel economy for the motoring public. Studies have documented a 20% overall reduction in total delay on the coordinated corridors.

Asphalt Recycling: The City's Street Maintenance Division reduces emissions by recycling asphalt materials replaced during maintenance on roadways. Recycled asphalt is reused as base material for overflow parking lots and roadway repairs. This practice saves money and avoids emissions created by asphalt processing.

Climate Action Initiatives

In September 2006, City Council took a major step toward charting a course for a greener and more sustainable Roseville by adopting the National Action Plan for Energy Efficiency and the guiding principles for Greenhouse Gas Reduction Goals. Roseville joined the California Climate Action Registry in 2006 as well.

- **National Action Plan for Energy Efficiency** – In 2006, the United States Environmental Protection Agency (EPA) and Department of Energy (DOE) co-sponsored the National Action Plan for Energy Efficiency (the Action Plan). The Action Plan presents policy recommendations for creating a sustainable, aggressive national commitment to energy efficiency through gas and electric utilities and partner organizations. Such a commitment could save Americans many billions of dollars on energy bills over the next 10 to 15 years, contribute to energy security, and improve our environment. Roseville has adopted the principles of the Action Plan.
- **Climate Action Registry** – Roseville Electric joined the California Climate Action Registry (CCAR) in late 2006. As a member, Roseville Electric compiled and reported its Green House Gas (GHG)

emissions. Roseville Electric's first filing only reported CO₂. All filings subsequent to 2008 report the six Kyoto gases (carbon dioxide, methane, nitrous oxide, hydro fluorocarbons, per fluorocarbons, and sulfur hexafluoride) to the extent Roseville Electric is a producer of the respective gas.

- **Greenhouse Gas Goals** – Roseville Electric is actively monitoring and participating in the efforts of the California Air Resources Board as it implements the "The California Global Warming Solutions Act of 2006," or AB32.
- **Renewable Portfolio (RPS)** – The Roseville Electric Renewable Portfolio Standard requires 20% renewable power resources in Roseville Electric's power portfolio. For over 20 years, the City of Roseville has used renewable energy resources to meet a portion of its customer's needs with its ownership participation in the Northern California Power Agency projects: Collierville hydroelectric facility (1990); geothermal facilities (1983 & 1985 or Plans 1 & 2, respectively); and its purchased power from the Federal entity Western Area Power Administration – Sierra Nevada Region Central Valley Project hydroelectric system. In addition, power is purchased from the landfill gas facility in Lincoln Landfill. The project uses landfill gas, which is mostly methane, to produce electricity instead of allowing the gas to vent into the atmosphere or burned through flaring. Each ton of methane has the equivalent effect of 21 tons of carbon dioxide in its global warming potential. In 2006, these projects, as well as other power purchases served approximately 45% of Roseville's electrical needs. When compared to conventional fossil fuel generation, the output from these renewable sources avoids the projection of 266 million pounds of CO₂ which has the environmental impact of removing 26,176 cars from the road or planting more than 50 million trees each year.
- **The Roseville Energy Park (REP)** – The Roseville Energy Park is a 166 megawatt natural gas fired power plant that utilizes the state-of-the-art and most efficient current combined cycle gas turbine ("CCGT") technology available – a technology recognized and selected by the California state legislature to serve as the benchmark for the Emission Performance Standard ("EPS"). The benchmark will be applied to base load resources located within the state of California and resources that ultimately produce the power that is imported into California.
- **City Owned Solar Electric Systems** – Roseville Electric and the City of Roseville have been active supporters of solar electric generation (photovoltaic, or "PV") since 1997; Electric and Central Services Departments have installed PV on the Ray Sharp Memorial Fire Station #6, at the Roseville Aquatics Center, the Civic Center, and the historic locomotive on Vernon Street. In addition, RE installed a PV system on a rooftop at Silverado Middle School in the Dry Creek School District. These systems provide enough locally generated clean renewable energy to offset approximately 102,000 pounds of CO₂ greenhouse gas emissions from traditional fossil fuel fired generation each year.
- **City Facilities Powered by Clean Renewable Energy** – Currently, Roseville Electric provides both the City's Civic Center and Roseville Electric buildings with clean, renewable power by purchasing 100% of their energy use from Green Roseville, described below. These City buildings alone avoid the projection of more than 1.2 million pounds of CO₂ per year. Roseville Electric hopes to have all City owned facilities powered by clean energy.
- **Green Roseville – Clean Green Energy Program** – Roseville Electric offers its customers the choice to purchase clean, renewable energy for their homes or businesses. Choosing clean energy is one of the most significant efforts an individual or an organization can take to reduce their impact on the environment. Renewable energy ties directly to a reduction in CO₂ emissions and is recognized by the Environmental Protection Agency to have a substantial positive effect on the environment. Green Roseville provides renewable energy from the cleanest, local sources available – wind and solar. The wind energy comes from High Winds wind farm, the largest modern wind farm in California located in nearby Solano County. The solar energy is produced within the City of Roseville by facilities such as Fire Station #6, the Roseville Aquatics Center and the Civic Center. In order to expand the benefits of the program to the community, all proceeds from the solar energy customers are matched by the City of Roseville to support the production of new City-owned PV systems that provide the solar energy used in the program. The average Roseville home enrolled in

the program can prevent about 7,700 pounds of carbon dioxide and other harmful air pollutants such as particulates from entering the atmosphere each year. Small businesses and Large Green Roseville Business Partner Champions have a much greater impact.

- **Shade Tree Program** – Roseville Electric, in cooperation with Roseville Urban Forest Foundation, provides free shade trees to residential and commercial customers as an energy efficiency measure. Properly placed shade trees can reduce summer cooling costs by 20-40 percent while also providing environmental benefits through oxygen exchange and noise reduction.
- **Strategic Planning and Initiatives** – Roseville Electric has a strong commitment to energy reductions and renewable energy resources, two effective ways to reduce GHG's and assist in creating a sustainable community. As a strategic goal, Roseville will reduce energy requirements by 5% by 2012 through demand side programs such as energy efficiency and renewable energy resources like solar energy facilities. State law requires roughly 3% of total electric revenue be targeted toward demand side efforts. Roseville exceeds this requirement with an allocation of 5% of total revenues toward the demand side programs and resources.
- **Solar Electric (PV) Incentive Programs** – Solar electric generation incentives are provided to Roseville residential and commercial electric customers – both for new buildings and to retrofit existing buildings. PV systems reach peak production during times of the day when the Roseville Electric system experiences maximum electric demand from City customers. PV incentives are designed to minimize the customer's project "first cost" (initial investment) with respect to installing new PV equipment. Roseville Electric presently has 460 AC watts installed, with generation of approximately 741,328 kWh per year. This level of clean energy generation creates an environmental benefit equal to the reduction of 922,000 pounds of CO₂ per year.
- **Energy Audits** – Roseville Electric (RE) provides "on-line" and on-site energy audits to residential and commercial electric customers. Based upon the premise that "you can't change what you don't understand"; these audits provide the customers with a report on their present energy use patterns and habits. They also identify opportunities for the customer to change electric usage patterns or purchase more energy efficient appliances and equipment that will reduce their monthly energy bills. Commercial customers can link into the Customer Connection advice available on the Roseville Electric website for more in-depth information. Residential customers can click on the RE-View Energy and Water audit on RosevilleElectric.org.
- **Residential Energy Efficiency Programs** – RE's Residential Energy Efficiency Programs for new and existing homes offer rebates, educational materials and technical assistance designed to help customers use electricity more efficiently. Customers benefit from reduced electric bills and by reducing emissions due to reduced power consumption. Programs focus on rebates for new window upgrades, energy efficient appliances, better insulation, and high efficiency air conditioners and heat pumps. For the new home market, Roseville Electric offers award winning programs. Via development agreements, all new construction requires air conditions that exceed state energy efficiency requirements. Preferred Homes provides rebates to builders who construct energy efficient homes. The annual goal is 1000 new homes per year. The BEST Homes program takes an additional step by adding electricity producing solar electric panels, Energy Star appliances and shade trees to the Preferred Homes requirements. Goals are to include 30% of all new homes in Roseville in one of these programs. Over the next 25 years, the result will be a reduction in further emissions of CO₂ by 62,000 ton lbs. additionally; this is equivalent to planting 22,000,000 trees over the next 25 years.
- **Energy Efficiency Programs for Low Income Residents** – Loans, grants and the Handyperson Program provide financial assistance to low income residents and can be used to improve the energy efficiency of a home. These programs are funded through Federal and State programs for low income residents and administered by the Roseville's Housing Division.
- **Commercial Energy Efficiency Programs** – Roseville Electric's Commercial Retrofit Energy Efficiency Rebate Program helps new and existing businesses save energy and money and reduce

summer peak electric consumption. Reductions in summer peak demand reduce greenhouse gases and save ratepayers money. RE offers rebates to assist with reduction of first cost expenditures for energy efficiency upgrades in equipment. Rebates are available for HVAC, lighting, chillers, and are part of a customized approach that allows the customer to create their own energy efficiency measure. In the new construction market, cash rebates are available to architects, engineers, and owners who build at a minimum of 10 percent beyond Title 24 requirements.

- **Alternatively Fueled Vehicles** – Highway vehicles are a major contributor to air pollution in the U.S., producing 29-63% of key chemicals that cause smog and health problems. www.fueleconomy.gov. U.S. Dept. of Energy.
 - **Carbon monoxide (CO)** – 63%
 - **Nitrogen oxides (NO_x)** – 36%
 - **Hydro-carbons** – 29%

Hybrid-electric vehicles combine the benefits of gasoline engines and electric motors to reduce reliance on fossil fuels and provide up to a 50% reduction in emissions. The Roseville Electric fleet of vehicles includes 4 hybrid fuel vehicles. All new staff cars will be hybrid. The use of hybrid vehicles in the City's fleet will substantially reduce GHG emissions. According to the City's Draft Municipal climate Action Plan, it is estimated that the City's Fleet Program will save approximately 55,000 gallons of fuel a year which would equate to approximately 500 tons of CO₂ emissions avoided.

- **Electric Vehicle Charging Stations** – Electric vehicles are energy efficient, environmentally friendly and are not dependent on gasoline. Electric vehicles are limited in driving range and can take from 4 to 8 hours to recharge. (www.fueleconomy.gov) Roseville Electric supports Electric Vehicle (EV) owners in the Roseville community, and others, by maintaining 3 electric vehicle charging stations in Roseville; one in the Galleria, one on Oak Street and one in the Amtrak parking lot on Church Street. These charging stations are promoted through the Electric Vehicle Enthusiast online news site, *EV Charger News*.
- **Sustainability Plan** – The City of Roseville accepted by resolution the City of Roseville Communitywide Sustainability Action Plan on February, 1 2012. The plan establishes the City's baseline estimated total Greenhouse Gas emissions as well as targets for reducing those emissions.

Although most of these City measures do not apply directly to the Project, they are relevant to the cumulative citywide context, in which the City is actively working to reduce its own GHG emissions. Thus, project-generated GHG emissions would not conflict with, and are consistent with, the State goals listed in AB32 and policies and regulations adopted by the California Air Resources Board pursuant to AB32. This impact is considered less than significant.

IV. Biological Resources

Would the 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		X		

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		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	

Discussion of Checklist Answers:

The project site is primarily rolling grasslands with a single ephemeral drainage swale that traverses the property in the northern portion of the site. No trees currently exist on the site. There are several other wetland features including vernal pools, seasonal wetlands and a seasonal wetland swale on the property. A Wetland Delineation was prepared by ECORP Consulting in 2005 and a Biological Assessment (BA) was prepared in 2006 which identified these features and also detailed the effects on special status species with implementation of the project. The BA was prepared to support the application to the US Army Corps of Engineers to fill the wetland features on the site. Surveys conducted at the project site found no special status species present. On June 27, 2012 ECORP performed a special status species assessment to assess the potential for the occurrence of special status plant and wildlife species or their habitat to occur on the project site. (Attachment 2)

Wetlands

The project involves minor grading activities that will fill wetlands on the site. The special status species surveys that were conducted did identify potential habitat was present onsite for vernal pool crustaceans. Grading activities will impact wetland features and the applicant is proposing to mitigate those impacts through the purchase of off-site wetland credits.

The City's General Plan Implementation Measures for wetland resources (pg.V-22) require avoidance as a first priority, with compensation or mitigation implemented when avoidance is not feasible. The measures also identify no net loss of wetland acreage, values, or function. The project will provide wetland mitigation as required by the US Army Corps of Engineers. With the proposed mitigation the project will not conflict with local policies regarding protection of biological resources.

Implementation of the mitigation measure (MM1) listed below by the Foothills Corporate Center grading project would ensure that permits are obtained from federal agencies and adherence to the permit would further ensure that the project will result in "no net loss" of wetlands/waters, and that discharge into the waters is regulated. Therefore, with mitigation measures, impacts to wetlands/waters and associated vernal pool/loss of associated rare plants are considered less than significant with mitigation.

MM1: Prior to grading permit the project shall obtain an Army Corps of Engineers wetland fill or discharge "Section 404" permit. The project will be required to purchase credits in an approved wetland mitigation fund or other mitigation required by the 404 permit to ensure no net loss of wetlands.

Special Status Wildlife

Several special-status wildlife species are known to occur or potentially occur within the project site (Western spadefoot, Swainson's hawk, Burrowing owl, and other legally protected raptors). As was mentioned above, the applicant has previously completed a Biological Assessment and completed consultation with the United States Fish and Wildlife Service (USFWS) for the impact of a previous project on vernal pool crustaceans. This BA found that the site contained suitable habitat for these species. In addition the loss of vegetation could destroy foraging and nesting habitat for bird species. Therefore, consistent with the mitigation measure listed below, pre-construction surveys shall be conducted to confirm the presence or absence of special status wildlife. With the mitigation measure the impact is considered less than significant.

MM2: Prior to project construction special status species surveys shall be conducted to establish the presence/absence of these species on the site. These studies shall be conducted via the appropriate federal and state protocols.

V. Cultural Resources

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
change in the significance of a historic resource as defined in Section 15064.5?				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?			X	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d) Disturb any human remains, including those interred outside of formal cemeteries?		X		

Discussion of Checklist Answers:

The project will involve grading activities that includes 130,000 cubic yards of balanced cut and fill earthwork. CEQA Guidelines Section 15064.5, subdivision (e), requires that excavation activities be stopped whenever potential resources are uncovered. Should human remains be found, the county coroner shall be called in to assess the remains. If the county coroner determines that the remains are those of Native Americans, the Native American Heritage Commission must be contacted within 24 hours. At that time, the lead agency must consult with the appropriate Native Americans, if any, as timely identified by the Native American Heritage Commission. Section 15064.5 directs the lead agency (or applicant), under certain circumstances, to develop an agreement with the Native Americans for the treatment and disposition of the remains. If archaeological artifacts are found, work shall cease and a qualified archaeologist shall be called in. As with archaeological artifacts, the site could contain unique types of invertebrate (marine), plant, or vertebrate fossils or other resources of paleontological value. These resources could be damaged or destroyed during site preparation. Therefore, should any fossils be discovered during excavation or grading, all work shall cease and would not be permitted to resume until a qualified paleontologist is retained to review the find, and the paleontologist's recommendation for recordation and, if appropriate, preservation of the find have been implemented. Therefore, with the following mitigation measure, the project will have a less than significant impact on cultural resources.

Implementation of the mitigation measure (MM3) listed below by the Foothills Commerce Center Grading project would ensure that should any cultural resources, such as structural features, any amount of bone or shell, artifacts, human remains, or architectural remains, be encountered during any subsurface development activities, work shall be suspended within 100-feet of the find. Therefore, with the mitigation measure, impacts to cultural resources are considered less than significant with mitigation.

MM3: In the event of the discovery of buried paleontological, archaeological or historic deposits, project activities in the vicinity of the find shall be temporarily halted and a qualified archaeologist consulted to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance or data recovery excavations. If human remains are found, the Placer County Coroner's office shall be contacted immediately. The corner shall contact the Native American Heritage Commission, which shall notify the appropriate descendant.

VI. Geology and Soils

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
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? (Refer to Division of Mines and Geology Special Publication 42.)			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located in a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			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

Discussion of Checklist Answers:

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

i-iii) The project site is located in Roseville, which is within Placer County. The California Department of Mines and Geology classifies the South Placer area as a low severity earthquake zone. No active faults are known to exist within the County. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically

related ground failure and liquefaction. Therefore, less than significant impacts would occur in association with rupture of a known earthquake fault or seismic related ground failure.

- iv) Landslides typically occur where soils on steep slopes become saturated or where natural or manmade conditions have taken away supporting structures and vegetation. The existing and proposed slopes are not steep enough to present a hazard during development or upon completion of the project. In addition, during construction, measures would be incorporated to shore slopes and prevent potential earth movement. Therefore, impacts associated with landslides are considered less than significant.

b) Grading activities require a grading permit from the Engineering Division of the Public Works Department. The grading permit will be reviewed for compliance with the City's Improvement Standards, including the provision of proper drainage, appropriate dust control and erosion control measures. Grading and erosion control measures will be incorporated into the required grading plans. A geotechnical study will also be required prior to building permit issuance to more fully address other erosion hazards. As conditioned, the project will be consistent with the City Improvement Standards. Therefore, the impacts associated with disruption, displacement, and compaction of soils associated with the development is considered less than significant.

c-d) As noted above, the project site is not located in a sensitive geologic area and does not expose people to potential geologic impacts. Additionally, such impacts are considered to be less than significant since new buildings and structures are required to comply with all applicable building codes.

e) No septic tanks are proposed as part of the project.

VII. Hazards and Hazardous Materials

Would the 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 into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section				X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
65962.5 and, as a result, would it create a significant hazard to the public or the environment?				
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) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

Discussion of Checklist Answers:

a-c) The project only involves grading activities. The project involves the use of heavy equipment that has the potential to leak or spill toxic substances such as oil, gas and radiator fluid. However the City's Improvement standards will require the contractor to have a spill prevention plan in place, should an accidental spill occur.

d) The project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, and therefore would not create a significant hazard to the public or the environment.

e-f) The project site is not located within an airport land use plan or within two miles of a public or private airport or airstrip.

g) This project is located within an area currently receiving City emergency services. Fire Station 8 is located less than half a mile from the property and would be able to serve the site within the City's standard response time. The project will not increase the demand for emergency services and therefore will have a less than significant impact to the City's Emergency Response or Management Plans.

h) The project site is surrounded by existing and planned urban development. The project does not include residential development. The property owner performs annual weed abatement per the City's weed abatement ordinance. These weed control measures reduce the potential occurrence of wildfires in the vicinity of the project site.

VIII. Hydrology and Water Quality

Would the 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?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			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, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted water?			X	
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?				X
i) Expose people or structures to a				X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				
j) Inundation by seiche, tsunami, or mudflow?				X

Discussion of Checklist Answers:

Prior to the approval of the Improvement Plans, the developer shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board, to ensure that the project will not result in the release of materials that will affect water quality. The SWPP shall include, but not be limited to, best management practices (BMP's) like erosion controls with hydro-seeding and mulching, and sediment control with fiber rolls and sediment basins. Additionally a grading permit, with BMP measures for dust control, will be required before construction starts. There may be minor amounts of wind and/or water erosion associated with construction. The uniformly applied BMP standard erosion control measures will be required during construction. With implementation of a grading permit and associated best management practices to address water quality, impacts to water quality are considered less than significant.

The City evaluated the potential impacts related to increased runoff in the General Plan EIR. The General Plan EIR assumed full build-out of the site and other properties in the City and evaluated downstream flooding impacts resulting from increased surface water runoff. The General Plan EIR found that, with the implementation of City standards and programs, the potential flooding impacts would be less than significant. No new information available subsequent to certification of the General Plan EIR has called that conclusion into question. Based on the above information, the impacts associated with water quality are less than significant.

IX. Land Use and Planning

Would the 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) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation				X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No impact
plan?				

Discussion of Checklist Answers:

The majority of the site's General Plan land use designation is Light Industrial (LI); the zone district designation is also Light Industrial (M1). There is a portion of the site that has a land use and zoning designation of Neighborhood Commercial (NC). The project will include grading activities on the site. The City's General Plan does contain policies designed to avoid the loss of wetland areas. However the project will incorporate mitigation measures designed to compensate for the loss of wetlands.

There are no Habitat Conservation Plans or Natural Community Conservation Plans covering the project site. Future development of the site is expected to be in accordance with the Light Industrial land use and zoning designations for the site. The project will have no impact on land use and planning efforts.

X. Mineral Resources

Would the 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

Discussion of Checklist Answers:

a-b) The California Department of Geology survey lists the project site as being located within the MRZ-1 zone, indicating that significant mineral resources are not likely to be located in this area. Because the project site is not known to include any mineral resources that would be of local, regional, or statewide importance, the project is not considered to have any impacts on mineral resources.

XI. Noise

Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			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 expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Discussion of Checklist Answers:

Short term impacts from grading activities could expose nearby tenants/landowners to increased noise levels. The closest sensitive receptors are approximately 1,700 feet from the project site. These impacts would be temporary and are considered less than significant since noise levels and construction hours are limited by the City's Municipal Code to daytime hours (7:00 a.m. to 7:00 p.m., Monday through Friday, and 8:00a.m. to 8:00 p.m., Saturday, Sunday and holidays). In addition, the City's Public Works Department requires all construction equipment to be fitted with factory installed muffling and noise attenuation equipment.

XII. Population and Housing

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
----------------------------	---------------------------------------	--	-------------------------------------	------------------

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial 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 housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Discussion of Checklist Answers:

The proposal is not a housing-related project, does not induce growth beyond that anticipated in the General Plan EIR and does not displace any existing housing. Therefore, there is no change from the impacts addressed in the General Plan EIR, and the impact is considered less than significant.

XIII. Public Services

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

Discussion of Checklist Answers:

The General Plan EIR identifies and adopts mitigation for impacts to public services, including police and fire protection, wastewater services, and solid waste disposal. The proposed project will not increase the need for public services and utilities beyond that identified in the General Plan EIR, and the impact is considered less than significant.

XIV. Recreation

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

Discussion of Checklist Answers:

The proposed project will only involve grading activities and will not increase park usage in the area of the project. However adequate facilities are located within the project area and the project does not require any additional facilities. Therefore, the project will not impact the existing and planned park facilities.

XV. Transportation/Traffic

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads and highways?			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
due to a design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				
e) Result in inadequate emergency access?			X	
f) Result in inadequate parking capacity?			X	
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			X	

Discussion of Checklist Answers:

The project will only involve minor grading activities and no development of the site is anticipated at this time. It is expected short term traffic impacts will be minor with grading equipment to be brought to the site from Foothills BI. Traffic and transportation impacts from the project are consistent with the impacts analyzed in the General Plan EIR, and the impact is less than significant.

XVI. Utilities and Service Systems

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
e) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

Discussion of Checklist Answers:

The project consists of minor grading activities and will not have an impact on utilities.

XVII. Mandatory Findings of Significance

Environmental Issue	Potentially Significant	Potentially Significant Unless Mitigated	Less Than Significant	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of			X	

Environmental Issue	Potentially Significant	Potentially Significant Unless Mitigated	Less Than Significant	No Impact
other current projects, and the effects of probable future projects).				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Discussion of Checklist Answers:

Long term environmental goals are not impacted by the proposed project. The cumulative impacts do not deviate beyond what was contemplated by the General Plan EIR. With implementation of the proposed mitigation measures the project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of any wildlife species nor create adverse effects on human beings.

ENVIRONMENTAL DETERMINATION:

As shown in the checklist prepared as part of this Initial Study, City staff has not identified any impacts that are not peculiar to the parcel that cannot be mitigated to less than significant levels, whether offsite or cumulative in nature, and the City's Mitigating Policies and Standards, have been undertaken.

On the basis of this initial evaluation:

[X] I find that the proposed 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 will be prepared.

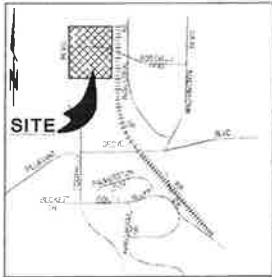
Initial Study Prepared by:


Derek Ogden, Associate Planner
City of Roseville Planning & Housing Department

Attachments:

1. Project Grading Plan
2. ECORP Summary

ATTACHMENT 1



VICINITY MAP



Section A



Section B



Section C



Section D

OWNER/DEVELOPER
COASTAL PARTNERS, LLC
3001 DOUGLAS BLVD., SUITE 340
ROSEVILLE, CA 95661
(916) 773-0550

ENGINEER
MORTON & PITALO INC.
75 IRON POINT CIR., SUITE 120
FOLSOM, CA 95630
(916) 984-7621

ASSESSOR'S PARCEL NUMBERS
017-230-014 & 15

AREA
59.8± AC.

EXISTING ZONING
NC AND M-1

EXISTING GENERAL PLAN
NEIGHBORHOOD COMMERCIAL (NC)
LIGHT INDUSTRIAL (LI)

EXISTING SPECIFIC PLAN
NEIGHBORHOOD COMMERCIAL (NC)
LIGHT INDUSTRIAL (LI)

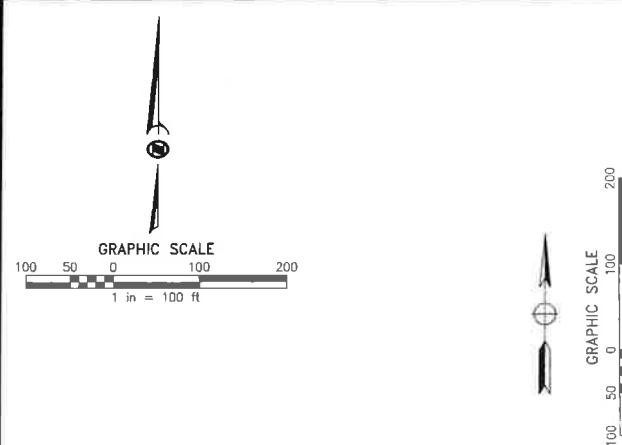
GAS
PACIFIC GAS & ELECTRIC

TELEPHONE
SUREWEST TELEPHONE

SCHOOL DISTRICT
ROSEVILLE CITY ELEMENTARY
SCHOOL DIST.
ROSEVILLE HIGH SCHOOL DIST.

CITY OF ROSEVILLE
STORM DRAINAGE
SANITARY SEWER
WATER
ELECTRICITY
PARKS & RECREATION
FIRE PROTECTION
POLICE PROTECTION

EARTHWORK QUANTITIES:
CUT: 130,000 C.Y.
FILL: 130,000 C.Y.
NET: 0 C.Y.

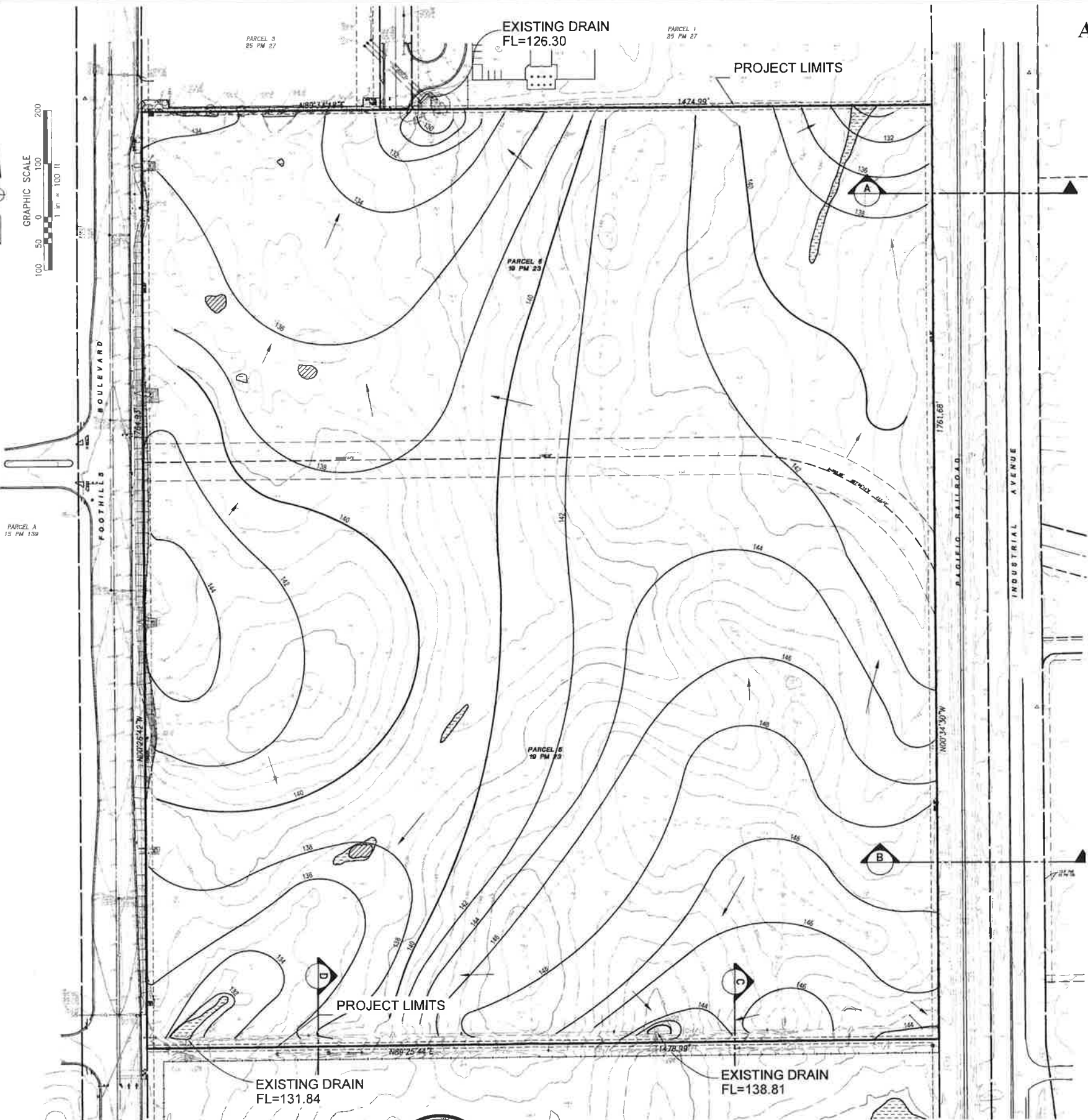


LEGEND

EXISTING	DESCRIPTION
12"	STORM DRAIN PIPE & SIZE
6"	SANITARY SEWER PIPE & SIZE
6"	DOMESTIC WATER PIPE & SIZE
6"	FIRE PROTECTION WATER PIPE & SIZE
2"	NATURAL GAS PIPE & SIZE
	CATV, TEL, ELEC, OR JOINT TRENCH
	MANHOLE
	DRAIN INLET
	CLEANOUT
	VALVE
	FIRE HYDRANT
	BLOW OFF VALVE
	RIDGE OR GRADE BREAK
	FLOWLINE OF SWALE
	FENCE

ABBREVIATIONS

AB	AGGREGATE BASE	LT	LEFT
AC	ASPHALTIC CONCRETE OR ACRE	MAX	MAXIMUM
BC	BEGIN HORIZONTAL CURVE	MH	MANHOLE
BLDG	BUILDING	MIN	MINIMUM
BM	BENCHMARK	NTS	NOT TO SCALE
BW	BOTTOM OF WALL	OH	OVERHEAD
BBSL	BUILDING SET BACK LINE	PB	PULL BOX
C&G	CURB AND GUTTER	PCC	POINT OF COMPOUND CURVE
C&S	CURB, GUTTER AND SIDEWALK	PI	POINT OF INTERSECTION
CONC	CONCRETE	PL	PROPERTY LINE
CL	CENTERLINE	PP	POWER POLE
CD	CLEANOUT OR COUNTY	PRC	POINT OF REVERSE CURVE
CONST	CONSTRUCT	PT	POINT OF TANGENCY
COTG	CLEANOUT TO GRADE	PUE	PUBLIC UTILITY EASEMENT
CR	CURB RETURN	PVMT	PAVEMENT
D	INCLUDED ANGLE	R	RADIUS OR RIDGE
DI	STORM DRAIN	RAD	RADIAL
DI	DRAIN INLET	RP	REDUCED PRESSURE BACKFLOW PREVENTER
DIA	DIAMETER	RT	RIGHT
DIP	DUCTILE IRON PIPE	RTW	RIGHT OF WAY
DWH	STORM DRAIN MANHOLE	S	SLOPE OR SEWER
DTL	DETAIL	SD	STORM DRAIN
DWS	DRAWING	SMH	SEWER MANHOLE
DWY	DRIVEWAY	SS	SANITARY SEWER
(E), EXIST	EXISTING	STA	STATION
EC	END HORIZONTAL CURVE	STD	STANDARD
EP	EDGE OF PAVEMENT	SW	SIDEWALK
ESMT	EASEMENT	TB	TOP OF BANK
FL	FLOWLINE	TC	TOP OF CURB
G	GAS	TEL	TELEPHONE
GB	GRADE BREAK	TEMP	TEMPORARY
GFL	GUTTER FLOWLINE	TMH	TELEPHONE MANHOLE
GR	GRATE	TP	TELEPHONE POLE
HGL	HYDRAULIC GRADE LINE	TRANS	TRANSITION
INTX	INTERSECTION	TS	TRAFFIC SIGNAL
INV	PIPE INVERT	TW	TOP OF WALL
IRR	IRRIGATION	TYP	TYPICAL
L	LENGTH	UG	UNDERGROUND
LIP	EDGE OF GUTTER PAN	W	WATER
LSCP	LANDSCAPE	WS	WATER SERVICE



NO.	DESCRIPTION	APPROVED	DATE	APPROVED	DATE

BENCH MARK

SCALE:
HORIZ. 1" = 100'
VERT. 1" = N/A

COMPUTED	
DESIGNED	GJB
DRAWN	
PROJ. ENGR.	GJB



MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
LANDSCAPE ARCHITECTURE • TRAFFIC ENGINEERING
75 Iron Point Circle, Suite 120 • Folsom, CA 95630
phone: 916.984.7621 • fax: 916.984.9617 • survey fax: 916.563.6770
survey email: slaking@mpengr.com • web: www.mpengr.com

PRELIMINARY GRADING PLAN
FOOTHILL BLVD - 60 ACRES
PARCELS 5 & 6 PER PARCEL MAP, 19 PM 23
FOR THE PURPOSE OF WETLAND GRADING

DATE	AUGUST 2012
SHEET	1
OF	1

Special-Status Species Assessment
For
Foothills Corporate Center
Placer County, California

29 June 2012

Prepared For:
Coastal Partners, LLC



CONTENTS

Special-Status Species Assessment

Foothills Corporate Center

INTRODUCTION	1
Special-Status Species Assessment	3
SITE CONDITIONS	4
RESULTS AND DISCUSSION	5
Critical Habitat	13
CONCLUSION	14
REFERENCES	15

LIST OF FIGURES

Figure 1. Project Site and Vicinity Map.....	2
Figure 2. Wetland Delineation.....	6
Figure 3. Natural Resources Conservation Service Soil Types.....	7
Figure 4. California Natural Diversity Database (CNDDB) Occurrence Map	9

LIST OF TABLES

Table 1 – Potentially Occurring Special-Status Species.	8
--	---

LIST OF ATTACHMENTS

Attachment A – California Natural Diversity Database (CNDDB) Occurrences for the Roseville, California 7.5-minute Quadrangle	
Attachment B – USFWS Query of Listed Species: Roseville Quad	

INTRODUCTION

On behalf of Coastal Partners, LLC., ECORP Consulting, Inc.(ECORP) has conducted a special-status species assessment of the 60±-acre Foothills Corporate Center site, located south of Blue Oaks Boulevard, east of Foothills Boulevard, and west of Industrial Avenue in Placer County, California (Figure 1. *Project Site and Vicinity*). The site corresponds to a portion of Section 21, Township 11 North, and Range 6 East (MDBM) of the "Roseville, California" 7.5-minute quadrangle (U.S. Department of the Interior, Geological Survey, 1992). The approximate center of the site is located at 38° 47' 15" North and 121° 18' 35" West within the Lower Sacramento River Watershed (HUC #18020109, U.S. Department of the Interior, Geological Survey, 1978).

The purpose of this special-status species assessment is to assess the potential for the occurrence of special-status plant and wildlife species or their habitat within the project site. The conclusions presented in this report are based upon previous work conducted by ECORP, and limited site reconnaissance conducted 27 June, 2012. A formal survey was performed for special-status plants in 2006 (ECORP 2006) and the results of that report are incorporated herein for reference only. Similarly, a wetland delineation was performed by ECORP Consulting Inc. in 2005 (ECORP 2005) and verified by the Army Corps of Engineers (ACOE) in 2006. The ACOE verification expired in March 2011. A Biological Assessment for federally listed species was prepared for the site and submitted to U.S. Fish and Wildlife Service (USFWS) on June 16, 2006. A subsequent Biological Opinion issued by USFWS on August 15, 2006 (USFWS 2006) determined that two species, vernal pool fairy shrimp (*Branchinecta lynchi*) and vernal pool tadpole shrimp (*Lepidurus packardii*), would likely be adversely affected by the project.

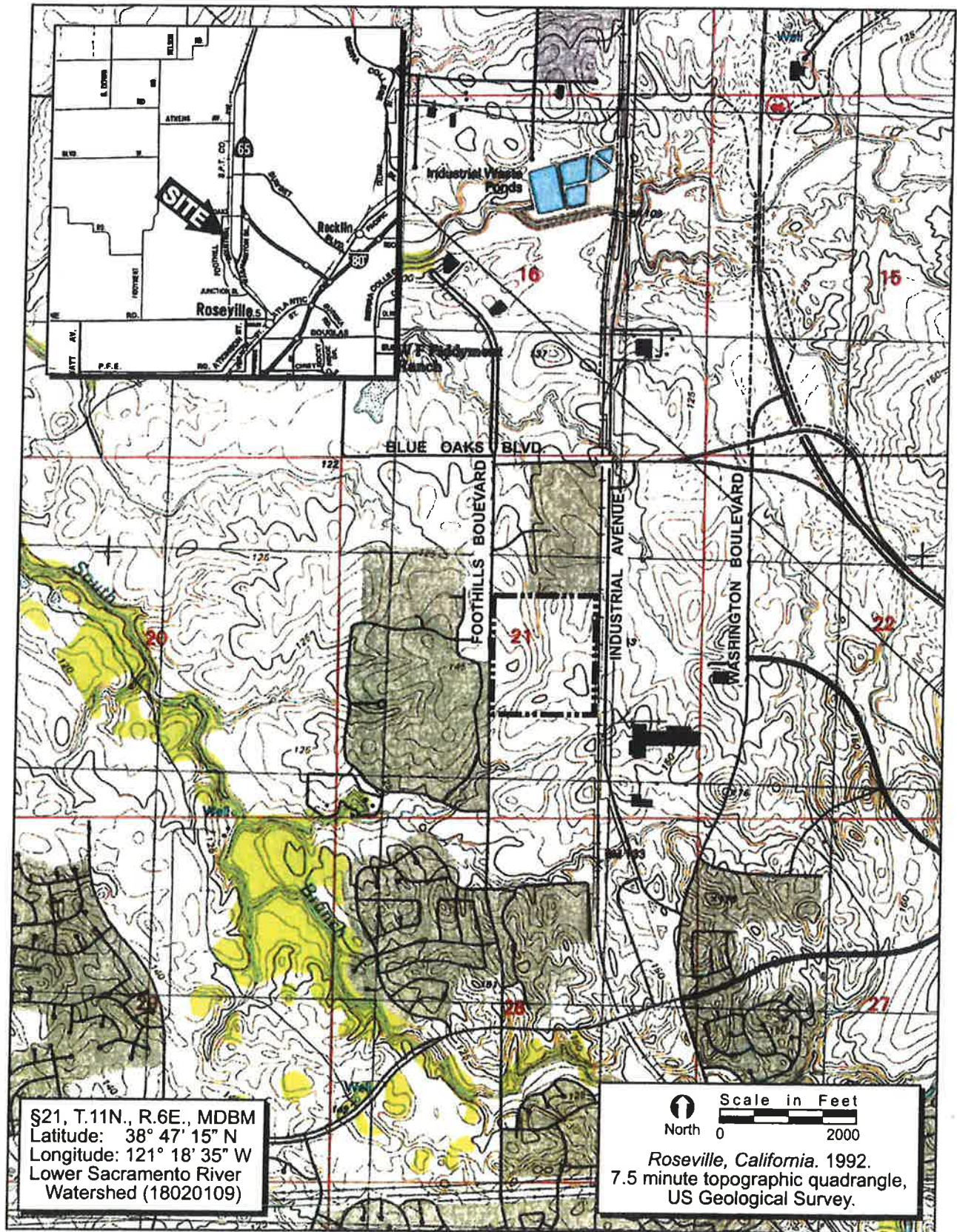


Figure 1. Project Site and Vicinity

Foothills Corporate Center

Special-Status Species Assessment

For the purposes of this assessment, "special-status species" refers to those plant and animal species which:

- Are listed, proposed for listing, or candidates for future listing as threatened or endangered under the federal Endangered Species Act;
- Are listed or candidates for future listing as threatened or endangered under the California Endangered Species Act;
- Meet the definitions of endangered or rare under Section 15380 of the CEQA Guidelines;
- Are identified as a species of special concern by the California Department of Fish and Game (CDFG);
- Plants considered by the California Native Plant Society (CNPS) to be "rare, threatened, or endangered in California" (Lists 1B and 2);
- Plants listed as rare under the California Native Plant Protection Act (Fish and Game Code of California, Section 1900 et seq.); or
- Fully protected in California in accordance with the Fish and Game Code of California, Sections 3511 (birds), 4700 (mammals), 5050 (amphibians and reptiles), and 5515 (fishes).

Background information was collected on the potential existence of the special-status species within or near the project site from a variety of sources including:

- California Department of Fish and Game's Natural Diversity Database (CNDDB) record search for the "Roseville" 7.5-minute quadrangles (CDFG 2003);
- Species List for the "Roseville, California" 7.5-minute quadrangle created by the USFWS (USFWS 2012);
- *Status of Rare, Threatened, and Endangered Animal and Plants of California 2000-2004* (CDFG 2005);
- *Inventory of Rare and Endangered Vascular Plants of California* (CNPS 2001);
- *California Bird Species of Special Concern* (Shuford and Gardali 2008);

- *Amphibian and Reptile Species of Special Concern in California* (Jennings and Hayes 1994);
- *Mammalian Species of Special Concern in California* (Williams 1986);
- *California's Wildlife*, Volumes I-III (Zeiner, et al. 1988, 1990a, 1990b); and
- *A Guide to Wildlife Habitats of California* (Mayer and Laudenslayer, eds. 1988).
- *Special-status Plant Survey, Foothills Corporate Center, Placer County (ECORP 2006a)*;
- *Wetland Delineation Map, Foothills Corporate Center. ECORP Consulting, Inc. Dated March 16, 2005 (ECORP 2006b)*

The special-status species assessment included a review of resource agency species lists, tax-specific literature review, California Natural Diversity Database (CNDDB) query, previous surveys conducted for the project, and a reconnaissance-level site visit. Special-status species considered for this site are those that have a reasonable probability of occurring on-site under current conditions. This assessment does not constitute determinate field surveys conducted according to agency-approved protocols.

SITE CONDITIONS

The project area is comprised of gently rolling terrain, and is situated at an elevational range of approximately 130 to 150 feet above mean sea level. The site is currently undeveloped and appears to have been historically used for agriculture and/or livestock grazing. Surrounding land uses include commercial and industrial development to the west, north and east; urban development to the southwest; and undeveloped land to the south. A railroad easement runs along the eastern edge of the property, and an electrical utility line runs along the southern edge together with a two-track access road. The site appears to be regularly mowed and/or disked.

Annual grasslands dominate the plant community throughout the site. Dominant plant species present include non-native grasses such wild oat (*Avena fatua*), medusahead grass (*Elymus caput-medusae*), ripgut brome (*Bromus diandrus*), and mannagrass (*Glyceria declinata*). Other herbaceous species frequently observed include yellow star thistle (*Centaurea solstitialis*), sticky tarweed (*Holocarpha virgata*), Spanish clover (*Lotus purshianus*), cut-leaved geranium

(*Geranium dissectum*), and turkey mullein (*Croton setigerus*). Trees observed on-site consist of a row of ornamental trees (sycamore (*Plananus* sp.) and California redwood (*Sequoia sempervirens*)), one black willow (*Salix gooddingii*), and two Fremont's cottonwoods (*Populus fremontii*) along the northern boundary. All trees appear to occur in off-site locations.

Aquatic features on-site include vernal pools, seasonal wetlands, seasonal wetland swales, and a small ephemeral drainage, comprising approximately 0.284 acre of wetlands (Figure 2. *Wetland Delineation*). Culverts drain the property at the north central boundary and in the southwest corner. According to the *Soil Survey of Placer County, California* (U.S. Department of Agriculture, Soil Conservation Service, 1980), a single soil unit has been mapped within the site (Figure 3. *Natural Resources Conservation Service Soil Types*), (141) Cometa-Fiddymont complex 1-5% slopes. This soil unit does not contain hydric components, but may contain hydric inclusions of Alamo soils in depressions.

A site reconnaissance was conducted on June 27, 2012. The wetland delineation map of the site with a color aerial photograph (1" = 300' scale) background was used for orientation during the field survey. ECORP biologist Eric Stitt walked meandering transects throughout the project area while recording on-site conditions, searching for special-status species, evidence of their presence or use of the area, and/or the occurrence of potential habitat for these species. A disced firebreak had recently been graded along the east, south, and western perimeter, and the rest of the site had recently been mowed.

RESULTS AND DISCUSSION

A list of potentially occurring special-status species was developed for the Foothills Corporate Center site, based on vegetation communities and current conditions observed on-site, known distribution data, and various reference sources (Table 1. Potentially Occurring Special-Status Species).

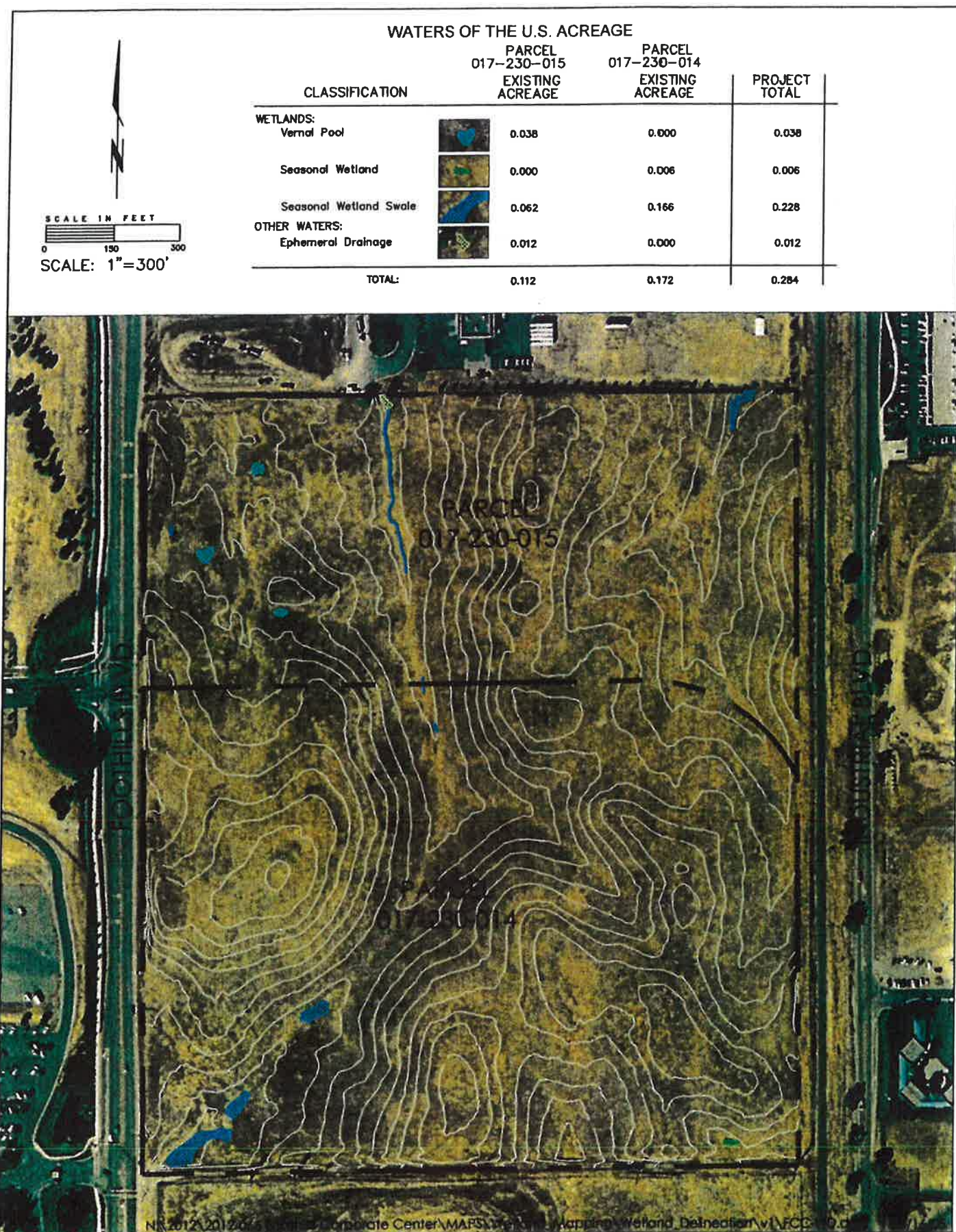


FIGURE 2. Wetland Delineation

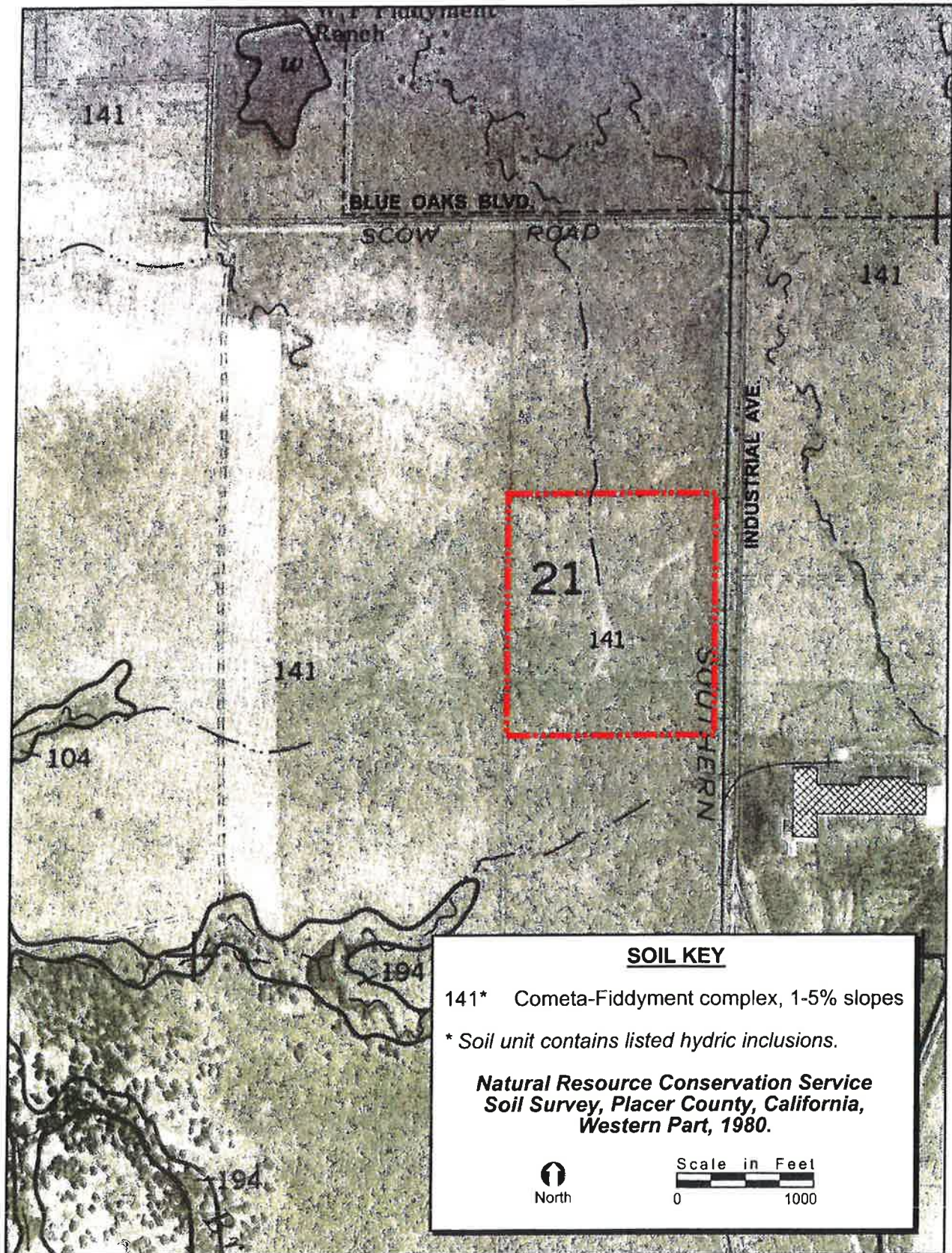


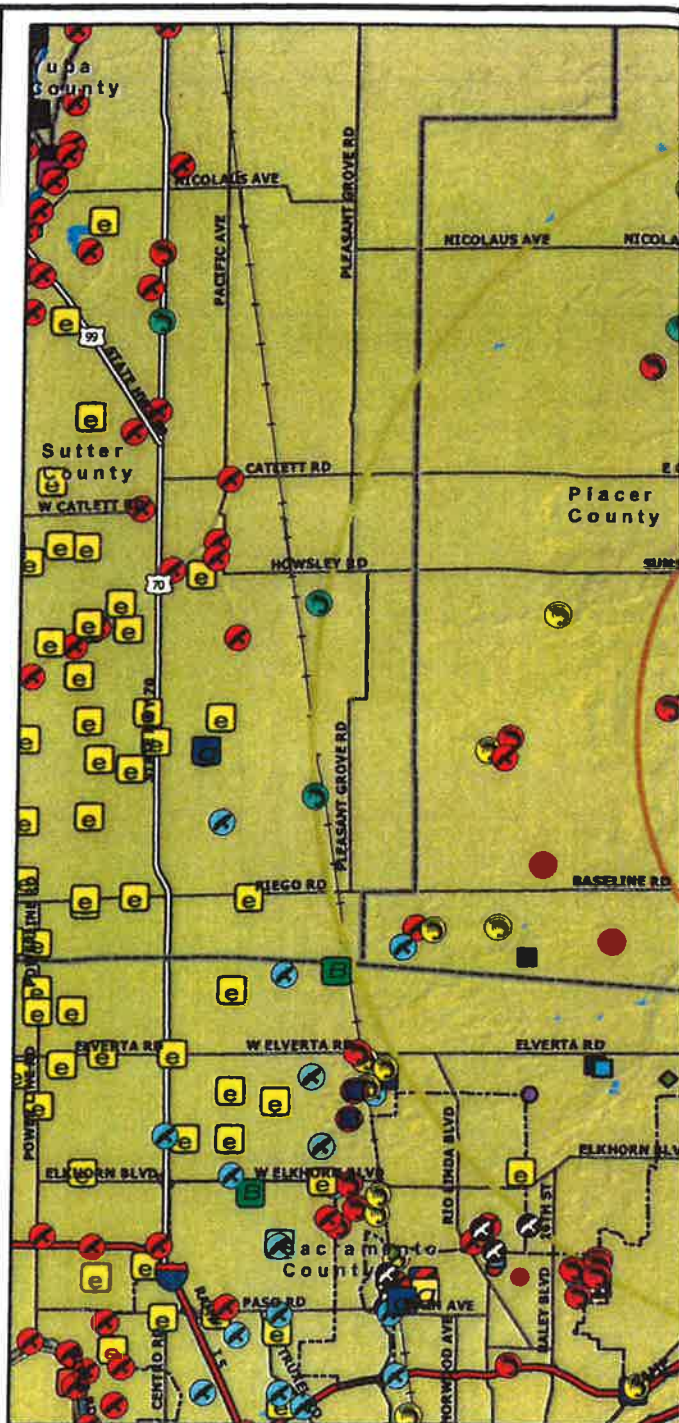
Figure 3. Natural Resource Conservation Service Soil Types

Table 1 - Special-Status Species with Potential to Occur On-Site: Foothills Corporate Center

Common Name Plants	Scientific Name	Federal		California		Habitat Description	Approximate Survey Dates
		ESA Status	Other Status	ESA Status	Other Status		
Ahart's dwarf rush	<i>Juncus leiopermus</i> var. <i>ahartii</i>	*		*	1B	mesic areas in valley and foothill grassland (100' - 3300')	March-May
Big-scale balsamroot	<i>Balsamorhiza macrolepis</i> var. <i>macrolepis</i>	*		*	1B	chaparral, clomontane woodland, and valley and foothill grassland, sometimes on serpentine soils (300' - 5,000')	March-June
Boggs Lake hedge-hyssop	<i>Gratiola heterosepala</i>	*		CE	1B	clay soils in vernal pools and in marshes and swamps on lake margins (30' - 7,790')	April-August
Dwarf downingia	<i>Downingia pusilla</i>	*		*	2	vernal pools and mesic areas in valley and foothill grassland (3' - 1,460')	March-May
Hispid bird's-beak	<i>Cordylanthus mollis</i> ssp. <i>hispidus</i>	*		*	1B	alkaline meadows and seeps, playas, and valley and foothill grassland (3' - 510')	June-September
Legenere	<i>Legenere limosa</i>	*		*	1B	vernal pools (3' - 2,900')	April-June
Pincushion navarretia	<i>Navarretia myrsinifolia</i> ssp. <i>myrsinifolia</i>	*		*	1B	vernal pools, often on acidic soils (65' - 1,080')	May
Sacramento Orcutt grass	<i>Orcuttia viscida</i>	FE		CE	1B	vernal pools (100' - 3300')	April-July
Sanford's arrowhead	<i>Sagittaria sanfordii</i>	*		*	1B	assorted shallow freshwater marshes and swamps (0' - 2,130')	May-October
Slender Orcutt grass	<i>Orcuttia tenuis</i>	FT		CE	1B	vernal pools (115' - 5,775')	May-September
Invertebrates							
Conservancy fairy shrimp	<i>Branchinecta conservatio</i>	FE		*	*	vernal pools/wetlands	November-April
Vernal pool fairy shrimp	<i>Branchinecta lynchi</i>	FT		*	*	vernal pools/wetlands	November-April
Vernal pool tadpole shrimp	<i>Lepidurus packardii</i>	FE		*	*	vernal pools/wetlands	November-April
California lindenella	<i>Lindereia occidentalis</i>	*		*	CNDB	vernal pools/wetlands	November-April
Amphibians							
Western spadefoot toad	<i>Spea hammondi</i>	*		*	CSC	vernal pools, wetlands/adjacent grassland	March-May
Birds							
White-tailed kite (nesting)	<i>Elanus leucurus</i>	*		*	CFP	woodland, grassland	March-June
Cooper's hawk (nesting)	<i>Accipiter cooperii</i>	*		*	CNDB	woodland	April-July
Northern harrier (nesting)	<i>Circus cyaneus</i>	*		*	CSC	marsh, grassland	April-September
Swainson's hawk (nesting)	<i>Buteo swainsoni</i>	*		CT	BCC	grassland, riparian	March-August
Ferruginous hawk (wintering)	<i>Buteo regalis</i>	*		*	CNDB	grassland	November-February
Golden eagle (nesting and wintering)	<i>Aquila chrysaetos</i>	*		*	BCC, CFP	grassland	nest (February-August); winter CY (October-February)
Merlin (wintering)	<i>Falco columbarius</i>	*		*	CNDB	woodland, grassland	September-April
Burrowing owl (burrow sites)	<i>Athene cunicularia</i>	*		*	BCC, CSC	grassland	February-August
Loggerhead shrike	<i>Lanius ludovicianus</i>	*		*	BCC, CSC	grassland, woodland	March-July

Status Codes:

- FE - Federal ESA listed, Endangered.
- FT - Federal ESA listed, Threatened.
- PFE - Formerly proposed for Federal ESA listing as Endangered.
- PFT - Formerly proposed for Federal ESA listing as Threatened.
- FPD - Listed under Federal ESA, but formally proposed for delisting.
- Fd - Formerly delisted (delisted species are monitored for 5 years).
- FC - Candidate for Federal ESA listing as Threatened or Endangered.
- NMFS - NOAA/NMFS species of concern.
- BCC - U. S. Fish and Wildlife Service Bird of Conservation Concern (USFWS, 2002).
- CE - California ESA or Native Plant Protection Act listed, Endangered.
- CT - California ESA or Native Plant Protection Act listed, Threatened.
- CR - California ESA or Native Plant Protection Act listed, Rare.
- CC - Candidate for California ESA listing as Endangered or Threatened.
- CFP - Fish and Game Code of California Fully Protected Species (§3511-birds, §4700-mammals, §5050-reptiles/amphibians).
- CSC - California Department of Fish and Game Species of Special Concern (CDFG, updated August 2004).
- 1A - California Native Plant Society/Presumed extinct.
- 1B - California Native Plant Society/Rare or Endangered in California and elsewhere.
- 2 - California Native Plant Society/Rare or Endangered in California, more common elsewhere.
- 4 - California Native Plant Society/Plants of Limited Distribution.
- CNDB - Species that is tracked by CDFG's Natural Diversity Database but does not have any of the above special-status designations otherwise.



Transportation Network

- Interstate
- State Highway
- Roads
- Railroads

Hydrologic Features

- Lakes and Reservoirs
- Rivers

- California linderella
- vernal pool tadpole shrimp
- vernal pool fairy shrimp
- Reptiles / Amphibians**
- giant garter snake
- northwestern pond turtle
- western spadefoot toad
- California red-legged frog
- Birds**
- Swainson's hawk
- grasshopper sparrow
- California black rail
- merlin
- bald eagle
- Cooper's hawk
- white-tailed kite
- burrowing owl
- osprey
- black-crowned night heron

- double-crested cormorant
- great blue heron
- great egret
- western yellow-billed cuckoo
- bank swallow
- tricolored blackbird
- purple martin

Mammals

- pallid bat
- Townsend's big-eared bat
- silver-haired bat

Insects

- vernal pool andrenid bee
- Sacramento Valley tiger beetle
- valley elderberry longhorn beetle
- Ricksecker's water scavenger beetle
- Antioch Dunes anthicid beetle
- Sacramento anthicid beetle

NOTES

- ¹ Project Boundary: ECORP CAD Wetland Delineation
 - ² CDFG California Natural Diversity Database (CNDDB), June 2012 Update
- Map Projection: California State Plane Zone II (NAD83) feet

FOOTHILLS CORPORATE CENTER

CNDDB Special-Status Species Map

Map Name: FoothillsCorp_CNDDB.mxd	Project Manager: JOHNSONC
Revision: 6/25/2012	GIS Specialist: JDS
Scale: 1" = 3 miles	

ECORP Consulting, Inc. ENVIRONMENTAL CONSULTANTS

Oakland Office
2100 Embarcadero, Suite 201
Oakland, CA 94606
Ph: 510.434.0150

Santa Ana Office
1801 Park Court Place Building B, Suite 103
Santa Ana, CA 92701
phone: 714.648.0630

Redlands Office
412 East State St.
Redlands, CA 92373
Ph: 909.307.0046

There are no previously documented occurrences of special-status species within the project site (CDFG 2003). However, several special-status species have been documented within 10 miles of the project site (Figure 4, Attachment A). Ten special-status plant species have the potential to occur (Table 1). Big-scale balsamroot (*Balsamorhiza macrolepis* var. *macrolepis*), hispid bird's beak (*Cordylanthus mollis* ssp. *hispidus*), dwarf downingia (*Downingia pusilla*), Boggs Lake hedge-hyssop (*Gratiola heterosepala*), Ahart's dwarf rush (*Juncus leiospermus* var. *ahartii*), legenere (*Legenere limosa*), pincushion navarretia (*Navarretia myersii* ssp. *myersii*),

slender Orcutt grass (*Orcuttia tenuis*), Sacramento Orcutt grass (*Orcuttia viscida*), and Sanford's arrowhead (*Sagittaria sanfordii*) are rare plants of valley and foothill grasslands, most of which occur in vernal pools and other ephemeral wetlands. Big-scale balsamroot (a CNPS List 1B species) and dwarf downingia (CNPS List 2 species) have been documented from sites within one mile of the proposed project, and big-scale balsamroot, Boggs Lake hedge-hyssop, hispid bird's beak, and legenere have been found within five miles of the project. No rare plants were observed during May and June 2006 protocol-level rare plant surveys (ECORP 2006).

Two federally listed branchiopod species, vernal pool tadpole shrimp (*Lepidurus packardii*-federally endangered) and vernal pool fairy shrimp (*Branchinecta lynchi*-federally threatened), have been documented from vernal pools within five miles of the site, and California linderiella (*Linderiella occidentalis*, tracked by CDFG in their CNDDDB but which has no regulatory status), has also been reported from the nearby vicinity. There are three records for vernal pool fairy shrimp from within one mile of the proposed project site and one record for the federally endangered vernal pool tadpole shrimp from 1.2 miles southwest of the site. Determinate-level field surveys conducted according to the *Interim Survey Guidelines to Permittees for Recovery Permits Under Section 10(a)(1)(A) of the Endangered Species Act for the Listed Vernal Pool Branchiopods* (USFWS 1996a) would be necessary to establish the presence/absence of vernal pool branchiopods on-site. Previously, a Section 404 permit was obtained and consultation with USFWS was completed, resulting in a Biological Opinion for the project. However, the permits have expired and a new Nationwide permit will need to be obtained.

Five records exist for valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*-federally threatened) within 10 miles of the project boundaries. However, elderberry shrubs (*Sambucus mexicanus*), the obligate host tree for this species, do not presently occur on the project site, and the elderberry longhorn beetle is considered highly unlikely due to the absence of suitable habitat.

Among amphibians, there are four documented occurrences of western spadefoot toad (*Spea hammondi*), considered a species of special concern by CDFG, within five miles of the site. Western spadefoots are a vernal-pool breeding amphibian which generally uses longer-duration pools and ephemeral drainages in which to breed. Suitable habitat does not appear to be present on-site, although the Lead Agency may request surveys to verify their absence.

Numerous special-status birds have been documented from near the project site. The lack of trees and permanent water, combined with the industrial/commercial nature of surrounding lands, render the site unsuitable for nesting by most bird species. Ornamental trees along the north edge may provide nesting habitat for birds such as Cooper's hawk (*Accipiter cooperii*), white-tailed kite (*Elanus leucurus*), and loggerhead shrike (*Lanius ludovicianus*). Northern harrier (*Circus cyaneus*) may nest in the grassland community on-site. Further, the site may provide foraging habitat for the state-threatened Swainson's hawk (*Buteo swainsoni*), and as such, may require mitigation by CDFG. Other potentially occurring special-status birds include wintering species, such as ferruginous hawk (*Buteo regalis*), golden eagle (*Aquila chrysaetos*), and merlin (*Falco columbarius*).

The open, rolling topography on-site favors western burrowing owls (*Athene cunicularia*-California species of special concern, USFWS bird of conservation concern), which is a ground nesting owl that tends to inhabit edge areas in grasslands and disturbed areas, particularly (but not exclusively) where California ground squirrels (*Otospermophilus beecheyi*) are common. Two CNDDDB records exist for this species within five miles of the site, but no sign of burrowing owls or California ground squirrels were noted during the site visit. Burrowing owls are not listed or protected under either the State or Federal Endangered Species Acts, but the species is considered during the CEQA review process. Determinate-level field surveys conducted

according to the *Staff Report on Burrowing Owl Mitigation* (CDFG 2012) would be necessary to establish the presence/absence of burrowing owls on-site.

It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by California Fish and Game Code (Code) § 3503. In addition, all raptors or birds of prey (owls, hawks, falcons) including common species, and their nests, are protected from take pursuant to §3503.5 of the Code. In accordance with this code, it is unlawful to take, possess, or destroy any birds in the order Falconiformes or Strigiformes or to take, possess, or destroy the nest or eggs of any such birds.

Take of ground- or tree-nesting birds can be avoided through timing construction activities to avoid the nesting season or by conducting pre-construction surveys and implementing appropriate avoidance measures in the event an active nest is located. If construction or tree removal is to occur between February 1 and August 31, a qualified biologist shall conduct pre-construction nesting bird surveys or all potential nest sites within a 500 foot (150 meter) radius of the project site. Surveys shall be conducted no more than 14 days prior to the initiation of construction activities. If an active nest is found, a no-disturbance buffer zone is typically established around the nest. The size of the buffer shall be determined through consultation with the appropriate resource agencies (e.g., CDFG). The no-disturbance buffer zone is maintained until it is determined that the young have fledged. If a nest tree must be removed, the removal shall occur outside of the nesting season (February through August), or after a qualified biologist verifies that the nest is unoccupied and the young have fledged.

Other special-status birds reported from within 10 miles of the site have specific habitat requirements that are not met on-site. There are no special status mammals that are considered likely to occur on the project.

Critical Habitat

The site is not situated within designated or proposed Critical Habitat by the USFWS for any listed species. The nearest designated critical habitat is approximately 6.5 miles to the north, and has been designated critical habitat for USFWS-listed vernal pool branchiopods (critical habitat unit 11C; Figure 4).

CONCLUSION

ECORP Consulting, Inc. conducted a special-status species assessment for the Foothills Corporate Center site in Placer County, California. Based upon plant communities, habitats, current site conditions, and nearby records there are several special-status species with potential to use the site. Vernal pools and seasonal wetlands may provide habitat for special status plants and/or freshwater branchiopods. Prior special-status plant surveys conducted in 2006 failed to document any special-status plants on-site. Determinate-level field surveys conducted according to the *Interim Survey Guidelines to Permittees for Recovery Permits Under Section 10(a)(1)(A) of the Endangered Species Act for the Listed Vernal Pool Branchiopods* (USFWS 1996a) would be necessary to establish the presence/absence of vernal pool branchiopods on-site. It is potential but unlikely that western spadefoots occur on-site. The Lead Agency may require a habitat assessment and/or survey to fulfill CEQA obligations.

Ornamental trees along the north edge and grasslands throughout the site may provide nesting habitat for birds. It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by California Fish and Game Code (Code) § 3503. In addition, all raptors or birds of prey (owls, hawks falcons) including common species, and their nests, are protected from take pursuant to §3503.5 of the Code. Take of nesting birds can be avoided through timing construction activities to avoid the nesting season or by conducting pre-construction surveys with a qualified avian ecologist, and implementing appropriate avoidance measures in the event an active nest is located. The site may provide foraging habitat for the state-threatened Swainson's hawk (*Buteo swainsoni*), and as such, may require mitigation by CDFG. The open, rolling topography on-site favors western burrowing owls. Determinate-level field surveys conducted according to the *Staff Report on Burrowing Owl Mitigation* (CDFG 2012) would be necessary to establish the presence/absence of burrowing owls on-site.

REFERENCES

- AirPhoto USA. 2002. Aerial photograph of the site.
- California Department of Fish and Game (CDFG). 2000. *Guidelines for Assessing the Effects of Proposed Projects on Rare, Threatened, and Endangered Plants and Natural Communities* (Revised 2000). The Resources Agency, Sacramento, CA.
- California Department of Fish and Game (CDFG). 2003. California Natural Diversity Database. Version 3.0.5, dated July 1, 2006. Natural Heritage Division, Sacramento, CA.
- California Department of Fish and Game (CDFG). 2012. Staff Report on Burrowing Owl Mitigation, March 7, 2012.
- California Native Plant Society (CNPS). 2001. *Inventory of Rare and Endangered Plants of California* (Sixth edition). Rare Plant Scientific Advisory Committee, David P. Tibor, Convening Editor. California Native Plant Society. Sacramento, CA. 388 pp.
- ECORP Consulting, Inc. 2005. Wetland delineation for Foothills Corporate Center. August 17, 2005.
- ECORP Consulting, Inc. 2006. Special-status Plant Survey for Foothills Corporate Center, Placer County, California.
- Hickman, J. C. (ed.). 1993. *The Jepson Manual: Higher Plants of California*. University of California Press. Berkeley, CA.
- U. S. Department of Agriculture (USDA). Soil Conservation Service. 1980. Soil Survey Placer County, California. U. S. Department of Agriculture, Soil Conservation Service, Davis, California.
- U. S. Department of Interior, Geological Survey. 1992. "Roseville, California" 7.5-Minute Quadrangle, Geologic Survey. Denver, Colorado.
- U.S. Department of Interior, Geological Survey. 1978. Hydrologic unit Map, State of California. Geological Survey. Reston, Virginia.
- U. S. Fish and Wildlife Service (USFWS). 1996. *Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed and Candidate Plants*. United States Department of the Interior, USFWS. Sacramento, CA.
- U. S. Fish and Wildlife Service (USFWS). 2006. Biological Opinion for the Foothills Corporate Center, August 15, 2006.

LIST OF ATTACHMENTS

Attachment A – California Natural Diversity Database Occurrences for the Roseville,
California 7.5-minute Quadrangle

Attachment B – USFWS Query of Listed Species: Roseville Quad

ATTACHMENT A

California Natural Diversity Database Plant Occurrences for the Roseville, California 7.5-minute Quadrangle

Agelaius tricolor

tricolored blackbird

Element Code: ABPBXB0020

Status

NDDB Element Ranks

Other Lists

Federal: None

Global: G2G3

CDFG Status: SC

State: None

State: S2

Habitat Associations

General: HIGHLY COLONIAL SPECIES, MOST NUMEROUS IN CENTRAL VALLEY & VICINITY. LARGELY ENDEMIC TO CALIFORNIA.

Micro: REQUIRES OPEN WATER, PROTECTED NESTING SUBSTRATE, & FORAGING AREA WITH INSECT PREY WITHIN A FEW KM OF THE COLONY.

Occurrence No. 242

Map Index: 23971

EO Index: 4277

Dates Last Seen

Occ Rank: Excellent

Element: 2000-04-22

Origin: Natural/Native occurrence

Site: 2000-04-22

Presence: Presumed Extant

Record Last Updated: 2004-05-06

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.86043° / -121.31575°

Township: 12N

UTM: Zone-10 N4302636 E646132

Range: 06E

Area: 4.2 acres

Mapping Precision: SPECIFIC

Section: 28

Qtr: SW

Elevation: 125 ft

Symbol Type: POLYGON

Meridian: M

Location: WEST OF INDUSTRIAL BLVD, 1 MILE SOUTHWEST OF LINCOLN RODEO GROUNDS.

Ecological: NESTING SUBSTRATE CONSISTS OF SCIRPUS ACUTUS (BULRUSH) GROWING IN A SHALLOW FARM POND.

Threat: THREATENED BY FUTURE DEVELOPMENT.

General: 25 ADULTS OBSERVED NESTING IN JULY 1992. ~1000 BIRDS OBSERVED NESTING DURING 20-30 APRIL 1994. EST OF 5000 (3:2 RATIO OF M:F) NESTING IN BULRUSHES ON 22 APR 2000. ABOUT 4000 FORAGING IN GRASSLAND 0.2 - 0.5 MI AWAY.

Owner/Manager: UNKNOWN

Alkali Meadow

Element Code: CTT45310CA

_____ Status _____ NDDB Element Ranks _____ Other Lists _____
Federal: None Global: G3
State: None State: S2.1

_____ Habitat Associations _____

General:

Micro:

Occurrence No. 1

Map Index: 11773

EO Index: 22568

_____ Dates Last Seen _____

Occ Rank: Unknown

Element: 1982-08-23

Origin: Natural/Native occurrence

Site: 1982-08-23

Presence: Presumed Extant

Record Last Updated: 1998-07-15

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.81323° / -121.25662°

Township: 11N

UTM: Zone-10 N4297494 E651363

Range: 06E

Radius: 1/5 mile

Mapping PrecisionNON-SPECIFIC

Section: 12

Qtr: S

Elevation: 150 ft

Symbol TypePOINT

Meridian: M

Location: NORTH OF ROSEVILLE ON HWY 65, EAST ON PLACER BLVD, EAST ON PRIVATE DIRT ROAD.

Ecological: LOW DISTICHLIS MEADOWS W/PATCHES OF BARE WHITE SALT ENCRUSTED SOIL. OCCURS BETWEEN SEEPS DOMINATED BY OLNEY BULLRUSH. MOSAIC OF DIFF COVER TYPES. SPECIES LIST ON FILE AT CNDDB.

Threat: GRAZED IN WINTER. DEVEL PLANNED FOR THE AREA.

General: SEE WWW.DFG.CA.GOV/BIOGEODATA/VEGCAMP/NATURAL_COMM_BACKGROUND.ASP TO INTERPRET AND ADDRESS THE PRESENCE OF RARE COMMUNITIES.

Owner/Manager: UNKNOWN

Alkali Seep

Status		NDDB Element Ranks	Element Code: CTT45320CA	Other Lists
Federal: None		Global: G3		
State: None		State: S2.1		
Habitat Associations				
General:				
Micro:				

Occurrence No. 2	Map Index: 11773	EO Index: 13316	Dates Last Seen
Occ Rank: Unknown			Element: 1982-08-23
Origin: Natural/Native occurrence			Site: 1989-04-19
Presence: Presumed Extant			
Trend: Unknown			Record Last Updated: 1998-07-20

Quad Summary: Roseville (3812173/528D)
County Summary: Placer

Lat/Long: 38.81323° / -121.25662°	Township: 11N
UTM: Zone-10 N4297494 E651363	Range: 06E
Radius: 1/5 mile	Section: 12
Elevation: 150 ft	Meridian: M
Mapping Precision: NON-SPECIFIC	Qtr: S
Symbol Type: POINT	

Location: 0.5 MILE EAST OF PLEASANT GROVE CREEK, APPROX 2.5 MILES NORTH OF ROCKLIN. ACCESS VIA HWY 65.

Ecological: SEEPS AND OLNEY BULLRUSH DOM. OCCURS IN PATCHES W/ALKALI MEADOW BTWN A HOMOGENEOUS STAND OF VEG APPROX 1 M TALL. FRESHWATER SEEP OCCURS ABOVE ALKALINE-SEEP. FILL HAS BEEN ILLEGALLY DISCHARGED INTO SITE AS OF 1989.

Threat: GRAZED IN WINTER. DEVELOPMENT PLANS FOR SITE.

General: ARMY CORPS INVOLVED IN RESTORATION AND MITIGATION. SEE
WWW.DFG.CA.GOV/BIOGEODATA/VEGCAMP/NATURAL_COMM_BACKGROUND.ASP TO INTERPRET AND ADDRESS THE PRESENCE OF RARE COMMUNITIES.

Owner/Manager: UNKNOWN

Ammodramus savannarum

grasshopper sparrow

Element Code: ABPBXA0020

Status

NDDB Element Ranks

Other Lists

Federal: None

Global: G5

CDFG Status: SC

State: None

State: S2

Habitat Associations

General: DENSE GRASSLANDS ON ROLLING HILLS, LOWLAND PLAINS, IN VALLEYS & ON HILLSIDES ON LOWER MOUNTAIN SLOPES.

Micro: FAVORS NATIVE GRASSLANDS WITH A MIX OF GRASSES, FORBS & SCATTERED SHRUBS. LOOSELY COLONIAL WHEN NESTING.

Occurrence No. 8

Map Index: 69480

EO Index: 70259

Dates Last Seen

Occ Rank: Good

Element: 1998-05-08

Origin: Natural/Native occurrence

Site: 1998-05-08

Presence: Presumed Extant

Record Last Updated: 2007-06-12

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.86479° / -121.28821°

Township: 12N

UTM: Zone-10 N4303165 E648512

Range: 06E

Radius: 80 meters

Mapping Precision: SPECIFIC

Section: 27

Qtr: NE

Elevation: 155 ft

Symbol Type: POINT

Meridian: M

Location: 0.6 MILE ESE OF THE LINCOLN RODEO GROUNDS, EAST OF HIGHWAY 65, SOUTH OF LINCOLN.

Location Detail: SITE IS LOCATED ON A VERNAL POOL PRESERVE; DEVELOPMENT TO SURROUND PRESERVE.

Ecological: HABITAT CONSISTS OF ROLLING VERNAL POOL GRASSLAND.

Threat: THREATENED BY LOSS OF AREA AND HIGH PROBABILITY OF INVASION BY STAR THISTLE AND OTHER WEEDY PLANTS (BY LOSS OF GRAZING).

General: 1 ADULT OBSERVED ON 8 MAY 1998; LIKELY BREEDING AREA.

Owner/Manager: UNKNOWN

Andrena subapasta

A vernal pool andrenid bee

Element Code: IIHYM35050

Status

NDDB Element Ranks

Other Lists

Federal: None

Global: G1G3

CDFG Status:

State: None

State: S1S3

Habitat Associations

General: COLLECTS POLLEN PRIMARILY FROM ARENARIA CALIFORNICA BUT ALSO ORTHOCARPUS ERIANTHUS & LASTHENIA SP.

Micro: NESTS IN UPLANDS NEAR VERNAL POOLS.

Occurrence No. 3

Map Index: 59353

EO Index: 59389

Dates Last Seen

Occ Rank: Unknown

Element: 19XX-XX-XX

Origin: Natural/Native occurrence

Site: 19XX-XX-XX

Presence: Presumed Extant

Record Last Updated: 2005-01-14

Trend: Unknown

Quad Summary: Roseville (3812173/528D), Citrus Heights (3812163/512A)

County Summary: Placer

Lat/Long: 38.74985° / -121.28555°

Township: 10N

UTM: Zone-10 N4290414 E648982

Range: 06E

Radius: 1 mile

Mapping Precision: NON-SPECIFIC

Section: 02

Qtr: XX

Elevation: 160 ft

Symbol Type: POINT

Meridian: M

Location: ROSEVILLE.

Location Detail: RECORD DATES FROM NO LATER THAN LATE 1960S, SO OLDER AREA OF ROSEVILLE MAPPED.

Ecological: FEMALES OF THIS SPECIES COLLECT POLLEN PRIMARILY FROM ARENARIA, BUT ALSO ORTHOCARPUS ERIANTHUS AND LASTHENIA SP.

General: AN UNKNOWN NUMBER OF FEMALES COLLECTED, DATE UNKNOWN.

Owner/Manager: UNKNOWN

Andrena subapasta

A vernal pool andrenid bee

Element Code: IIHYM35050

Status

NDDB Element Ranks

Other Lists

Federal: None

Global: G1G3

CDFG Status:

State: None

State: S1S3

Habitat Associations

General: COLLECTS POLLEN PRIMARILY FROM ARENARIA CALIFORNICA BUT ALSO ORTHOCARPUS ERIANTHUS & LASTHENIA SP.

Micro: NESTS IN UPLANDS NEAR VERNAL POOLS.

Occurrence No. 3

Map Index: 59353

EO Index: 59389

Dates Last Seen

Occ Rank: Unknown

Element: 19XX-XX-XX

Origin: Natural/Native occurrence

Site: 19XX-XX-XX

Presence: Presumed Extant

Record Last Updated: 2005-01-14

Trend: Unknown

Quad Summary: Roseville (3812173/528D), Citrus Heights (3812163/512A)

County Summary: Placer

Lat/Long: 38.74985° / -121.28555°

Township: 10N

UTM: Zone-10 N4290414 E648982

Range: 06E

Radius: 1 mile

Mapping PrecisionNON-SPECIFIC

Section: 02

Qtr: XX

Elevation: 160 ft

Symbol TypePOINT

Meridian: M

Location: ROSEVILLE.

Location Detail:RECORD DATES FROM NO LATER THAN LATE 1960S, SO OLDER AREA OF ROSEVILLE MAPPED.

Ecological: FEMALES OF THIS SPECIES COLLECT POLLEN PRIMARILY FROM ARENARIA, BUT ALSO ORTHOCARPUS ERIANTHUS AND LASTHENIA SP.

General: AN UNKNOWN NUMBER OF FEMALES COLLECTED, DATE UNKNOWN.

Owner/Manager: UNKNOWN

Athene cunicularia

burrowing owl

Element Code: ABNSB10010

Status

NDDB Element Ranks

Other Lists

Federal: None

Global: G4

CDFG Status: SC

State: None

State: S2

Habitat Associations

General: OPEN, DRY ANNUAL OR PERENIAL GRASSLANDS, DESERTS & SCRUBLANDS CHARACTERIZED BY LOW-GROWING VEGETATION.

Micro: SUBTERRANEAN NESTER, DEPENDENT UPON BURROWING MAMMALS, MOST NOTABLY, THE CALIFORNIA GROUND SQUIRREL.

Occurrence No. 339

Map Index: 42028

EO Index: 42028

Dates Last Seen

Occ Rank: Good

Element: 1998-05-08

Origin: Natural/Native occurrence

Site: 2003-05-05

Presence: Presumed Extant

Trend: Unknown

Record Last Updated: 2003-08-21

Quad Summary: Roseville (3812173/528D), Pleasant Grove (3812174/528C)

County Summary: Placer

Lat/Long: 38.78190° / -121.37308°

UTM: Zone-10 N4293831 E641313

Area:

Mapping PrecisionNON-SPECIFIC

Township: 11N

Range: 05E

Section: 24

Qtr: XX

Elevation: 100 ft

Symbol TypePOLYGON

Meridian: M

Location: NORTH SIDE OF PHILIP ROAD, APPROXIMATELY 0.75 MILE WEST OF FIDDYMENT ROAD, NW OF ROSEVILLE.

Ecological: HABITAT CONSISTS OF MODERATELY-GRAZED, ROLLING GRASSLAND, WITH NO EVIDENCE OF HISTORIC SOIL DISTURBANCE. SITE WOULD BE BETTER IF MORE BURROWS WERE PRESENT; HARD SOILS AND LACK OF GROUND SQUIRRELS MAY BE THE CAUSE.

Threat: THREATS INCLUDE POSSIBLE FUTURE DEVELOPMENT OR LOSS OF GRAZERS.

General: OWLS (NEVER MORE THAN 2) OBSERVED YEAR-ROUND DURING 1998. HABITAT APPEARS EXTANT, BUT NO OWLS WERE OBSERVED ON 5 MAY 2003 - DATE OF SITE VISIT LIKELY TO EARLY.

Owner/Manager: PVT

Occurrence No. 1177

Map Index: 71623

EO Index: 72527

Dates Last Seen

Occ Rank: Good

Element: 2008-02-18

Origin: Natural/Native occurrence

Site: 2008-02-18

Presence: Presumed Extant

Trend: Unknown

Record Last Updated: 2008-07-01

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.84685° / -121.35702°

UTM: Zone-10 N4301064 E642578

Radius: 80 meters

Mapping PrecisionSPECIFIC

Township: 12N

Range: 06E

Section: 31

Qtr: XX

Elevation: 110 ft

Symbol TypePOINT

Meridian: M

Location: 250 FT NORTH OF EAST CATLETT RD, 0.4 MI WEST OF FIDDYMENT RD, SW OF LINCOLN.

Location Detail: LOCATED ON MOORE RANCH WETLAND RESTORATION PROJECT PROPERTY.

Ecological: HABITAT CONSISTS OF MIXED NATIVE AND NON-NATIVE GRASSLAND, WHICH IS WITHIN A VERNAL POOL RESTORATION PROJECT AREA. SURROUNDED BY GRAZED AND UNGRAZED PASTURES.

Threat: THREATENED BY ENCROACHING URBAN DEVELOPMENT FROM BOTH LINCOLN & ROSEVILLE.

General: 1 ADULT OBSERVED AT BURROW SITE ON 30 JAN, 1 FEB AND 18 FEB 2008. GULLS ATTRACTED BY NEARBY WASTEWATER & GARBAGE COLLECTION FACILITIES COULD POSSIBLY PREY UPON BUOW CHICKS IF NESTING OCCURS.

Owner/Manager: MOORE RANCH CONSERVANCY

Balsamorhiza macrolepis* var. *macrolepis

big-scale balsamroot

Element Code: PDAST11061

Status

NDDB Element Ranks

Other Lists

Federal: None

Global: G3G4T2

CNPS List: 1B.2

State: None

State: S2

Habitat Associations

General: VALLEY AND FOOTHILL GRASSLAND, CISMONTANE WOODLAND.

Micro: SOMETIMES ON SERPENTINE. 35-1000M.

Occurrence No. 9

Map Index: 32045

EO Index: 3757

Dates Last Seen

Occ Rank: Unknown

Element: 1958-07-07

Origin: Natural/Native occurrence

Site: 1958-07-07

Presence: Presumed Extant

Record Last Updated: 2011-07-26

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.79393° / -121.30792°

Township: 11N

UTM: Zone-10 N4295269 E646948

Range: 06E

Area: 98.3 acres

Mapping PrecisionSPECIFIC

Section: 21

Qtr: XX

Elevation: 125 ft

Symbol TypePOLYGON

Meridian: M

Location: UNCULTIVATED STRIP ALONG RAILROAD AND US HIGHWAY 99E, 3.2 MILES NORTH OF ROSEVILLE.

Location Detail:US HWY 99E WAS REPLACED BY CA HWY 65. HWY 65 WAS BUILT PARALLEL TO THE ROUTE OF HWY 99E, ABOUT 0.4 MILE EAST OF THE RAILROAD. MAPPED BY CNDDDB NON-SPECIFICALLY ALONG INDUSTRIAL AVE AND THE RAILROAD TRACKS AS A BEST GUESS.

Ecological: OPEN VALLEY PLAIN.

Threat: MUCH OF THIS AREA HAS BEEN DEVELOPED SINCE THE COLLECTIONS WERE MADE.

General: MAIN SOURCE OF INFORMATION FOR THIS OCCURRENCE IS A 1957 CRAMPTON COLLECTION FROM 3.2 MILES NORTH OF ROSEVILLE ALONG HWY 99E. 1958 FULLER COLLECTIONS FROM 2 MILES NORTH OF ROSEVILLE ALONG HWY 99E ALSO ATTRIBUTED HERE. NEEDS FIELDWORK.

Owner/Manager: UNKNOWN

Branchinecta lynchi

vernal pool fairy shrimp

Element Code: ICBRA03030

Status
Federal: Threatened
State: None

NDDB Element Ranks
Global: G3
State: S2S3

Other Lists
CDFG Status:

Habitat Associations

General: ENDEMIC TO THE GRASSLANDS OF THE CENTRAL VALLEY, CENTRAL COAST MTNS, AND SOUTH COAST MTNS, IN ASTATIC RAIN-FILLED POOLS.
Micro: INHABIT SMALL, CLEAR-WATER SANDSTONE-DEPRESSION POOLS AND GRASSED SWALE, EARTH SLUMP, OR BASALT-FLOW DEPRESSION POOLS.

Occurrence No. 29

Map Index: 33250

EO Index: 2571

Dates Last Seen

Occ Rank: Good
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Element: 1994-12-28
Site: 1994-12-28

Record Last Updated: 1996-02-23

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.86173° / -121.29715°
UTM: Zone-10 N4302810 E647744
Radius: 80 meters
Elevation: 140 ft

Mapping Precision: SPECIFIC
Symbol Type: POINT

Township: 12N
Range: 06E
Section: 27
Meridian: M
Qtr: NW

Location: EAST SIDE OF HWY 65, 0.4 MILE SOUTH OF THE LINCOLN RODEO GROUNDS, 2 MILES SOUTH OF LINCOLN.

Ecological: HABITAT CONSISTS OF VERNAL POOLS IN ROLLING GRASSLAND.

Threat: THREATENED BY PROPOSED DEVELOPMENT.

General: MANY SHRIMP OBSERVED/COLLECTED (DEPOSITED AT CAS) ON 28 DECEMBER 1994.

Owner/Manager: PVT

Occurrence No. 30

Map Index: 33251

EO Index: 2570

Dates Last Seen

Occ Rank: Good
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Element: 1994-12-28
Site: 1994-12-28

Record Last Updated: 1995-06-30

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.84669° / -121.26971°
UTM: Zone-10 N4301186 E650156
Radius: 80 meters
Elevation: 195 ft

Mapping Precision: SPECIFIC
Symbol Type: POINT

Township: 12N
Range: 06E
Section: 35
Meridian: M
Qtr: NE

Location: 2 MILES SE OF THE LINCOLN RODEO GROUNDS, ~3 MILES SSE OF LINCOLN.

Ecological: HABITAT CONSISTS OF VERNAL POOLS WITHIN ROLLING GRASSLAND.

Threat: THREATENED BY PROPOSED DEVELOPMENT.

General: MANY SHRIMP OBSERVED/COLLECTED (DEPOSITED AT CAS) ON 28 DECEMBER 1994.

Owner/Manager: PVT

Occurrence No. 41

Map Index: 32449

EO Index: 1022

Dates Last Seen

Occ Rank: Unknown
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Element: 2003-01-29
Site: 2005-01-21

Record Last Updated: 2005-10-18

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.78926° / -121.29294°
UTM: Zone-10 N4294775 E648259
Area: 12.9 acres
Elevation: 150 ft

Mapping Precision: SPECIFIC
Symbol Type: POLYGON

Township: 11N
Range: 06E
Section: 22
Meridian: M
Qtr: XX

Location: 0.8 KM E OF HWY 65; 1.5 MILES SSW OF INTERSECTION PLEASANT GROVE CREEK AND PLACER BLVD/SUNSET BLVD; N OF ROSEVILLE.

Location Detail: HIGHLAND RESERVE SOUTH; POOL NUMBERS N10, N42, N8, NA & NB. THE ECORP 2000 SURVEY LAT/LONG GIVEN ARE NOT AT THE LOCATION THEY MAPPED; REPORT HAS TEMP, DEPTH, & SURFACE AREA OF POOLS. NONE OBSERVED IN THE POOLS SURVEYED DURING 2005.

Ecological: CONSTRUCTED & HISTORIC VERNAL POOLS WITHIN A NON-NATIVE ANNUAL GRASSLAND; WETLAND COMPENSATION/MITIGATION PRESERVE. 2/6/95: POOL HAD SURFACE AREA OF 94 SQUARE METERS & DEPTH OF 17 CM. SURROUNDING AREA COMPRISED OF URBAN/DEVELOPMENT.

General: POOL #NB: 50+ ADULTS OBS, 1995; 1 ADULT COLL. & DEP. IN CAS. 10'S OBS IN 2000, POOL #VPN10; LINDERIELLA OCCIDENTALIS IN 2 POOLS NOT IDENT IN PRESERVE. 100'S IN POOLS NA, N8, N42 4 JAN 2002. 100'S IN POOL NA 29 JAN 2003. NOT PRESENT JAN 2005

Owner/Manager: PVT-ROSEVILLE PROPERTIES

Branchinecta lynchi

vernal pool fairy shrimp

Element Code: ICBRA03030

Status

NDDB Element Ranks

Other Lists

Federal: Threatened

Global: G3

CDFG Status:

State: None

State: S2S3

Habitat Associations

General: ENDEMIC TO THE GRASSLANDS OF THE CENTRAL VALLEY, CENTRAL COAST MTNS, AND SOUTH COAST MTNS, IN ASTATIC RAIN-FILLED POOLS.

Micro: INHABIT SMALL, CLEAR-WATER SANDSTONE-DEPRESSION POOLS AND GRASSED SWALE, EARTH SLUMP, OR BASALT-FLOW DEPRESSION POOLS.

Occurrence No. 42

Map Index: 47451

EO Index: 17819

Dates Last Seen

Occ Rank: Fair

Element: 2001-02-16

Origin: Natural/Native occurrence

Site: 2005-01-21

Presence: Presumed Extant

Record Last Updated: 2011-07-08

Trend: Fluctuating

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.77346° / -121.28207°

UTM: Zone-10 N4293039 E649236

Area: 28.7 acres

Elevation: 160 ft

Mapping Precision: SPECIFIC
Symbol Type: POLYGON

Township: 11N

Range: 06E

Section: 26

Meridian: M

Qtr: SW

Location: HIGHLAND RESERVE SOUTH OPEN SPACE JUST N & E OF DIAMOND OAKS MUNICIPAL GOLF COURSE, ROSEVILLE.

Location Detail: HIGHLAND RESERVE SOUTH. BOTH NATURAL AND MANMADE VERNAL POOLS PRESENT. 2005: SELECT POOLS FROM NORTHERN PORTION OF FEATURE SURVEYED. MAPPED TO PROVIDED MAPS.

Ecological: HARDPAN VERNAL POOLS IN ANNUAL GRASSLAND; WETLAND COMPENSATION/MITIGATION PRESERVE SURROUNDED BY DEVELOPMENT AS OF 2002. ON 31 JAN 1995 THE SURFACE AREA WAS 59 (U22) & 94 (U26) SQUARE METERS & THE DEPTH WAS 35 (U22) & 14 (U26) CM.

General: OBSERVED IN 5 OF 32 SURVEYED POOLS 11 FEB 1993. 50+ OBS IN 2 POOLS 31 JAN 1995; 2 AD DEPOSITED IN CAS. 0 OBS APR 1996. 10S IN 4 POOLS, 100S IN 1 POOL 9 JAN 1997. 0 OBS FEB 1998. 100S IN 1 POOL 16 FEB 2001. 0 OBS FEB 2004. 0 OBS JAN 2005.

Owner/Manager: CITY OF ROSEVILLE

Occurrence No. 44

Map Index: 32456

EO Index: 1903

Dates Last Seen

Occ Rank: Fair

Element: 1995-03-XX

Origin: Natural/Native occurrence

Site: 1997-02-25

Presence: Presumed Extant

Record Last Updated: 2011-07-08

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.76087° / -121.33772°

UTM: Zone-10 N4291553 E644427

Area: 44.0 acres

Elevation: 120 ft

Mapping Precision: SPECIFIC
Symbol Type: POLYGON

Township: 11N

Range: 06E

Section: 32

Meridian: M

Qtr: NW

Location: SILVERADO OAKS MITIGATION SITE, NW OF THE WOODCREEK OAKS BLVD & JUNCTION BLVD JCT, ABOUT 3 MI WNW OF ROSEVILLE PO.

Location Detail: 1995: 15 WETLANDS SAMPLED AMONG PARCELS 72 (EO#44, THIS OCCURRENCE) & 32 (EO#635). 1996: 10 SAMPLED. 1997: 13 SAMPLED. PROVIDED MAP GRAPHIC APPEARED SHIFTED WEST OF TRUE LOCATION; MAPPED TO AERIAL IMAGE MATCHING PRESERVED HABITAT.

Ecological: CONSTRUCTED AND SEASONAL HARDPAN VERNAL POOLS WITH NON-NATIVE ANNUAL GRASSLAND. PROTECTED WETLAND SURROUNDED BY RESIDENTIAL DEVELOPMENT.

General: 1995: BRANCHINECTA LYNCHI OBSERVED IN CONSTRUCTED VERNAL POOLS. 1996: NO B. LYNCHI OBSERVED, BUT LINDERIELLA OCCIDENTALIS PRESENT. 1997: NO B. LYNCHI OBSERVED, BUT L. OCCIDENTALIS PRESENT.

Owner/Manager: CITY OF ROSEVILLE

Branchinecta lynchi

vernal pool fairy shrimp

Element Code: ICBRA03030

Status
Federal: Threatened
State: None

NDDB Element Ranks
Global: G3
State: S2S3

Other Lists
CDFG Status:

Habitat Associations

General: ENDEMIC TO THE GRASSLANDS OF THE CENTRAL VALLEY, CENTRAL COAST MTNS, AND SOUTH COAST MTNS, IN ASTATIC RAIN-FILLED POOLS.
Micro: INHABIT SMALL, CLEAR-WATER SANDSTONE-DEPRESSION POOLS AND GRASSED SWALE, EARTH SLUMP, OR BASALT-FLOW DEPRESSION POOLS.

Occurrence No. 45

Map Index: 32457

EO Index: 1899

— Dates Last Seen —

Occ Rank: Unknown
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Element: 1995-03-14
Site: 1995-03-14

Record Last Updated: 1995-10-11

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.76950° / -121.32354°
UTM: Zone-10 N4292533 E645642
Radius: 1/5 mile
Elevation: 130 ft

Mapping PrecisionNON-SPECIFIC
Symbol Type:POINT

Township: 11N
Range: 06E
Section: 29 Qtr: SE
Meridian: M

Location: BETWEEN KASEBERG CREEK & SOUTH BRANCH PLEASANT GROVE CREEK; 1.8 KM WEST OF SOUTHERN PACIFIC RR X HWY 65.

Location Detail: WOODCREEK OAKS MITIGATION SITES. 14 WATER BODIES WERE SAMPLED ON FEB 9, 10, 27 & MARCH 14, 1995. B. LYNCHI FOUND IN ONLY 1 POOL & ONLY ON 3/14/95.

Ecological: HARDPAN VERNAL POOL IN ANNUAL NON-NATIVE GRASSLAND. ON 3/14 THE SURFACE AREA WAS 129 SQ METERS & THE DEPTH WAS 18 CM. WETLAND COMPENSATION/MITIGATION PRESERVE.

General: POOL #C2: 50+ ADULTS OBSERVED; 1 ADULT COLLECTED & DEPOSITED IN CAS. THE INFORMATION PROVIDED BY THE CONSULTANT HAS CONFLICTING DATA ON THE LOCATION OF THIS POOL; THIS SITE WAS MAPPED ACCORDING TO THE MAP THEY PROVIDED, NOT THE T-R-S GIVEN.

Owner/Manager: PVT-SARES REGIS GROUP

Occurrence No. 46

Map Index: 32458

EO Index: 9535

— Dates Last Seen —

Occ Rank: Unknown
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Element: 1996-01-29
Site: 1996-01-29

Record Last Updated: 2008-04-29

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.85840° / -121.31539°
UTM: Zone-10 N4302411 E646168
Area: 19.0 acres
Elevation: 130 ft

Mapping PrecisionSPECIFIC
Symbol Type:POLYGON

Township: 12N
Range: 06E
Section: 28 Qtr: SW
Meridian: M

Location: INGRAM SLOUGH; 3.2 KM ESE OF MOORE ROAD X FIDDYMENT ROAD; SSW OF LINCOLN.

Location Detail: LINCOLN CROSSING MITIGATION SITE. 1995: 10 TOTAL WETLANDS SAMPLED. THE INFORMATION FROM CONSULTANT HAD DISCREPANCIES BETWEEN FIELD SURVEY FORMS & MAP - MAPPED ACCORDING TO THEIR MAP. 1996: 42 TOTAL WATERBODIES WERE SURVEYED.

Ecological: CONSTRUCTED HARDPAN VERNAL POOL IN ANNUAL NON-NATIVE GRASSLAND. WETLAND COMPENSATION/MITIGATION PRESERVE.

General: 1995: <50 ADULTS OBSERVED IN POOL #211. 1996: <50 ADULTS OBSERVED IN 5 POOLS (101, 204, 206, 216 & 220). LINDERIELLA OCCIDENTALIS ALSO PRESENT IN MOST OF SITE DURING 1995 & 1996.

Owner/Manager: PVT-STERLING PACIFIC ASSETS

Branchinecta lynchi

vernal pool fairy shrimp

Element Code: ICBRA03030

Status
Federal: Threatened
State: None

NDDB Element Ranks
Global: G3
State: S2S3

Other Lists
CDFG Status:

Habitat Associations

General: ENDEMIC TO THE GRASSLANDS OF THE CENTRAL VALLEY, CENTRAL COAST MTNS, AND SOUTH COAST MTNS, IN ASTATIC RAIN-FILLED POOLS.
Micro: INHABIT SMALL, CLEAR-WATER SANDSTONE-DEPRESSION POOLS AND GRASSED SWALE, EARTH SLUMP, OR BASALT-FLOW DEPRESSION POOLS.

Occurrence No. 91

Map Index: 32516

EO Index: 1892

— Dates Last Seen —

Occ Rank: Excellent
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Element: 1998-02-04
Site: 1998-02-04

Record Last Updated: 1998-09-29

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.86505° / -121.29394°
UTM: Zone-10 N4303184 E648015
Area:
Elevation: 140 ft

Township: 12N
Range: 06E
Section: 27 Qtr: NW
Meridian: M

Mapping PrecisionNON-SPECIFIC
Symbol TypePOLYGON

Location: EASTRIDGE SOUTHERN WETLAND PRESERVE, JUST EAST OF HWY 65 (AT THE LINCOLN RODEO GROUNDS), 0.5 MILE SE OF LINCOLN.

Ecological: NORTHERN HARDPAN VERNAL POOL HABITAT WITH CONSTRUCTED VERNAL POOLS (3.95 ACRES), CONSTRUCTED SEASONAL WETLANDS (1.95 ACRES), AND REFERENCE VERNAL POOLS IN ANNUAL GRASSLAND.

Threat: FUTURE RESIDENTIAL DEVELOPMENT PLANNED IN ADJACENT AREA; DIRT ROADS BISECT PRESERVE; GRAZING; RODEO GROUNDS TO THE NW.

General: 1995 (SECOND MONITORING YEAR): OBS IN 7 REFERENCE VERNAL POOLS, IN 17 CONSTRUCTED VERNAL POOLS, IN 2 1996 (THIRD YEAR): OBS IN 21 OF 45 CONSTRUCTED POOLS, 6 OF 10 REFERENCE POOLS. PRESENT ON-SITE IN 1997 AND 1998.

Owner/Manager: PVT-PLACER HOLDINGS

Occurrence No. 139

Map Index: 34813

EO Index: 1874

— Dates Last Seen —

Occ Rank: Unknown
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Element: 1996-01-30
Site: 1996-03-11

Record Last Updated: 2002-03-22

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.80312° / -121.30397°
UTM: Zone-10 N4296295 E647273
Area: 33.4 acres
Elevation: 105 ft

Township: 11N
Range: 06E
Section: 16 Qtr: NE
Meridian: M

Mapping PrecisionSPECIFIC
Symbol TypePOLYGON

Location: NORTH OF ROSEVILLE; BETWEEN HWY 65 AND INDUSTRIAL AVENUE; 0.3 KM WSW OF HWY 65 X PLEASANT GROVE CREEK.

Location Detail: FOOTHILL BUSINESS PARK MITIGATION SITE, PARCEL 1. 1995: 12 WATERBODIES SURVEYED. 1996: 14 WATERBODIES SURVEYED. 1997: 29 WATERBODIES SURVEYED.

Ecological: CONSTRUCTED VERNAL POOLS WITHIN NON-NATIVE ANNUAL GRASSLAND. POOL #VP32-1995: SURFACE AREA WAS 0, DEPTH WAS 39.0 CM; 1996: SURFACE AREA WAS 461 SQ METERS, DEPTH WAS 19.0 CM.

General: 1/14/1997: 10'S SEEN IN 2 POOLS (VP12 & 29). 1/30/1996: >50 FAIRY SHRIMP OBSERVED IN POOL #VP32; LINDERIELLA OCCIDENTALIS ALSO PRESENT.

Owner/Manager: PVT-STANFORD RANCH

Branchinecta lynchi

vernal pool fairy shrimp

Element Code: ICBRA03030

Status
 Federal: Threatened
 State: None

NDDB Element Ranks
 Global: G3
 State: S2S3

Other Lists
 CDFG Status:

Habitat Associations

General: ENDEMIC TO THE GRASSLANDS OF THE CENTRAL VALLEY, CENTRAL COAST MTNS, AND SOUTH COAST MTNS, IN ASTATIC RAIN-FILLED POOLS.
Micro: INHABIT SMALL, CLEAR-WATER SANDSTONE-DEPRESSION POOLS AND GRASSED SWALE, EARTH SLUMP, OR BASALT-FLOW DEPRESSION POOLS.

Occurrence No. 141

Map Index: 34819

EO Index: 17500

Dates Last Seen

Occ Rank: Unknown
 Origin: Natural/Native occurrence
 Presence: Presumed Extant
 Trend: Unknown

Element: 1996-01-30
 Site: 1996-01-30

Record Last Updated: 1996-07-17

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.86474° / -121.30580°
 UTM: Zone-10 N4303130 E646987
 Radius: 80 meters
 Elevation: 140 ft

Mapping Precision SPECIFIC
 Symbol Type POINT

Township: 12N
 Range: 06E
 Section: 28 Qtr: NE
 Meridian: M

Location: NNW OF ROSEVILLE IN INGRAM SLOUGH; 0.4 KM WEST OF HWY 65 X INDUSTRIAL BLVD.

Location Detail: LCOLN CROSSING MITIGATION SITE. 1996: 42 TOTAL WATERBODIES SURVEYED.

Ecological: CONSTRUCTED HARDPAN VERNAL POOL WITHIN NON-NATIVE ANNUAL GRASSLAND. WETLAND COMPENSATION/MITIGATION PRESERVE.

General: 1996: <50 ADULTS OBSERVED IN POOL #222; SURFACE AREA=574 SQ METERS, WATER DEPTH=32.0 CM, TEMPERATURE= 11.5 DEGREES C, CONDUCTIVITY=75.80, TURBIDITY WAS LOW. LINDERIELLA ALSO PRESENT IN POOL AND IN SURROUNDING AREAS.

Owner/Manager: PVT-STERLING PACIFIC ASSETS

Occurrence No. 154

Map Index: 33672

EO Index: 30807

Dates Last Seen

Occ Rank: Unknown
 Origin: Natural/Native occurrence
 Presence: Presumed Extant
 Trend: Unknown

Element: 2005-XX-XX
 Site: 2005-XX-XX

Record Last Updated: 2006-03-23

Quad Summary: Roseville (3812173/528D), Pleasant Grove (3812174/528C)

County Summary: Placer

Lat/Long: 38.80163° / -121.37194°
 UTM: Zone-10 N4296023 E641373
 Area: 1,972.8 acres
 Elevation: 95 ft

Mapping Precision SPECIFIC
 Symbol Type POLYGON

Township: 11N
 Range: 05E
 Section: 13 Qtr: XX
 Meridian: M

Location: NORTH OF PHILLIP ROAD IN THE VICINITY OF PLEASANT GROVE CREEK. NORTHWEST OF ROSEVILLE.

Location Detail: VERNAL POOLS ARE FOUND IN T11N, R05E, SECTIONS 13, 14 & 24 & IN T11N, R06E, SECTION 18. THIS AREA IS IN THE WEST ROSEVILLE SPECIFIC PLAN. PART OF THE AREA IS BEING DEVELOPED & PART IS AN OPEN SPACE PRESERVE.

Ecological: NATURAL VERNAL POOLS.

Threat: AREA IS BEING DEVELOPED.

General: 1993: OBS IN 16 OF 52 POOLS IN SEC 13, IN 4 OF 9 POOLS IN SEC 14, & IN 3 POOLS IN SEC 18. NO LEPIDURUS PACKARDI OBS. SUGNET RECORD #S 87, 88 & 91. 2005: OBS IN NW 1/4 OF SEC 24 IN POOLS #273, 277, 287 & 291 & IN SEC 13 POOL #15.

Owner/Manager: UNKNOWN

Occurrence No. 155

Map Index: 33674

EO Index: 30808

Dates Last Seen

Occ Rank: Unknown
 Origin: Natural/Native occurrence
 Presence: Presumed Extant
 Trend: Unknown

Element: 1993-01-27
 Site: 1993-01-27

Record Last Updated: 2006-03-23

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.77370° / -121.36736°
 UTM: Zone-10 N4292930 E641825
 Area: 610.4 acres
 Elevation: 110 ft

Mapping Precision SPECIFIC
 Symbol Type POLYGON

Township: 11N
 Range: 05E
 Section: 25 Qtr: XX
 Meridian: M

Location: SOUTH OF PHILLIP ROAD AND WEST OF FIDDYMENT ROAD. WNW OF ROSEVILLE.

Location Detail: VERNAL POOLS LOCATED SOMEWHERE IN SECTION 25.

Ecological: NATURAL VERNAL POOLS.

General: B. LYNCHI OBSERVED IN 5 OF 31 FEATURES INSPECTED. NO LEPIDURUS PACKARDI OBSERVED. SUGNET RECORD NUMBER 89.

Owner/Manager: UNKNOWN

Branchinecta lynchi

vernal pool fairy shrimp

Element Code: ICBRA03030

Status
Federal: Threatened
State: None

NDDB Element Ranks
Global: G3
State: S2S3

Other Lists
CDFG Status:

Habitat Associations

General: ENDEMIC TO THE GRASSLANDS OF THE CENTRAL VALLEY, CENTRAL COAST MTNS, AND SOUTH COAST MTNS, IN ASTATIC RAIN-FILLED POOLS.
Micro: INHABIT SMALL, CLEAR-WATER SANDSTONE-DEPRESSION POOLS AND GRASSED SWALE, EARTH SLUMP, OR BASALT-FLOW DEPRESSION POOLS.

Occurrence No. 156

Map Index: 33673

EO Index: 30806

— Dates Last Seen —

Occ Rank: Unknown
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Element: 1993-02-18
Site: 1993-02-18

Record Last Updated: 1997-04-07

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.80298° / -121.31236°
UTM: Zone-10 N4296266 E646544
Radius: 3/5 mile
Elevation: 100 ft

Mapping PrecisionNON-SPECIFIC
Symbol TypePOINT

Township: 11N
Range: 06E
Section: 16
Meridian: M
Qtr: XX

Location: WEST OF HWY 65 & NORTH OF SCOW ROAD. NNW OF ROSEVILLE.

Location Detail: VERNAL POOLS LOCATED SOMEWHERE IN SECTION 16.

Ecological: NATURAL VERNAL POOLS.

General: B. LYNCHI WAS FOUND IN 5 OF 54 FEATURES INSPECTED. NO LEPIDURUS PACKARDI OBSERVED. SUGNET RECORD #90.

Owner/Manager: UNKNOWN

Occurrence No. 157

Map Index: 33676

EO Index: 30431

— Dates Last Seen —

Occ Rank: Unknown
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Element: 1993-01-18
Site: 1993-01-18

Record Last Updated: 1997-03-12

Quad Summary: Lincoln (3812183/528A), Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.87538° / -121.29395°
UTM: Zone-10 N4304331 E647993
Radius: 3/5 mile
Elevation: 150 ft

Mapping PrecisionNON-SPECIFIC
Symbol TypePOINT

Township: 12N
Range: 06E
Section: 22
Meridian: M
Qtr: XX

Location: SOUTH OF AUBURN RAVINE, ON BOTH SIDES OF HWY 65, SOUTH OF LINCOLN.

Location Detail: VERNAL POOLS LOCATED SOMEWHERE IN SECTION 22.

Ecological: NATURAL VERNAL POOLS.

General: B. LYNCHI OBSERVED IN 2 OF 5 FEATURES INSPECTED. NO LEPIDURUS PACKARDI OBSERVED. SUGNET RECORD #95.

Owner/Manager: UNKNOWN

Occurrence No. 191

Map Index: 36947

EO Index: 31944

— Dates Last Seen —

Occ Rank: Good
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Element: 1997-01-17
Site: 1997-01-17

Record Last Updated: 2008-04-29

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.84424° / -121.31478°
UTM: Zone-10 N4300841 E646250
Radius: 1/5 mile
Elevation: 115 ft

Mapping PrecisionNON-SPECIFIC
Symbol TypePOINT

Township: 12N
Range: 06E
Section: 33
Meridian: M
Qtr: SW

Location: ORCHARD CREEK AREA, 0.25 MILE NORTH OF ATHENS AVENUE (PLEASANT GROVE BLVD) AND WEST OF SPRR TRACKS, NORTH OF ROSEVILLE.

Location Detail: SITE IS LOCATED ON A 632-ACRE MITIGATION BANK PRESERVE. THIS UNDEVELOPED PASTURELAND IS BEING ESTABLISHED AS A MITIGATION BANK.

Ecological: HABITAT CONSISTS OF NORTHERN HARDPAN VERNAL POOLS.

Threat: DEVELOPMENT

General: AN UNSPECIFIED NUMBER OF FAIRY SHRIMP WERE OBSERVED ON 17 JAN 1997.

Owner/Manager: PVT-WILDLANDS INC

Branchinecta lynchi

vernal pool fairy shrimp

Element Code: ICBRA03030

Status

NDDB Element Ranks

Other Lists

Federal: Threatened

Global: G3

CDFG Status:

State: None

State: S2S3

Habitat Associations

General: ENDEMIC TO THE GRASSLANDS OF THE CENTRAL VALLEY, CENTRAL COAST MTNS, AND SOUTH COAST MTNS, IN ASTATIC RAIN-FILLED POOLS.

Micro: INHABIT SMALL, CLEAR-WATER SANDSTONE-DEPRESSION POOLS AND GRASSED SWALE, EARTH SLUMP, OR BASALT-FLOW DEPRESSION POOLS.

Occurrence No. 195

Map Index: 38256

EO Index: 33263

Dates Last Seen

Occ Rank: Good

Element: 1997-01-16

Origin: Natural/Native occurrence

Site: 1997-01-16

Presence: Presumed Extant

Record Last Updated: 1998-03-02

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.78083° / -121.34926°

UTM: Zone-10 N4293749 E643384

Area:

Elevation: 120 ft

Township: 11N

Range: 06E

Section: 30

Qtr: XX

Mapping Precision: NON-SPECIFIC

Symbol Type: POLYGON

Meridian: M

Location: EAST OF FIDDYMENT ROAD, WEST OF FOOTHILLS BLVD, AND NORTH OF BASELINE ROAD, NW OF ROSEVILLE.

Ecological: HABITAT CONSISTS OF SEASONAL WETLANDS, REFERENCE VERNAL POOLS, AND CONSTRUCTED VERNAL POOLS WITHIN A DESIGNATED WETLAND MITIGATION AREA. SURROUNDING UPLAND CONSISTS OF NON-NATIVE ANNUAL GRASSLAND/MIXED OAK WOODLAND.

Threat: THREATENED BY SURROUNDING DEVELOPMENT (GOLF COURSES AND RESIDENTIAL DEVELOPMENT).

General: VERNAL POOL FAIRY SHRIMP WERE IDENTIFIED WITHIN 71 CONSTRUCTED VERNAL POOLS AND SEASONAL WETLANDS. LINDERIELLA OCCIDENTALIS ALSO OBSERVED.

Owner/Manager: PVT

Occurrence No. 196

Map Index: 38629

EO Index: 33636

Dates Last Seen

Occ Rank: Fair

Element: 1997-11-06

Origin: Natural/Native occurrence

Site: 1997-11-06

Presence: Presumed Extant

Record Last Updated: 1998-04-20

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.85775° / -121.37303°

UTM: Zone-10 N4302249 E641167

Radius: 80 meters

Elevation: 100 ft

Township: 12N

Range: 05E

Section: 25

Qtr: SW

Mapping Precision: SPECIFIC

Symbol Type: POINT

Meridian: M

Location: MOORE RANCH PROPERTY, 0.8 MILE NORTH OF PLEASANT VALLEY ROAD, SOUTH OF AUBURN RAVINE, 7 MILES NNW OF ROSEVILLE.

Ecological: HABITAT CONSISTS OF A VERNAL POOL IN GRAZED ANNUAL GRASSLAND.

General: SITE WAS HISTORICALLY (SINCE AT LEAST 1937) DISKED; HAS ONLY BEEN GRAZED OVER THE PAST SEVERAL YEARS. 6 CYSTS FOUND IN POOL #3 (PRESUMED TO BE BRANCHINESTA LYNCHI, SINCE THAT IS THE ONLY MEMBER OF THAT GENUS KNOWN TO OCCUR IN THIS AREA).

Owner/Manager: UNKNOWN

Occurrence No. 235

Map Index: 42745

EO Index: 42745

Dates Last Seen

Occ Rank: Unknown

Element: 1997-01-17

Origin: Natural/Native occurrence

Site: 1997-01-17

Presence: Presumed Extant

Record Last Updated: 2000-04-12

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.84578° / -121.30899°

UTM: Zone-10 N4301021 E646749

Radius: 80 meters

Elevation: 120 ft

Township: 12N

Range: 06E

Section: 33

Qtr: SE

Mapping Precision: SPECIFIC

Symbol Type: POINT

Meridian: M

Location: 0.5 MILE N OF PLEASANT GROVE RD & SP RR, 1.7 MILES ESE OF ORCHARD CREEK & INGRAM SLOUGH CONFLUENCE, NNW OF ROSEVILLE.

Location Detail: FOUND IN THE SOUTHEAST PORTION OF THE ORCHARD CREEK MIDIGATION BANK. MAJORITY OF VERNAL POOLS ARE ON SAN JOAQUIN SANDY LOAM AND ALAMO-FIDDYMENT COMPLEX SOILS.

Ecological: VERNAL POOLS ENDEMIC VEGETATION: RANUNCULUS ALVEOLATUS, ERYNGIUM VASEYI, PLAGIOBOTHRYUS STIPITAUS, PSILICARPHUS ZIZYPHOROIDES, DESCHAMPSIA DAMTHONIODES, NAVARRETIA LEUCOCEPHALA

General: OBSERVED SHRIMP IN 2 OF THE 170 SURVEY POOLS SAMPLED. THIS POOL WAS RATED AS LOW IN ABUNDANCE (LESS THAN ONE INDIVIDUAL PER PULL).

Owner/Manager: UNKNOWN

Branchinecta lynchi			
vernal pool fairy shrimp		Element Code: ICBRA03030	
Status		Other Lists	
Federal: Threatened		CDFG Status:	
State: None			
Habitat Associations			
General: ENDEMIC TO THE GRASSLANDS OF THE CENTRAL VALLEY, CENTRAL COAST MTNS, AND SOUTH COAST MTNS, IN ASTATIC RAIN-FILLED POOLS.			
Micro: INHABIT SMALL, CLEAR-WATER SANDSTONE-DEPRESSION POOLS AND GRASSED SWALE, EARTH SLUMP, OR BASALT-FLOW DEPRESSION POOLS.			
Occurrence No. 236	Map Index: 42746	EO Index: 42746	Dates Last Seen
Occ Rank: Unknown			Element: 1997-01-17
Origin: Natural/Native occurrence			Site: 1997-01-17
Presence: Presumed Extant			
Trend: Unknown			Record Last Updated: 2000-04-12
Quad Summary: Roseville (3812173/528D)			
County Summary: Placer			
Lat/Long: 38.84043° / -121.32009°		Township: 12N	
UTM: Zone-10 N4300410 E645796		Range: 06E	
Radius: 80 meters	Mapping Precision: SPECIFIC	Section: 33	Qtr: SW
Elevation: 115 ft	Symbol Type: POINT	Meridian: M	
Location: 0.7 MILE W OF PLEASANT GROVE RD & SP RR, 1.3 MILES SE OF ORCHARD CREEK & INGRAM SLOUGH CONFLUENCE, NNW OF ROSEVILLE.			
Location Detail: FOUND IN THE SOUTHWEST PORTION OF THE ORCHARD CREEK MIDIGATION BANK. MAJORITY OF VERNAL POOLS ARE ON SAN JOAQUIN SANDY LOAM AND ALAMO-FIDDYMENT COMPLEX SOILS.			
Ecological: VERNAL POOLS ENDEMIC VEGETATION: RANUNCULUS ALVEOLATUS, ERYNGIUM VASEYI, PLAGIOBOTHRYUS STIPITAUS, PSILICARPHUS ZIZYPHOROIDES, DESCHAMPSIA DAMTHONIODES, NAVARRETIA LEUCOCEPHALA			
General: OBSERVED SHRIMP IN 2 OF THE 170 SURVEY POOLS SAMPLED. THIS POOL WAS RATED MEDIUM IN ABUNDANCE (1 TO 5 INDIVIDUALS PER PULL).			
Owner/Manager: UNKNOWN			
Occurrence No. 247	Map Index: 43395	EO Index: 43395	Dates Last Seen
Occ Rank: Unknown			Element: 2001-03-08
Origin: Natural/Native occurrence			Site: 2001-03-08
Presence: Presumed Extant			
Trend: Unknown			Record Last Updated: 2004-06-22
Quad Summary: Roseville (3812173/528D)			
County Summary: Placer			
Lat/Long: 38.82671° / -121.29569°		Township: 11N	
UTM: Zone-10 N4298927 E647942		Range: 06E	
Radius: 80 meters	Mapping Precision: SPECIFIC	Section: 03	Qtr: SW
Elevation: 150 ft	Symbol Type: POINT	Meridian: M	
Location: STANFORD RANCH NORTH, 0.75 MILES NNE JCT OF SUNSET BLVD & HWY 65, 1.8 MILES WSW OF TELEGRAPH HILL, ~4 MILES N OF ROCKLIN			
Location Detail: VERNAL POOL AT THIS SITE NUMBERED VP42, MAX SURFACE AREA ~10 METERS BY 13 METERS & 35 CM DEEP. B. LYNCHI FOUND IN 1 OF 65 SEASONAL WATERBODIES SURVEYED BETWEEN 28 JAN & 24 MAR 2000.			
Ecological: HABITAT CONSISTS OF FORMERLY GRAZED, NON-NATIVE ANNUAL GRASSLAND, INTERSPERSED WITH VERNAL POOLS.			
Threat: DISTURBED FIELD (SOURCE OF DISTURBANCE NOT GIVEN)			
General: VPFS NUMBERING IN THE 10'S OBSERVED ON 11 FEB 2000 (2 FEMALES) AND ON 25 FEB 2000 (2 MALES) IN VERNAL POOL #VP42. 8 MAR 2001: 1 MALE OBSERVED WITHIN POOL #42.			
Owner/Manager: PVT			

Branchinecta lynchi

vernal pool fairy shrimp

Element Code: ICBRA03030

Status

NDDB Element Ranks

Other Lists

Federal: Threatened

Global: G3

CDFG Status:

State: None

State: S2S3

Habitat Associations

General: ENDEMIC TO THE GRASSLANDS OF THE CENTRAL VALLEY, CENTRAL COAST MTNS, AND SOUTH COAST MTNS, IN ASTATIC RAIN-FILLED POOLS.

Micro: INHABIT SMALL, CLEAR-WATER SANDSTONE-DEPRESSION POOLS AND GRASSED SWALE, EARTH SLUMP, OR BASALT-FLOW DEPRESSION POOLS.

Occurrence No. 293

Map Index: 45435

EO Index: 45435

— Dates Last Seen —

Occ Rank: Unknown

Element: 2006-01-10

Origin: Natural/Native occurrence

Site: 2006-01-10

Presence: Presumed Extant

Record Last Updated: 2006-03-22

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.77040° / -121.27237°

UTM: Zone-10 N4292715 E650085

Area: 13.3 acres

Elevation: 185 ft

Mapping PrecisionSPECIFIC
Symbol TypePOLYGON

Township: 11N

Range: 06E

Section: 26

Meridian: M

Qtr: SE

Location: HIGHLAND RESERVE SOUTH OPEN SPACE, ON THE WEST SIDE OF EAST ROSEVILLE PARKWAY, ROSEVILLE.

Location Detail: FOUND IN POOLS #5, #8, AND #27 IN 2003; IN POOL LVP IN 2006.

Ecological: HABITAT CONSISTS OF ANNUAL GRASSLAND INTERSPERSED WITH BOTH CONSTRUCTED AND HISTORIC VERNAL POOLS.

General: 10'S OBSERVED IN POOL #8 AND 100'S OBSERVED IN POOL #27 ON 16 FEB 2001. ONLY 2 FEMALES OBSERVED IN POOL #5 ON 4 JAN 2002. 10'S OF ADULTS OBSERVED 24 JAN 2003 IN POOL #5.

Owner/Manager: CITY OF ROSEVILLE

Occurrence No. 304

Map Index: 46034

EO Index: 46034

— Dates Last Seen —

Occ Rank: Unknown

Element: 2003-01-17

Origin: Natural/Native occurrence

Site: 2003-01-17

Presence: Presumed Extant

Record Last Updated: 2004-10-28

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.76449° / -121.34970°

UTM: Zone-10 N4291935 E643379

Radius: 80 meters

Elevation: 125 ft

Mapping PrecisionSPECIFIC
Symbol TypePOINT

Township: 11N

Range: 06E

Section: 31

Meridian: M

Qtr: NW

Location: WOODCREEK WEST WETLAND COMPENSATION AREA. 2.7 MILES NW OF WEST EDGE OF ROSEVILLE.

Location Detail: 0.9 MILES NORTH OF THE INTERSECTION OF FIDDYMENT ROAD AND BASE LINE ROAD AND THEN NEAR 0.8 MILES DIRECTLY EAST.

Ecological: HABITAT CONSISTS OF ANNUAL GRASSLAND INTERSPERSED WITH CONSTRUCTED AND HISTORIC VERNAL POOLS.

General: MORE THAN 10 ADULTS OBSERVED IN POOL 55 ON 15 FEB 2001. 10'S OF ADULTS OBSERVED IN POOLS 49 AND 55 ON 17 JAN 2003.

Owner/Manager: CITY OF ROSEVILLE

Occurrence No. 307

Map Index: 46096

EO Index: 46096

— Dates Last Seen —

Occ Rank: Fair

Element: 2001-03-09

Origin: Natural/Native occurrence

Site: 2001-03-09

Presence: Presumed Extant

Record Last Updated: 2001-10-10

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.87145° / -121.32514°

UTM: Zone-10 N4303844 E645295

Radius: 80 meters

Elevation: 120 ft

Mapping PrecisionSPECIFIC
Symbol TypePOINT

Township: 12N

Range: 06E

Section: 20

Meridian: M

Qtr: SE

Location: SW OF LINCOLN; 0.15 MILES SOUTH OF MOORE ROAD AND 0.25 MILES NW OF INGRAM SLOUGH.

Ecological: HABITAT CONSISTS OF LAND WHICH HAS BEEN DRY-FARMED (DISKED ETC.)

Threat: AGRICULTURE - DRY-FARMING.

General: 10'S OF ADULTS OBSERVED. 5 INDIVIDUALS COLLECTED TO BE DEPOSITED AT CAL ACADEMY OF SCIENCES.

Owner/Manager: UNKNOWN

Branchinecta lynchi

vernal pool fairy shrimp

Element Code: ICBRA03030

Status
Federal: Threatened
State: None

NDDB Element Ranks
Global: G3
State: S2S3

Other Lists
CDFG Status:

Habitat Associations

General: ENDEMIC TO THE GRASSLANDS OF THE CENTRAL VALLEY, CENTRAL COAST MTNS, AND SOUTH COAST MTNS, IN ASTATIC RAIN-FILLED POOLS.
Micro: INHABIT SMALL, CLEAR-WATER SANDSTONE-DEPRESSION POOLS AND GRASSED SWALE, EARTH SLUMP, OR BASALT-FLOW DEPRESSION POOLS.

Occurrence No. 308

Map Index: 46098

EO Index: 46098

— Dates Last Seen —

Occ Rank: Fair
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Element: 2001-03-09
Site: 2001-03-09

Record Last Updated: 2001-10-10

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.85475° / -121.32838°
UTM: Zone-10 N4301986 E645048
Radius: 80 meters
Elevation: 120 ft

Mapping Precision SPECIFIC
Symbol Type POINT

Township: 12N
Range: 06E
Section: 29
Meridian: M
Qtr: SE

Location: SW OF LINCOLN. 1.1 MILES EAST FIDDYMENT RD & 1.1 MILES NORTH PLEASANT GROVE RD BETWEEN INGRAM SLOUGH & ORCHARD CREEK.

Location Detail: 375 FT SOUTH OF POND.

Ecological: HABITAT CONSISTS OF GRAZED NON-NATIVE GRASSLAND. LINDERIELLA OCCIDENTALIS ALSO FOUND HERE.

General: 10'S OF ADULTS OBSERVED. 6 COLLECTED TO BE DEPOSITED AT CAL ACADEMY OF SCIENCES.

Owner/Manager: UNKNOWN

Occurrence No. 309

Map Index: 46106

EO Index: 46106

— Dates Last Seen —

Occ Rank: Unknown
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Element: 2001-03-07
Site: 2005-01-07

Record Last Updated: 2005-10-17

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.78973° / -121.33683°
UTM: Zone-10 N4294757 E644445
Area:
Elevation: 115 ft

Mapping Precision NON-SPECIFIC
Symbol Type POLYGON

Township: 11N
Range: 06E
Section: 20
Meridian: M
Qtr: NW

Location: 1 MILE SW OF THE INTERSECTION OF FIDDYMENT ROAD AND PLEASANT GROVE CREEK, ROSEVILLE

Location Detail: WOODCREEK NORTH OPEN SPACE PRESERV/WETLAND COMPENSATION AREA; POOL #6.

Ecological: HABITAT CONSISTS OF ANNUAL GRASSLAND WITH CONSTRUCTED AND HISTORIC VERNAL POOLS SURROUNDED BY OAK WOODLAND. LINDERIELLA OCCIDENTALIS ALSO FOUND HERE.

General: MORE THAN 100 INDIVIDUALS OBSERVED IN POOL #6 ON 7 MAR 2001. NONE OBSERVED DURING A SURVEY CONDUCTED ON 28 FEB 2002. NONE OBSERVED 7 JAN 2005.

Owner/Manager: CITY OF ROSEVILLE

Occurrence No. 315

Map Index: 64299

EO Index: 47900

— Dates Last Seen —

Occ Rank: Unknown
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Element: 2005-03-02
Site: 2005-03-02

Record Last Updated: 2011-04-25

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.84960° / -121.35768°
UTM: Zone-10 N4301369 E642515
Area:
Elevation: 100 ft

Mapping Precision NON-SPECIFIC
Symbol Type POLYGON

Township: 12N
Range: 06E
Section: 31
Meridian: M
Qtr: NW

Location: IN THE GENERAL AREA NW OF FIDDYMENT RD AT E CATLETT RD, S OF ORCHARD CREEK, 4.5 MILES SW OF LINCOLN PO.

Location Detail: IN 2002, B. LYNCHI FOUND IN POOLS #49 & 135. IN 2003, B. LYNCHI FOUND IN POOLS #31, 156, 161 & 210. IN 2005, B. LYNCHI FOUND IN POOLS #116 & 210. LOCATED IN NW1/4 SEC 31 & NE1/4 SEC 36.

Ecological: HABITAT CONSISTS OF A GRASSLAND/VERNAL POOL RESTORATION SITE. LINDERIELLA OCCIDENTALIS ALSO FOUND AT THIS SITE.

General: NONE OBSERVED IN 1997. 10'S - 100'S OBSERVED ON 14 JAN 2002. 10'S OBSERVED IN EACH POOL DURING SURVEYS ON 17 & 23 JAN 2003. 10'S OBSERVED 2 MAR 2005.

Owner/Manager: MOORE RANCH CONSERVANCY

Branchinecta lynchi

vernal pool fairy shrimp

Element Code: ICBRA03030

Status
Federal: Threatened
State: None

NDDB Element Ranks
Global: G3
State: S2S3

Other Lists
CDFG Status:

Habitat Associations

General: ENDEMIC TO THE GRASSLANDS OF THE CENTRAL VALLEY, CENTRAL COAST MTNS, AND SOUTH COAST MTNS, IN ASTATIC RAIN-FILLED POOLS.
Micro: INHABIT SMALL, CLEAR-WATER SANDSTONE-DEPRESSION POOLS AND GRASSED SWALE, EARTH SLUMP, OR BASALT-FLOW DEPRESSION POOLS.

Occurrence No. 320

Map Index: 48242

EO Index: 48242

— Dates Last Seen —

Occ Rank: Excellent
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Element: 2002-01-10
Site: 2002-01-10

Record Last Updated: 2002-07-15

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.84871° / -121.31724°
UTM: Zone-10 N4301333 E646027
Area:
Elevation: 120 ft

Mapping PrecisionNON-SPECIFIC
Symbol TypePOLYGON

Township: 12N
Range: 06E
Section: 33 Qtr: XX
Meridian: M

Location: ORCHARD CREEK CONSERVATION SITE; 6 MILES NORTH OF ROSEVILLE.

Location Detail: 0.8 MILE SOUTH OF MOORE ROAD AND 1.2 MILES EAST OF FIDDYMENT ROAD. BORDERED TO THE SOUTH BY PLEASANT GROVE BLVD AND TO THE EAST BY RAILROAD TRACKS.

Ecological: HABITAT CONSISTS OF NATURALLY OCCURRING VERNAL POOLS, SEASONAL WET SWALES, EMERGENT MARSH, SEASONAL WETLANDS AND INTERMITTANT/SEASONAL STREAMS. MAJORITY OF VERNAL POOLS LOCATED ON SAN JOAQUIN SANDY LOAM AND ALAMO-FIDDYMENT COMPLEX SOILS.

General: 100'S OF ADULTS OBSERVED WITHIN UNKNOWN NUMBER OF POOLS ON 10 JAN 2002. VERNAL POOLS CONCENTRATED THROUGHOUT THIS SITE.

Owner/Manager: PVT-WILDLANDS INC

Occurrence No. 329

Map Index: 48419

EO Index: 48419

— Dates Last Seen —

Occ Rank: Unknown
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Element: 2005-01-10
Site: 2005-01-10

Record Last Updated: 2005-12-28

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.76501° / -121.35644°
UTM: Zone-10 N4291982 E642792
Radius: 80 meters
Elevation: 130 ft

Mapping PrecisionSPECIFIC
Symbol TypePOINT

Township: 11N
Range: 06E
Section: 31 Qtr: NW
Meridian: M

Location: 3.5 MILES WNW OF ROSEVILLE; JUST NORTH OF POWER LINES, 0.1 MILE EAST OF FIDDYMENT ROAD.

Location Detail: WOODCREEK WEST WETLAND COMPENSATION AREA, POOLS #17 (2002), #8, #22 (2003), #22 (2005).

Ecological: HABITAT CONSISTS OF CONSTRUCTED AND HISTORIC VERNAL POOLS WITHIN AN ANNUAL GRASSLAND HABITAT; WETLAND COMPENSATION AREA. POOL DEPTH: 15CM. SURROUNDING LAND IS DEVELOPMENT.

General: 10'S OBSERVED ON 18 JAN 2002 IN A POOL CONSTRUCTED IN 1990. ON 17 JAN 2003 10'S OBSERVED IN POOL #8 AND HUNDREDS OBSERVED IN POOL #22. 10 JAN 2005: 10'S OBS IN POOL #22 (FOUND IN 1 OF 22 POOLS SAMPLED).

Owner/Manager: CITY OF ROSEVILLE

Branchinecta lynchi

vernal pool fairy shrimp

Element Code: ICBRA03030

Status

NDDB Element Ranks

Other Lists

Federal: Threatened

Global: G3

CDFG Status:

State: None

State: S2S3

Habitat Associations

General: ENDEMIC TO THE GRASSLANDS OF THE CENTRAL VALLEY, CENTRAL COAST MTNS, AND SOUTH COAST MTNS, IN ASTATIC RAIN-FILLED POOLS.

Micro: INHABIT SMALL, CLEAR-WATER SANDSTONE-DEPRESSION POOLS AND GRASSED SWALE, EARTH SLUMP, OR BASALT-FLOW DEPRESSION POOLS.

Occurrence No. 412

Map Index: 64328

EO Index: 64407

— Dates Last Seen —

Occ Rank: Good

Element: 2005-02-10

Origin: Natural/Native occurrence

Site: 2005-02-10

Presence: Presumed Extant

Record Last Updated: 2006-03-23

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.78444° / -121.36823°

UTM: Zone-10 N4294120 E641729

Radius: 80 meters

Elevation: 90 ft

Mapping Precision: SPECIFIC

Symbol Type: POINT

Township: 11N

Range: 05E

Section: 24

Qtr: XX

Meridian: M

Location: ABOUT 0.6 MILES WNW OF INTERSECTION OF FIDDYMENT AND PHILLIPS ROADS.

Location Detail: POOL #590

Ecological: IN AGRICULTURAL AND RESIDENTIAL AREA.

General: 10S OBSERVED.

Owner/Manager: PVT

Occurrence No. 635

Map Index: 82419

EO Index: 83441

— Dates Last Seen —

Occ Rank: Unknown

Element: 1995-02-06

Origin: Natural/Native occurrence

Site: 1995-03-02

Presence: Presumed Extant

Record Last Updated: 2011-04-29

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.76601° / -121.31850°

UTM: Zone-10 N4292153 E646086

Area: 14.0 acres

Elevation: 130 ft

Mapping Precision: SPECIFIC

Symbol Type: POLYGON

Township: 11N

Range: 06E

Section: 33

Qtr: NW

Meridian: M

Location: OPEN AREA BETWEEN RESIDENTIAL HOUSING NE OF COUNTRY CLUB DR AT ACTON WAY, CENTERED ABOUT 2.2 MI NW OF ROSEVILLE PO.

Location Detail: 1995: 15 TOTAL WETLANDS SAMPLED BETWEEN PARCELS 32 (EO#635, THIS OCCURRENCE) & 72 (EO#44). PROVIDED MAP GRAPHIC APPEARED SHIFTED WEST OF TRUE LOCATION; MAPPED TO AERIAL IMAGE MATCHING PRESERVED HABITAT.

Ecological: CONSTRUCTED AND SEASONAL HARDPAN VERNAL POOLS WITH NON-NATIVE ANNUAL GRASSLAND.

General: BRANCHINECTA LYNCHI OBSERVED IN CONSTRUCTED VERNAL POOLS SOMETIME BETWEEN 6 FEB AND 2 MAR 1995.

Owner/Manager: CITY OF ROSEVILLE

Buteo swainsoni

Swainson's hawk

Element Code: ABNKC19070

Status

NDDB Element Ranks

Other Lists

Federal: None

Global: G5

CDFG Status:

State: Threatened

State: S2

Habitat Associations

General: BREEDS IN GRASSLANDS WITH SCATTERED TREES, JUNIPER-SAGE FLATS, RIPARIAN AREAS, SAVANNAHS, & AGRICULTURAL OR RANCH LANDS

Micro: REQUIRES ADJACENT SUITABLE FORAGING AREAS SUCH AS GRASSLANDS, OR ALFALFA OR GRAIN FIELDS SUPPORTING RODENT POPULATIONS.

Occurrence No. 791

Map Index: 42026

EO Index: 42026

— Dates Last Seen —

Occ Rank: Fair

Element: 1996-07-01

Origin: Natural/Native occurrence

Site: 1997-XX-XX

Presence: Presumed Extant

Record Last Updated: 1999-12-14

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.77076° / -121.34480°

UTM: Zone-10 N4292639 E643792

Radius: 80 meters

Elevation: 125 ft

Mapping Precision: SPECIFIC
Symbol Type: POINT

Township: 11N

Range: 06E

Section: 30

Qtr: SE

Meridian: M

Location: KASEBERG CREEK, 0.75 MILE EAST OF FIDDYMENT ROAD AND 0.25 MILE NORTH OF PLEASANT GROVE BOULEVARD, EAST SIDE OF ROSEVILLE

Location Detail: NEST TREE IS LOCATED IN WHAT IS NOW THE NORTH EDGE OF AN OPEN SPACE CORRIDOR.

Ecological: HABITAT CONSISTS OF A WOODLAND CORRIDOR ALONG THE CREEK DRAINAGE.

Threat: THREATENED BY THE CONSTRUCTION OF A SUBDIVISION AND GOLF COURSE.

General: NESTING WAS INITIATED IN 1996, DURING GRADING, BUT PRIOR TO CONSTRUCTION, OF HOUSING; 2 YOUNG PRODUCED IN 1996. NEST SITE WAS UNUSED IN 1997, ALTHOUGH NEST TREE IS WITHIN AN OPEN SPACE CORRIDOR.

Owner/Manager: UNKNOWN

Occurrence No. 952

Map Index: 46025

EO Index: 46025

— Dates Last Seen —

Occ Rank: Good

Element: 2001-06-XX

Origin: Natural/Native occurrence

Site: 2001-06-27

Presence: Presumed Extant

Record Last Updated: 2001-10-03

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.79509° / -121.34800°

UTM: Zone-10 N4295334 E643465

Radius: 80 meters

Elevation: 110 ft

Mapping Precision: SPECIFIC
Symbol Type: POINT

Township: 11N

Range: 06E

Section: 19

Qtr: N

Meridian: M

Location: ALONG PLEASANT GROVE CREEK, BETWEEN FIDDYMENT ROAD AND BLUE OAKS BOULEVARD, WEST SIDE OF ROSEVILLE

Ecological: NEST TREE WAS A BLUE OAK; SURROUNDING HABITAT CONSISTS OF BLUE OAK WOODLAND GROWING ALONG PLEASANT GROVE CREEK.

Threat: THREATENED BY DEVELOPMENT JUST WEST OF THE NEST SITE.

General: DARK-PHASE ADULT SWHA OBSERVED ON 26 APR 2001; NO NEST FOUND. NEST FOUND BY THOMAS LEEMAN (ESA), AND HE REPORTED THAT AT 2 YOUNG HAD BEEN PRODUCED. BY 27 JUN 2001, WHEN WE RETURNED TO GPS THE NEST, THE YOUNG HAD FLEDGED.

Owner/Manager: UNKNOWN

Occurrence No. 1484

Map Index: 62615

EO Index: 62652

— Dates Last Seen —

Occ Rank: Unknown

Element: 2001-07-02

Origin: Natural/Native occurrence

Site: 2001-07-02

Presence: Presumed Extant

Record Last Updated: 2005-09-20

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.86491° / -121.37009°

UTM: Zone-10 N4303048 E641408

Radius: 80 meters

Elevation: 50 ft

Mapping Precision: SPECIFIC
Symbol Type: POINT

Township: 12N

Range: 05E

Section: 25

Qtr: XX

Meridian: M

Location: 0.2 MILE SOUTH OF MOORE ROAD AND 0.4 MILE EAST OF SOUTH DOWD AVENUE, AUBURN RAVINE, SW OF LINCOLN

Ecological: NEST TREE IS A VALLEY OAK; SURROUNDED BY PASTURE TO THE NE AND NW, AND RIPARIAN TO THE SE AND SW.

General: ACTIVE NEST OBSERVED ON 2 JUL 2001; UNABLE TO SEE INTO NEST TO COUNT CHICKS.

Owner/Manager: UNKNOWN

Chloropyron molle ssp. hispidum

hispid bird's-beak

Element Code: PDSCR0J0D1

Status

NDDB Element Ranks

Other Lists

Federal: None

Global: G2T2

CNPS List: 1B.1

State: None

State: S2.1

Habitat Associations

General: MEADOWS, PLAYAS, VALLEY AND FOOTHILL GRASSLAND.

Micro: IN DAMP ALKALINE SOILS, ESPECIALLY IN ALKALINE MEADOWS AND ALKALI SINKS WITH DISTICHLIS. 10-155M.

Occurrence No. 11

Map Index: 11763

EO Index: 17846

Dates Last Seen

Occ Rank: Good

Element: 1997-06-18

Origin: Natural/Native occurrence

Site: 1997-06-18

Presence: Presumed Extant

Record Last Updated: 2011-08-04

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.81335° / -121.26006°

Township: 11N

UTM: Zone-10 N4297502 E651064

Range: 06E

Area: 25.4 acres

Mapping Precision: SPECIFIC

Section: 12

Qtr: SW

Elevation: 150 ft

Symbol Type: POLYGON

Meridian: M

Location: APPROXIMATELY 4 MILES NE OF ROSEVILLE.

Location Detail: WITHIN STANFORD RANCH ALKALI SEEP PRESERVE, SPRING VALLEY. SITE IS NEAR PARK DRIVE AND STANFORD RANCH ROAD INTERSECTION. IN THE SW 1/4 SECTION 12. NEAR 3 SEEPS.

Ecological: SPRING FED ALKALI MEADOW WITH DISTICHLIS SPICATA, SCIRPUS OLNEYI, FRANKENIA GRANDIFOLIA VAR. CAMPESTRIS, CRESSA TRUXILLENSIS, MONERMA CYLINDRICA, AND LIPPIA NODIFLORA. AREA SURROUNDED BY ALAMO VARIANT CLAY, BUT SOIL AT SITE IS UNCLASSIFIED.

Threat: GRAZING REMOVED BY 1991, FILL HAD BEEN DUMPED ON SITE IN 1989; SUBSEQUENTLY REMOVED TO RESOLVE WETLANDS VIOLATIONS.

General: OVER 10,000 PLANTS SEEN IN 1982, 2000-5000 SEEN IN 1989, AND ~2500 IN 1991. ACCORDING TO DAINS, DECLINE IN POP PROBABLY DUE TO WEATHER, NOT MANAGEMENT. SITE FENCED, HABITAT LOOKED GOOD IN LATE SEASON (JUNE) 1997 WINDSHIELD SURVEY.

Owner/Manager: PVT

Downingia pusilla

dwarf downingia

Element Code: PDCAM060C0

Status

NDDB Element Ranks

Other Lists

Federal: None

Global: G2

CNPS List: 2.2

State: None

State: S2

Habitat Associations

General: VALLEY AND FOOTHILL GRASSLAND (MESIC SITES), VERNAL POOLS.

Micro: VERNAL LAKE AND POOL MARGINS WITH A VARIETY OF ASSOCIATES. IN SEVERAL TYPES OF VERNAL POOLS. 1-485M.

Occurrence No. 33

Map Index: 11696

EO Index: 17398

Dates Last Seen

Occ Rank: Good

Element: 1985-04-19

Origin: Natural/Native occurrence

Site: 1985-04-19

Presence: Presumed Extant

Record Last Updated: 1989-08-11

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.82711° / -121.28884°

UTM: Zone-10 N4296982 E648536

Radius: 1/5 mile

Elevation: 145 ft

Township: 11N

Range: 06E

Section: 03

Qtr: SE

Mapping PrecisionNON-SPECIFIC

Symbol TypePOINT

Meridian: M

Location: 0.75 MILE SOUTH OF THE INTERSECTION OF HIGHWAY 65 AND PLEASANT GROVE ROAD, EAST OF HIGHWAY 65.

Ecological: VERNAL POOL ON CLAYPAN SUBSTRATE. ASSOCIATED WITH DOWNINGIA BICORNUTA, D. ORNATISSIMA, ALLOCARYA STIPITATA MICRANTHA.

Threat: AREA GRAZED, BUT LITTLE DISTURBANCE. PARCEL TO EAST BEING DEVELOPED.

General: MORE THAN 30 PLANTS OBSERVED IN 1985.

Owner/Manager: PVT, CALTRANS

Occurrence No. 36

Map Index: 11732

EO Index: 13217

Dates Last Seen

Occ Rank: None

Element: 1987-04-15

Origin: Natural/Native occurrence

Site: 1997-06-18

Presence: Possibly Extirpated

Record Last Updated: 1997-08-11

Trend: Decreasing

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.76878° / -121.26884°

UTM: Zone-10 N4292541 E650396

Radius: 1/5 mile

Elevation: 210 ft

Township: 11N

Range: 06E

Section: 26

Qtr: SE

Mapping PrecisionNON-SPECIFIC

Symbol TypePOINT

Meridian: M

Location: NE OF ROSEVILLE AND SW OF ROCKLIN POWER LINE.

Ecological: VERNAL POOL ON INKS-EXCHEQUER SOILS. ASSOCIATED WITH ALLOCARYA STIPITATA MICRANTHA, ALOPECURUS HOWELLII, LASTHENIA CHRYSOSTOMA, AND ERYNGIUM VASEYI.

Threat: SITE GRAZED AND RUTTED BY VEHICLE TRACKS. ROSEVILLE PLANS TO RETAIN AS URBAN RESERVE, BUT DEVELOPMENT SURROUNDS.

General: 1000-1500 PLANTS IN 1987. THIS AREA WAS GRADED WHEN VISITED IN 1997. SITE IS NOW LOCATED SOUTH OF ROSEVILLE PARKWAY AT DIAMOND OAKS ROAD.

Owner/Manager: UNKNOWN

Occurrence No. 37

Map Index: 11676

EO Index: 17396

Dates Last Seen

Occ Rank: None

Element: 1987-04-15

Origin: Natural/Native occurrence

Site: 1997-06-18

Presence: Extirpated

Record Last Updated: 1997-08-11

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.78878° / -121.29828°

UTM: Zone-10 N4294713 E647796

Radius: 1/5 mile

Elevation: 135 ft

Township: 11N

Range: 06E

Section: 22

Qtr: NW

Mapping PrecisionNON-SPECIFIC

Symbol TypePOINT

Meridian: M

Location: NORTH OF ROSEVILLE, EAST OF HIGHWAY 65, 2500 FEET EAST OF HIGHWAY 65 / HIGHWAY 65 BYPASS JUNCTION.

Ecological: SHALLOW VERNAL POOLS ON COMETA-FIDDYMENT SOILS COMPLEX. ASSOCIATED WITH ALLOCARYA STIPITATA MICRANTHA, CRASULA AQUATICA, DOWNINGIA ORNATISSIMA, AND GRATIOLA EBRACTEATA.

Threat: SITE GRAZED. THREATENED BY INDUSTRIAL PARK DEVELOPMENT TO SOUTHEAST.

General: MORE THAN 7000 PLANTS IN THREE VERNAL POOLS IN 1987. SITE WAS GRADED WHEN VISITED IN 1997. PLANTS PRESUMED EXTIRPATED.

Owner/Manager: UNKNOWN

Downingia pusilla

dwarf downingia

Element Code: PDCAM060C0

Status

NDDB Element Ranks

Other Lists

Federal: None
State: None

Global: G2
State: S2

CNPS List: 2.2

Habitat Associations

General: VALLEY AND FOOTHILL GRASSLAND (MESIC SITES), VERNAL POOLS.

Micro: VERNAL LAKE AND POOL MARGINS WITH A VARIETY OF ASSOCIATES. IN SEVERAL TYPES OF VERNAL POOLS. 1-485M.

Occurrence No. 60

Map Index: 26041

EO Index: 5230

Dates Last Seen

Occ Rank: Excellent
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Element: 1990-04-14
Site: 1990-04-14

Record Last Updated: 1994-08-08

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.85815° / -121.30393°

UTM: Zone-10 N4302402 E647162

Area: 10.1 acres

Elevation: 130 ft

Township: 12N

Range: 06E

Section: 28

Meridian: M

Qtr: SE

Mapping Precision: SPECIFIC
Symbol Type: POLYGON

Location: BETWEEN HIGHWAY 65 AND INDUSTRIAL BLVD NORTH OF ORCHARD CREEK, 2.2 MILES SOUTH OF LINCOLN.

Location Detail: MAPPED ABOUT 0.6 AIR MILE SSW OF THE LINCOLN RODEO GROUNDS. WITHIN THE NE 1/4 OF THE SE 1/4 OF SECTION 28 AND THE NW 1/4 OF THE SW 1/4 OF SECTION 27.

Ecological: NORTHERN CLAYPAN VERNAL POOLS ON SAN JOAQUIN SOIL SERIES AND NORTHERN VOLCANIC MUDFLOW VERNAL POOLS ON EXCHEQUER SERIES SOILS. ASSOCIATED WITH PLAGIOBOTHRYX STIPITATUS, DOWNINGIA BICORNUTA, LASTHENIA FREMONTII, NAVARRETTIA LEUCOCEPHALA, ETC.

Threat: SITE IS CURRENTLY GRAZED BY CATTLE. GENERAL AREA IS BEING DEVELOPED RAPIDLY.

General: MORE THAN 1000 PLANTS OBSERVED IN 1989. 237 PLANTS OBSERVED IN 1990. SITE HAS MANY LARGE POOLS, SWALES AND VERNAL FLATS. SAN JOAQUIN SERIES AND MUDFLOW POOLS BOTH PRESENT. AREA SHOULD BE EVALUATED FOR REGIONAL POOL PRESERVE.

Owner/Manager: PVT

Occurrence No. 97

Map Index: 43402

EO Index: 43402

Dates Last Seen

Occ Rank: Good
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Element: 2000-04-12
Site: 2000-04-12

Record Last Updated: 2000-08-10

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.79212° / -121.36556°

UTM: Zone-10 N4294977 E641946

Area: 1.8 acres

Elevation: 95 ft

Township: 11N

Range: 05E

Section: 24

Meridian: M

Qtr: NE

Mapping Precision: SPECIFIC
Symbol Type: POLYGON

Location: JUST WEST OF CONFLUENCE OF KASEBERG CREEK AND PLEASANT GROVE CREEK, NORTHWEST OF ROSEVILLE.

Location Detail: MAPPED IN SINGLE POOL ABOUT 0.35 MILE WEST OF ELBOW IN FIDDYMENT ROAD. WITHIN THE NW 1/4 NE 1/4 SECTION 24.

Ecological: VERNAL POOLS DOMINATED BY PLAGIOBOTHRYX STIPITATUS, POGOGYNE ZIZIPHOROIDES, PSILOCARPUS BREVISSIMUS, NAVARETTIA LEUCOCEPHALA, AND HORDEUM MURINUM SSP. GOSSONEANUM.

Threat: SITE IS GRAZED AND RECEIVES RUNOFF FROM ADJACENT HOUSING. AREA IS SLATED FOR DEVELOPMENT.

General: UNKNOWN NUMBER OF PLANTS OBSERVED IN SINGLE POOL IN 2000.

Owner/Manager: PVT

Downingia pusilla

dwarf downingia

Element Code: PDCAM060C0

Status Federal: None State: None	NDDB Element Ranks Global: G2 State: S2	Other Lists CNPS List: 2.2
---	--	--------------------------------------

Habitat Associations

General: VALLEY AND FOOTHILL GRASSLAND (MESIC SITES), VERNAL POOLS.

Micro: VERNAL LAKE AND POOL MARGINS WITH A VARIETY OF ASSOCIATES. IN SEVERAL TYPES OF VERNAL POOLS. 1-485M.

Occurrence No. 98	Map Index: 43406	EO Index: 43406	Dates Last Seen
Occ Rank: Good			Element: 2000-04-12
Origin: Natural/Native occurrence			Site: 2000-04-12
Presence: Presumed Extant			
Trend: Unknown			Record Last Updated: 2000-08-10

Quad Summary: Roseville (3812173/528D), Pleasant Grove (3812174/528C)

County Summary: Placer

Lat/Long: 38.79160° / -121.37589°	Township: 11N
UTM: Zone-10 N4294903 E641050	Range: 05E
Area: 7.1 acres	Section: 24
Elevation: 90 ft	Meridian: M
Mapping Precision: SPECIFIC	Qtr: NW
Symbol Type: POLYGON	

Location: ABOUT 0.7 MILE WEST OF CONFLUENCE OF KASEBERG CREEK AND PLEASANT GROVE CREEK, NORTHWEST OF ROSEVILLE.

Location Detail: FOUR POOLS MAPPED WITHIN THREE POLYGONS AT CNDDb, ABOUT 1 MILE WEST OF ELBOW IN FIDDYMENT ROAD. POOLS ARE WITHIN THE WEST HALF OF THE NW 1/4 OF SECTION 24.

Ecological: VERNAL POOLS DOMINATED BY PLAGIOBOTHRY'S STIPITATUS, POGOGYNE ZIZIPHOROIDES, PSILOCARPHUS BREVISSIMUS, NAVARETTIA LEUCOCEPHALA, AND HORDEUM MURINUM SSP. GOSSONEANUM.

Threat: SITE IS GRAZED AND RECEIVES RUNOFF FROM ADJACENT HOUSING. AREA IS SLATED FOR DEVELOPMENT.

General: UNKNOWN NUMBER OF PLANTS OBSERVED IN FOUR POOLS IN 2000.

Owner/Manager: PVT

Occurrence No. 99	Map Index: 43407	EO Index: 43407	Dates Last Seen
Occ Rank: Good			Element: 2000-04-12
Origin: Natural/Native occurrence			Site: 2000-04-12
Presence: Presumed Extant			
Trend: Unknown			Record Last Updated: 2011-09-14

Quad Summary: Roseville (3812173/528D), Pleasant Grove (3812174/528C)

County Summary: Placer

Lat/Long: 38.78170° / -121.37450°	Township: 11N
UTM: Zone-10 N4293806 E641190	Range: 05E
Area: 3.8 acres	Section: 24
Elevation: 100 ft	Meridian: M
Mapping Precision: SPECIFIC	Qtr: SW
Symbol Type: POLYGON	

Location: ABOUT 1 MILE SOUTHWEST OF CONFLUENCE OF KASEBERG CREEK AND PLEASANT GROVE CREEK, NORTHWEST OF ROSEVILLE.

Location Detail: TWO POOLS MAPPED BY CNDDb; JUST NORTH OF PHILIP ROAD ABOUT 0.9 MILE WEST OF FIDDYMENT ROAD. POOLS ARE WITHIN THE SW 1/4 SW 1/4 SECTION 24.

Ecological: VERNAL POOLS DOMINATED BY PLAGIOBOTHRY'S STIPITATUS, POGOGYNE ZIZYPHOROIDES, PSILOCARPHUS BREVISSIMUS, NAVARRETIA LEUCOCEPHALA, AND HORDEUM MURINUM SSP. GOSSONEANUM.

Threat: SITE IS GRAZED AND RECEIVES RUNOFF FROM ADJACENT HOUSING. AREA IS SLATED FOR DEVELOPMENT.

General: UNKNOWN NUMBER OF PLANTS OBSERVED IN 2000. 2010 AERIAL PHOTO SHOWS DEVELOPMENT AT SOUTHERN POOL; SOUTHERN COLONY IS PROBABLY EXTIRPATED.

Owner/Manager: PVT

Downingia pusilla

dwarf downingia

Element Code: PDCAM060C0

Status

NDDB Element Ranks

Other Lists

Federal: None

Global: G2

CNPS List: 2.2

State: None

State: S2

Habitat Associations

General: VALLEY AND FOOTHILL GRASSLAND (MESIC SITES), VERNAL POOLS.

Micro: VERNAL LAKE AND POOL MARGINS WITH A VARIETY OF ASSOCIATES. IN SEVERAL TYPES OF VERNAL POOLS. 1-485M.

Occurrence No. 110

Map Index: 50379

EO Index: 50379

Dates Last Seen

Occ Rank: Excellent

Element: 2002-05-03

Origin: Natural/Native occurrence

Site: 2002-05-03

Presence: Presumed Extant

Record Last Updated: 2011-09-14

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.85082° / -121.32974°

Township: 12N

UTM: Zone-10 N4301547 E644938

Range: 06E

Radius: 80 meters

Mapping Precision: SPECIFIC

Section: 32

Qtr: NE

Elevation: 118 ft

Symbol Type: POINT

Meridian: M

Location: NORTH SIDE OF ORCHARD CREEK, 3 MILES SW OF LINCOLN, 1.4 MILES NW OF INDUSTRIAL AVE AT ATHENS AVE, NORTH OF ROSEVILLE.

Location Detail: MAPPED WITHIN THE NW 1/4 OF THE NE 1/4 OF SECTION 32.

Ecological: LARGE VERNAL POOLS WITH DOWNINGIA BICORNUTA, LASTHENIA FREMONTII, PSILOCARPHUS BREVISSIMUS, GRATIOLA EBRACTEATA, AND PLAGIOBOTHRYIS STIPITATUS. LEGENERE LIMOSA ALSO PRESENT.

Threat: LIGHT GRAZING.

General: FEWER THAN 100 PLANTS OBSERVED IN 2002 IN TWO POOLS, LIKELY TO OCCUR IN OTHER ADJACENT POOLS AS WELL. WITHIN CONSERVATION BANK.

Owner/Manager: PVT-WILDLANDS INC

Elanus leucurus

white-tailed kite

Element Code: ABNKC06010

Status

NDDB Element Ranks

Other Lists

Federal: None

Global: G5

CDFG Status:

State: None

State: S3

Habitat Associations

General: ROLLING FOOTHILLS AND VALLEY MARGINS WITH SCATTERED OAKS & RIVER BOTTOMLANDS OR MARSHES NEXT TO DECIDUOUS WOODLAND.

Micro: OPEN GRASSLANDS, MEADOWS, OR MARSHES FOR FORAGING CLOSE TO ISOLATED, DENSE-TOPPED TREES FOR NESTING AND PERCHING.

Occurrence No. 56

Map Index: 42671

EO Index: 42671

Dates Last Seen

Occ Rank: Good

Element: 1998-07-XX

Origin: Natural/Native occurrence

Site: 1999-XX-XX

Presence: Presumed Extant

Record Last Updated: 2000-03-30

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.78150° / -121.32739°

Township: 11N

UTM: Zone-10 N4293858 E645282

Range: 06E

Radius: 80 meters

Mapping Precision: SPECIFIC

Section: 20

Qtr: SE

Elevation: 125 ft

Symbol Type: POINT

Meridian: M

Location: ON THE WEST SIDE OF THE SOUTH BRANCH OF PLEASANT GROVE CREEK, BETWEEN FOOTHILLS BLVD AND WOODCREEK OAKS BLVD, ROSEVILLE.

Location Detail: SITE IS LOCATED ALONG THE BORDER BETWEEN WOODCREEK GOLF COURSE AND HEWLETT-PACKARD.

Ecological: HABITAT CONSISTS OF RIPARIAN/OAK WOODLAND, DOMINATED BY BLUE OAKS AND INTERIOR LIVE OAKS.

Threat: THREATENED BY ENCROACHING DEVELOPMENT ALONG WOODCREEK OAKS BLVD.

General: SITE WAS VISITED WEEKLY, MAR-JUL 1998; ADULT COURTSHIP TO 5 BEGGING FLEDGLINGS OBSERVED. KITES DID NOT NEST AT THIS LOCATION IN 1999, POSSIBLY DUE TO BOTH GREAT HORNED OWLS AND AMERICAN KESTRELS NESTING NEARBY.

Owner/Manager: PVT-HEWLETT PACKARD

Gratiola heterosepala			
Boggs Lake hedge-hyssop		Element Code: PDSCR0R060	
Status		NDDB Element Ranks	
Federal: None	Global: G2	Other Lists	
State: Endangered	State: S2	CNPS List: 1B.2	
Habitat Associations			
General: MARSHES AND SWAMPS (FRESHWATER), VERNAL POOLS.			
Micro: CLAY SOILS; USUALLY IN VERNAL POOLS, SOMETIMES ON LAKE MARGINS. 5-2400M.			
Occurrence No. 16	Map Index: 11749	EO Index: 7258	Dates Last Seen
Occ Rank: None	Origin: Natural/Native occurrence	Element: 1987-04-22	Site: 1997-06-18
Presence: Extirpated	Trend: Unknown	Record Last Updated: 2011-01-18	
Quad Summary: Roseville (3812173/528D)			
County Summary: Placer			
Lat/Long: 38.76720° / -121.26365°		Township: 11N	
UTM: Zone-10 N4292374 E650850		Range: 06E	
Area: 6.4 acres	Mapping Precision: SPECIFIC	Section: 25	Qtr: SW
Elevation: 230 ft	Symbol Type: POLYGON	Meridian: M	
Location: NORTH OF ROSEVILLE, WEST OF ANTELOPE CREEK, WSW OF ROCKLIN.			
Location Detail: THIS VERNAL POOL COMPLEX IS THE BEST EXAMPLE OF VOLCANIC MUDFLOW VERNAL POOLS IN ROSEVILLE (STROMBERG 1987). INCLUDES FORMER OCCURRENCE #17.			
Ecological: NORTHERN HARDPAN VERNAL POOL ON EXCHEQUER VERY STONY LOAM SOIL. ASSOCIATED VEGETATION INCLUDES ERYNGIUM VASEYI, ALLOCARYA STIPATATA MICRANTHA, CALLITRICHE LONGIPEDUNCULATA, DOWNINGIA ORNATISSIMA, ISOETES SP, GRATIOLA EBRACTEATA, ETC.			
Threat: AREA GRAZED AND PROPOSED FOR REGIONAL SHOPPING CENTER. 2009 AERIAL IMAGERY SHOWS SITE EXTIRPATED BY DEVELOPMENT.			
General: OVER 40 PLANTS IN 2 SUBPOPULATIONS IN 1987. NOT OBSERVED IN 1997 (TOO LATE IN YEAR?). DEVELOPMENT IMMINENT IN 1997; ROSEVILLE BLVD EXPANSION HAS/WILL PROBABLY WIPE OUT MOST OF THIS OCCURRENCE. 2009 AERIAL IMAGERY SHOWS SITE EXTIRPATED.			
Owner/Manager: PVT			

Hydrochara rickseckeri

Ricksecker's water scavenger beetle

Element Code: IICOL5V010

Status

NDDB Element Ranks

Other Lists

Federal: None

Global: G1G2

CDFG Status:

State: None

State: S1S2

Habitat Associations

General: AQUATIC.

Micro:

Occurrence No. 11

Map Index: 60753

EO Index: 60789

Dates Last Seen

Occ Rank: Unknown

Element: XXXX-XX-XX

Origin: Natural/Native occurrence

Site: XXXX-XX-XX

Presence: Presumed Extant

Record Last Updated: 2005-03-30

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.85443° / -121.28928°

Township: 12N

UTM: Zone-10 N4302013 E648441

Range: 06E

Radius: 4/5 mile

Mapping PrecisionNON-SPECIFIC

Section: 27

Qtr: XX

Elevation: 140 ft

Symbol TypePOINT

Meridian: M

Location: TWELVE BRIDGES PRESERVE, SOUTH OF LINCOLN.

Location Detail: PRESERVE IS WEST AND SOUTH OF TWELVE BRIDGES HOUSING DEVELOPMENTS; MAPPED FROM APPROXIMATE LOCATION OF TWELVE BRIDGES ROAD.

General: ROGERS SAYS THAT THE POOL THE BEETLE WAS COLLECTED IN WAS DESTROYED WHEN THE DEVELOPMENT WAS BUILT, BUT THAT THE SPECIES ALSO OCCURS IN THE ADJACENT PRESERVE.

Owner/Manager: UNKNOWN

Juncus leiospermus* var. *leiospermus

Red Bluff dwarf rush

Element Code: PMJUN011L2

Status

NDDB Element Ranks

Other Lists

Federal: None

Global: G2T2

CNPS List: 1B.1

State: None

State: S2.2

Habitat Associations

General: CHAPARRAL, VALLEY AND FOOTHILL GRASSLAND, CISMONTANE WOODLANDS, VERNAL POOLS.

Micro: VERNALLY MESIC SITES. SOMETIMES ON EDGES OF VERNAL POOLS. 30-1020M.

Occurrence No. 10

Map Index: 11642

EO Index: 22188

Dates Last Seen

Occ Rank: Unknown

Element: 1982-04-28

Origin: Natural/Native occurrence

Site: 1997-06-18

Presence: Presumed Extant

Record Last Updated: 2003-04-08

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.80377° / -121.31189°

Township: 11N

UTM: Zone-10 N4296354 E646583

Range: 06E

Radius: 1/5 mile

Mapping Precision: NON-SPECIFIC

Section: 16

Qtr: NE

Elevation: 110 ft

Symbol Type: POINT

Meridian: M

Location: APPROX 0.5 MI N OF SCOW RD INDUSTRIAL BLVD, ROSEVILLE.

Location Detail: WEST OF RR TRACKS, SOUTH OF INDUSTRIAL WASTE PONDS AND EAST OF A POWERLINE.

Ecological: MARGINS OF VERNAL POOLS, LARGELY ON KILAGA LOAM SOILS.

Threat: THREATS INCLUDE HOUSING OR LIGHT INDUSTRY DEVELOPMENT.

General: NO PLANTS SEEN IN 1997 WINDSHIELD SURVEY; HABITAT APPEARED INTACT. WITHAM CONSIDERS THIS SITE TO BE ERROUNEOUS; IT IS WELL OUTSIDE THE REPORTED RANGE OF THIS SPECIES. IT MAY BE VAR. AHARTII OR A MISIDENTIFICATION. NEEDS FIELDWORK.

Owner/Manager: PVT

Legenere limosa

legeners

Status
Federal: None
State: None

NDDB Element Ranks
Global: G2
State: S2.2

Element Code: PDCAM0C010

Other Lists

CNPS List: 1B.1

Habitat Associations

General: VERNAL POOLS. MANY HISTORICAL OCCURRENCES ARE EXTIRPATED.
Micro: IN BEDS OF VERNAL POOLS. 1-880M.

Occurrence No. 11 Map Index: 11680

EO Index: 28357

Dates Last Seen

Occ Rank: Unknown
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Decreasing

Element: 1984-04-XX
Site: 1997-06-18

Record Last Updated: 1997-08-11

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.81155° / -121.29521°
UTM: Zone-10 N4297245 E648016
Area: 58.7 acres
Elevation: 120 ft

Mapping PrecisionSPECIFIC
Symbol TypePOLYGON

Township: 11N
Range: 06E
Section: 10 Qtr: SW
Meridian: M

Location: N TRIBUTARY OF PLEASANT GROVE CREEK, N OF PLEASANT GROVE CREEK, S OF PLACER BLVD, E OF HWY 65.

Ecological: VERNAL POOL AREA ON FLOODPLAIN OF INTERMITTENT STREAM.

Threat: PART OF AREA PLANNED FOR INDUSTRIAL PARK USE (AREA GRADED IN 1983). GRAVEL PIT TO SOUTH.

General: ABOUT 200 PLANTS IN 1984. NONE FOUND IN 1997 (TOO LATE IN SEASON). THE NORTHERN POOLS WHICH WERE MAPPED HERE IN 1984 APPEAR TO BE EXTIRPATED. S POOLS UNDISTURBED IN 1997.

Owner/Manager: PVT

Occurrence No. 14 Map Index: 11739

EO Index: 17380

Dates Last Seen

Occ Rank: None
Origin: Natural/Native occurrence
Presence: Extirpated
Trend: Unknown

Element: 1984-04-05
Site: 1997-06-18

Record Last Updated: 1997-08-11

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.81156° / -121.26800°
UTM: Zone-10 N4297290 E650379
Radius: 1/5 mile
Elevation: 150 ft

Mapping PrecisionNON-SPECIFIC
Symbol TypePOINT

Township: 11N
Range: 06E
Section: 11 Qtr: SE
Meridian: M

Location: FLOODPLAIN OF PLEASANT GROVE CREEK, APPROX 2.2 AIR MILES E OF JCT PLACER BLVD & SPRR TRACKS.

Location Detail: WHEN VISITED IN 1997, WHAT APPEARS TO BE DEDICATED OPEN SPACE WAS SEEN JUST TO THE EAST OF MAPPED LOCATION FOR THIS SITE. FUTURE SURVEYS SHOULD TARGET THIS AREA.

Ecological: VERNAL POOL AREA IN FLOODPLAIN OF INTERMITTENT STREAM. ASSOCIATED WITH RANUNCULUS BONARIENSIS TRISEPALUS.

General: ABOUT 100 PLANTS IN 1984. WINDSHIELD SURVEY CONDUCTED IN 1997 TO CONFIRM PRESENCE OR ABSENCE OF HABITAT; IF MAPS ARE ACCURATE, THIS SITE IS NOW UNDER THE PAVEMENT AT DEVON DR, FARRIER RD & RACHEL CT IN THE STANFORD RANCH SUBDIVISION.

Owner/Manager: PVT

Occurrence No. 58 Map Index: 48978

EO Index: 48978

Dates Last Seen

Occ Rank: Good
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Element: 2002-05-03
Site: 2002-05-03

Record Last Updated: 2010-04-29

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.85079° / -121.32824°
UTM: Zone-10 N4301546 E645068
Area: 7.3 acres
Elevation: 118 ft

Mapping PrecisionSPECIFIC
Symbol TypePOLYGON

Township: 12N
Range: 06E
Section: 32 Qtr: NE
Meridian: M

Location: NORTH SIDE OF ORCHARD CREEK, 1.4 MILES NW OF INTERSECTION OF INDUSTRIAL AND ATHENS AVE, 3 MILES SOUTHWEST OF LINCOLN.

Location Detail: MAPPED WITHIN THE NW 1/4 OF THE NE 1/4 OF SECTION 32.

Ecological: SCATTERED MARGINS OF LARGE VERNAL POOL WITH PLAGIOBOTHRYUS UNDULATUS, P. STIPITATUS, LASTHENIA FREMONTII, L. GLABERRIMA, DOWNINGIA BICORNUTA, NAVARRETTIA LEUCOCEPHALA, AND CALLITRICHE MARGINATA.

Threat: LIGHT DISTURBANCE FROM GRAZING.

General: IN 2002 HUNDREDS OF PLANTS OBSERVED IN FOUR POOLS; LIKELY TO OCCUR IN OTHER ADJACENT POOLS.

Owner/Manager: PVT-WILDLANDS INC

Lepidurus packardii

vernal pool tadpole shrimp

Element Code: ICBRA10010

Status

NDDB Element Ranks

Other Lists

Federal: Endangered

Global: G3

CDFG Status:

State: None

State: S2S3

Habitat Associations

General: INHABITS VERNAL POOLS AND SWALES IN THE SACRAMENTO VALLEY CONTAINING CLEAR TO HIGHLY TURBID WATER.

Micro: POOLS COMMONLY FOUND IN GRASS BOTTOMED SWALES OF UNPLOWED GRASSLANDS. SOME POOLS ARE MUD-BOTTOMED & HIGHLY TURBID.

Occurrence No. 24

Map Index: 32457

EO Index: 1900

Dates Last Seen

Occ Rank: Unknown

Element: 1995-02-09

Origin: Natural/Native occurrence

Site: 1995-02-09

Presence: Presumed Extant

Record Last Updated: 1997-03-04

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.76950° / -121.32354°

Township: 11N

UTM: Zone-10 N4292533 E645642

Range: 06E

Radius: 1/5 mile

Mapping PrecisionNON-SPECIFIC

Section: 29

Qtr: SE

Elevation: 130 ft

Symbol Type:POINT

Meridian: M

Location: BETWEEN KASEBERG CREEK & SOUTH BRANCH PLEASANT GROVE CREEK; 1.8 KM WEST OF SOUTHERN PACIFIC RR X HWY 65.

Location Detail: WOODCREEK OAKS MITIGATION SITES. 14 WATER BODIES WERE SAMPLED ON FEB 9, 10, 27 & MARCH 14, 1995. LEPIDURUS PACKARDI FOUND IN ONLY 1 POOL & ONLY ON 2/9/95. SUGNET OBSERVED TADPOLE SHRIMP IN A MANMADE VERNAL POOL SOMEWHERE IN SEC 29 ON 2/4/93

Ecological: HARDPAN VERNAL POOL IN ANNUAL NON-NATIVE GRASSLAND. ON 2/9/95 THE SURFACE AREA WAS 129 SQ METERS & THE WATER DEPTH WAS 16 CM. WETLAND COMPENSATION/MITIGATION PRESERVE. ALSO, A MANMADE VERNAL POOL SOMEWHERE IN SEC 29.

General: POOL #C2: 50+ ADULTS OBSERVED; 3 ADULTS COLLECTED & DEPOSITED IN CAS. THE INFORMATION PROVIDED BY THE CONSULTANT HAS CONFLICTING DATA ON THE LOCATION OF THIS POOL; THIS SITE WAS MAPPED ACCORDING TO THE MAP THEY PROVIDED, NOT THE T-R-S GIVEN

Owner/Manager: PVT-SARES REGIS GROUP

Linderiella occidentalis			
California linderiella		Element Code: ICBRA06010	
Status		NDDB Element Ranks	Other Lists
Federal: None		Global: G3	CDFG Status:
State: None		State: S2S3	
Habitat Associations			
General: SEASONAL POOLS IN UNFLOWED GRASSLANDS WITH OLD ALLUVIAL SOILS UNDERLAIN BY HARDPAN OR IN SANDSTONE DEPRESSIONS.			
Micro: WATER IN THE POOLS HAS VERY LOW ALKALINITY, CONDUCTIVITY, AND TDS.			

Occurrence No. 90	Map Index: 32457	EO Index: 1898	Dates Last Seen	
Occ Rank: Unknown			Element:	1995-02-09
Origin: Natural/Native occurrence			Site:	1995-02-09
Presence: Presumed Extant			Record Last Updated: 1995-10-11	
Trend: Unknown				

Quad Summary: Roseville (3812173/528D)				
County Summary: Placer				
Lat/Long: 38.76950° / -121.32354°			Township: 11N	
UTM: Zone-10 N4292533 E645642			Range: 06E	
Radius: 1/5 mile	Mapping PrecisionNON-SPECIFIC		Section: 29	Qtr: SE
Elevation: 130 ft	Symbol TypePOINT		Meridian: M	

Location: BETWEEN KASEBERG CREEK & SOUTH BRANCH PLEASANT GROVE CREEK; 1.8 KM WEST OF SOUTHERN PACIFIC RR X HWY 65.

Location Detail: 14 WATER BODIES WERE SAMPLED ON 2/9,10,27 & 3/14/95. LINDERIELLA WAS FOUND IN THIS POOL & 2 OTHERS ON 2/9/95. IN 5 POOLS ON 2/10, IN 1 POOL ON 2/27 & 1 POOL ON 3/14/95. THE LOCATIONS OF THE OTHER POOLS WAS NOT GIVEN.

Ecological: HARDPAN VERNAL POOL IN ANNUAL NON-NATIVE GRASSLAND. ON 2/9/95 THE SURFACE AREA WAS 129 SQ METERS & THE DEPTH WAS 16 CM. WETLAND COMPENSATION/MITIGATION PRESERVE.

General: POOL #C2: >50 ADULTS OBSERVED. ALSO FOUND IN POOLS 49, C1, 06, 26, E2, N2, 102, 15, & 30. THE INFORMATION PROVIDED BY THE CONSULTANT HAS CONFLICTING DATA ON LOCATION OF THIS POOL; SITE WAS MAPPED ACCORDING TO THEIR MAP, NOT THEIR T-R-S.

Owner/Manager: PVT-SARES REGIS GROUP

Occurrence No. 111	Map Index: 32456	EO Index: 4988	Dates Last Seen	
Occ Rank: Fair			Element:	1997-02-25
Origin: Natural/Native occurrence			Site:	1997-02-25
Presence: Presumed Extant			Record Last Updated: 2011-07-08	
Trend: Unknown				

Quad Summary: Roseville (3812173/528D)				
County Summary: Placer				
Lat/Long: 38.76087° / -121.33772°			Township: 11N	
UTM: Zone-10 N4291553 E644427			Range: 06E	
Area: 44.0 acres	Mapping PrecisionSPECIFIC		Section: 32	Qtr: NW
Elevation: 120 ft	Symbol TypePOLYGON		Meridian: M	

Location: SILVERADO OAKS MITIGATION SITE, NW OF THE WOODCREEK OAKS BLVD & JUNCTION BLVD JCT, ABOUT 3 MI WNW OF ROSEVILLE PO.

Location Detail: 1995: 15 TOTAL WETLANDS SAMPLED BETWEEN PARCELS 32 (EO#390) & 72 (EO#111, THIS OCCURRENCE). 1996: 10 SAMPLED. 1997: 13 SAMPLED. PROVIDED MAP GRAPHIC APPEARED SHIFTED WEST OF TRUE LOCATION; MAPPED TO AERIAL IMAGE MATCHING PRESERVED HABITAT.

Ecological: CONSTRUCTED AND SEASONAL HARDPAN VERNAL POOLS WITHIN NON-NATIVE ANNUAL GRASSLAND. BRANCHINECTA LYNCHI ALSO OBSERVED IN AREA IN 1995, BUT NOT IN 1996 OR 1997.

General: 1995: UNKNOWN NUMBERS OF LINDERIELLA OBSERVED IN CONSTRUCTED POOLS IN PARCELS 32 & 72. 1996: >50 ADULTS OBSERVED IN CONSTRUCTED POOLS (VP106 & VP108). 1997: 10'S OBSERVED IN HVE & VP107, 1000'S OBSERVED IN VP106.

Owner/Manager: CITY OF ROSEVILLE

Linderiella occidentalis

California *Linderiella*

Element Code: ICBRA06010

Status
 Federal: None
 State: None

NDDB Element Ranks
 Global: G3
 State: S2S3

Other Lists
 CDFG Status:

Habitat Associations

General: SEASONAL POOLS IN UNFLOWED GRASSLANDS WITH OLD ALLUVIAL SOILS UNDERLAIN BY HARDPAN OR IN SANDSTONE DEPRESSIONS.
Micro: WATER IN THE POOLS HAS VERY LOW ALKALINITY, CONDUCTIVITY, AND TDS.

Occurrence No. 142

Map Index: 34814

EO Index: 1863

— Dates Last Seen —

Occ Rank: Unknown

Element: 2005-01-26

Origin: Natural/Native occurrence

Site: 2005-01-26

Presence: Presumed Extant

Record Last Updated: 2006-03-27

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.80283° / -121.30587°

UTM: Zone-10 N4296259 E647108

Area:

Mapping Precision: NON-SPECIFIC

Township: 11N

Range: 06E

Section: 16

Qtr: XX

Elevation: 100 ft

Symbol Type: POLYGON

Meridian: M

Location: NORTH OF ROSEVILLE; WEST OF HWY 65, SOUTH OF PLEASANT GROVE CREEK AND 0.8 KM NORTH OF SCOW ROAD.

Location Detail: FOOTHILL BUSINESS PARK MITIGATION SITE, PARCELS 1, 6. POOL LOCATIONS NOT GIVEN FOR LINDERIELLA OCCIDENTALIS. 1995:12 POOLS SURVEYED. 1996:14 POOLS SURVEYED. 1998:13 POOLS SAMPLED. 2003:4 POOLS SAMPLED, OBS IN POOL 8. 2005: 10 POOLS SAMPLED

Ecological: CONSTRUCTED AND HISTORIC WETLANDS (VERNAL POOLS, SEASONAL WETLANDS) ARE INTERSPERSED WITHIN NON-NATIVE ANNUAL GRASSLAND.

General: 1995:NONE OBS. 1/30/1996: 50+ ADULTS IN 4 POOLS. 3/11/1996: 50+ ADULTS IN 2 POOLS. 1/14/97:OBS IN 12 POOLS. 1/13/98:100S IN 2 POOLS. 3/2/98:1000S IN 5 POOLS. 01/27/05:1000'S IN POOL 16, 100'S IN POOL 26. 2006:1000S IN POOL 18.

Owner/Manager: PVT-STANFORD RANCH

Occurrence No. 143

Map Index: 34815

EO Index: 29309

— Dates Last Seen —

Occ Rank: Unknown

Element: 1996-02-05

Origin: Natural/Native occurrence

Site: 1996-04-29

Presence: Presumed Extant

Record Last Updated: 1996-09-06

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.79360° / -121.32161°

UTM: Zone-10 N4295210 E645760

Area:

Mapping Precision: NON-SPECIFIC

Township: 11N

Range: 06E

Section: 21

Qtr: NW

Elevation: 125 ft

Symbol Type: POLYGON

Meridian: M

Location: NNW OF ROSEVILLE; 1.8 KM SOUTHWEST OF SOUTHERN PACIFIC RR X PLEASANT GROVE CREEK.

Location Detail: HEWLETT PACKARD-90 ACRE PARCEL. 1995 AND 1996: TOTAL OF 103 WATERBODIES SURVEYED EACH YEAR.

Ecological: SEASONAL WATERBODIES WITHIN NON-NATIVE ANNUAL GRASSLAND.

General: 1995: LINDERIELLA OBSERVED IN 8 POOLS (#10, 16, 29, 59, 65, 69, 76 & 78) BETWEEN 12/22/1994 AND 3/7/1995. 1996: LINDERIELLA OBSERVED IN 3 POOLS (#10, 16 & 29) BETWEEN 12/26/1995 AND 2/5/1996.

Owner/Manager: PVT-HEWLETT PACKARD

Occurrence No. 145

Map Index: 34816

EO Index: 5003

— Dates Last Seen —

Occ Rank: Unknown

Element: 1996-04-02

Origin: Natural/Native occurrence

Site: 1996-04-29

Presence: Presumed Extant

Record Last Updated: 1996-07-16

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.78594° / -121.32498°

UTM: Zone-10 N4294354 E645483

Area:

Mapping Precision: NON-SPECIFIC

Township: 11N

Range: 06E

Section: 20

Qtr: SE

Elevation: 115 ft

Symbol Type: POLYGON

Meridian: M

Location: NORTHWEST OF ROSEVILLE; 2.0 KM NORTHWEST OF HWY 65 X INDUSTRIAL BLVD.

Location Detail: HEWLETT PACKARD-210 ACRE PROPERTY. 1996: TOTAL OF 43 WATERBODIES SURVEYED.

Ecological: SEASONAL WATERBODIES (VERNAL POOLS, SEASONAL WETLANDS) WITHIN NON-NATIVE ANNUAL GRASSLAND.

General: 1996: 50+ ADULTS OBSERVED IN 6 POOLS (148, 149, 150, 151, 152 & 153), AND <50 ADULTS OBSERVED IN POOL #129.

Owner/Manager: PVT-HEWLETT PACKARD

Linderiella occidentalis

California *Linderiella*

Element Code: ICBRA06010

Status

NDDB Element Ranks

Other Lists

Federal: None

Global: G3

CDFG Status:

State: None

State: S2S3

Habitat Associations

General: SEASONAL POOLS IN UNPLOWED GRASSLANDS WITH OLD ALLUVIAL SOILS UNDERLAIN BY HARDPAN OR IN SANDSTONE DEPRESSIONS.

Micro: WATER IN THE POOLS HAS VERY LOW ALKALINITY, CONDUCTIVITY, AND TDS.

Occurrence No. 146

Map Index: 34817

EO Index: 3450

Dates Last Seen

Occ Rank: Unknown

Element: 1998-03-02

Origin: Natural/Native occurrence

Site: 1998-03-02

Presence: Presumed Extant

Record Last Updated: 2011-04-22

Trend: Unknown

Quad Summary: Lincoln (3812183/528A), Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.86272° / -121.32379°

Township: 12N

UTM: Zone-10 N4302877 E645430

Range: 06E

Area: 218.8 acres

Mapping Precision: SPECIFIC

Section: 29

Qtr: XX

Elevation: 125 ft

Symbol Type: POLYGON

Meridian: M

Location: LARGE AREA W OF HWY 65 (NOW BISECTED BY NEW HWY 65 ROUTE) AND S OF AUBURN RAVINE, CENTERED 1.7 MI SW LINCOLN PO.

Location Detail: LINCOLN CROSSING MITIGATION SITE. COVERS PORTIONS OF SEVERAL SECTIONS. 1995: 10 TOTAL WATERBODIES SURVEYED. 1996: 42 TOTAL WATERBODIES SURVEYED. 1997: 49 TOTAL WATERBODIES SURVEYED. 1998: 20 TOTAL WATERBODIES SURVEYED.

Ecological: SEASONALLY INUNDATED WATERBODIES (VERNAL POOLS, SEASONAL WETLANDS) W/IN NON-NATIVE ANNUAL GRASSLAND. WETLAND COMPENSATION/MITIGATION PRESERVE. ADJACENT AREAS HAVE BEEN DEVELOPED FOR RESIDENTIAL HOUSING BY 2010.

General: 1995: UNKNOWN NUMBER OBS. 1996: 50+ ADULTS OBS IN 28 POOLS, LESS THAN 50 OBS IN 4 POOLS; B. LYNCHI IN SOME POOLS. 1997: 10-100 OBS IN 27 POOLS. 1998: 1000S OBS IN 13 POOLS AND 100S OBS IN 1 POOL.

Owner/Manager: PVT-STERLING PACIFIC ASSETS

Occurrence No. 150

Map Index: 32516

EO Index: 1882

Dates Last Seen

Occ Rank: Excellent

Element: 1996-02-09

Origin: Natural/Native occurrence

Site: 1996-03-13

Presence: Presumed Extant

Record Last Updated: 1996-09-05

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.86505° / -121.29394°

Township: 12N

UTM: Zone-10 N4303184 E648015

Range: 06E

Area:

Mapping Precision: NON-SPECIFIC

Section: 27

Qtr: NW

Elevation: 140 ft

Symbol Type: POLYGON

Meridian: M

Location: EASTRIDGE PROJECT SOUTHERN WETLAND PRESERVE; 1.0 KM EAST OF HWY 65; 2.2 KM SOUTH OF LINCOLN.

Ecological: NORTHERN HARDPAN VERNAL POOL HABITAT WITH CONSTRUCTED VERNAL POOLS (3.95 ACRES), CONSTRUCTED SEASONAL WETLANDS (1.95 ACRES), AND REFERENCE VERNAL POOLS IN ANNUAL GRASSLAND.

Threat: FUTURE RESIDENTIAL DEVELOPMENT PLANNED IN ADJACENT AREA; DIRT ROADS BISECT PRESERVE; GRAZING; RODEO GROUNDS TO THE NW.

General: 1996 (THIRD MONITORING YEAR): 1/11-LOW DENSITIES OF LINDERIELLA OBSERVED IN POOL #SW4, B. LYNCHI ALSO PRESENT. 2/9-LOW DENSITIES OF LINDERIELLAS OBSERVED IN POOLS #7 AND 8.

Owner/Manager: PVT-PLACER HOLDINGS

Linderiella occidentalis

California *Linderiella*

Element Code: ICBRA06010

Status

NDDB Element Ranks

Other Lists

Federal: None

Global: G3

CDFG Status:

State: None

State: S2S3

Habitat Associations

General: SEASONAL POOLS IN UNFLOWED GRASSLANDS WITH OLD ALLUVIAL SOILS UNDERLAIN BY HARDPAN OR IN SANDSTONE DEPRESSIONS.

Micro: WATER IN THE POOLS HAS VERY LOW ALKALINITY, CONDUCTIVITY, AND TDS.

Occurrence No. 157

Map Index: 38256

EO Index: 33921

Dates Last Seen

Occ Rank: Unknown

Element: 1997-01-16

Origin: Natural/Native occurrence

Site: 1997-01-16

Presence: Presumed Extant

Record Last Updated: 1998-06-10

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.78083° / -121.34926°

UTM: Zone-10 N4293749 E643384

Area:

Mapping PrecisionNON-SPECIFIC

Township: 11N

Range: 06E

Section: 30

Qtr: XX

Elevation: 120 ft

Symbol TypePOLYGON

Meridian: M

Location: EAST OF FIDDYMENT ROAD, WEST OF FOOTHILLS BLVD, AND NORTH OF BASELINE ROAD, NW OF ROSEVILLE.

Ecological: HABITAT CONSISTS OF SEASONAL WETLANDS, REFERENCE VERNAL POOLS, AND CONSTRUCTED VERNAL POOLS WITHIN A DESIGNATED WETLAND MITIGATION AREA. SURROUNDING UPLAND CONSISTS OF NON-NATIVE ANNUAL GRASSLAND/MIXED OAK WOODLAND.

Threat: THREATENED BY SURROUNDING DEVELOPMENT (GOLF COURSES AND RESIDENTIAL DEVELOPMENT).

General: CALIFORNIA LINDERIELLA WERE IDENTIFIED WITHIN 83 (44%) OF THE CONSTRUCTED VERNAL POOLS & SEASONAL WETLANDS AND 4 (21%) OF THE REFERENCE VERNAL POOLS SEASONAL WETLANDS. BRANCHINECTA LYNCHI ALSO OBSERVED.

Owner/Manager: PVT

Occurrence No. 184

Map Index: 42742

EO Index: 42742

Dates Last Seen

Occ Rank: Unknown

Element: 1997-02-12

Origin: Natural/Native occurrence

Site: 1997-02-12

Presence: Presumed Extant

Record Last Updated: 2000-04-12

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.85091° / -121.31974°

UTM: Zone-10 N4301573 E645806

Area: 224.1 acres

Mapping PrecisionSPECIFIC

Township: 12N

Range: 06E

Section: 33

Qtr: XX

Elevation: 120 ft

Symbol TypePOLYGON

Meridian: M

Location: 1 MILE NW OF PLEASANT GROVE ROAD & SP RAILROAD, 1 MILE E OF ORCHARD CREEK & INGRAM SLOUGH CONFLUENCE, NNW OF

Location Detail: MOST OF THE NW AND BOTTOM HALF NE PORTIONS OF ORCHARD CREEK MIDIGATION BANK. MAJORITY OF VERNAL POOLS ARE ON SAN JOAQUIN SANDY LOAM AND ALAMO-FIDDYMENT COMPLEX SOILS. MORE MAP DETAIL IN REPORT. 170 OF THE 694 EXISTING POOLS WERE SAMPLED.

Ecological: ENDEMIC VEGETATION: RANUNCULUS ALVEOLATUS, ERYNGIUM VASEYI, PLAGIOBOTHRYUS STIPITAUS, PSILICARPHUS ZIZYPHOROIDES, DESCHAMPSIA DAMTHONIODES, NAVARRETIA LEUCOCEPHALA

General: OBSERVED LINDERIELLA IN 82 OF THE 170 POOLS SAMPLED, 81 AT THIS LOCATION, FOR AN APPROXIMATE OCCURRENCE RATE OF 48 PERCENT, WITH ABUNDANCE RANGING FROM LOW TO HIGH.

Owner/Manager: UNKNOWN

Linderiella occidentalis

California *Linderiella*

Element Code: ICBRA06010

Status
 Federal: None
 State: None

NDDB Element Ranks
 Global: G3
 State: S2S3

Other Lists
 CDFG Status:

Habitat Associations

General: SEASONAL POOLS IN UNFLOWED GRASSLANDS WITH OLD ALLUVIAL SOILS UNDERLAIN BY HARDPAN OR IN SANDSTONE DEPRESSIONS.
Micro: WATER IN THE POOLS HAS VERY LOW ALKALINITY, CONDUCTIVITY, AND TDS.

Occurrence No. 185

Map Index: 42747

EO Index: 42747

Dates Last Seen

Occ Rank: Unknown
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Element: 1997-02-12
Site: 1997-02-12

Record Last Updated: 2000-04-12

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.84478° / -121.31588°
UTM: Zone-10 N4300899 E646153
Radius: 80 meters
Elevation: 115 ft

Mapping Precision: SPECIFIC
Symbol Type: POINT

Township: 12N
Range: 06E
Section: 33
Meridian: M
Qtr: SW

Location: 0.6 MILE NW OF PLEASANT GROVE RD & SP RR, 1.4 MILE ESE OF ORCHARD CREEK & INGRAM SLOUGH CONFLUENCE, NNW OF ROSEVILLE.
Location Detail: JUST SOUTH OF ORCHARD CREEK, ORCHARD CREEK MIDIGATION BANK. MAJORITY OF VERNAL POOLS ARE ON SAN JOAQUIN SANDY LOAM AND ALAMO-FIDDYMENT COMPLEX SOILS. MORE MAP DETAIL IN REPORT.

Ecological: ENDEMIC VEGETATION: RANUNCULUS ALVEOLATUS, ERYNGIUM VASEYI, PLAGIOBOTHRYUS STIPITAUS, PSILICARPHUS ZIZYPHOROIDES, DESCHAMPSIA DAMTHONIODES, NAVARRETIA LEUCOCEPHALA

General: OBSERVED LINDERIELLA THIS POOL WAS RATED HIGH IN ABUNDANCE.

Owner/Manager: UNKNOWN

Occurrence No. 187

Map Index: 46106

EO Index: 46109

Dates Last Seen

Occ Rank: Unknown
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Unknown

Element: 2006-01-09
Site: 2006-01-09

Record Last Updated: 2006-03-27

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.78973° / -121.33683°
UTM: Zone-10 N4294757 E644445
Area:
Elevation: 115 ft

Mapping Precision: NON-SPECIFIC
Symbol Type: POLYGON

Township: 11N
Range: 06E
Section: 20
Meridian: M
Qtr: NW

Location: 1 MILE SW OF THE INTERSECTION OF FIDDYMENT ROAD AND PLEASANT GROVE CREEK, ROSEVILLE
Location Detail: WOODCREEK NORTH OPEN SPACE PRESERVWETLAND COMPENSATION AREA.

Ecological: HABITAT CONSISTS OF ANNUAL GRASSLAND WITH CONSTRUCTED AND HISTORIC VERNAL POOLS SURROUNDED BY OAK WOODLAND. BRANCHINECTA LYNCHI ALSO FOUND HERE.

General: UNKNOWN # OBS 7 MAR 2001. 1000'S OBS 28 FEB 2002 IN POOL C. FOUND IN POOLS 2, 3, 5, & 7 IN JAN 2003. 1000'S OBS. 17 FEB 2004 IN POOL #5. 7 JAN 2005: 1000'S IN POOLS SWB, SWC, SWE; 100'S IN POOL SWF. JAN 2006: 10S-1000S IN 7 POOLS.

Owner/Manager: CITY OF ROSEVILLE

Occurrence No. 194

Map Index: 47451

EO Index: 47451

Dates Last Seen

Occ Rank: Good
Origin: Natural/Native occurrence
Presence: Presumed Extant
Trend: Stable

Element: 2005-01-11
Site: 2005-01-11

Record Last Updated: 2011-07-08

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.77346° / -121.28207°
UTM: Zone-10 N4293039 E649236
Area: 28.7 acres
Elevation: 160 ft

Mapping Precision: SPECIFIC
Symbol Type: POLYGON

Township: 11N
Range: 06E
Section: 26
Meridian: M
Qtr: SW

Location: ALONG CREEK ON N EDGE OF DIAMOND OAKS MUNICIPAL GOLF COURSE, 1.7 MI N OF ROSEVILLE PO.

Location Detail: 1997: SPECIES OBS IN 9 OF 17 POOLS SAMPLED. 1998: SP OBS IN 2 OF 9 POOLS SAMPLED. 1999: SP OBS IN 2 OF 11 POOLS SAMPLED. 2004: SP OBS IN 1 OF 11 POOLS SAMPLED. 2005: SP OBS IN 2 OF 10 POOLS SAMPLED. 2006: SP OBS IN 1 OF 12 POOLS SAMPLED.

Ecological: CONSTRUCTED VERNAL POOLS (1.5 ACRES) WITHIN AREA DOMINATED BY NON-NATIVE ANNUAL GRASSLAND SURROUNDED BY DEVELOPMENT. 1/8/98: VP7 SURFACE AREA 4X12M, DEPTH 10CM; VP10 SURFACE AREA 4X8M, DEPTH 10CM. 2/27/98: VP7 SURFACE AREA 4X16M, DEPTH 16.

General: JAN 1997: 10S OBS IN 3 POOLS, 100S IN 3 POOLS, 1000S IN 3 POOLS. JAN & FEB 1998: 100S IN VP77, VP10 & VP7. MAR 1999: 1000S IN VP7 & VP16. FEB 2004: 100S IN POOL U15. JAN 2005: 100S IN POOL U18, 10S IN POOL U47. JAN 2006: 100S IN POOL U80.

Linderiella occidentalis

California *Linderiella*

Element Code: ICBRA06010

Status

NDDB Element Ranks

Other Lists

Federal: None

Global: G3

CDFG Status:

State: None

State: S2S3

Habitat Associations

General: SEASONAL POOLS IN UNFLOWED GRASSLANDS WITH OLD ALLUVIAL SOILS UNDERLAIN BY HARDPAN OR IN SANDSTONE DEPRESSIONS.

Micro: WATER IN THE POOLS HAS VERY LOW ALKALINITY, CONDUCTIVITY, AND TDS.

Owner/Manager: PVT, CITY OF ROSEVILLE

Occurrence No. 199

Map Index: 64299

EO Index: 48405

Dates Last Seen

Occ Rank: Unknown

Element: 2005-03-02

Origin: Natural/Native occurrence

Site: 2005-03-02

Presence: Presumed Extant

Record Last Updated: 2011-04-25

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.84960° / -121.35768°

UTM: Zone-10 N4301369 E642515

Area:

Elevation: 100 ft

Mapping Precision: NON-SPECIFIC
Symbol Type: POLYGON

Township: 12N

Range: 06E

Section: 31

Meridian: M

Qtr: NW

Location: IN THE GENERAL AREA NW OF FIDDYMENT RD AT E CATLETT RD, S OF ORCHARD CREEK, 4.5 MILES SW OF LINCOLN PO.

Location Detail: MOORE RANCH, LOCATED IN NW1/4 SEC 31 & NE1/4 SEC 36.

Ecological: HABITAT CONSISTS OF VERNAL POOLS (WITHIN A VERNAL POOL COMPLEX) SURROUNDED BY ANNUAL GRASSLAND. POOL DEPTH AT SAMPLING: 13CM. SURFACE AREA AT SAMPLING: 30M X 7M. AREA IS A WETLAND MITIGATION SITE.

General: 10'S OBS IN 1 POOL 13 FEB 1997. 10'S OBS IN ONE POOL IN THE WESTERN AREA 28 FEB 2002. OBS IN 2 OF 46 SAMPLED POOLS IN EASTERN AREA JAN & FEB 2002. OBS IN 3 OF 47 SAMPLED POOLS JAN & MAR 2003. 10'S TO 1000'S OBS IN 16 POOLS FEB & MAR 2005.

Owner/Manager: MOORE RANCH CONSERVANCY

Occurrence No. 200

Map Index: 48410

EO Index: 48410

Dates Last Seen

Occ Rank: Unknown

Element: 2005-01-21

Origin: Natural/Native occurrence

Site: 2005-01-21

Presence: Presumed Extant

Record Last Updated: 2005-10-17

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.78679° / -121.29375°

UTM: Zone-10 N4294499 E648193

Area: 20.1 acres

Elevation: 130 ft

Mapping Precision: SPECIFIC
Symbol Type: POLYGON

Township: 11N

Range: 06E

Section: 22

Meridian: M

Qtr: NE

Location: 2.5 MILES NORTH ROSEVILLE; 0.4 MILES EAST OF INTERSECTION OF EAST ROSEVILLE PARKWAY & WASHINGTON BLVD, W OF HWY 65.

Location Detail: HIGHLAND RESERVE SOUTH

Ecological: HABITAT CONSISTS OF PRESERVE WITH CONSTRUCTED & HISTORIC VERNAL POOLS WITHIN A NON-NATIVE ANNUAL GRASSLAND. SURROUNDED BY URBAN AREAS & DEVELOPMENT.

General: 100'S OF INDIVIDUALS OBSERVED WITHIN POOL #ND ON 4 JAN 2002, AND AN UNKNOWN NUMBER WERE OBSERVED IN POOLS #N92, N108, AND NL ON 12 AND 16 FEB 2004. 10'S OBS IN POOLS ND, N82, N87 ON 21 JAN 2005.

Owner/Manager: CITY OF ROSEVILLE

Linderiella occidentalis

California *Linderiella*

Element Code: ICBRA06010

Status

NDDB Element Ranks

Other Lists

Federal: None

Global: G3

CDFG Status:

State: None

State: S2S3

Habitat Associations

General: SEASONAL POOLS IN UNFLOWED GRASSLANDS WITH OLD ALLUVIAL SOILS UNDERLAIN BY HARDPAN OR IN SANDSTONE DEPRESSIONS.

Micro: WATER IN THE POOLS HAS VERY LOW ALKALINITY, CONDUCTIVITY, AND TDS.

Occurrence No. 201

Map Index: 48420

EO Index: 48420

Dates Last Seen

Occ Rank: Unknown

Element: 2006-01-09

Origin: Natural/Native occurrence

Site: 2006-01-09

Presence: Presumed Extant

Record Last Updated: 2006-03-27

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.76474° / -121.35109°

UTM: Zone-10 N4291961 E643258

Area: 46.9 acres

Mapping PrecisionSPECIFIC

Township: 11N

Range: 06E

Section: 31

Qtr: N

Elevation: 125 ft

Symbol TypePOLYGON

Meridian: M

Location: 3 MILES NW OF ROSEVILLE; ALONG POWER LINES, 0.1 TO 0.8 MILE EAST OF FIDDYMENT ROAD.

Location Detail: WOODCREEK WEST WETLAND COMPENSATION AREA. ABOUT 25% OF THE POOLS WERE SAMPLED (22 IN 2001, 23 IN 2002, 22 IN 2005, 25 IN 2006 - BOTH CONSTRUCTED & HISTORIC). L.O. FOUND IN 14 OF 23 POOLS IN 2002 & 13 OF 22 POOLS IN 2005.

Ecological: HABITAT CONSISTS OF CONSTRUCTED AND HISTORIC VERNAL POOLS WITHIN AN ANNUAL GRASSLAND HABITAT; WETLAND COMPENSATION AREA. SITE IS UNDER POWER LINES.

General: 2001: 10'S OBS IN POOLS 45 AND 55. 2002: 10'S OBS IN POOLS 21, 48, 51 AND 85; 100'S OBS IN POOLS 44, 70, 74 AND 86; 1000'S OBS IN POOLS 10, 17, 28, 46, 82 AND N2. 2005: 10'S-1000'S OBS IN 13 POOLS. 2006: 10'S-100'S OBS IN 19 POOLS.

Owner/Manager: CITY OF ROSEVILLE

Occurrence No. 227

Map Index: 56433

EO Index: 56449

Dates Last Seen

Occ Rank: Unknown

Element: 2001-02-20

Origin: Natural/Native occurrence

Site: 2001-02-20

Presence: Presumed Extant

Record Last Updated: 2004-08-19

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.78164° / -121.28371°

UTM: Zone-10 N4293944 E649077

Radius: 80 meters

Mapping PrecisionSPECIFIC

Township: 11N

Range: 06E

Section: 23

Qtr: SW

Elevation: 160 ft

Symbol TypePOINT

Meridian: M

Location: LOCATED BETWEEN HWY 65 AND ROSEVILLE PARKWAY, NW OF GIBSON DRIVE, ROSEVILLE.

Location Detail: HIGHLAND RESERVE SOUTH OPEN SPACE AREAS. POOLS LOCATED 0.28 MILE NORTH OF THE INTERSECTION OF ROSEVILLE PARKWAY AND GIBSON DRIVE, SOUTH SIDE OF DRAINAGE.

Ecological: HABITAT CONSISTS OF A COMPENSATION (CONSTRUCTED) VERNAL POOL.

General: 10'S OBSERVED IN POOL E16 ON 20 FEB 2001.

Owner/Manager: UNKNOWN

Occurrence No. 246

Map Index: 62823

EO Index: 62877

Dates Last Seen

Occ Rank: Unknown

Element: 2005-01-21

Origin: Natural/Native occurrence

Site: 2005-01-21

Presence: Presumed Extant

Record Last Updated: 2005-10-18

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.78029° / -121.28908°

UTM: Zone-10 N4293785 E648613

Radius: 80 meters

Mapping PrecisionSPECIFIC

Township: 11N

Range: 06E

Section: 27

Qtr: NE

Elevation: 150 ft

Symbol TypePOINT

Meridian: M

Location: NW THE JUNCTION OF PLEASANT GROVE BLVD AND ROSEVILLE PKWY, SOUTH OF HWY 65, ROSEVILLE

Location Detail: HIGHLAND RESERVE SOUTH

Ecological: HABITAT CONSISTS OF A HISTORIC VERNAL POOL.

General: 100'S OBSERVED IN POOL WRR ON 21 JAN 2005

Owner/Manager: UNKNOWN

Linderiella occidentalis

California *Linderiella*

Element Code: ICBRA06010

Status

NDDB Element Ranks

Other Lists

Federal: None

Global: G3

CDFG Status:

State: None

State: S2S3

Habitat Associations

General: SEASONAL POOLS IN UNFLOWED GRASSLANDS WITH OLD ALLUVIAL SOILS UNDERLAIN BY HARDPAN OR IN SANDSTONE DEPRESSIONS.

Micro: WATER IN THE POOLS HAS VERY LOW ALKALINITY, CONDUCTIVITY, AND TDS.

Occurrence No. 257

Map Index: 64342

EO Index: 64421

Dates Last Seen

Occ Rank: Unknown

Element: 2006-01-31

Origin: Natural/Native occurrence

Site: 2006-01-31

Presence: Presumed Extant

Record Last Updated: 2006-03-27

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.78714° / -121.37134°

UTM: Zone-10 N4294415 E641453

Radius: 80 meters

Mapping Precision SPECIFIC

Township: 11N

Range: 05E

Section: 24

Qtr: SW

Elevation: 95 ft

Symbol Type POINT

Meridian: M

Location: NEAR UNNAMED TRIBUTARY TO PLEASANT GROVE CREEK NORTH AND EAST OF PHILLIP ROAD, NW OF ROSEVILLE.

Location Detail: POOL #567, WEST OF HAYDEN PARKWAY. MAPPED 0.2 MI W OF FIDDYMENT RANCH.

General: NUMBERS FOUND NOT GIVEN FOR THIS POOL.

Owner/Manager: PVT

Occurrence No. 390

Map Index: 82419

EO Index: 83442

Dates Last Seen

Occ Rank: Unknown

Element: 1995-02-06

Origin: Natural/Native occurrence

Site: 1995-03-02

Presence: Presumed Extant

Record Last Updated: 2011-04-29

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.76601° / -121.31850°

UTM: Zone-10 N4292153 E646086

Area: 14.0 acres

Mapping Precision SPECIFIC

Township: 11N

Range: 06E

Section: 33

Qtr: NW

Elevation: 130 ft

Symbol Type POLYGON

Meridian: M

Location: OPEN AREA BETWEEN RESIDENTIAL HOUSING NE OF COUNTRY CLUB DR AT ACTON WAY, CENTERED ABOUT 2.2 MI NW OF ROSEVILLE PO.

Location Detail: 1995: 15 TOTAL WETLANDS SAMPLED BETWEEN PARCELS 32 (EO#390, THIS OCCURRENCE) & 72 (EO#111). PROVIDED MAP GRAPHIC APPEARED SHIFTED WEST OF TRUE LOCATION; MAPPED TO AERIAL IMAGE MATCHING PRESERVED HABITAT.

Ecological: CONSTRUCTED AND SEASONAL HARDPAN VERNAL POOLS WITH NON-NATIVE ANNUAL GRASSLAND.

General: LINDERIELLA OCCIDENTALIS OBSERVED IN CONSTRUCTED VERNAL POOLS SOMETIME BETWEEN 6 FEB AND 2 MAR 1995.

Owner/Manager: CITY OF ROSEVILLE

Northern Hardpan Vernal Pool

Element Code: CTT44110CA

Status	NDDB Element Ranks	Other Lists
Federal: None	Global: G3	
State: None	State: S3.1	
Habitat Associations		
General:		
Micro:		

Occurrence No. 23 Map Index: 11651 EO Index: 16254 Dates Last Seen
Occ Rank: Unknown Element: 1980-XX-XX
Origin: Natural/Native occurrence Site: 1980-XX-XX
Presence: Presumed Extant
Trend: Unknown Record Last Updated: 1998-07-15

Quad Summary: Roseville (3812173/528D)
County Summary: Placer

Lat/Long: 38.85348° / -121.31556° Township: 12N
UTM: Zone-10 N4301865 E646163 Range: 06E
Area: 1,251.8 acres Mapping Precision: SPECIFIC Section: 33 Qtr: NW
Elevation: 125 ft Symbol Type: POLYGON Meridian: M

Location: SOUTH OF LINCOLN 2-3 MILES WEST OF HWY 65.

Location Detail: POOLS IN TREELESS ANNUAL GRASSLAND. BOUNDARIES INDICATE EXTENT OF UNDEVELOPED AREA.

Ecological: DIVERSE POOL FLORA. UNABLE TO CONVERT TO FLORISTIC CLASSIFICATION, LACKS SPP. INFO.

Threat: THREAT OF INDUSTRIAL DEVELOPMENT.

General: SEVERAL POOLS KNOWN FOR THEIR INVERTEBRATE FAUNA. SEE
WWW.DFG.CA.GOV/BIOGEODATA/VEGCAMP/NATURAL_COMM_BACKGROUND.ASP TO INTERPRET AND ADDRESS THE PRESENCE OF RARE COMMUNITIES.

Owner/Manager: UNKNOWN

Occurrence No. 67 Map Index: 11713 EO Index: 16248 Dates Last Seen
Occ Rank: Unknown Element: 1982-XX-XX
Origin: Natural/Native occurrence Site: 1982-XX-XX
Presence: Presumed Extant
Trend: Unknown Record Last Updated: 2001-05-24

Quad Summary: Roseville (3812173/528D)
County Summary: Placer

Lat/Long: 38.76982° / -121.27800° Township: 11N
UTM: Zone-10 N4292642 E649597 Range: 06E
Area: 77.8 acres Mapping Precision: SPECIFIC Section: 26 Qtr: SW
Elevation: 180 ft Symbol Type: POLYGON Meridian: M

Location: JUST NORTH & EAST OF DIAMOND OAKS MUNICIPAL GOLF COURSE, ROSEVILLE, SOUTH BRANCH PLEASANT GROVE CREEK.

Ecological: POOLS ON LOW TERRACE HARDPAN SUBSTRATE. HIGH QUALITY POOLS W/ VARIETY OF POOL TAXA PRESENT, 1982. UNABLE TO CONVERT TO FLORISTIC CLASSIFICATION, LACKS SPP. INFO.

General: ZONED AS RESIDENTIAL IN 1977 ROSEVILLE GENERAL PLAN. SEE
WWW.DFG.CA.GOV/BIOGEODATA/VEGCAMP/NATURAL_COMM_BACKGROUND.ASP TO INTERPRET AND ADDRESS THE PRESENCE OF RARE COMMUNITIES.

Owner/Manager: PVT-ROSEVILLE PROPERTIES

Occurrence No. 68 Map Index: 11613 EO Index: 16247 Dates Last Seen
Occ Rank: Unknown Element: 1982-XX-XX
Origin: Natural/Native occurrence Site: 1982-XX-XX
Presence: Presumed Extant
Trend: Unknown Record Last Updated: 1998-07-15

Quad Summary: Roseville (3812173/528D)
County Summary: Placer

Lat/Long: 38.78625° / -121.32487° Township: 11N
UTM: Zone-10 N4294389 E645492 Range: 06E
Area: 51.4 acres Mapping Precision: SPECIFIC Section: 20 Qtr: S
Elevation: 110 ft Symbol Type: POLYGON Meridian: M

Location: ADJACENT TO SOUTH BRANCH (PLEASANT GROVE CREEK) ABOUT 1 MILE SW OF FIDDYMENT RANCH, ROSEVILLE.

Location Detail: TWO AREAS; 38 AC RANKED AS MEDIUM QUALITY BY WESCO, 1982. ZONED FORM AG IN 1977 ROSEVILLE GENERAL PLAN; 13 AC OF LOW QUALITY POOLS, ZONED RESIDENTIAL.

Ecological: LOW TERRACE HARDPAN SUBSTRATE. UNABLE TO CONVERT TO FLORISTIC CLASSIFICATION, LACKS SPP. INFO.

General: SEE WWW.DFG.CA.GOV/BIOGEODATA/VEGCAMP/NATURAL_COMM_BACKGROUND.ASP TO INTERPRET AND ADDRESS THE PRESENCE OF RARE COMMUNITIES.

Owner/Manager: UNKNOWN

Northern Hardpan Vernal Pool

Element Code: CTT44110CA

_____ Status _____	_____ NDDB Element Ranks _____	_____ Other Lists _____
Federal: None	Global: G3	
State: None	State: S3.1	

_____ Habitat Associations _____
General:
Micro:

Northern Volcanic Mud Flow Vernal Pool

Element Code: CTT44132CA

Status

NDDB Element Ranks

Other Lists

Federal: None

Global: G1

State: None

State: S1.1

Habitat Associations

General:

Micro:

Occurrence No. 1

Map Index: 11782

EO Index: 16218

Dates Last Seen

Occ Rank: Unknown

Element: 1982-XX-XX

Origin: Natural/Native occurrence

Site: 1982-XX-XX

Presence: Presumed Extant

Record Last Updated: 1998-07-16

Trend: Unknown

Quad Summary: Rocklin (3812172/527C), Citrus Heights (3812163/512A), Folsom (3812162/511B), Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.75189° / -121.25431°

Township: 10N

UTM: Zone-10 N4290690 E651693

Range: 07E

Area: 432.3 acres

Mapping PrecisionSPECIFIC

Section: 06

Qtr: XX

Elevation: 240 ft

Symbol TypePOLYGON

Meridian: M

Location: BETWEEN DOUGLAS BLVD & MINERS RAVINE JUST EAST OF ROSEVILLE.

Ecological: DIVERSITY OF POOL TAXA PRESENT INCLUDES DICHELOSTEMMA LACUNA-VERNALIS. MOST OF THIS LARGE AREA IS ON VOLCANIC SUBSTRATE. <50 ACRES IN THE NW PORTION OF THE BOUNDED AREA IS LOW TERRACE FORMATION W/HARDPAN VERNAL POOLS.

General: UNABLE TO CONVERT TO FLORISTIC CLASSIFICATION, LACKS SPP. INFO. SEE WWW.DFG.CA.GOV/BIOGEODATA/VEGCAMP/NATURAL_COMM_BACKGROUND.ASP TO INTERPRET AND ADDRESS THE PRESENCE OF RARE COMMUNITIES.

Owner/Manager: UNKNOWN

Occurrence No. 4

Map Index: 11746

EO Index: 16214

Dates Last Seen

Occ Rank: Unknown

Element: 1987-04-22

Origin: Natural/Native occurrence

Site: 1987-04-22

Presence: Presumed Extant

Record Last Updated: 1998-07-16

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.77614° / -121.26620°

Township: 11N

UTM: Zone-10 N4293362 E650609

Range: 06E

Area: 428.3 acres

Mapping PrecisionSPECIFIC

Section: 25

Qtr: NW

Elevation: 225 ft

Symbol TypePOLYGON

Meridian: M

Location: WEST OF ANTELOPE CREEK ON HILL EAST OF DIAMOND OAKS MUNICIPAL GOLF COURSE. ROCKLIN-ROSEVILLE BOUNDARY.

Location Detail: 330 AC IN ROSEVILLE; ZONED AG IN 1977 GENERAL PLAN.

Ecological: LARGE AREA OF POOLS ON MEHRTEN FORMATION, EXCHEQUER VERY STONY LOAM. SPP INCL GRATIOLA HETEROSEPALA. PORTION SEEN IN 1987 EXCELLENT EXAMPLE OF VOLCANIC MUDFLOW POOLS. UNABLE TO CONVERT FLORISTIC CLASSIFICATION, LACKS SPP. INFO.

Threat: PROPOSED FOR REGIONAL SHOPPING CENTER.

General: SEE WWW.DFG.CA.GOV/BIOGEODATA/VEGCAMP/NATURAL_COMM_BACKGROUND.ASP TO INTERPRET AND ADDRESS THE PRESENCE OF RARE COMMUNITIES.

Owner/Manager: UNKNOWN

Occurrence No. 5

Map Index: 11695

EO Index: 16213

Dates Last Seen

Occ Rank: Unknown

Element: 1982-XX-XX

Origin: Natural/Native occurrence

Site: 1982-XX-XX

Presence: Presumed Extant

Record Last Updated: 1998-07-16

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.78157° / -121.28441°

Township: 11N

UTM: Zone-10 N4293935 E649016

Range: 06E

Area: 62.7 acres

Mapping PrecisionSPECIFIC

Section: 27

Qtr: NE

Elevation: 165 ft

Symbol TypePOLYGON

Meridian: M

Location: LESS THAN 1 MILE NORTH OF DIAMOND OAKS MUNICIPAL GOLF COURSE, EAST OF HIGHWAY 65, ROCKLIN.

Location Detail: 51 ACRES.

Ecological: ON VOLCANIC SUBSTRATE. DICHELOSTEMMA LACUNA-VERNALIS PRESENT. UNABLE TO CONVERT TO FLORISTIC CLASSIFICATION, LACKS SPP. INFO.

Threat: ZONED AS RESIDENTIAL IN 1977 ROSEVILLE GENERAL PLAN.

General: SEE WWW.DFG.CA.GOV/BIOGEODATA/VEGCAMP/NATURAL_COMM_BACKGROUND.ASP TO INTERPRET AND ADDRESS THE PRESENCE OF RARE COMMUNITIES.

Northern Volcanic Mud Flow Vernal Pool

Element Code: CTT44132CA

_____ Status _____ NDDB Element Ranks _____ Other Lists _____

Federal: None

Global: G1

State: None

State: S1.1

_____ Habitat Associations _____

General:

Micro:

Owner/Manager: UNKNOWN

Progne subis

purple martin

Element Code: ABPAU01010

Status

NDDB Element Ranks

Other Lists

Federal: None

Global: G5

CDFG Status: SC

State: None

State: S3

Habitat Associations

General: INHABITS WOODLANDS, LOW ELEVATION CONIFEROUS FOREST OF DOUGLAS-FIR, PONDEROSA PINE, & MONTEREY PINE.

Micro: NESTS IN OLD WOODPECKER CAVITIES MOSTLY, ALSO IN HUMAN-MADE STRUCTURES. NEST OFTEN LOCATED IN TALL, ISOLATED TREE/SNAG.

Occurrence No. 27

Map Index: 70377

EO Index: 71268

Dates Last Seen

Occ Rank: Good

Element: 2007-05-23

Origin: Natural/Native occurrence

Site: 2007-05-23

Presence: Presumed Extant

Record Last Updated: 2007-10-31

Trend: Unknown

Quad Summary: Roseville (3812173/528D), Rocklin (3812172/527C)

County Summary: Placer

Lat/Long: 38.77202° / -121.25187°

Township: 11N

UTM: Zone-10 N4292929 E651863

Range: 06E

Radius: 80 meters

Mapping Precision: SPECIFIC

Section: 25

Qtr: SE

Elevation: 216 ft

Symbol Type: POINT

Meridian: M

Location: HIGHWAY 65 OVERPASS OVER TAYLOR ROAD, ON THE SOUTH EDGE OF ROCKLIN.

Ecological: HABITAT SURROUNDING FREEWAYS CONSISTS OF NON-NATIVE GRASSLAND AND OAK WOODLAND.

General: 2 ADULTS (PAIR) OBSERVED NESTING IN OVERPASS DRAINAGE HOLE ON 23 MAY 2007.

Owner/Manager: CALTRANS, UNION PACIFIC ROW

Spea hammondi

western spadefoot

Element Code: AAABF02020

Status	NDDB Element Ranks	Other Lists
Federal: None	Global: G3	CDFG Status: SC
State: None	State: S3	

Habitat Associations

General: OCCURS PRIMARILY IN GRASSLAND HABITATS, BUT CAN BE FOUND IN VALLEY-FOOTHILL HARDWOOD WOODLANDS.
Micro: VERNAL POOLS ARE ESSENTIAL FOR BREEDING AND EGG-LAYING.

Occurrence No. 171	Map Index: 42145	EO Index: 42145	Dates Last Seen
Occ Rank: Unknown			Element: 1991-04-12
Origin: Natural/Native occurrence			Site: 1991-04-12
Presence: Presumed Extant			
Trend: Unknown			Record Last Updated: 2000-01-20

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.76197° / -121.33795°	Township: 11N
UTM: Zone-10 N4291674 E644405	Range: 06E
Radius: 80 meters	Section: 32
Elevation: 115 ft	Meridian: M
Mapping Precision: SPECIFIC	Qtr: NW
Symbol Type: POINT	

Location: TRIB TO KASEBERG CREEK, 1.3 MILES NE OF JCT BASE LINE & FIDDYMENT ROADS, ROSEVILLE

Location Detail: 5 CONSTRUCTED VERNAL POOLS AND TRIB TO KASEBERG CREEK. MAPPED TO SITE DESCRIPTION (ELEVATION GIVEN DOESN'T MATCH).

Ecological: VERNAL POOLS AND INTERMITTENT CREEK. SURROUNDING LAND USE: MITIGATION SITE, VARIOUS DEVELOPMENTS.

Threat: THREATENED BY INCREASED HYDROLOGY AND NON-NATIVE FISHES

General: SEVERAL TADPOLES OBSERVED, 1991.

Owner/Manager: UNKNOWN

Occurrence No. 172	Map Index: 42147	EO Index: 42147	Dates Last Seen
Occ Rank: Poor			Element: 1994-03-19
Origin: Natural/Native occurrence			Site: 1994-03-19
Presence: Presumed Extant			
Trend: Unknown			Record Last Updated: 2000-01-20

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.76934° / -121.25377°	Township: 11N
UTM: Zone-10 N4292628 E651704	Range: 06E
Radius: 80 meters	Section: 25
Elevation: 200 ft	Meridian: M
Mapping Precision: SPECIFIC	Qtr: SE
Symbol Type: POINT	

Location: POOLS ADJACENT TO RAILROAD TRACKS NEAR TAYLOR ROAD, 0.4 MILE SOUTH OF SEWAGE DISPOSAL PONDS, ROSEVILLE.

Location Detail: POOLED AREAS BETWEEN TRACKS AND DEVELOPMENT.

Ecological: SURROUNDING LAND USE: RAILROAD EASEMENT. CALIFORNIA LINDERIELLA ALSO PRESENT.

Threat: DEVELOPMENT

General: 5 TADPOLES OBSERVED, 1994.

Owner/Manager: UNKNOWN

Occurrence No. 173	Map Index: 42150	EO Index: 42150	Dates Last Seen
Occ Rank: Poor			Element: 1990-02-XX
Origin: Natural/Native occurrence			Site: 1990-02-XX
Presence: Presumed Extant			
Trend: Unknown			Record Last Updated: 2000-01-12

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.76985° / -121.33078°	Township: 11N
UTM: Zone-10 N4292560 E645012	Range: 06E
Radius: 2/5 mile	Section: 29
Elevation: 140 ft	Meridian: M
Mapping Precision: NON-SPECIFIC	Qtr: XX
Symbol Type: POINT	

Location: NEAR THE INTERSECTION OF WOODCREEK OAKS BLVD AND PLEASANT GROVE BLVD, WOODCREEK OAKS SUBDIVISION IN WESTERN ROSEVILLE

Location Detail: MAPPED TO DESCRIPTION GIVEN (TOWNSHIP, SECTION AND ELEVATION DON'T MATCH SITE DESCRIPTION).

Ecological: GRASSLAND WITH NUMEROUS VERNAL POOLS AND SWALES.

Threat: LAND HAS BEEN DEVELOPED SINCE OBSERVATION

General: 30+ METAMORPHS OBSERVED IN A DRYING INTERMITTENT DRAINAGE, 1990.

Owner/Manager: PVT

Spea hammondi

western spadefoot

Element Code: AAABF02020

Status

NDDB Element Ranks

Other Lists

Federal: None

Global: G3

CDFG Status: SC

State: None

State: S3

Habitat Associations

General: OCCURS PRIMARILY IN GRASSLAND HABITATS, BUT CAN BE FOUND IN VALLEY-FOOTHILL HARDWOOD WOODLANDS.

Micro: VERNAL POOLS ARE ESSENTIAL FOR BREEDING AND EGG-LAYING.

Occurrence No. 309

Map Index: 60024

EO Index: 60060

Dates Last Seen

Occ Rank: Unknown

Element: 2004-04-23

Origin: Natural/Native occurrence

Site: 2004-04-23

Presence: Presumed Extant

Record Last Updated: 2005-02-16

Trend: Unknown

Quad Summary: Roseville (3812173/528D)

County Summary: Placer

Lat/Long: 38.78621° / -121.36950°

Township: 11N

UTM: Zone-10 N4294315 E641615

Range: 05E

Area: 11.4 acres

Mapping Precision: SPECIFIC

Section: 24

Qtr: XX

Elevation: 95 ft

Symbol Type: POLYGON

Meridian: M

Location: UNNAMED TRIBUTARY TO PLEASANT GROVE CREEK NORTH AND EAST OF PHILLIP ROAD, NW OF ROSEVILLE

Ecological: HABITAT CONSISTS OF TWO PONDED AREAS WITHIN A SEASONAL SWALE/CHANNEL

General: ON 23 APR 2004, ONE POOL SUPPORTED <10 TADPOLES AND THE OTHER SUPPORTED 50-100 TADPOLES.

Owner/Manager: UNKNOWN

ATTACHMENT B

USFWS Query of Listed Species: Roseville Quad



**United States Department of the Interior
FISH AND WILDLIFE SERVICE**

Sacramento Fish and Wildlife Office
2800 Cottage Way, Room W-2605
Sacramento, California 95825



June 25, 2012

Document Number: 120625052134

Eric W. Stitt
ECORP Consulting, Inc.
2525 Warren Drive
Rocklin, CA 95677

Subject: Species List for Foothills Corporate Center

Dear: Mr. Stitt

We are sending this official species list in response to your June 25, 2012 request for information about endangered and threatened species. The list covers the California counties and/or U.S. Geological Survey 7½ minute quad or quads you requested.

Our database was developed primarily to assist Federal agencies that are consulting with us. Therefore, our lists include all of the sensitive species that have been found in a certain area *and also ones that may be affected by projects in the area*. For example, a fish may be on the list for a quad if it lives somewhere downstream from that quad. Birds are included even if they only migrate through an area. In other words, we include all of the species we want people to consider when they do something that affects the environment.

Please read Important Information About Your Species List (below). It explains how we made the list and describes your responsibilities under the Endangered Species Act.

Our database is constantly updated as species are proposed, listed and delisted. If you address proposed and candidate species in your planning, this should not be a problem. However, we recommend that you get an updated list every 90 days. That would be September 23, 2012.

Please contact us if your project may affect endangered or threatened species or if you have any questions about the attached list or your responsibilities under the Endangered Species Act. A list of Endangered Species Program contacts can be found [here](#).

Endangered Species Division

TAKE PRIDE
IN AMERICA 

U.S. Fish & Wildlife Service
Sacramento Fish & Wildlife Office
Federal Endangered and Threatened Species that Occur in
or may be Affected by Projects in the Counties and/or
U.S.G.S. 7 1/2 Minute Quads you requested
Document Number: 120625052134
Database Last Updated: September 18, 2011

Quad Lists

Listed Species

Invertebrates

- Branchinecta conservatio*
Conservancy fairy shrimp (E)
- Branchinecta lynchi*
vernal pool fairy shrimp (T)
- Desmocerus californicus dimorphus*
valley elderberry longhorn beetle (T)
- Lepidurus packardii*
vernal pool tadpole shrimp (E)

Fish

- Hypomesus transpacificus*
delta smelt (T)
- Oncorhynchus mykiss*
Central Valley steelhead (T) (NMFS)
Critical habitat, Central Valley steelhead (X) (NMFS)
- Oncorhynchus tshawytscha*
Central Valley spring-run chinook salmon (T) (NMFS)
winter-run chinook salmon, Sacramento River (E) (NMFS)

Amphibians

- Rana draytonii*
California red-legged frog (T)

Reptiles

- Thamnophis gigas*
giant garter snake (T)

Quads Containing Listed, Proposed or Candidate Species:

ROSEVILLE (528D)

County Lists

No county species lists requested.

Key:

- (E) *Endangered* - Listed as being in danger of extinction.
- (T) *Threatened* - Listed as likely to become endangered within the foreseeable future.
- (P) *Proposed* - Officially proposed in the Federal Register for listing as endangered or threatened.
- (NMFS) Species under the Jurisdiction of the National Oceanic & Atmospheric Administration Fisheries Service. Consult with them directly about these species.

Critical Habitat - Area essential to the conservation of a species.

(PX) *Proposed Critical Habitat* - The species is already listed. Critical habitat is being proposed for it.

(C) *Candidate* - Candidate to become a proposed species.

(V) *Vacated* by a court order. Not currently in effect. Being reviewed by the Service.

(X) *Critical Habitat* designated for this species

Important Information About Your Species List

How We Make Species Lists

We store information about endangered and threatened species lists by U.S. Geological Survey 7½ minute quads. The United States is divided into these quads, which are about the size of San Francisco.

The animals on your species list are ones that occur within, **or may be affected by** projects within, the quads covered by the list.

- Fish and other aquatic species appear on your list if they are in the same watershed as your quad or if water use in your quad might affect them.
- Amphibians will be on the list for a quad or county if pesticides applied in that area may be carried to their habitat by air currents.
- Birds are shown regardless of whether they are resident or migratory. Relevant birds on the county list should be considered regardless of whether they appear on a quad list.

Plants

Any plants on your list are ones that have actually been observed in the area covered by the list. Plants may exist in an area without ever having been detected there. You can find out what's in the surrounding quads through the California Native Plant Society's online [Inventory of Rare and Endangered Plants](#).

Surveying

Some of the species on your list may not be affected by your project. A trained biologist and/or botanist, familiar with the habitat requirements of the species on your list, should determine whether they or habitats suitable for them may be affected by your project. We recommend that your surveys include any proposed and candidate species on your list. See our [Protocol](#) and [Recovery Permits](#) pages.

For plant surveys, we recommend using the [Guidelines for Conducting and Reporting Botanical Inventories](#). The results of your surveys should be published in any environmental documents prepared for your project.

Your Responsibilities Under the Endangered Species Act

All animals identified as listed above are fully protected under the Endangered Species Act of 1973, as amended. Section 9 of the Act and its implementing regulations prohibit the take of a federally listed wildlife species. Take is defined by the Act as "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect" any such animal.

Take may include significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding, or shelter (50 CFR §17.3).

Take incidental to an otherwise lawful activity may be authorized by one of two procedures:

- If a Federal agency is involved with the permitting, funding, or carrying out of a project that may result in take, then that agency must engage in a formal consultation with the Service. During formal consultation, the Federal agency, the applicant and the Service work together to avoid or minimize the impact on listed species and their habitat. Such consultation would result in a biological opinion by the Service addressing the anticipated effect of the project on listed and proposed species. The opinion may authorize a limited level of incidental take.
- If no Federal agency is involved with the project, and federally listed species may be taken as part of the project, then you, the applicant, should apply for an incidental take permit. The Service may issue such a permit if you submit a satisfactory conservation plan for the species that would be affected by your project. Should your survey determine that federally listed or proposed species occur in the area and are likely to be affected by the project, we recommend that you work with this office and the California Department of Fish and Game to develop a plan that minimizes the project's direct and indirect impacts to listed species and compensates for project-related loss of habitat. You should include the plan in any environmental documents you file.

Critical Habitat

When a species is listed as endangered or threatened, areas of habitat considered essential to its conservation may be designated as critical habitat. These areas may require special management considerations or protection. They provide needed space for growth and normal behavior; food, water, air, light, other nutritional or physiological requirements; cover or shelter; and sites for breeding, reproduction, rearing of offspring, germination or seed dispersal.

Although critical habitat may be designated on private or State lands, activities on these lands are not restricted unless there is Federal involvement in the activities or direct harm to listed wildlife.

If any species has proposed or designated critical habitat within a quad, there will be a separate line for this on the species list. Boundary descriptions of the critical habitat may be found in the Federal Register. The information is also reprinted in the Code of Federal Regulations (50 CFR 17.95). See our Map Room page.

Candidate Species

We recommend that you address impacts to candidate species. We put plants and animals on our candidate list when we have enough scientific information to eventually propose them for listing as threatened or endangered. By considering these species early in your planning process you may be able to avoid the problems that could develop if one of these candidates was listed before the end of your project.

Species of Concern

The Sacramento Fish & Wildlife Office no longer maintains a list of species of concern. However, various other agencies and organizations maintain lists of at-risk species. These lists provide essential information for land management planning and conservation efforts. More info

Wetlands

If your project will impact wetlands, riparian habitat, or other jurisdictional waters as defined by section 404 of the Clean Water Act and/or section 10 of the Rivers and Harbors Act, you will need to obtain a permit from the U.S. Army Corps of Engineers. Impacts to wetland habitats require site specific mitigation and monitoring. For questions regarding wetlands, please contact Mark Littlefield of this office at (916) 414-6520.

MITIGATION MONITORING PROGRAM

Project Title/File Number	NIPA PCL 50 – Foothills Corporate Center Grading Plan
Project Location	8501 Foothills Bl.; Roseville; Placer County; APN: 017-230-014-000
Project Description	The applicant requests approval of a Major Grading Plan that would allow rough grading of the site and seasonal wetlands on the site to be filled.
Project Applicant	Greg Bardini, Morton & Pitalo, Inc.; (916) 984-7621; 75 Iron Point Circle #120, Folsom, CA 95630
Property Owner	Daisy Stires, Sterling Savings Bank ; (509) 227-0960 ; 111 North Wall St., Spokane, WA 99026
Lead Agency Contact Person	Derek Ogden, Phone (916) 774-5276

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 monitoring program is required for the project as significant adverse impacts have been identified, and mitigation measures have been identified to mitigate those impacts.

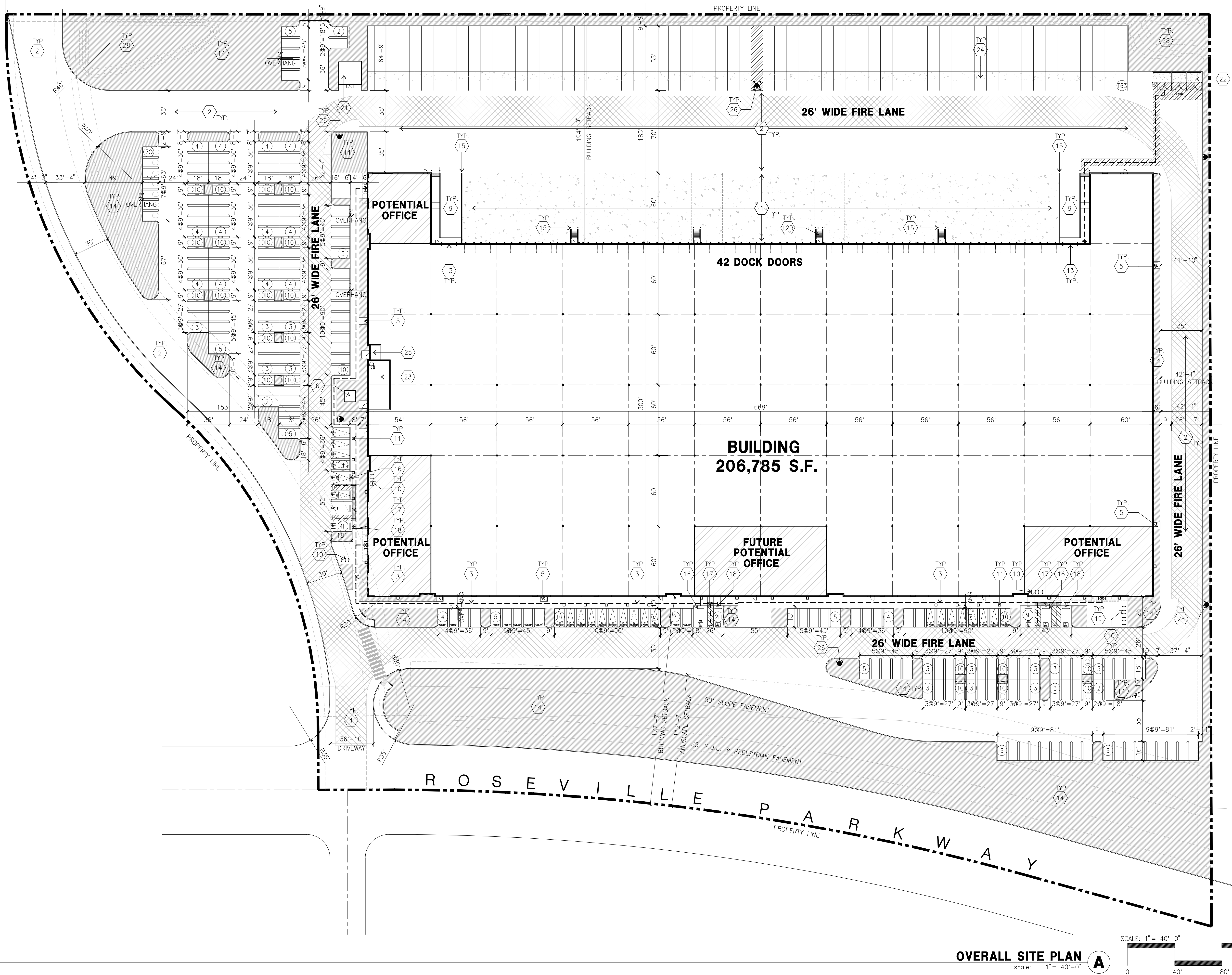
MONITORING PROCESS: Existing monitoring mechanisms are in place that assist the City of Roseville in meeting the intent of CEQA. These existing monitoring mechanisms eliminate the need to develop new monitoring processes for each mitigation measure. These mechanisms include grading plan review and approval, 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. Therefore, only those mitigation measures that are unique to this project are listed in the following monitoring table. The table indicates the required mitigation along with who is the responsible party for monitoring along with when the monitoring is to occur and when the monitoring has been completed.

MITIGATION MONITORING TABLE - Carlsberg Lot 5 Grading Plan

MITIGATION NUMBER	DESCRIPTION	GRADING PERMIT	IMPROVE/ BUILDING PLANS	DURING CONST	PLAN CHECK CITY DEPT.	MON. CITY DEPT.	DATE COMPLETE
MM1	Wetlands Prior to grading permit the project shall obtain an Army Corps of Engineers wetland fill or discharge "Section 404" permit. The project will be required to purchase credits in an approved wetland mitigation fund or other mitigation required by the 404 permit to ensure no net loss of wetlands.	Planning & Engineering	NA	NA	NA	Planning	
MM2	Special Status Species MM2: Prior to project construction special status species surveys shall be conducted to establish the presence/absence of these species on the site. These studies shall be conducted via the appropriate federal and state protocols.	Planning & Engineering	NA	NA	NA	Planning	
MM3	Cultural Resources In the event of the discovery of buried paleontological, archaeological or historic deposits, project activities in the vicinity of the find shall be temporarily halted and a qualified archaeologist consulted to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance or data	Planning & Engineering	NA	NA	NA	Planning	

MITIGATION MONITORING TABLE - Carlsberg Lot 5 Grading Plan

MITIGATION NUMBER	DESCRIPTION	GRADING PERMIT	IMPROVE/ BUILDING PLANS	DURING CONST	PLAN CHECK CITY DEPT.	MON. CITY DEPT.	DATE COMPLETE
	recovery excavations. If human remains are found, the Placer County Coroner's office shall be contacted immediately. The corner shall contact the Native American Heritage Commission, which shall notify the appropriate descendant.						



SITE PLAN KEYNOTES

- 1 HEAVY BROOM FINISH CONCRETE PAVEMENT.

2 ASPHALT CONCRETE (AC) PAVING

3 ACCESSIBLE PATH OF TRAVEL

4 DRIVEWAY APRONS

5 5'-6"x5'-6"x4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAIN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH SLOPE TO BE 1/4" : 12" MAX.

6 APPROXIMATE LOCATION OF TRANSFORMER. CONTRACTOR TO VERIFY

7 NOT USED.

8 CONCRETE WALKWAY, MEDIUM BROOM FINISH. SEE "L" DRAWINGS.

9 CONCRETE RAMP WITH CONCRETE GUARD WALL. SEE "C" DRAWINGS.

10 BIKE RACK. SEE DAB-A2.1 FOR LONG TERM BIKE LOCATION

11 FUTURE ELECTRIC VEHICLE CHARGER.

12A EXTERIOR METAL STEEL STAIR.

12B EXTERIOR CONCRETE STAIR.

13 12' x 14' DRIVE-IN DOOR

14 LANDSCAPE.

15 CONC. FILLED GUARD POST 6" DIA. U.N.O. 48" H.

16 PRE-CAST CONC. WHEEL STOP.

17 TRUNCATED DOMES.

18 ACCESSIBLE PARKING STALL SIGN.

19 HARDSCAPE AT ENTRANCE. SEE "L" DRAWINGS.

20 ACCESSIBLE ENTRY SIGN.

21 PUMP HOUSE

22 TRASH ENCLOSURE.

23 ELECTRICAL ROOM.

24 CONCRETE DOLLY PAD. SEE SITE PLAN FOR WIDTH AND "C" DRAWINGS.

25 FIRE RISER ROOM

26 FIRE HYDRANT

27 NOT USED.

28 STORM TREATMENT SEE CIVIL DRAWINGS

SITE PLAN GENERAL NOTES

- THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY GEOTECHNICAL ENGINEER, DATE, PROJECT NUMBER #
- IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
- SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES
- PROVIDE STRUCTURAL CALCULATION AND CONSTRUCTION ANCHORAGE DETAIL FOR TRANSFORMER PRIOR TO INSTALLATION.
- SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
- CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
- SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
- CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12" EA. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH
- U.N.O. PROVIDE KNOX BOXES AT ALL OFFICE ENTRANCES.
- PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT
- ON-SITE FIRE MAIN, FIRE SPRINKLER, AND SPRINKLER MONITORING SYSTEM SHALL BE SUBMITTED SEPARATELY TO THE FIRE DEPARTMENT FOR REVIEW AND PERMITTING.
- ALL VERTICAL MOUNTING POLES OF FENCING SHALL BE CAPPED.
- LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
- ALL INTERIOR AND EXTERIOR WALK SURFACES TO BE NON-SLIP TYPE

SITE PLAN LEGEND

- CONCRETE PAVING. SEE "C" DRWGS. FOR THICKNESS

STANDARD PARKING STALL (9' X 18')

STANDARD PARKING STALL (9' X 16'+2" OVERHANG)

CLEAN AIR/VANPOOL/EV CONDUIT STUB FOR FUTURE EV

CLEAN AIR/ VANPOOL/EV WITHOUT CONDUIT STUB FOR FUTURE EV

TRAILER PARKING (10' X 53')

LANDSCAPED AREA

FIRE LANE

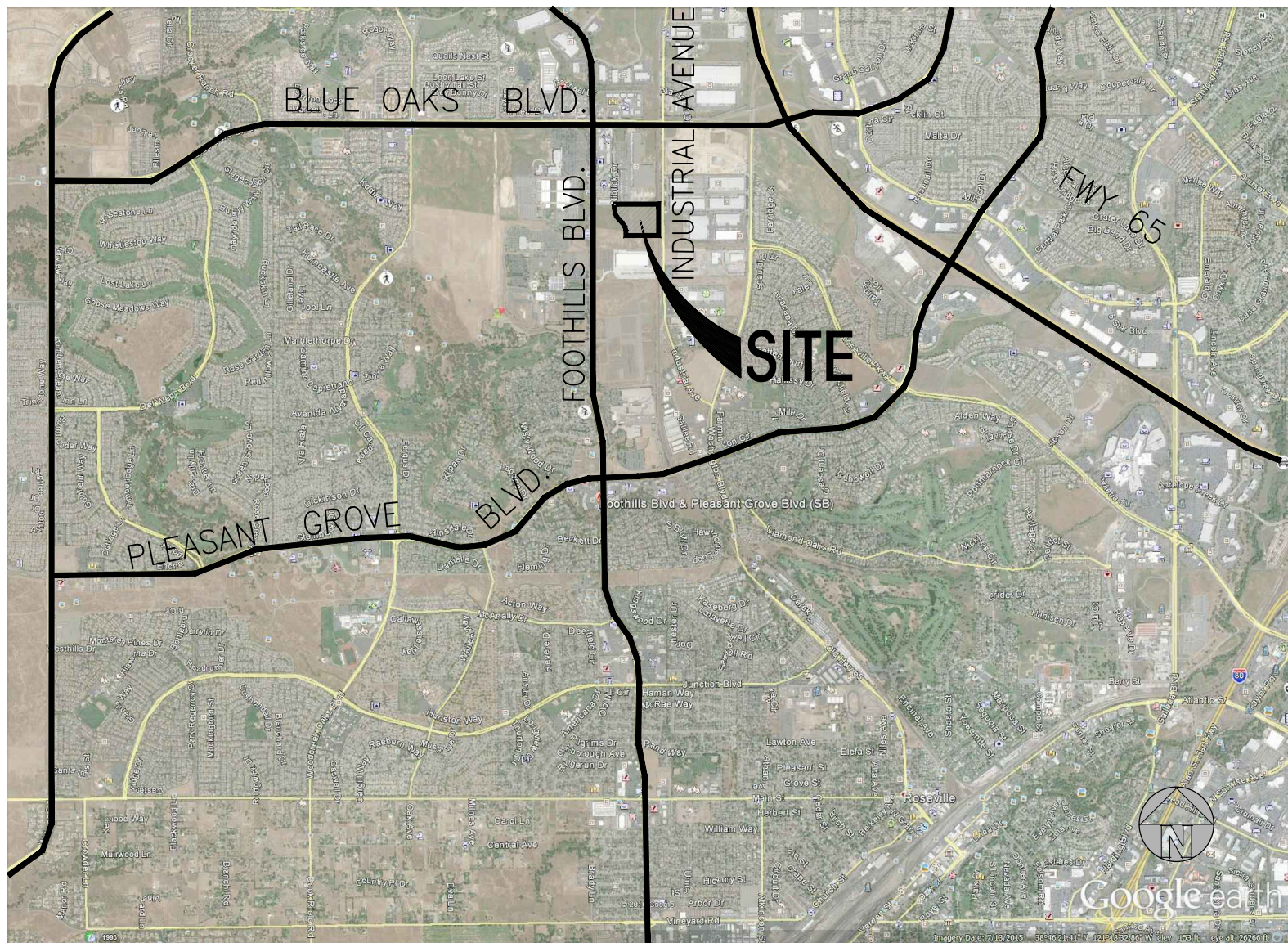
COMPACT PARKING STALL (8' X 14'+2" OVERHANG)

ACCESSIBLE PARKING STALL (9' X 18') + 5' W/ ACCESSIBLE AISLE

ACCESSIBLE PARKING (VAN) STALL (12' X 18') + 5' W/ ACCESSIBLE AISLE

PATH OF TRAVEL. MINIMUM WIDTH TO BE 4'. SLOPE NOT TO EXCEED 5% IN THE DIRECTION OF TRAVEL AND CROSS SLOPE NOT TO EXCEED 2%. SEE CIVIL FOR GRADING PLAN

VICINITY MAP



PROPERTY OWNER

RIDGE CAPITAL, INC.
555 UNIVERSITY AVENUE, SUITE 180
SACRAMENTO, CA 95825
PHONE: 916-330-1975
CONTACT: MICHELLE AZEVEDO

ADDRESS OF THE PROPERTY

751 Roseville Parkway
Roseville, CA 95747

ASSESSOR'S PARCEL NUMBER

017-232-007-000

ZONING

ZONING LIGHT INDUSTRIAL DISTRICT (M-1)
NORTH INDUSTRIAL PLANNING AREA

APPLICANT'S REPRESENTATIVE

HPA, INC.
600 GRAND AVENUE - STE. 302
OAKLAND, CA 94610
TEL: 925-413-6896
ATTN: DEBIE TRIANI

SHEET INDEX

ARCHITECTURAL

DAB-A1.1 OVERALL SITE PLAN
DAB-A1.2 PUMP HOUSE
DAB-A2.1 OVERALL FLOOR PLAN
DAB-A3.1 ELEVATIONS
DAB-AD.1 DETAILS

CIVIL

C.0 PRELIMINARY GRADING PLAN
C.1 PRELIMINARY UTILITY PLAN

LANDSCAPE

L.1 PRELIMINARY LANDSCAPE PLAN

PROJECT DATA

SITE AREA	BUILDING	
In s.f.	611,927	s.f.
In acres	14.05	ac
BUILDING AREA		
Office	10,000	s.f.
Warehouse	196,785	s.f.
TOTAL	206,785	s.f.
FLOOR AREA RATIO (MAX 0.5)		
	0.34	
AUTO PARKING REQUIRED		
Office: 1/250 s.f.		stalls
(N/A, office doesn't exceed 10% of GFA)		
Whse: 1/1,000 s.f.	207	stalls
TOTAL	207	stalls
AUTO PARKING PROVIDED		
Standard (9' x 18' including overhang)	159	stalls
Compact (9' x 16' including overhang)	29	stalls
Accessible Standard (9' x 18') (108" x 216")	4	stalls
Accessible Van (12' x 18') (144" x 216")	3	stalls
Accessible Standard EV (9' x 18') (108" x 216")	1	stalls
Accessible Van EV (12' x 18') (144" x 216")	1	stalls
Clean Air / Vanpool (5' min parking)	17	stalls
(9' x 18' including overhang)		
EV charging (10% min parking)	19	stalls
(9' x 18' including overhang)		
TOTAL	233	stalls
BICYCLE RACK REQUIRED		
Short Term (4 + 5% of total stalls)	16	
Long Term (1 + 5% of total stalls)	13	
BICYCLE RACK PROVIDED		
Short Term (4 + 5% of total stalls)	18	
Long Term (1 + 5% of total stalls)	16	
TRAILER PARKING PROVIDED		
Trailer (10' x 53')	63	stalls
ZONING ORDINANCE FOR CITY		
Zoning Designation - Light Industrial (M-1)		
North Industrial Planning Area		
MAXIMUM BUILDING HEIGHT ALLOWED		
Height - 50'		
LANDSCAPE REQUIREMENT		
Percentage - TBC		
SETBACKS		
Building		
Front - 100' Ave. Bldg.		
Side - 50'		
Rear - 60'		
Landscape		
50' from Roseville Pkwy		
15' from Union Pacific Rail road (Reduced)		
6' parking lot setback from adjacent properties		



hpa, inc.
600 grand ave, suite 302
oakland, ca
94610
tel: 949-662-2113
email: hpa@hparchs.com

Owner:



555 University Ave. Suite 180
Sacramento, CA 95825

TEL: 916-527-8020
FAX: 916-993-6480

Project:

751 ROSEVILLE
PARKWAY

Roseville, CA

Consultants:

CIVIL Morton & Pitolo
STRUCTURAL
MECHANICAL
PLUMBING
ELECTRICAL
LANDSCAPE Vista Parks
FIRE PROTECTION
SOILS ENGINEER

Title: OVERALL SITE PLAN

Project Number: 20524

Drawn by: M.D

Date: 06/01/2021

Revision:

City resubmittal 7/29/2021

City resubmittal 8/31/2021

City resubmittal 9/24/2021

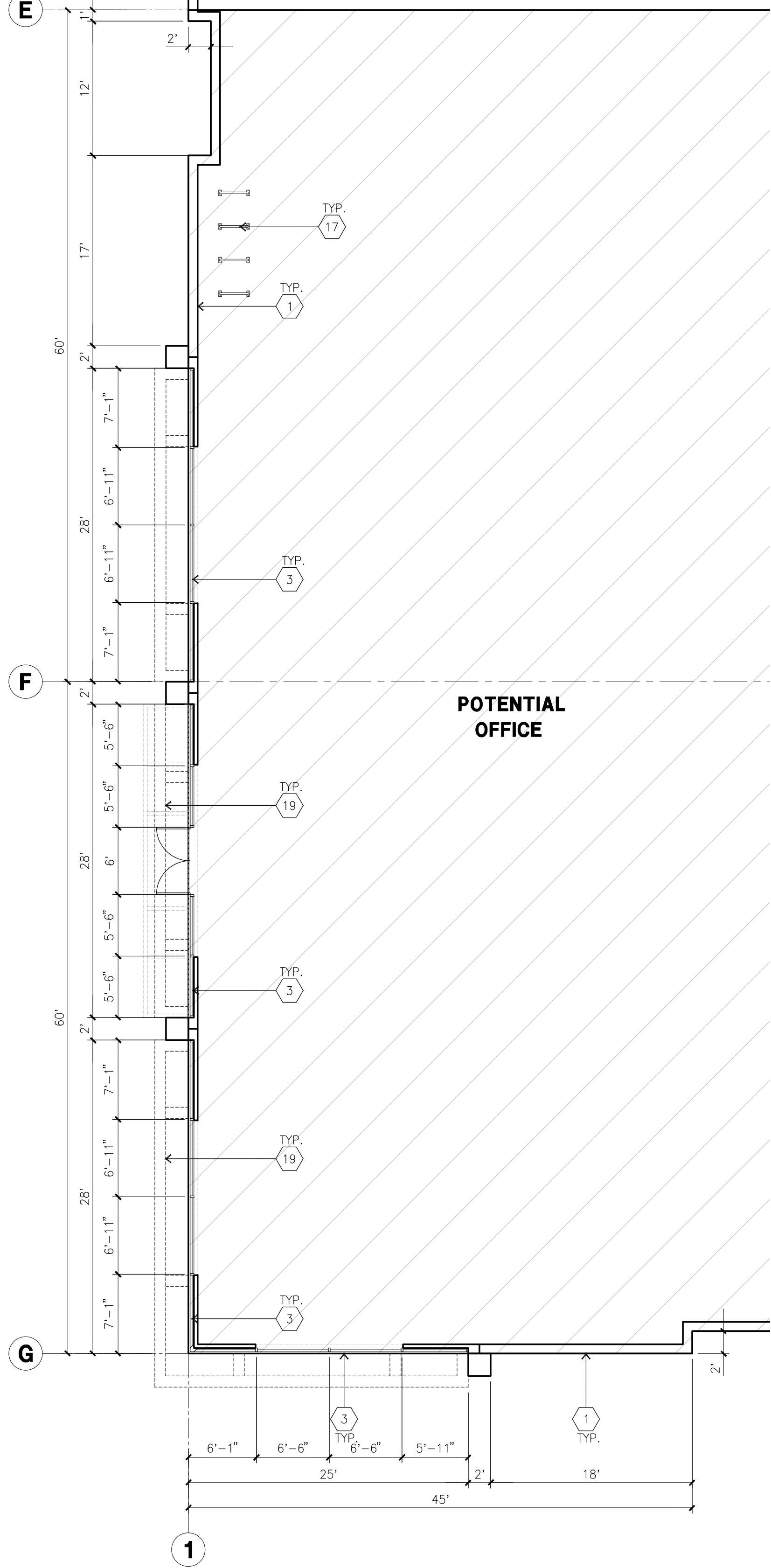
Sheet:

DAB-A1.1

OFFICIAL USE ONLY

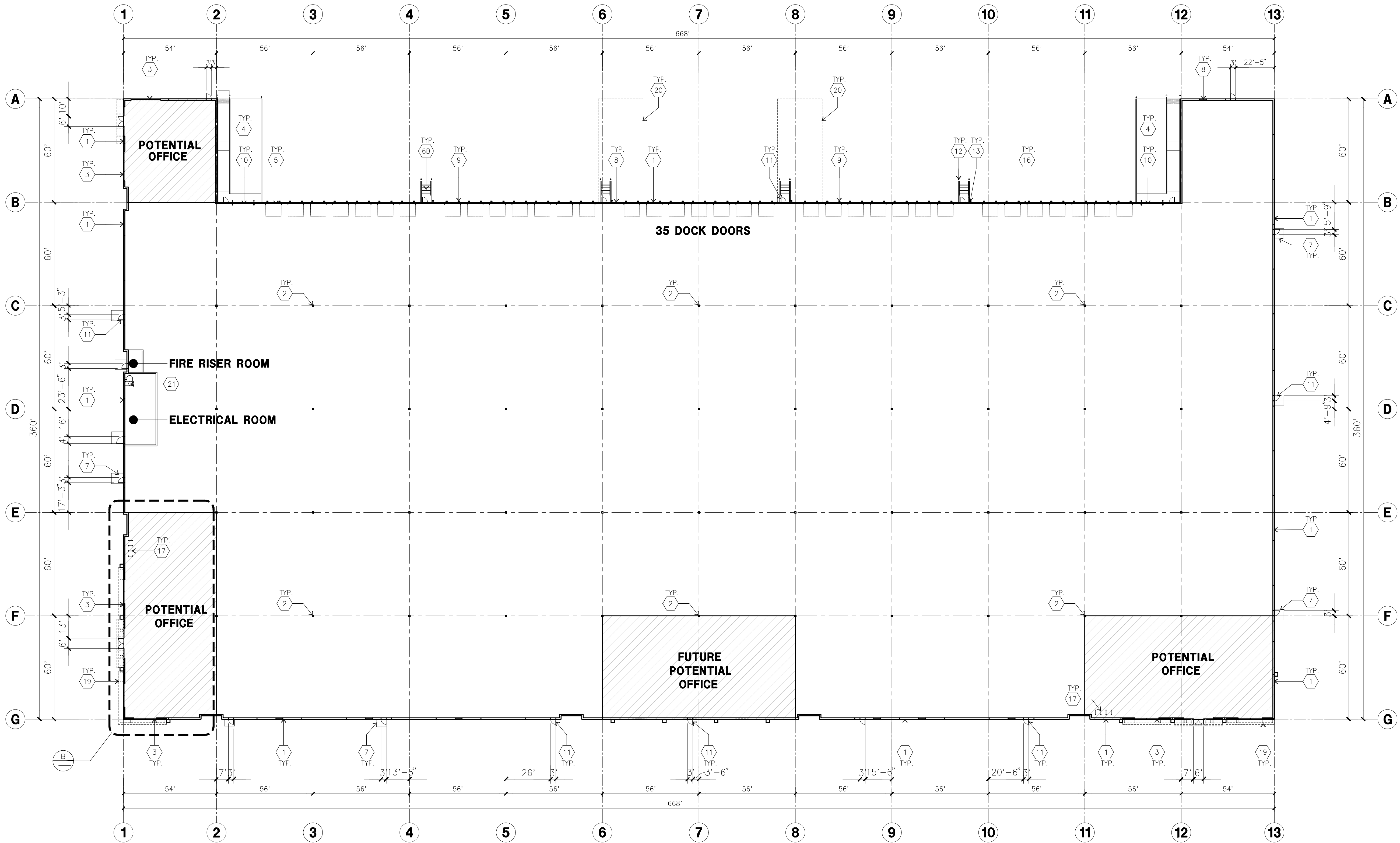
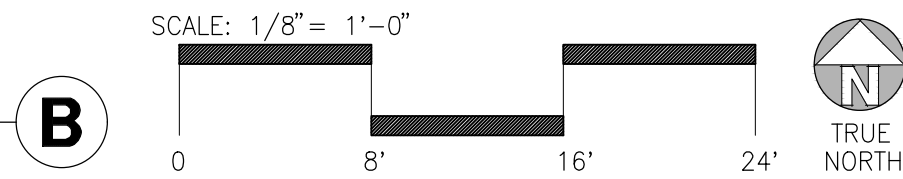
Abstract

DC EXHIBIT C



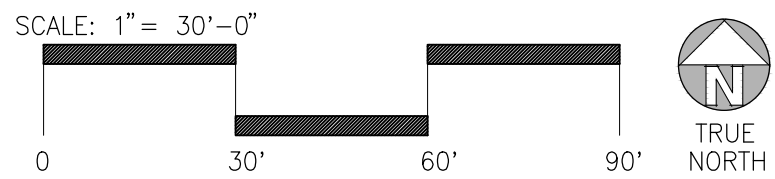
ENLARGED FLOOR PLAN

scale: 1/8" = 1'-0"



OVERALL FLOOR PLAN

scale: 1" = 30'-0"



KEYNOTES - FLOOR PLAN

- CONCRETE TILT-UP PANEL.
- STRUCTURAL STEEL COLUMN.
- TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE ENLARGED PLANS AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDES OF RAMP.
- 9' X 10' DOCK DOOR, SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
- EXTERIOR METAL STEEL STAIR.
- EXTERIOR CONCRETE STAIR.
- 5'-6"X5'-6"X4", THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BLOOM FINISH. SLOPE TO BE 1/4" : 12' MAX.
- 4'X8' METAL LOUVER.
- DOCK DOOR BUMPER.
- 12' X 14' DRIVE THRU, SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
- 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
- CONC. FILLED GUARD POST, 6" DIA. U.N.O., 48"H.
- EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER.
- INTERIOR ROOF DRAIN & OVERFLOW SCUPPERS.
- INTERIOR ROOF DRAIN WITH PIPED OVERFLOW.
- Z GUARD.
- INTERIOR BIKE RACK.
- ELECTRICAL ROOM.
- METAL CANOPY ABOVE.
- FUTURE CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDES OF RAMP.

GENERAL NOTES - FLOOR PLAN

- THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 100' +/-, A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS, INSURE HEAT AND SMOKE VENTS AS REQ'D COMPLY WITH TABLE 910.3 CBC.
- FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL O.P., B.D. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
- THE BUILDING FLOOR SLAB IS FLAT/SLOPED, SEE CIVIL.
- SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
- PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
- SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS.
- PLUMBING/ELECTRICAL COORDINATION.
- FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET AS.1. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
- CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
- ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN HARDWARE.
- HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
- PROVIDE FIRE EXTINGUISHERS AT LOCATIONS DETERMINED BY FIRE DEPARTMENT.
- EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
- AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES PER CBC 11B-216.6
- ALL INTERIOR AND EXTERIOR WALKING SURFACES TO BE NON-SLIP TYPE

FLOOR SLAB AND POUR STRIPS REQ.

- THESE NOTES ARE VERY MIN. REQUIREMENT. SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS
- FLOOR COMPACTION - 95%
 - TRENCH COMPACTION - 90%
 - BUILDING FLOOR SLAB: SEE STRUCTURAL DRAWINGS FOR DETAILS.
 - CONTRACTOR TO BUILD FOR CLASS V FLOOR PER A.C.I. 302-R-99
 - CONCRETE SLAB TO HAVE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
 - CONTRACTOR TO CURE SLAB TO BE WET CURING USING BURLINE FOR 7 DAYS MIN.
 - ALL EQUIPMENT & MOVING VEHICLES SHALL BE DIAPERED.
 - NO CRANES, CONCRETE TRUCKS, OR ANYTHING HEAVY WILL BE PLACED ON THE SLAB.
 - SLAB TO BE F50 FL3S MEASURED WITHIN 24 HOURS.
 - NO FLY ASH IN THE CONCRETE.
 - WHERE  INDICATED, PROVIDE VAPOR BARRIER (15 MIL STEGO OR EQUAL) CONFORMING TO ASTM E 1745 UNDER THE CONCRETE SLAB. PROVIDE SAND PER SOILS ENGINEER OR MANUFACTURER'S RECOMMENDATION. CONCRETE SLAB IN OFFICE AREAS, WHERE SAND OVER VISQUEEN ARE REQUIRED, SHALL BE NATURALLY HYDRATED WITHOUT USE OF BURLINE, CURING COMPOUND, OR RELEASE AGENTS.

- SEAL CONCRETE SLAB W/ "LAPIDOLITH" SEALER
- SHURESAL/LAPIDOLITH OR APPROVED EQUAL FLOOR SEALER APPLIED ONE COAT AT END OF JOB IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.
- NO PERMANENT GREASE PEN PANEL MARKS ON FLOOR SLAB.
- NO RED CAULK MARKS. ALL CONSTRUCTION MARKS TO BE REMOVED BEFORE SEALING.
- 10' POUR STRIP AT TRUCK DOOR, 4FT. MAX. ELSEWHERE.
- ALL FLOOR SLAB NAIL OR BRACE FRAME HOLES FILLED WITH APPROVED 2 PART EPOXY COMPOUND TO MATCH CONCRETE COLOR. PIGA BOND LV 2000/BURKE EPOXY INJECTION RESIN OR EQUAL.
- PROVIDE FIRE EXTINGUISHERS PER FIRE DEPARTMENT REQUIREMENT.
- MM-80 AT SPEED BAY ONLY. PRICE AS ADDITIONAL ALTERNATE



hpa, inc.
600 grand ave, suite 302
oakland, ca
94610
tel: 949-862-2113
email: hpa@hparchs.com

Owner:



555 University Ave. Suite 180
Sacramento, CA 95825

TEL: 916-527-8020
FAX: 916-993-6480

Project:

751 ROSEVILLE
PARKWAY

Roseville, CA

Consultants:

CIVIL Morton & Pitalo
STRUCTURAL
MECHANICAL
PLUMBING
ELECTRICAL
LANDSCAPE Vista Parks
FIRE PROTECTION
SOILS ENGINEER

Title: OVERALL FLOOR PLAN

Project Number: 20524

Drawn by: M.D

Date: 06/01/2021

Revision:

City resubmittal 7/29/2021

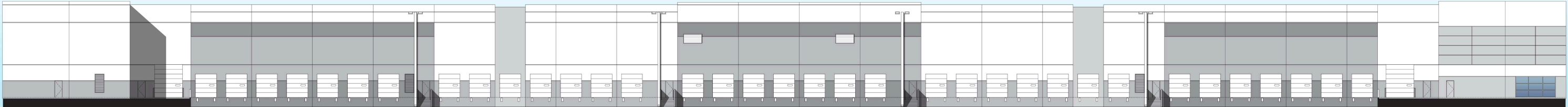
City resubmittal 8/31/2021

City resubmittal 9/24/2021

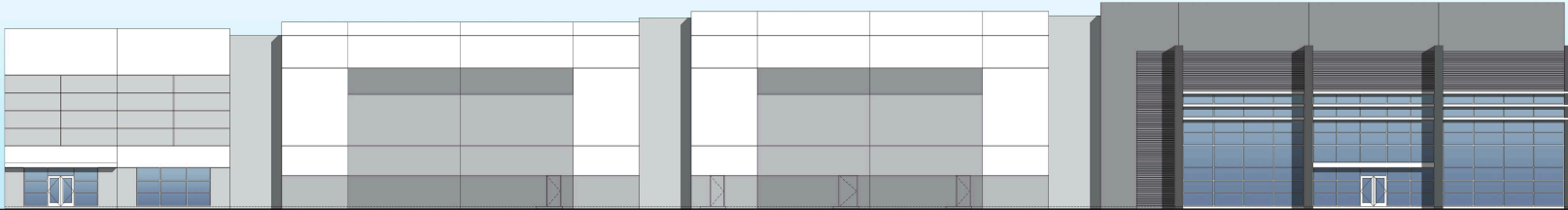
Sheet:

DAB-A2.1

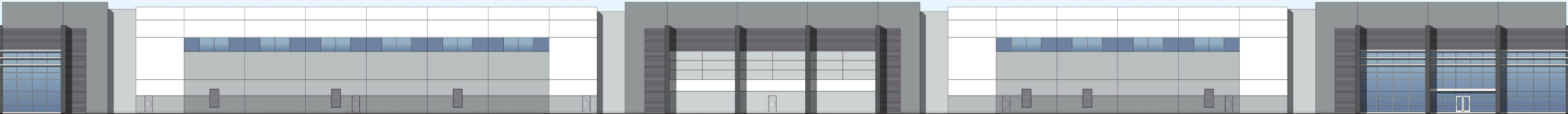
DC EXHIBIT D



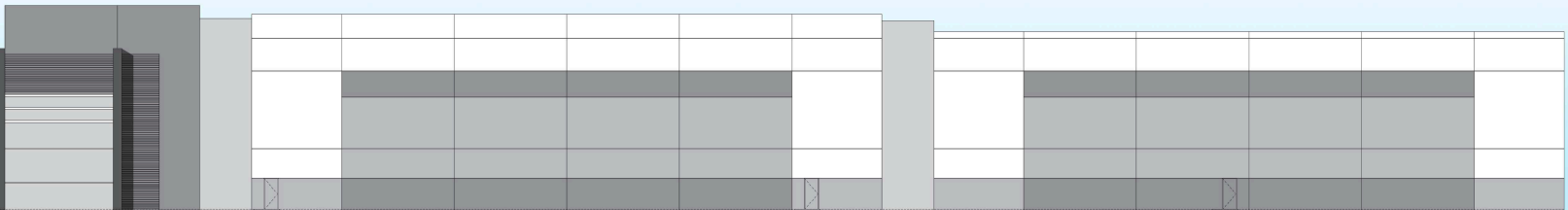
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



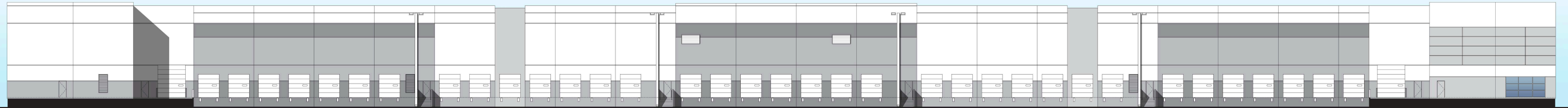
EAST ELEVATION



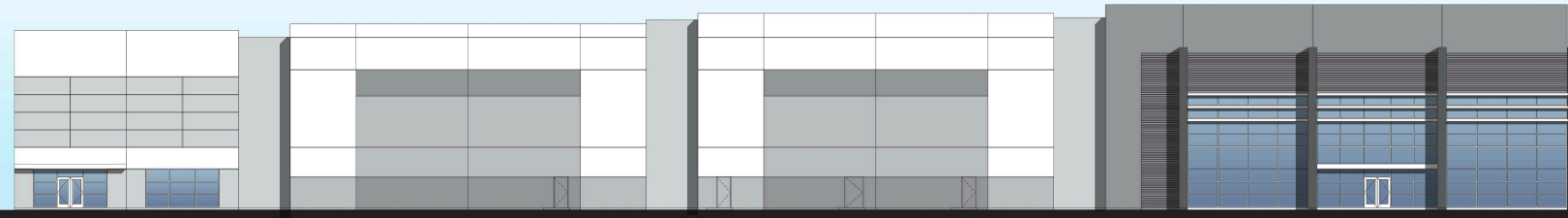
751 ROSEVILLE PARKWAY

ROSEVILLE, CALIFORNIA





NORTH ELEVATION

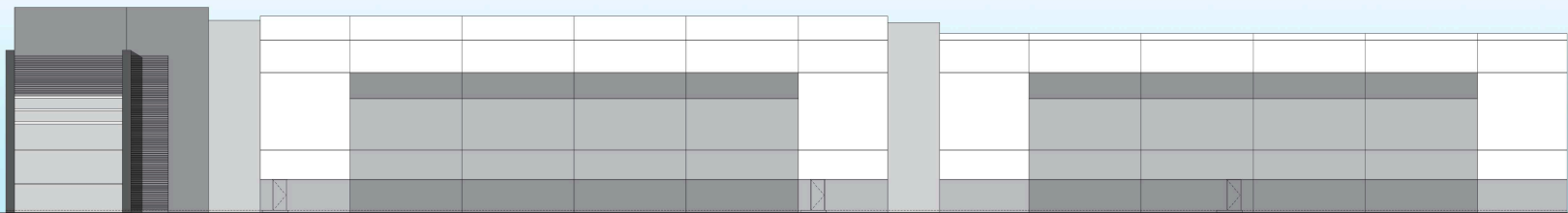


WEST ELEVATION



SOUTH ELEVATION

← FUTURE STOREFRONT →



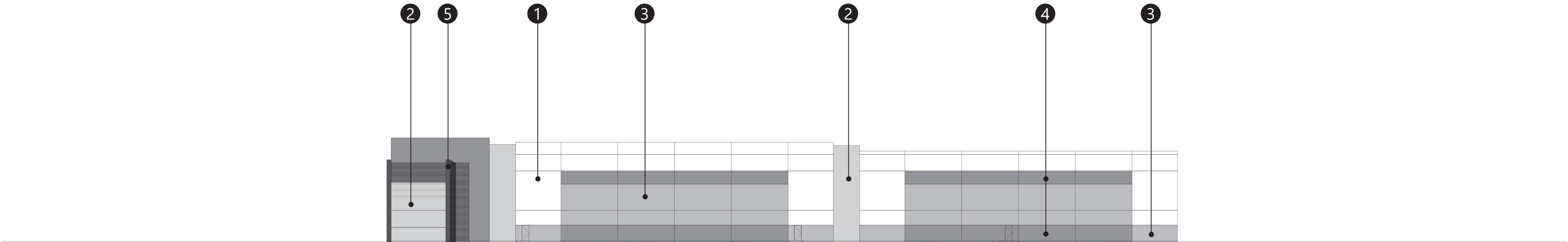
EAST ELEVATION



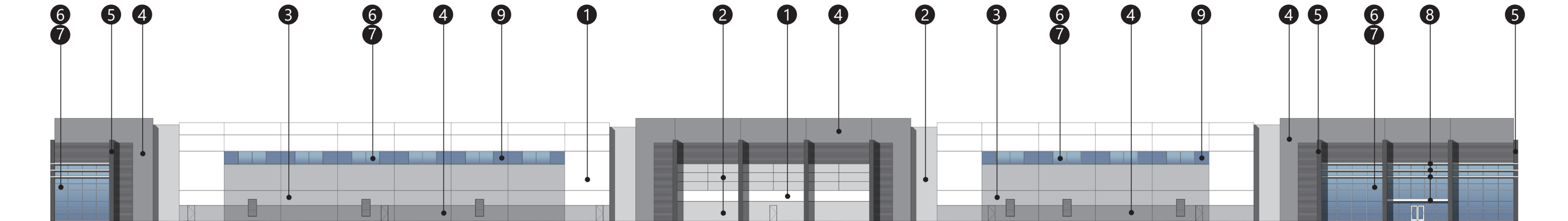
751 ROSEVILLE PARKWAY

ROSEVILLE, CALIFORNIA

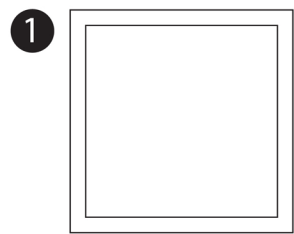
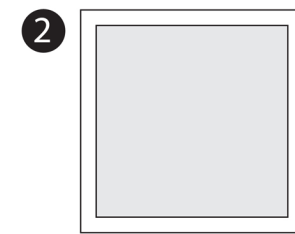
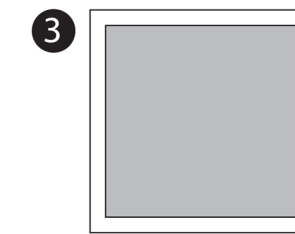
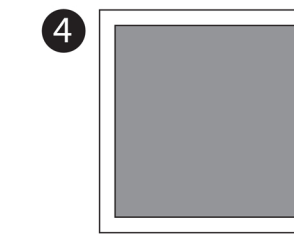
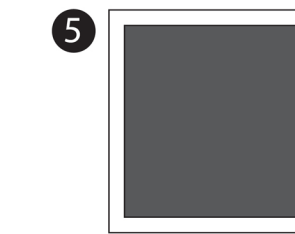
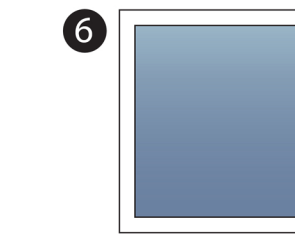
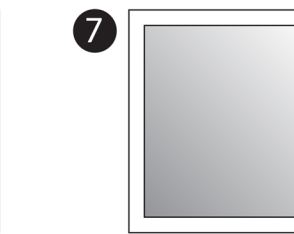
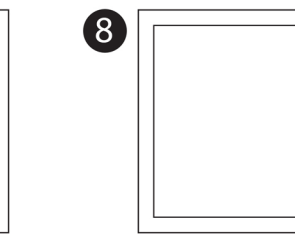
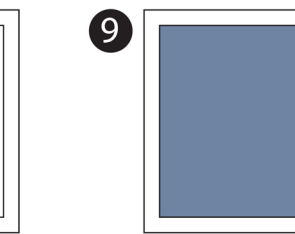




EAST ELEVATION



SOUTH ELEVATION

								
Sherwin Williams SW 7006 EXTRA WHITE	Sherwin Williams SW 7071 GRAY SCREEN	Sherwin Williams SW 7073 NETWORK GRAY	Sherwin Williams SW 7074 SOFTWARE	Sherwin Williams SW 7075 WEB GRAY	Blue Reflective GLAZING	Clear Anodized MULLIONS	Sherwin Williams SW 7006 EXTRA WHITE @METAL CANOPY	Sherwin Williams SW 6510 LOYAL BLUE



DAB-A3.1

KEYNOTES - PUMP HOUSE

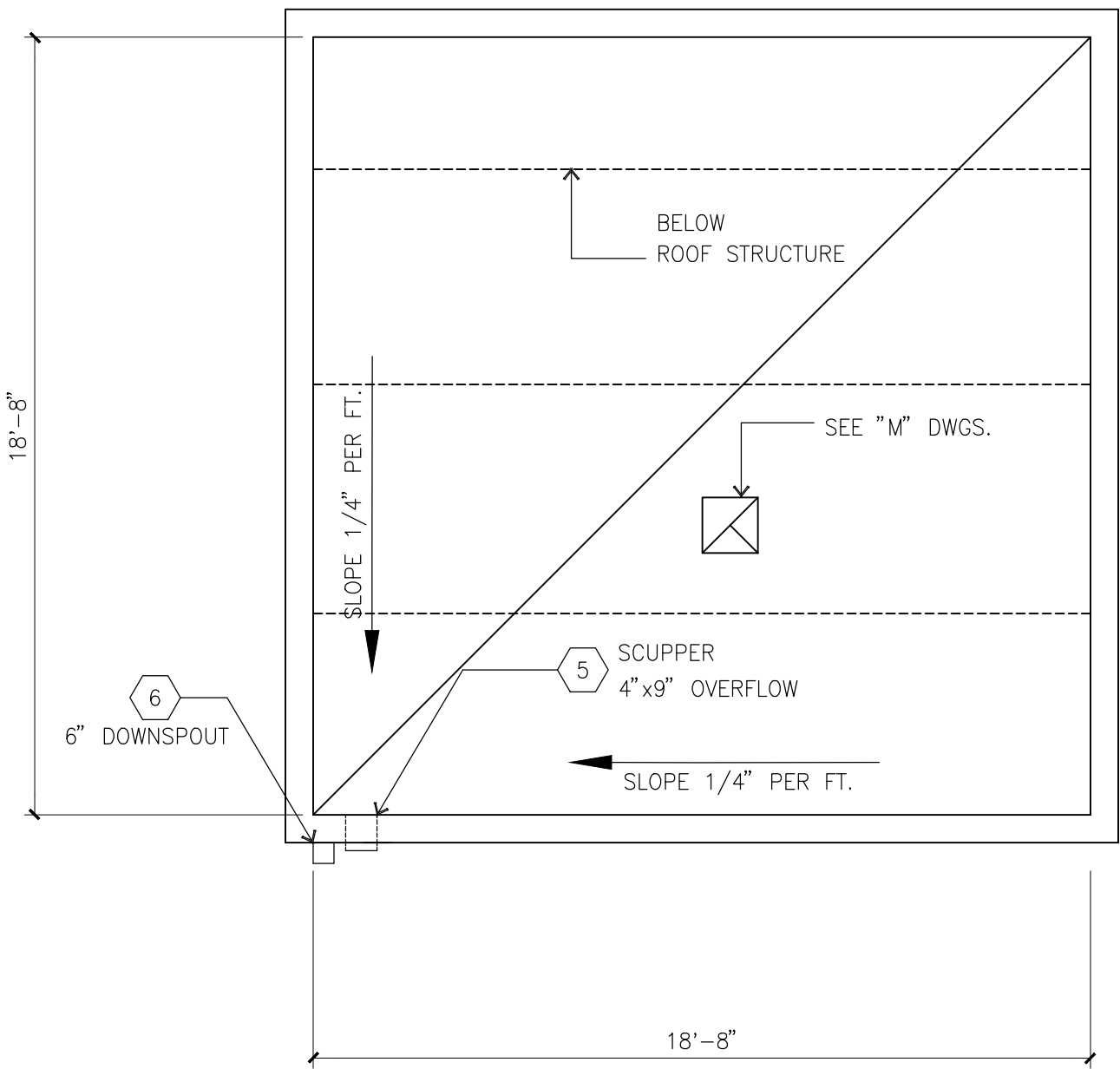
- 1 CONCRETE TILT-UP WALL (14) FT. HIGH MIN., PAINTED BOTH SIDES.
- 2 ROOF LINE BEYOND
- 3 KNOX BOX
- 4 NOT USED
- 5 OVERFLOW SCUPPER, SEE DETAIL 15/AD.3 SIMILAR PAINT TO MATCH WALL.
- 6 DOWNSPOUT, SEE DETAIL 16/AD.3 SIMILAR PAINT TO MATCH WALL.
- 7 3'x7' PAIR OF DOORS, SEE DOOR SCHEDULE LEGEND

GENERAL NOTES - PUMP HOUSE

- A. CONTRACTOR TO VERIFY ALL GRADES W/ CURRENT "C" PLAN & VERIFY SITE CONDITIONS. VERIFY ALL TOP OF WALL HEIGHTS(T.O.W.) & FINISH SURFACE GRADES.
- B. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS U.N.O.
- C. T.O.W. = TOP OF WALL ELEVATION
- D. F.F. = FINISH FLOOR
- E. F.S. = FINISH SURFACE
- F. N/A
- G. CONTRACTOR TO VERIFY ALL CIVIL AND STRUCTURAL DRAWINGS FOR PUMP HOUSE HEIGHT. CONTRACTOR TO ADJUST PUMP HOUSE HEIGHT AND FOOTING IN THE FIELD.
- H. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON
- J. N/A
- K. ROOF IS TO BE 4-PLY BUILT-UP ROOFING OVER SHEATHING OVER ROOF FRAMING, CLASS A ROOF, SEE DETAILS ON AD.3 AND SPECIFICATIONS.
- L. BUILT UP ROOFING TO BE DESIGNED FOR 110 MPH EXPOSURE "C" AND TO BE A U.L. CLASS A ROOF. FLASHING: 6A" TYPE 5MB MOPPED AP SHEET, U.L. TYPE 63 BUR.
- M. ALL ROOFING FASTENERS SHALL MEET ALL CODE AND REGULATION REQUIREMENTS. PROPER REQUIREMENTS ARE IN PROJECTS JURISDICTION AND ALSO, FACTORY MUTUAL (FM) WIND UPLIFT PRESSURE REQUIREMENTS.

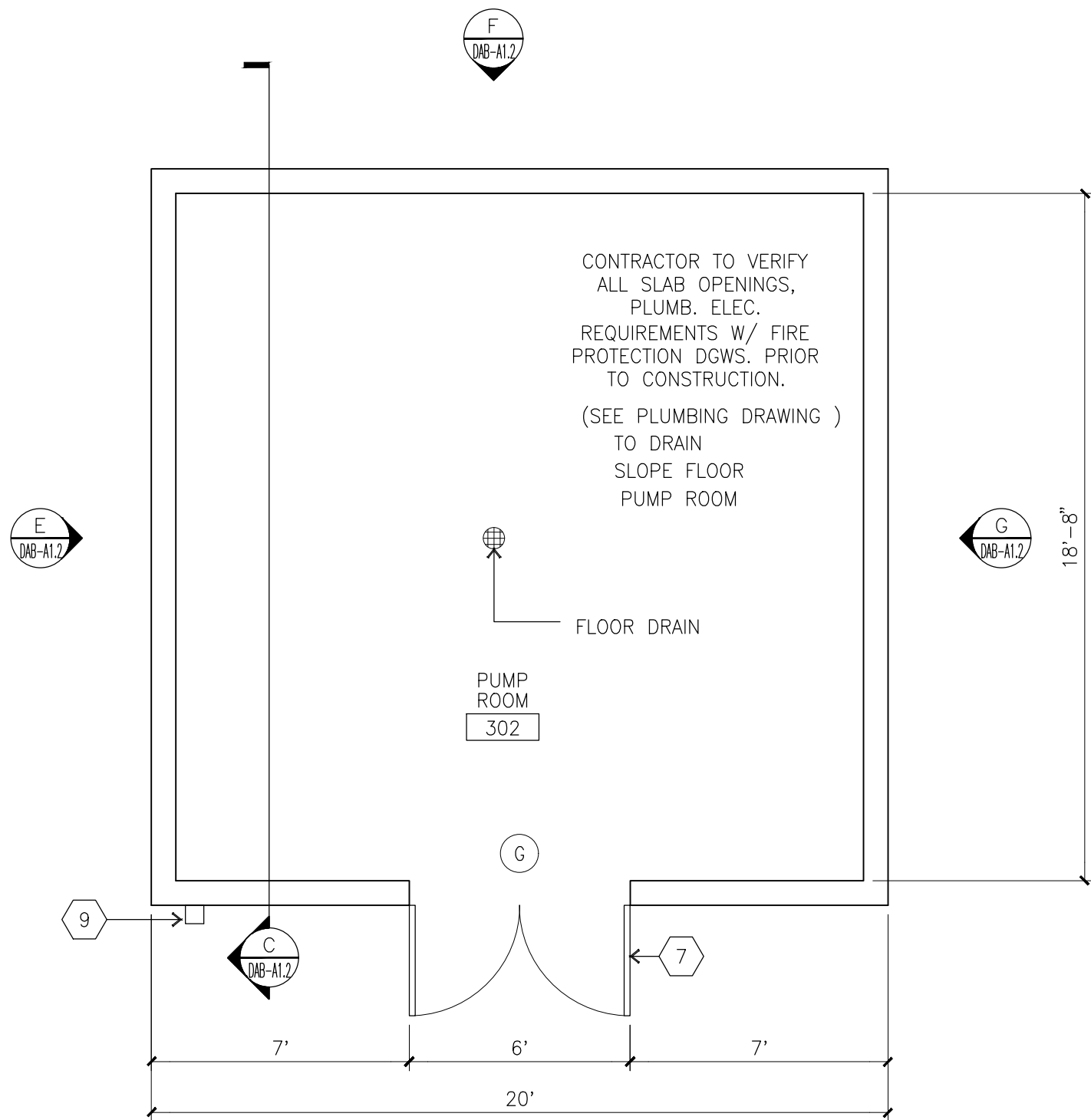
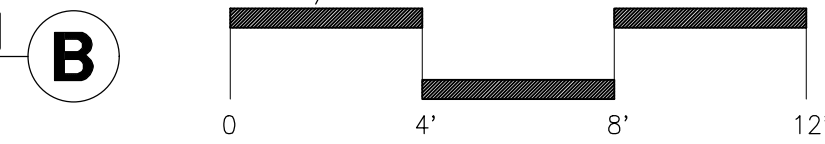
COLOR SCHEDULE - PUMP HOUSE

- | | | | |
|--|--------------------------|------|-----------------------------|
| | 1 CONCRETE TILT-UP PANEL | PAIN | BRAND, SW 7006 EXTRA WHITE |
| | 2 CONCRETE TILT-UP PANEL | PAIN | BRAND, SW 7073 NETWORK GRAY |



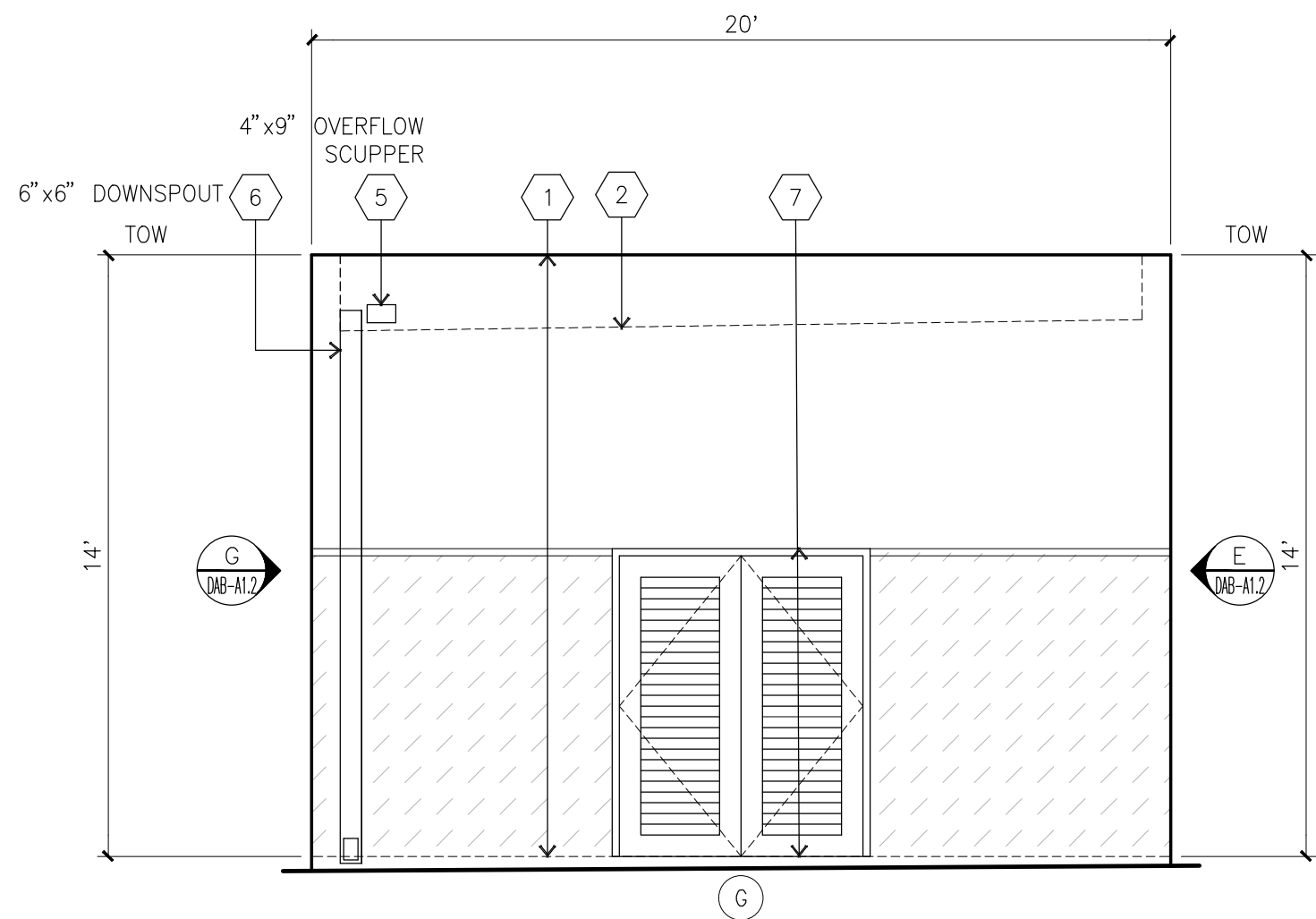
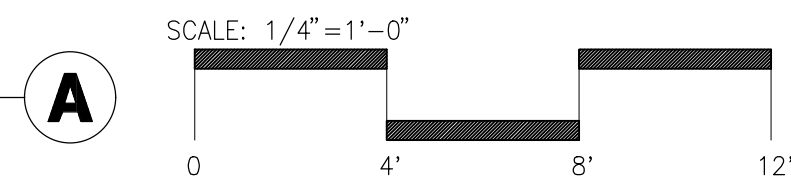
PUMP HOUSE ROOF PLAN

scale: 1/4" = 1'-0"



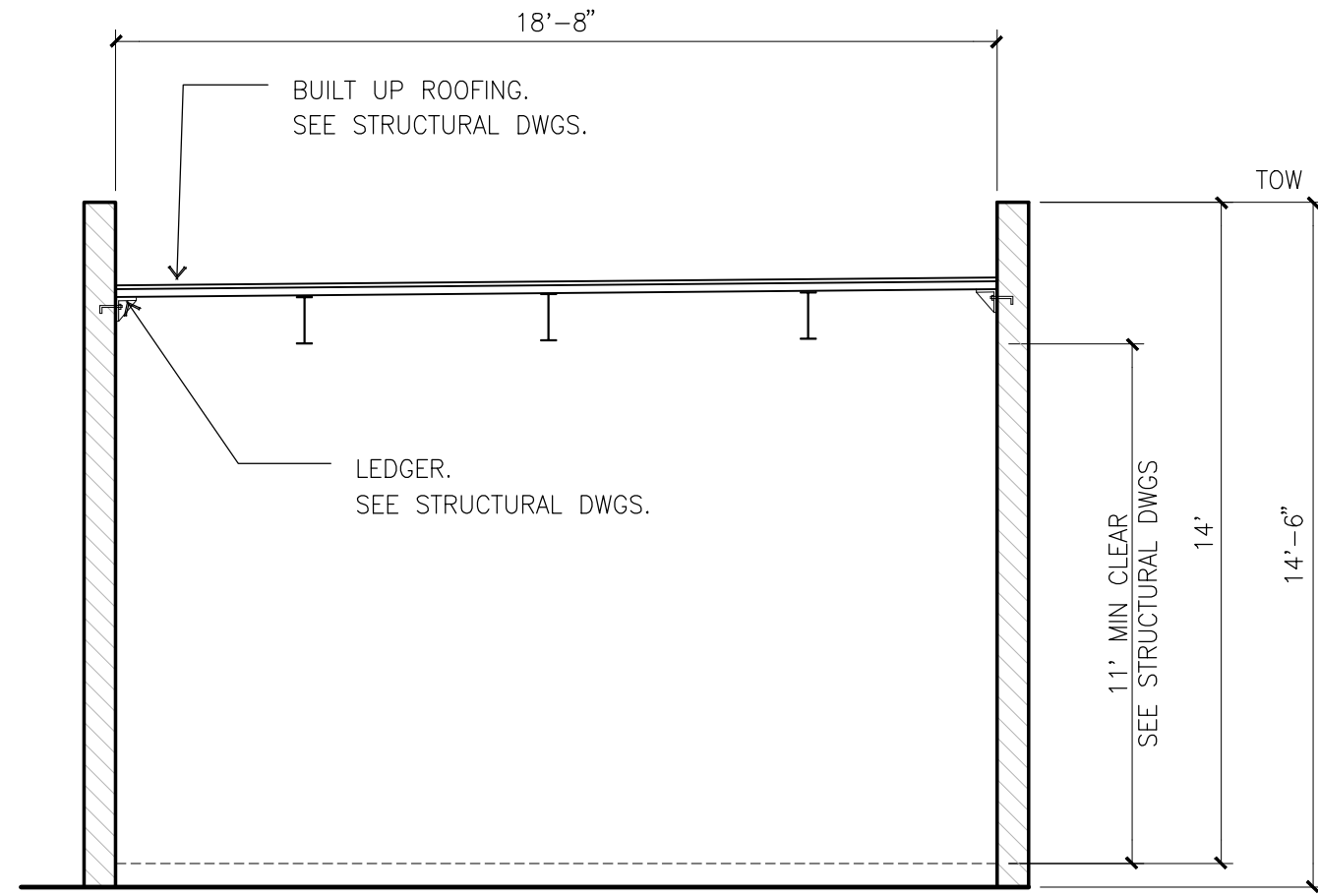
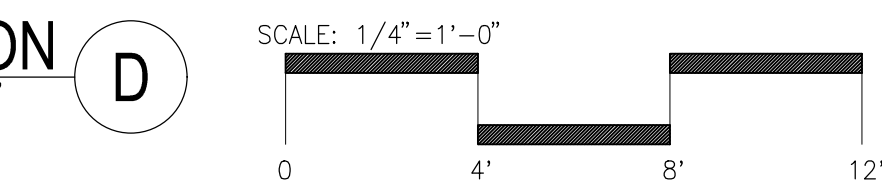
PUMP HOUSE FLOOR PLAN

scale: 1/4" = 1'-0"



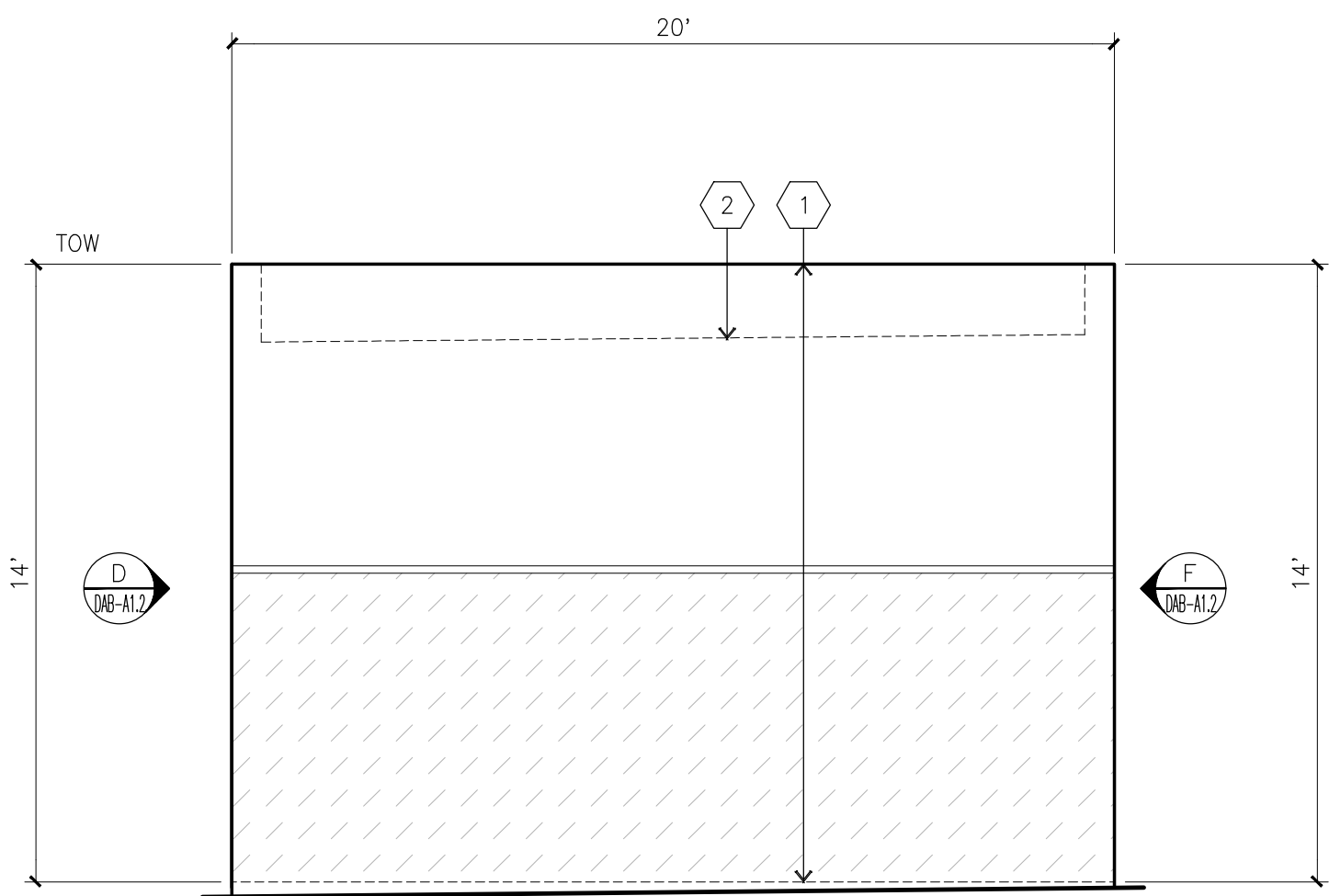
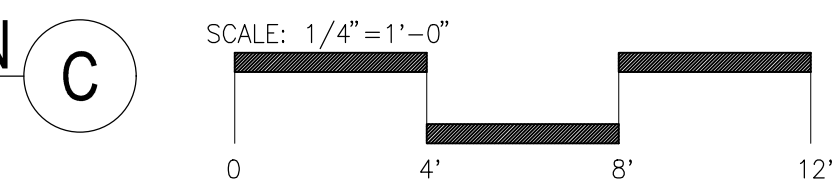
PUMP HOUSE SOUTH ELEVATION

scale: 1/4" = 1'-0"



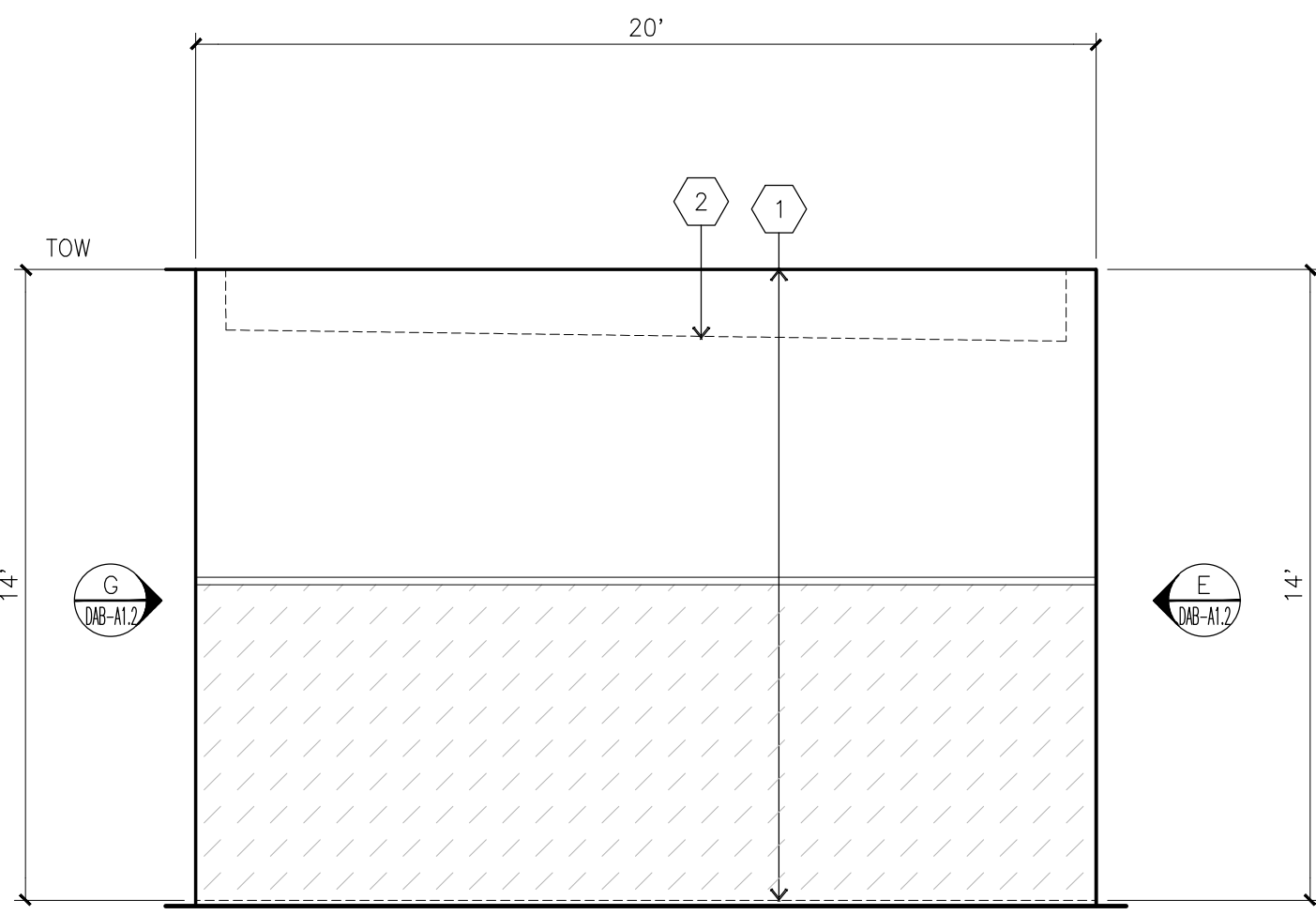
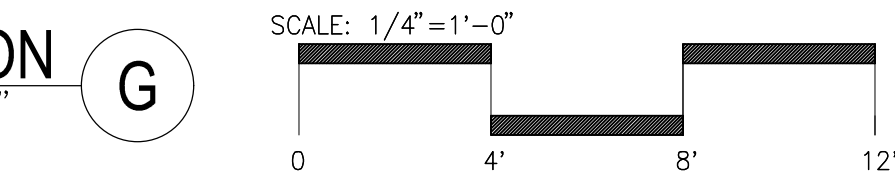
PUMP HOUSE SECTION

scale: 1/4" = 1'-0"



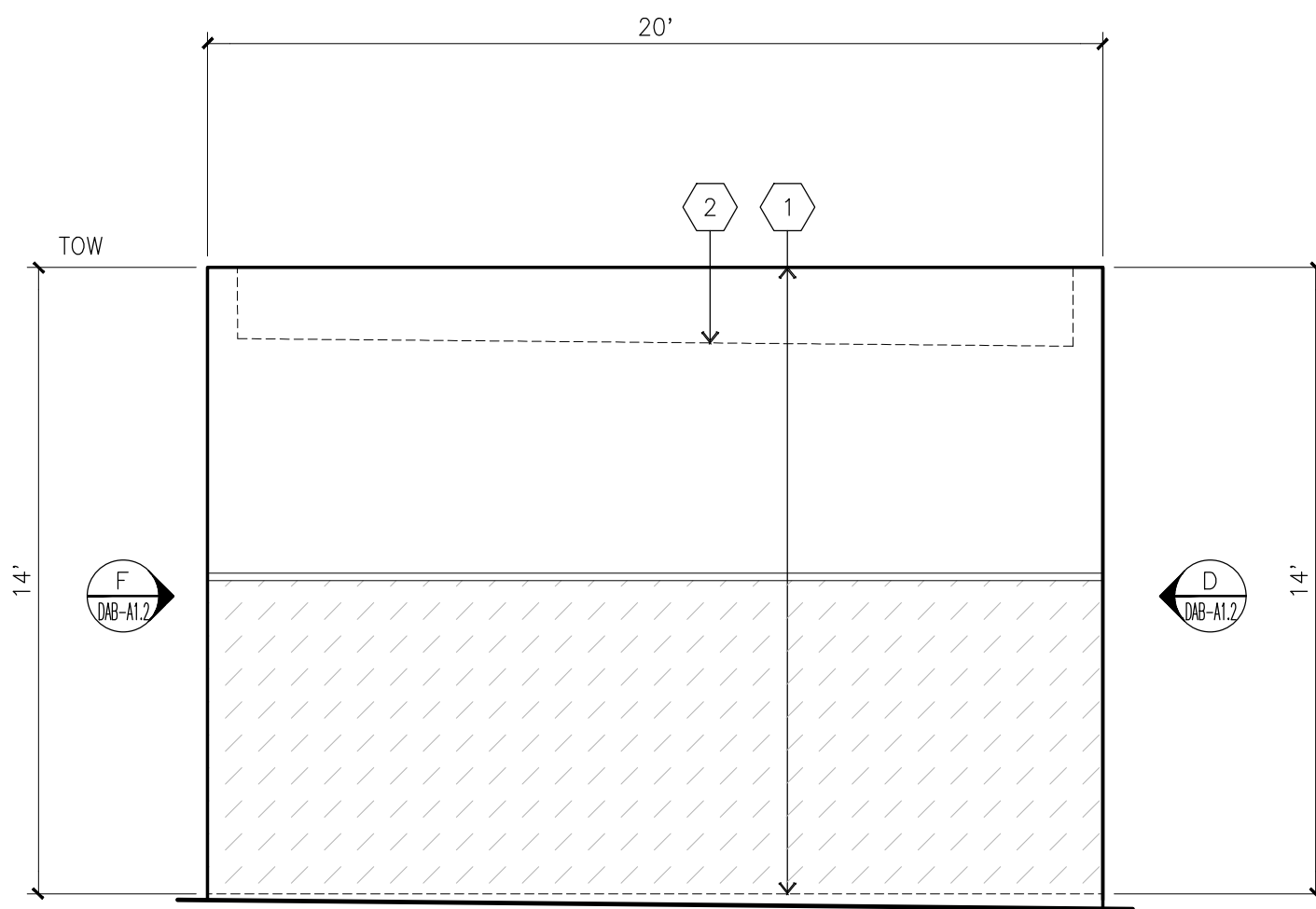
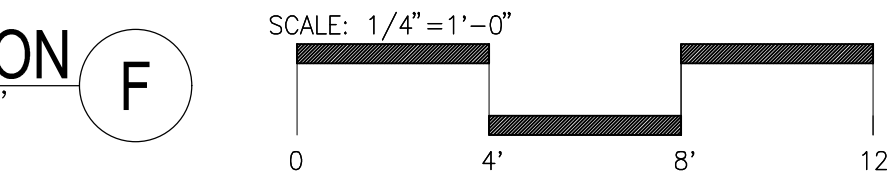
PUMP HOUSE EAST ELEVATION

scale: 1/4" = 1'-0"



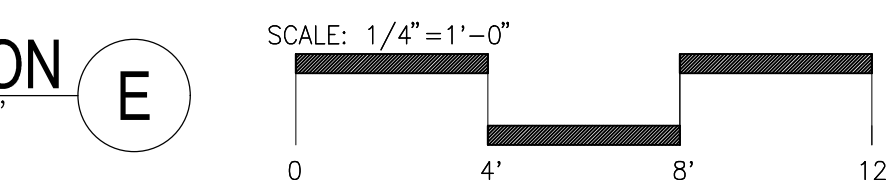
PUMP HOUSE NORTH ELEVATION

scale: 1/4" = 1'-0"



PUMP HOUSE WEST ELEVATION

scale: 1/4" = 1'-0"



Note:

SITE PLAN SHALL MEET ALL ENGINEERING AND NPDES REQUIREMENTS.



hpa, inc.
600 grand ave, suite 302
oakland, ca 94610
tel: 949-862-2113
email: hpa@hparchs.com

Owner:



555 University Ave. Suite 180
Sacramento, CA 95825

TEL: 916-527-8020
FAX: 916-993-6480

Project:

751 ROSEVILLE
PARKWAY

Roseville, CA

Consultants:

CIVIL	Morton & Pitato
STRUCTURAL	
MECHANICAL	
PLUMBING	
ELECTRICAL	
LANDSCAPE	Vista Parks
FIRE PROTECTION	
SOILS ENGINEER	

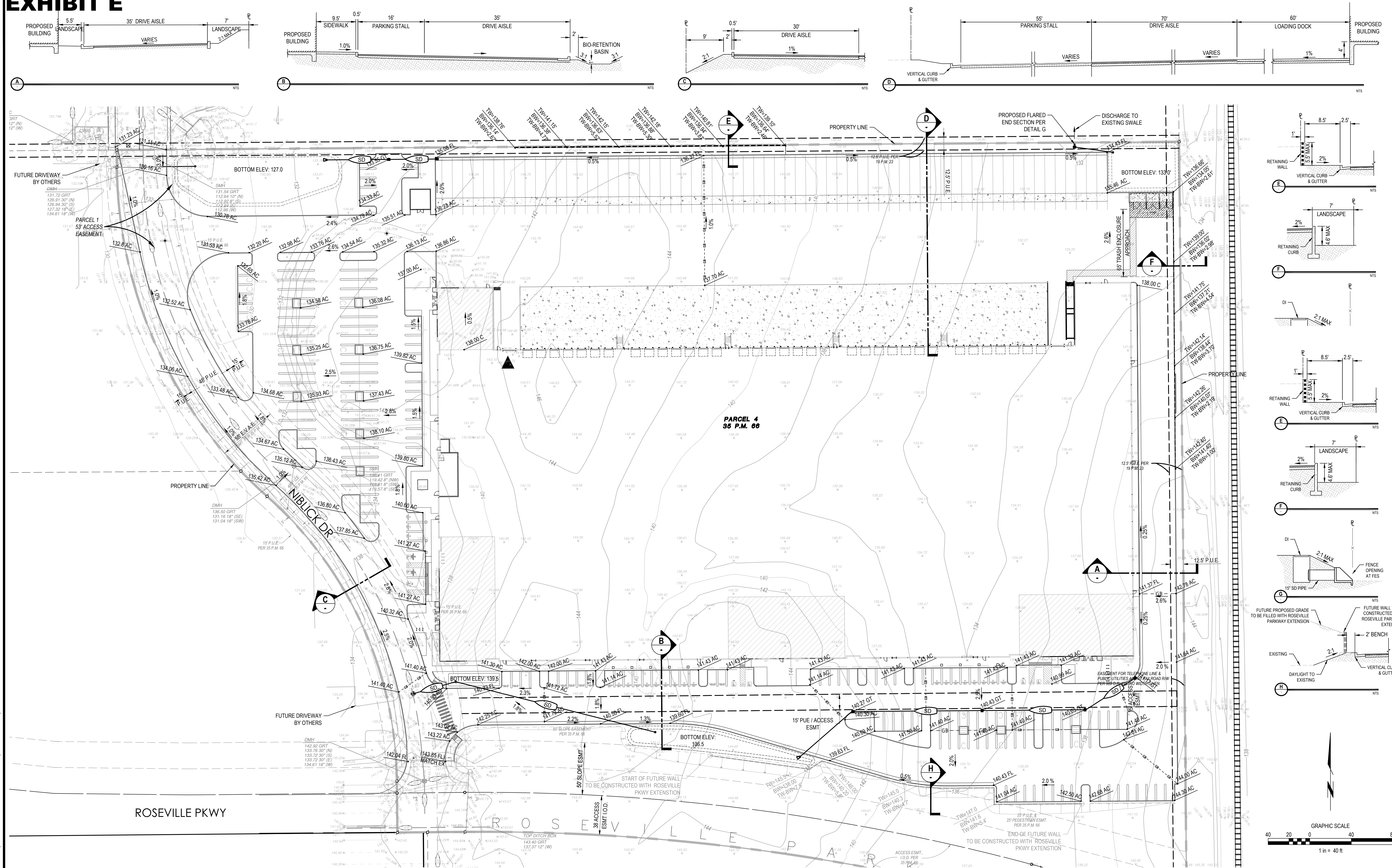
Title: PUMP HOUSE

Project Number:	20524
Drawn by:	M.D
Date:	06/01/2021
Revision:	
City resubmittal	7/29/2021
City resubmittal	8/31/2021
City resubmittal	9/24/2021

Sheet:

DAB-A1.2

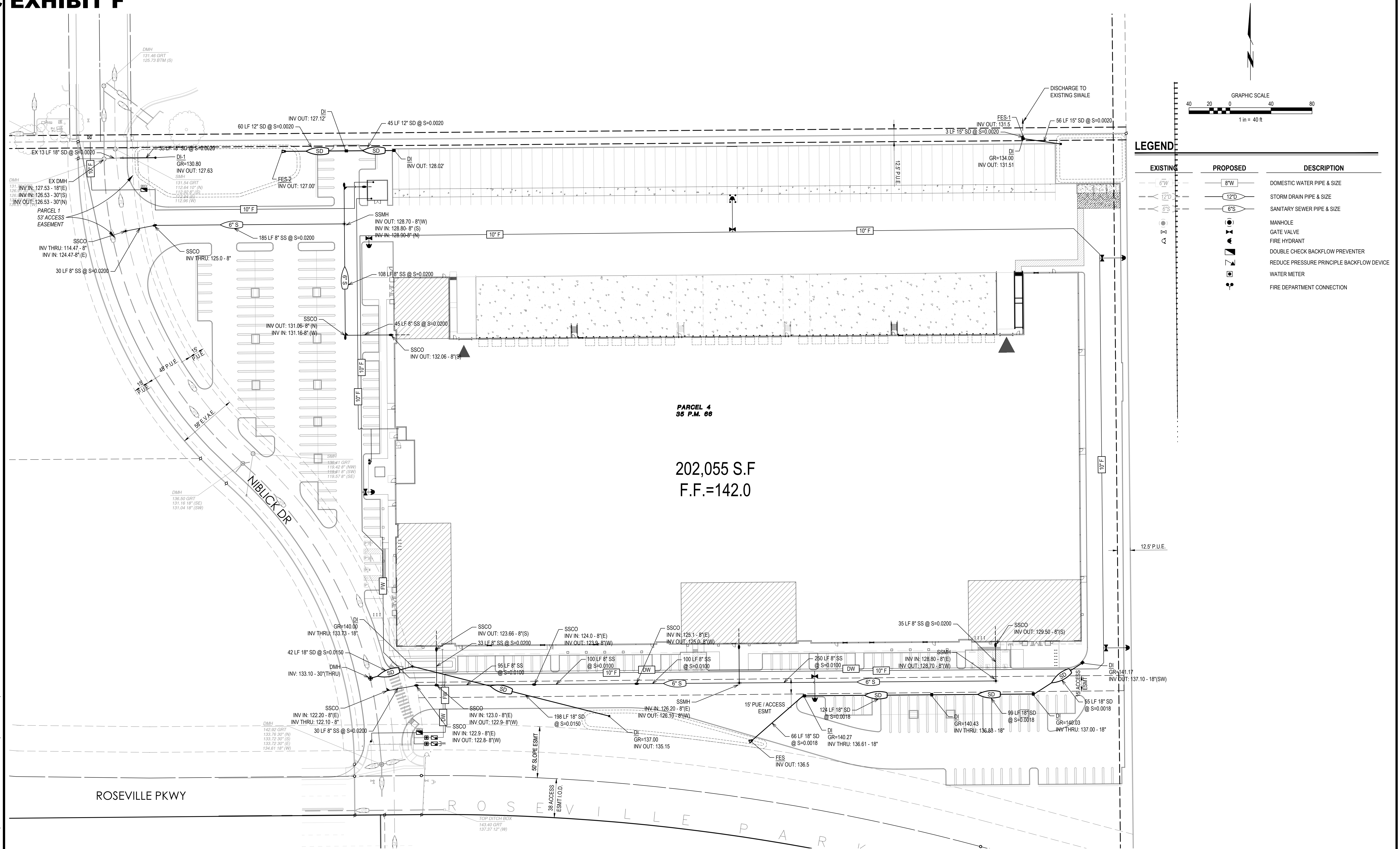
DC EXHIBIT E



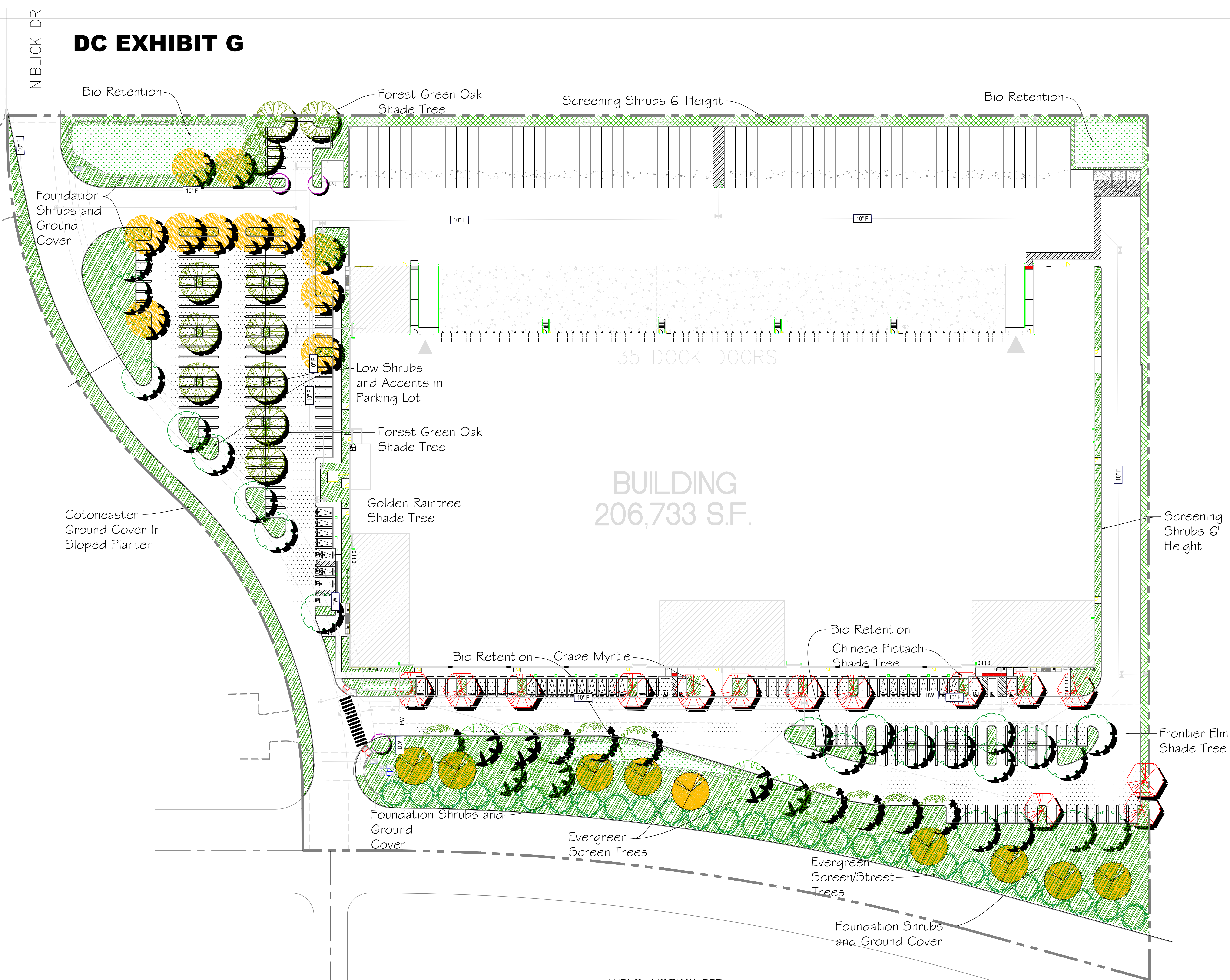
NOT FOR CONSTRUCTION

REVISIONS	△	CITY RESUBMITTAL	7/29/2021							SCALE:	BENCH MARK	COMPUTED	 MORTON & PITALO, INC. CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING Folsom * Fresno 600 Coolidge Drive, Suite #140 Folsom, CA 95630 phone: (916) 984-7621 web: www.mpengr.com	PRELIMINARY GRADING PLAN FOR FOOTHILLS PARCEL 4 751 ROSEVILLE PARKWAY APN:017-232-007 ROSEVILLE, CALIFORNIA	DATE	AUGUST 26, 2021
	△									HORIZ. 1" = 40'		SHEET			C.0	
	△															
	△															
	△															
	NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE	VERT. 1" = N/A					PROJ. ENGR.			OF	8

DC | EXHIBIT F

[illegible]

DC EXHIBIT G



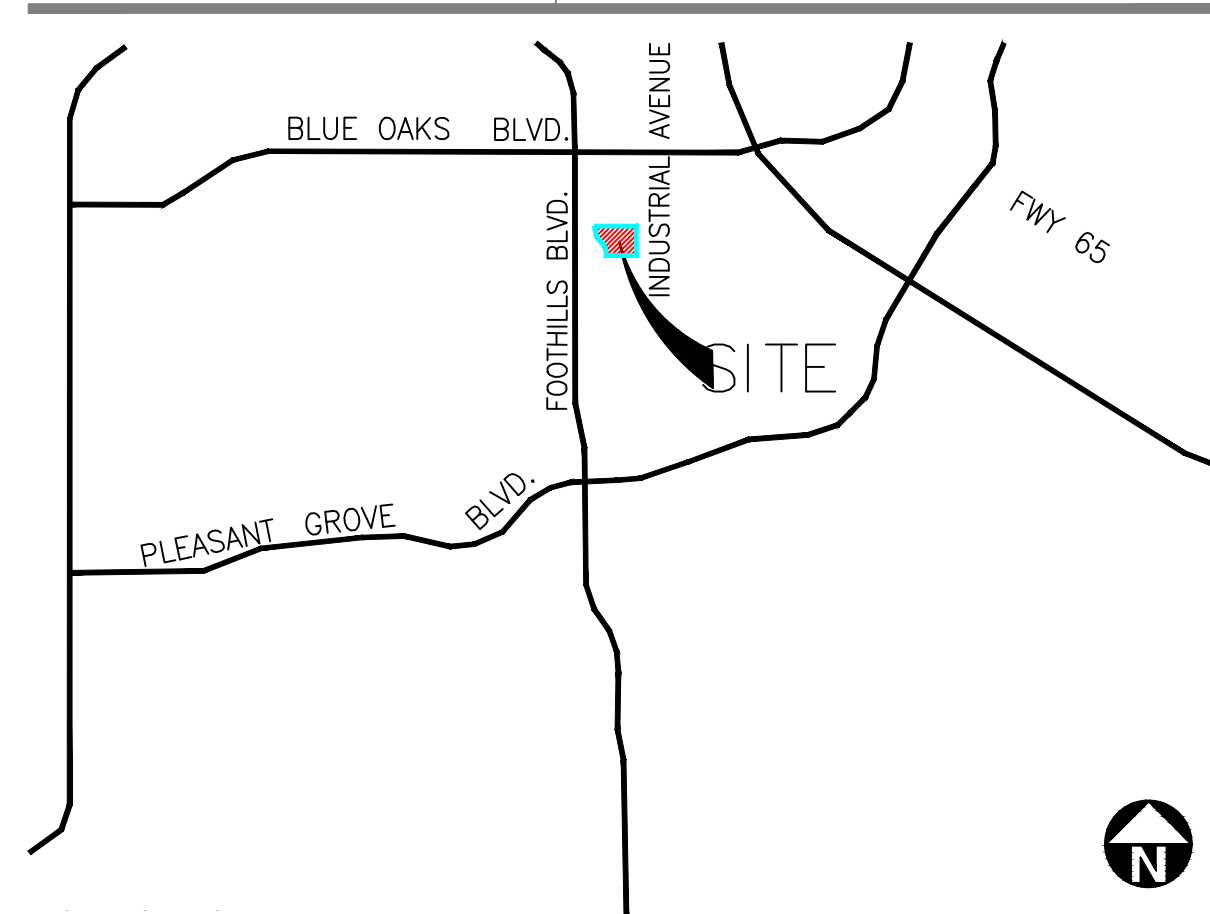
WELO WORKSHEET

8801 Foothills Welo Worksheet								
Reference Evapotranspiration (Eto)							52.2	
Regular Landscape Areas		There are no special landscape areas.				Trees count as 25 sq'		
Hydrozone#	Factor	Irrigation Method	Efficiency (PF/E)	ETAF	Landscape Area (sq. ft.)	ETAF X	Estimated Total Water Use (GPM)	
1	0.2	Drip	0.81	0.25	18178	4544.5	147078	
2	0.2	Drip	0.81	0.25	14779	3694.75	119577	
3	0.2	Drip	0.81	0.25	12354	3088.5	99956	
4	0.2	Drip	0.81	0.25	12621	3155.25	102117	
5	0.2	Drip	0.81	0.25	7063	1765.75	57147	
6	0.2	Drip	0.81	0.25	7589	1897.25	61403	
7	0.2	Drip	0.81	0.25	5293	1323.25	42826	
8	0.2	Drip	0.81	0.25	7631	1907.75	61742	
9	0.2	Drip	0.81	0.25	6954	1738.5	56395	
10	0.4	Bubbler	0.81	0.49	700	343	11101	
11	0.4	Bubbler	0.81	0.49	900	441	14273	
12	0.2	Bubbler	0.81	0.25	550	137.5	4450	
13	0.2	Bubbler	0.81	0.25	825	206.25	6675	
Total					95437		784609	
Maximum Allowed Water Allowance (MAWA)							1389925	
Estimated Total Water Use (ETWU)							7846913	
Average ETAF							0.25	
Allowed ETAF							0.45	

SHADE CALCULATIONS

Tree Variety	Full Value	Full	Half	1/4	Total Sq.'
35' Trees	962 sq.'				
Koelreutania paniculata		1	8		4810
Pistacia chinensis		7	7		10101
Quercus Forest Green		8	3		9139
Quercus shumardii			6		2886
Ulmus Frontier		7	16		14430
Total Shade Area Provided					41366
Parking Area					80094
Shade required	50%				40047
Shade Provided	52%				41366

Aerial Map



	Lagerstroemia 'Catawba'	Crape Myrtle	Low	24" Box	3
	Koelreutania paniculata	Golden Rain Tree	Low	15 Gallon	11
	Pistacia chinensis	Chinese Pistache	Low	24" Box	14
	Pinus eldanica	Afghan Pine	Low	15 Gallon	9
	Quercus shumardii	Shumard Oak	Low	15 Gallon	8
	Quercus f. 'Forest Green'	Forest Green Oak	Low	15 Gallon	11
	Quercus suber	Cork Oak	Low	15 Gallon	6
	Sequoia 'Santa Cruz'	Redwood	Med	24" box	28
	Ulmus 'Frontier'	Frontier Elm	Med	15 Gallon	22

FOUNDATION SHRUBS/ACCENTS

BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	QTY
Callistemon Low Boy	Low Boy Bottlebrush	Low	5 Gallon	
Cistus purpureus	Purple Rockrose	Low	5 Gallon	
Grevillea noeli	Noel Grevillea	Low	5 Gallon	
Mahonia a. 'Compacta	Dwf Oregon Grape	Low	5 Gallon	
Nandina domestica	Heavenly Bamboo	Low	5 Gallon	
Rosemarinus 'Tuscan Blue	Tuscan Rosemary	Low	5 Gallon	
Rhamnus c. 'Eve Case'	Coffeeberry	Low	5 Gallon	
Raphiolepis Pink Lady	Indian Hawthorne	Low	5 Gallon	
Tulbaghia violacea	Society Garlic	Low	1 Gallon	

SCREENING SHRUBS

BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	QTY
Grevillea canberra gem	Canberra Grevillea	Low	5 Gallon	
Loropetalum 'Purple Majesty'	Fringe Flower	Low	5 Gallon	
Prunus caroliniana compacta	Dwf Cherry Laurel	Low	5 Gallon	
Xylosma compacta	Compact Xylosma	Low	5 Gallon	

GR COVER

BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	QTY
Baccharis Pigeon Point	Dwarf Coyote Brush	Low	1 Gallon	72" OC
Cistus 'Sunset'	Sunset Rockrose	Low	1 Gallon	60" OC
Cotoneaster 'Coral Beauty'	Bearberry	Low	1 Gallon	48" OC

BIO RETENTION

BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	QTY
Chondropetalum tectorum	Cape Rush	Med	1 Gallon	48" OC
Juncus patens	Gray Rush	Med	1 Gallon	48" OC
Muhlenbergia rigins	Deer Grass	Low	1 Gallon	48" OC

Recycled Brown Mulch 3" Depth

PRELIMINARY LANDSCAPE NOTES

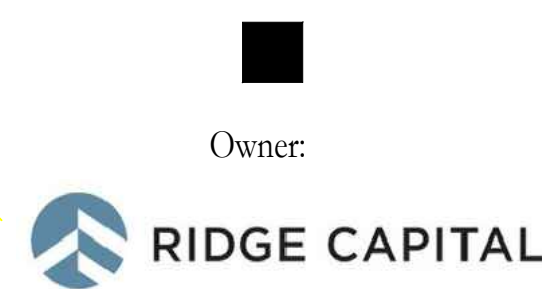
- PLANT PALETTE CONTAINS NATIVE AND ADAPTIVE, LOW WATER USE VARIETIES THAT ARE CONDUCTIVE TO THE ENVIRONMENTAL CONDITIONS OF THIS SITE.
- PLANTS WILL BE GROUPED INTO ZONES WITH SIMILAR WATER REQUIREMENTS.
- ALL PLANTER AREAS SHALL BE TREATED WITH A 3" LAYER OF RECYCLED MULCH EXCEPT IN VEHICLE/HIGH FOOT TRAFFIC AREAS WHICH WILL CONTAIN DECOMPOSED GRANITE AT 3" DEPTH.
- 40% OF ALL TREES ARE 24" BOX SIZE.
- 38% OF ALL TREES ARE EVERGREEN.

PRELIMINARY IRRIGATION NOTES

- THE IRRIGATION SYSTEM SHALL BE DESIGNED FOR FUTURE RECYCLED WATER AND FOLLOW THE CITY OF ROSEVILLE RECYCLED WATER ORDINANCE.
- A FULLY AUTOMATIC IRRIGATION SYSTEM MEETING CURRENT WATER EFFICIENT LANDSCAPE ORDINANCE REQUIREMENTS SHALL BE INSTALLED INCLUDING THE FOLLOWING:
 - AN ET (SMART) CONTROLLER AND ET SENSOR SHALL BE USED FOR WEATHER BASED IRRIGATION CONTROL.
- SHRUBS AND GROUND COVER SHALL BE IRRIGATED WITH A PRESSURE COMPENSATING DRIP SYSTEM.
- TREES SHALL RECEIVE DEEP WATER/FERTILIZATION TUBES AND BUBBLERS ON SEPARATE CONTROL VALVES.
- WELO DOCUMENTATION SHALL BE SUBMITTED WITH LANDSCAPE IMPROVEMENT PLANS (CONSTRUCTION DOCUMENTS). SOIL SAMPLES FOR SOIL REPORT SHALL BE TAKEN AFTER MASS GRADING OPERATIONS HAVE BEEN COMPLETED AND SUBMITTED WITH COMPLETION PACKAGE.



hpa, inc.
600 grand ave, suite 302
oakland, ca
94610
tel: 949-862-2113
email: hpa@hparchs.com



555 University Ave. Suite 180
Sacramento, CA 95825

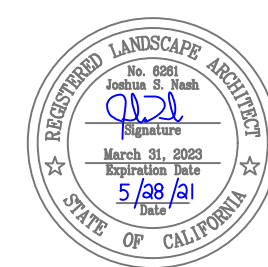
TEL: 916-527-8020
FAX: 916-993-6480

Project:
8801 FOOTHILLS BLVD

Roseville, CA

VISTA PARKS
design/build/construction

8264 Barron Court Sacramento, CA 95829
PH (916) 681-2227 FAX (916) 681-2228



Consultants:

CIVIL Morton & Pilato
STRUCTURAL
MECHANICAL
PLUMBING
ELECTRICAL
LANDSCAPE Vista Parks
FIRE PROTECTION
SOILS ENGINEER

Title:
PRELIMINARY LANDSCAPE PLAN

Project Number: 20524

Drawn by: EJD

Date: 07/29/2021

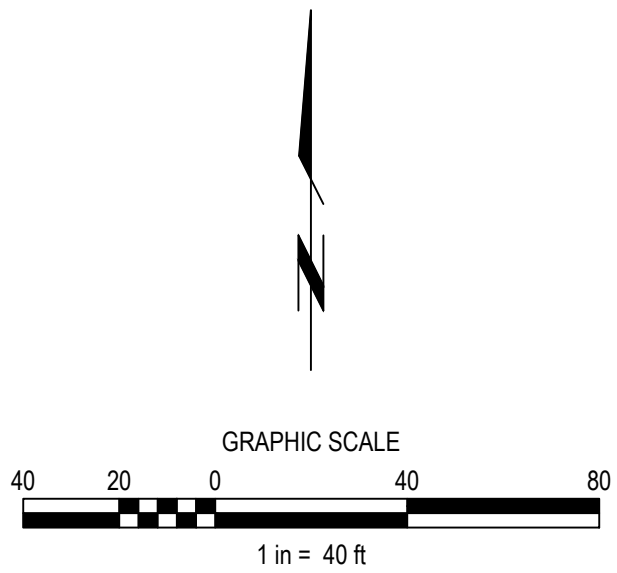
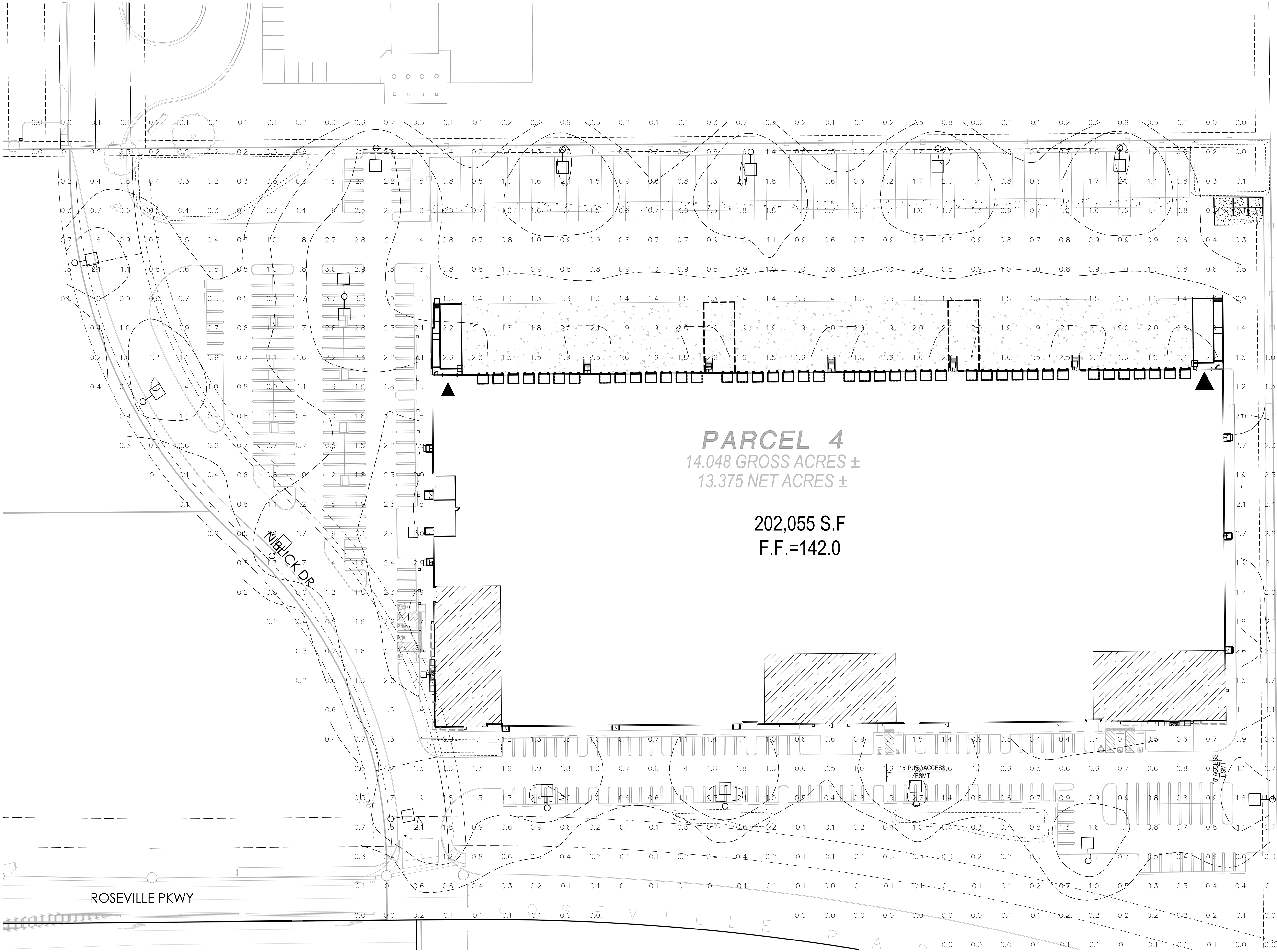
Revision:

City Resubmittal 7/29/2021

Sheet:

LP

DC EXHIBIT H



GENERAL PHOTOMETRIC SCHEDULE	
AVERAGE FOOT-CANDLES	1.01
MAXIMUM FOOT-CANDLES	3.7
MINIMUM FOOT-CANDLES	0
MINIMUM TO MAXIMUM FC RATIO	0
MAXIMUM TO MINIMUM FC RATIO	1043.02
AVERAGE TO MINIMUM FC RATIO	284.46

PARCEL 4
14.048 GROSS ACRES ±
13.375 NET ACRES ±

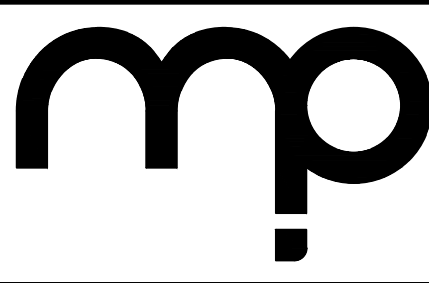
202,055 S.F
F.F.=142.0

Dwg. X:\2020\20-0038-01_FOOTHILLS PARCEL 4\DWG\PLAN\DESIGN\20-0038-01-FPL-LITE.DWG | Saved: 10/02/21 10:00am | GBARDIN

REVISIONS	△	CITY RESUBMITTAL	7/29/2021						
	△								
	△								
	△								
NO.	DESCRIPTION			APPD. ENGR.	DATE	APPD. E.U.	DATE	VERT.	1" =
								N/A	

BENCH MARK
SCALE:
HORIZ. 1" = 40'
VERT. 1" = N/A

COMPUTED
DESIGNED
DRAWN
PROJ. ENGR.



MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom • Fresno
600 Coolidge Drive, Suite #140
Folsom, CA 95630
phone: (916) 984-7621
web: www.mpengr.com

PRELIMINARY PHOTOMETRIC PLAN FOR
FOOTHILLS PARCEL 4
751 ROSEVILLE PARKWAY
APN:017-232-007
ROSEVILLE, CALIFORNIA

DATE	SEPTEMBER 9, 2021
SHEET	PT-1
OF	2

NOT FOR CONSTRUCTION

PHOTOMETRIC PLAN

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 1	NOTE 3	QUANTITY
1TFTM		(1) LED,	DSX2 LED P1 40K TFTM MVOLT	ELECTRONIC	POLE	Lithonia Lighting, DSX2 LED P1 40K TFTM MVOLT	120V 1P 2W	LED DRIVER,	/21/2017 11/9/2017 SCALED PHOTOMETRY TYPE IV, SHORT, BUG RATING: B3 - U0 - G4 18952.5 0 , 0 140 3, 1.2, 0.5 0, 0, 0 ARM MOUNT D-Series Area Size 2 a2d940b6-48b3-4ab1-a888-71794f61f80b NOTE: DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDED. 23842 70 120.1 VOLTS, 205.9 WATTS, 1.72 AMPS AMBIENT: 24.9	16
1TFTM-WP		(1) LED,	DSX2 LED P1 40K TFTM MVOLT	ELECTRONIC	WALL	Lithonia Lighting, DSX2 LED P1 40K TFTM MVOLT	120V 1P 2W	LED DRIVER,	/21/2017 11/9/2017 SCALED PHOTOMETRY TYPE IV, SHORT, BUG RATING: B3 - U0 - G4 18952.5 0 , 0 140 3, 1.2, 0.5 0, 0, 0 ARM MOUNT D-Series Area Size 2 a2d940b6-48b3-4ab1-a888-71794f61f80b NOTE: DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDED. 23842 70 120.1 VOLTS, 205.9 WATTS, 1.72 AMPS AMBIENT: 24.9	13



202,055 S.F.
F.F.=142.0



NO SCALE

mp

MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
 Folsom • Fresno
 600 Coolidge Drive, Suite #140
 Folsom, CA 95630
 phone: (916) 984-7621
 web: www.mpengr.com

PRELIMINARY PHOTOMETRIC PLAN FOR
FOOTHILLS PARCEL 4
 751 ROSEVILLE PARKWAY
 APN:017-232-007
 ROSEVILLE, CALIFORNIA

DATE
SEPTEMBER 9, 2021

SHEET
PT-2

OF
2

JOB NO. 20-0038-01

NOT FOR CONSTRUCTION

LIGHTING SCHEDULE