



AGENDA

December 8, 2016

7:00 p.m.

PLANNING COMMISSION MEETING

City Council Chambers

311 Vernon Street

Roseville, California

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. ORAL COMMUNICATIONS

4. CONSENT CALENDAR

4.1. Minutes of October 27, 2016

4.2. SCSP PCL WB-25 - WESTBROOK PHASE 1 - SOLAIRE VILLAGE 25 - 4051 SOLAIRE DR. - FILE# PL16-0262.

The applicant requests approval of a Design Review Permit for a Residential Subdivision to review the architecture and home designs within the Solaire Village 25 subdivision.

4.3. INFILL PCL 226-334 CEREMONIAL GAZEBO - 1020 SUNDOWN WAY - FILE # PL16-0138.

The applicant requests approval of a Design Review Permit Modification to add an approximately 2,800 square foot circular timber gazebo structure at the rear of the existing office building. A Conditional Use Permit is requested to allow the California Rural Indian Health Board to hold an annual event, with up to 200 participants on the site.

5. NEW BUSINESS

5.1. ADVENTURE CHRISTIAN CHURCH - CHRISTMAS LIGHTING EVENT - 6401 STANFORD RANCH RD. - FILE # PL16-0354. - ITEM WITHDRAWN FROM AGENDA

6. REPORTS: COMMISSION/STAFF

7. ADJOURNMENT



**Planning Commission Meeting
October 27, 2016 – 7:00 p.m.
Draft Minutes**

I. ROLL CALL

Planning Commissioners Present

Krista Bernasconi, Chair
Bruce Houdesheldt, Vice-Chair
Justin Caporusso
Julie Hirota
Charles Krafka

Staff Present

Greg Bitter, Planning Manager
Derek Ogden, Senior Planner
Gina McColl, Associate Planner
Marc Stout, City Engineer
Michelle Sheidenberger, Assistant City Attorney
Lupe Nelson, Recording Secretary

Planning Commissioners Absent

Joseph McCaslin – *Absent, Excused*

II. PLEDGE OF ALLEGIANCE

Boy Scott, Calvin Cutting, led those in attendance in the Pledge of Allegiance.

III. ORAL COMMUNICATION

Chair Bernasconi opened the Oral Communication.

- Stacci Filla spoke in opposition of Topgolf's. She requested that staff reconsider the landscaping between the park and Topgolf.
- Matt Armenta had safety concerns with weeds in the open space between Topgolf and the Summerhill neighborhood.

Chair Bernasconi closed the Oral Communication.

IV. CONSENT CALENDAR

Chair Bernasconi asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Hearing none, Chair Bernasconi asked for a motion to approve the Consent Calendar as listed below:

A. MINUTES OF AUGUST 25, 2016

B. SVSP PCL WB-24 – SOLIS RESIDENTIAL DESIGN REVIEW – 4050 SOLAIRE DR. – FILE #PL16-0253

MOTION

Commissioner Houdesheldt made the motion, which was seconded by Commissioner Krafka, to approve the Consent Calendar items.

The motion passed with the following vote:

Ayes: Caporusso, Houdesheldt, Krafka, Bernasconi

Noes: None

Abstain: Hirota

V. NEW BUSINESS

A. NCRSP PCL 49 HOTELS – 9000 WASHINGTON BLVD. – FILE #PL-0168

Associate Planner, Gina McColl, presented the staff report and responded to questions.

Chair Bernasconi opened the public hearing and invited comments from the applicant and/or audience.

Representative, George Phillips, addressed the Commission and responded to questions. He stated he had received a copy of the staff report and was in agreement with staff's recommendations.

Kevin, Jeff Anderson, and Vikki Thomason, spoke in opposition of the project.

Public Comment:

- Impact of hotels on utilities?
- The area is being overbuilt.
- Overcrowding and increased traffic will drop property values.
- Can hotel stays be limited in duration of time? Avoid long-term residency.
- Retail would be less of an impact to the area.
- What happens to the area when it becomes overcrowded?
- Why was the retail usage reduced?
- Conformity of color scheme?
- Mature foliage at installation?
- Who oversees/monitors landscaping/berm?
- Will lighting/signage be pointed toward the neighborhood or toward the freeway?
- Will there be outside areas for hotel guests to gather?
- With the increase in traffic, it is more difficult to travel into and out of Mountain Park Drive.
- Prefer that only one hotel be built.
- Safety concerns.

Commission Discussion:

- Does the development of this phase include Road B?
- Will the parking capacity be adequate?
- Lighting concerns.
- Will the hotels have liquor licenses?
- What is the average hotel stay?
- Discuss the model of hotels side by side.
- At the Highland Reserve Neighborhood Association meeting, parking concerns and liquor licenses concerns were discussed.
- Landscaping discussion
- Color scheme shown in the staff report is not appealing.
- Background of parcel.

Chair Bernasconi closed the public hearing and asked for a motion.

MOTION

Commissioner Houdesheldt made the motion, which was seconded by Commissioner Krafka, to consider the Addendum to the NCRSP PCL 49 Bayside Church/Topgolf Mitigated Negative Declaration; Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification subject to fifteen (15) conditions of approval; Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to seventy-six (76) conditions of approval; and, Adopt the three (3) findings of fact and approve the Lot Line Adjustment subject to ten (10) conditions of approval as submitted in the staff report.

The motion passed with the following vote:

Ayes: Caporusso, Hirota, Houdesheldt, Krafka, Bernasconi

Noes: None

Abstain: None

VI. REPORTS: COMMISSION/STAFF

A. PLANNING COMMISSION CITY TOUR REPORT – CHAIR BERNASCONI, VICE-CHAIR HOUDESHEDT & COMMISSIONER MCCASLIN

Commissioners reported on the benefits of the tour. Commissioners requested that a tour be planned for early 2017.

B. STAFF REPORTS

- There will not be a Planning Commission meeting in November.
- There will be a Planning Commission meeting on December 8, 2016.
- Tracy Mendonsa has been appointed to the Planning Commission.
- Staff will be meeting with Topgolf management to see how to address issues that were raised at the Highland Reserve Neighborhood Association (HRNA) meeting.
- Lt. Kool attended the HRNA meeting and assured residents that officers will be responsive to their calls.
- An acoustical analysis of Topgolf is being performed.

VII. ADJOURNMENT

Commissioner Bernasconi asked for a motion to adjourn the meeting.

MOTION

Commissioner Caporusso made the motion, which was seconded by, Commissioner Houdesheldt, to adjourn to the meeting.

The motion passed unanimously at 8:35 p.m.



PLANNING COMMISSION

Title:

SCSP PCL WB-25 - WESTBROOK PHASE 1 - SOLAIRE VILLAGE 25 - 4051
SOLAIRE DR. - FILE# PL16-0262.

Meeting Date: 12/8/2016

Item #: 4.2.

ATTACHMENTS:

Description

Staff Report

Exhibits

ITEM IV-B: **DESIGN REVIEW PERMIT FOR A RESIDENTIAL SUBDIVISION – 4051 SOLAIRE DRIVE
– SVSP PCL WB-25—WESTBROOK PHASE 1 – SOLAIRE VILLAGE 25 – PL16-0262**

REQUEST

The applicant requests approval of a Design Review Permit For A Residential Subdivision (DRRS) to allow the construction of 100 homes with varying plan types and elevations.

Applicant – Mike Meyer, D.R.Horton CA2, Inc.
Owner – Rusty Ameter, D.R. Horton CA3, Inc.

SUMMARY RECOMMENDATION

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

- A. Adopt the two (2) findings of fact for the Design Review Permit for a Residential Subdivision and
- B. Approve the DRRS subject to twenty-three (23) 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 has a land use designation of MDR 7.2 and a zoning designation of RS/DS. The site is located within the Sierra Vista Specific Plan (SVSP), which was approved on May 20, 2010 (File #2007PL-044). An Environmental Impact Report (EIR) was certified and a Mitigation Monitoring Program was adopted with the SVSP. The SVSP land uses were later amended in the project area by the Westbrook project (approved in June 2012, File 2011PL-043). The project is in Westbrook Phase 1, which is the area to the east of Westbrook Boulevard. As shown in Figure 1, the Phase 1 portion of Westbrook is being actively developed.

Figure 1: Project Location



Generally, design review for medium density residential homes takes place concurrently with the processing of the tentative subdivision map for the area. However, in this case the property owner intended to sell the subdivision to a home builder, and requested permission to process the map separately. The subdivision map for this property was approved by the Planning Commission on February 13, 2014 (File PL13-0108), with a condition of approval noting that a DRRS would be required before homes could be constructed on Parcel WB-25. Approval of this project will fulfill that condition of approval.

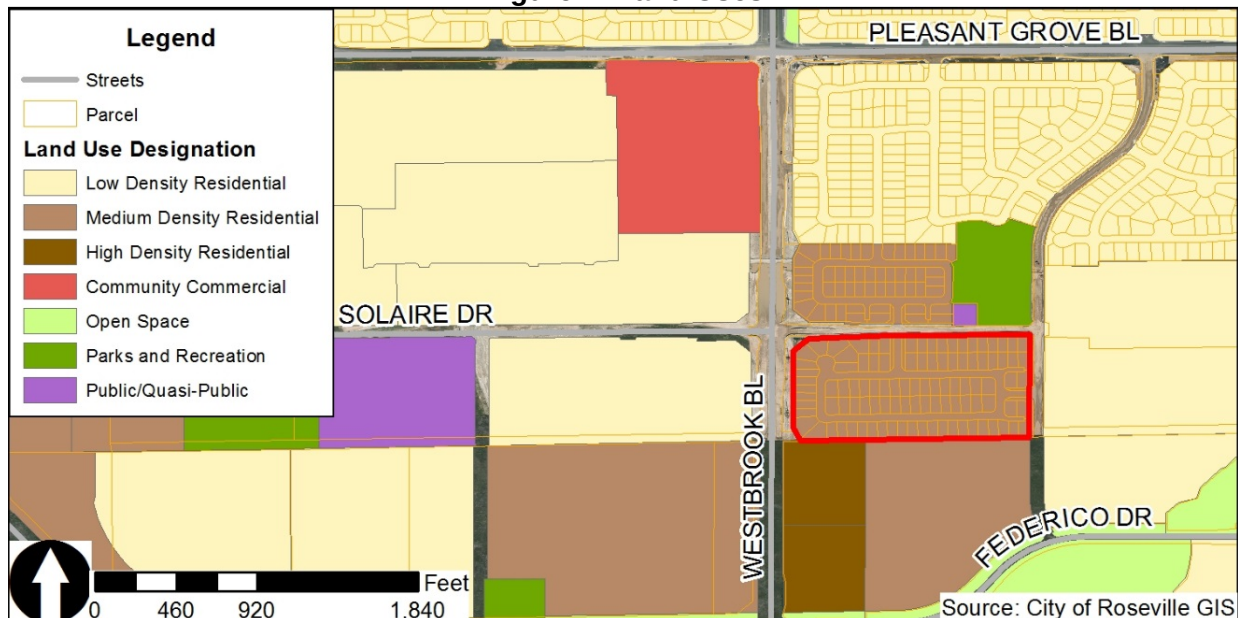
SITE INFORMATION

Location: 4051 Solaire Drive

Total Size: 14.28 acres

Topography and Setting: The site and surrounding area has been rough-graded into a relatively flat condition in preparation for development of the subdivision. Though Figure 1 shows mostly bare earth, the photo (taken in 2015) does not reflect current conditions, which includes residential development and more completion of roadways and infrastructure. As shown in Figure 2, surrounding land uses are low density residential to the east and west, a future park and site and water well to the north, future medium density residential to the north and south, and future high density residential to the south. A site designated community commercial is located to the northwest, across Westbrook Boulevard.

Figure 2: Land Uses



EVALUATION

Section 19.10.045 of the Zoning Ordinance specifies that a Design Review Permit is required for all compact residential development (attached or detached single-family units on land with a General Plan land use designation of Medium Density Residential or higher). Compact residential development products are more dense and urban in nature than is typical of the suburban setting, and Design Review gives staff the opportunity to examine the proposed design to determine compatibility with the surrounding community, and compliance with the intent of the Community Design Guidelines and other applicable design standards. Pursuant to Zoning Ordinance Section 19.78.060, the required Findings for a Design Review Permit for a Residential Subdivision are as follows:

- 1. The residential design, including the height, bulk, size, and arrangement of buildings is harmonious with other buildings in the vicinity.**
- 2. The residential design is consistent with the applicable design guidelines.**

The sections which follow discuss the design of the proposal, wrapping up with the analysis of the Findings in a "Conclusion" section. The applicant has indicated that the SVSP development standards for RS/DS lots would apply to the proposed homes; these development standards are consistent with those found in the Development Agreement for this area (Development Agreement By and Between the

City of Roseville and Westpark S.V. 400, LLC, Relative to the Sierra Vista Specific Plan). The applicant has also submitted a design review submittal showing architectural treatment and floorplans (see Exhibit A), as well as a typical lot layout exhibit (see Exhibit B).

Plan Types: The project includes three plan types, all of which are two-story, with three different elevations each. All plans include a two-car garage. The smallest rear yard area will be approximately 1,400 square feet, which is twice the size of the required minimum usable open space according to the RS/DS development standards (see Exhibit C).

Table 1: Plan Type Features and Dimensions

Plan Type	Square Footage	Bedrooms
Plan 1975	1,974	3
Plan 2317	2,317	4
Plan 2328	2,328	4

Figure 3: Sample Streetscape



Streetscape/Color and Materials: Each of the three floor plans will be offered in one of three architectural styles—Farmhouse, Craftsman, and Italianate—and one of nine color palettes (see Exhibit A). An example streetscape is shown in Figure 3. The selected color palettes are generally natural or neutral tones, though one of the Farmhouse color palettes includes a rust red (shown in Figure 3). Visual interest on the homes' façades are provided by the variation in materials and architecture. Instead of using bright colors, the selected palettes alternate paler and more saturated neutral tones on the varying wall planes and materials. The result is a visually interesting but cohesive streetscape.

For the sides and rear of the two-story homes, each elevation includes both a standard and an enhanced set of plans. The enhanced elevations will be used on street-facing elevations, which occurs on corner lots. Enhancement includes the addition of window trims and a mid-floor trim band. All of the elevations include gable trim.

Landscape: The applicant has included typical landscaping plans (Exhibit D) showing the proposed plant palette and layout. The proposal includes a mix of groundcovers, shrubs of varying heights, and accent trees for the front yard. The selected plants are all known to perform well in this area, and provide a mix of colors and textures which will complement the front of the homes.

Conclusion: The size and overall design of the project is compatible with the other developed and developing subdivisions in general area. The project is also consistent with the applicable design guidelines, as the design has included architectural treatments and details which will create street presence and character.

ENVIRONMENTAL DETERMINATION

The Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, which states:

Where a public agency has prepared an EIR on a specific plan after January 1, 1980, no EIR or negative declaration need be prepared for a residential project undertaken pursuant to and in conformity to that specific plan if the project meets the requirements of this section.

The exemption applies unless one of the conditions requiring a Subsequent, Supplemental, or Addendum environmental document exist (pursuant to CEQA Guidelines Section 15160–15170). The project is consistent with the adopted specific plan. A Final Environmental Impact Report was certified for the SVSP on May 20, 2010, and the Westbrook Specific Plan Amendment to the Sierra Vista Specific Plan Mitigated Negative Declaration (SCH # 2008032115) was prepared and adopted on June 25, 2012 for the land use amendments for the Westbrook area, which tiered from the program-level EIR analysis prepared for the Specific Plan. City staff determined that the adopted infrastructure and financing plans are sufficient to support the proposed Project, making any additional studies unnecessary, and that no material alterations have occurred on the site or in the vicinity which would require additional discussions or analysis. Furthermore, the current proposed action is a Design Review of the proposed home plans. Mitigation adopted as part of the prior environmental documents has been reviewed to determine if any measures apply to this Design Review; there is no applicable mitigation.

RECOMMENDATION

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

- A. Adopt the findings of fact as stated in the staff report for the **DESIGN REVIEW FOR A RESIDENTIAL SUBDIVISION – 4051 SOLAIRE DRIVE – SVSP PCL WB-25—WESTBROOK PHASE 1 – SOLAIRE VILLAGE 25 – PL16-0262**.
- B. Approve the **DESIGN REVIEW FOR A RESIDENTIAL SUBDIVISION – 4051 SOLAIRE DRIVE – SVSP PCL WB-25—WESTBROOK PHASE 1 – SOLAIRE VILLAGE 25 – PL16-0262** subject to twenty-three (23) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW FOR A RESIDENTIAL SUBDIVISION

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **December 8, 2016** and if not effectuated shall expire on **December 8, 2018**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval is does not extend the expiration beyond **December 8, 2019**. (Planning)
2. The project is approved as shown in Exhibits A – E and as conditioned or modified below. (Planning)

Prior To Issuance of Building Permits

3. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
4. 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, EUD, Electric, Public Works)

- b) At a minimum, landscaped areas not covered with live material shall be covered with a rock, (2") bark (no shredded bark) or (2") mulch covering. (Planning)
 - c) The landscape plan shall comply with the Landscape Guidelines for the Sierra Vista Specific Plan and the City of Roseville Water Efficient Landscape ordinance. (Planning)
5. 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)
 6. 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. (Public Works)
 7. 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)
 8. 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)
 9. Two points of access are required for all phasing plans. (Fire)
 10. Testing of all fire systems shall be performed prior to the sales office can be opened for business. (Fire)
 11. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
 12. All on-site external lighting shall be installed and directed to have no off-site glare. (Planning)
 13. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

During Construction and Prior to Issuance of Occupancy Permits

14. All electric metering shall be directly outside accessible. (Electric)
15. 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

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

17. 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)
18. Fences and walls shall be consistent with the locations and treatments specified in the Sierra Vista Specific Plan Design Guidelines. (Planning)
19. 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)
20. 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)
21. 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)
22. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
23. 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 Department Field Inspector at the time of or prior to the foundation inspection. (Building)

Exhibits

- A. Elevations
- B. Typical Lot Layout
- C. RS/DS Development Standards
- D. Landscaping Plan

Note to Applicant and/or Developer: 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.

ITEM IV-B: **DESIGN REVIEW PERMIT FOR A RESIDENTIAL SUBDIVISION – 4051 SOLAIRE DRIVE
– SVSP PCL WB-25—WESTBROOK PHASE 1 – SOLAIRE VILLAGE 25 – PL16-0262**

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SUMMARY RECOMMENDATION

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SUMMARY OF OUTSTANDING ISSUES

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BACKGROUND

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Figure 1: Project Location



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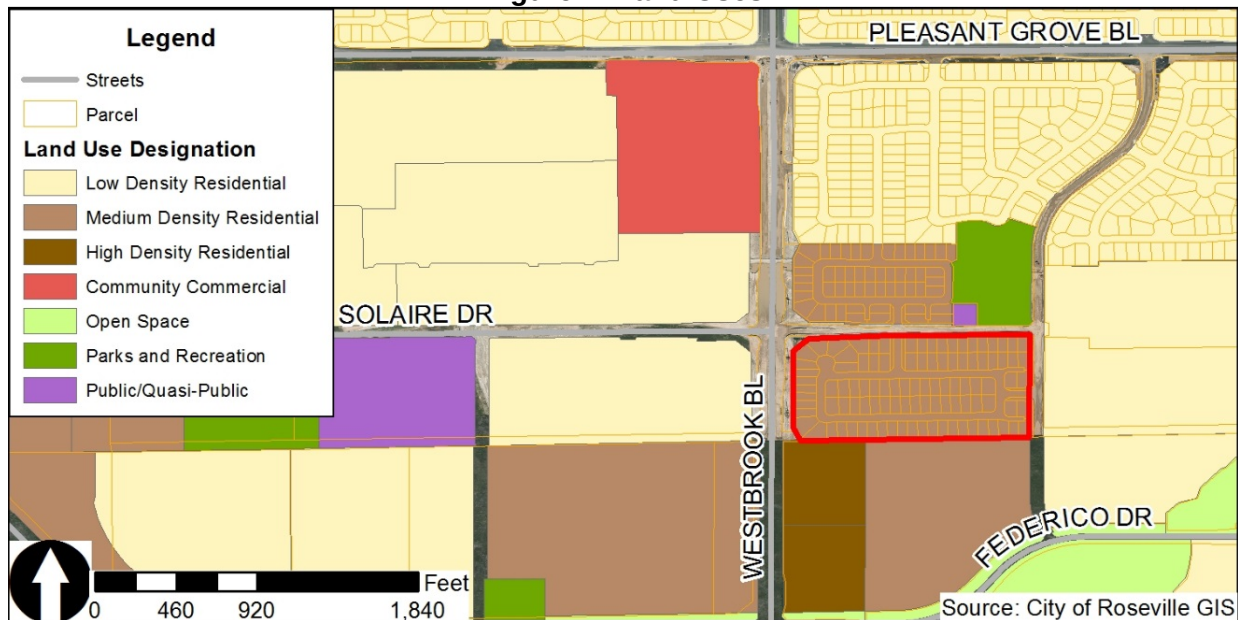
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The exemption applies unless one of the conditions requiring a Subsequent, Supplemental, or Addendum environmental document exist (pursuant to CEQA Guidelines Section 15160–15170). The project is consistent with the adopted specific plan. A Final Environmental Impact Report was certified for the SVSP on May 20, 2010, and the Westbrook Specific Plan Amendment to the Sierra Vista Specific Plan Mitigated Negative Declaration (SCH # 2008032115) was prepared and adopted on June 25, 2012 for the land use amendments for the Westbrook area, which tiered from the program-level EIR analysis prepared for the Specific Plan. City staff determined that the adopted infrastructure and financing plans are sufficient to support the proposed Project, making any additional studies unnecessary, and that no material alterations have occurred on the site or in the vicinity which would require additional discussions or analysis. Furthermore, the current proposed action is a Design Review of the proposed home plans. Mitigation adopted as part of the prior environmental documents has been reviewed to determine if any measures apply to this Design Review; there is no applicable mitigation.

RECOMMENDATION

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

- A. Adopt the findings of fact as stated in the staff report for the **DESIGN REVIEW FOR A RESIDENTIAL SUBDIVISION – 4051 SOLAIRE DRIVE – SVSP PCL WB-25—WESTBROOK PHASE 1 – SOLAIRE VILLAGE 25 – PL16-0262**.
- B. Approve the **DESIGN REVIEW FOR A RESIDENTIAL SUBDIVISION – 4051 SOLAIRE DRIVE – SVSP PCL WB-25—WESTBROOK PHASE 1 – SOLAIRE VILLAGE 25 – PL16-0262** subject to twenty-three (23) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW FOR A RESIDENTIAL SUBDIVISION

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **December 8, 2016** and if not effectuated shall expire on **December 8, 2018**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval is does not extend the expiration beyond **December 8, 2019**. (Planning)
2. The project is approved as shown in Exhibits A – E and as conditioned or modified below. (Planning)

Prior To Issuance of Building Permits

3. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
4. 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, EUD, Electric, Public Works)

- b) At a minimum, landscaped areas not covered with live material shall be covered with a rock, (2") bark (no shredded bark) or (2") mulch covering. (Planning)
 - c) The landscape plan shall comply with the Landscape Guidelines for the Sierra Vista Specific Plan and the City of Roseville Water Efficient Landscape ordinance. (Planning)
5. 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)
 6. 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. (Public Works)
 7. 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)
 8. 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)
 9. Two points of access are required for all phasing plans. (Fire)
 10. Testing of all fire systems shall be performed prior to the sales office can be opened for business. (Fire)
 11. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
 12. All on-site external lighting shall be installed and directed to have no off-site glare. (Planning)
 13. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

During Construction and Prior to Issuance of Occupancy Permits

14. All electric metering shall be directly outside accessible. (Electric)
15. 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

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

17. 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)
18. Fences and walls shall be consistent with the locations and treatments specified in the Sierra Vista Specific Plan Design Guidelines. (Planning)
19. 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)
20. 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)
21. 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)
22. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
23. 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 Department Field Inspector at the time of or prior to the foundation inspection. (Building)

Exhibits

- A. Elevations
- B. Typical Lot Layout
- C. RS/DS Development Standards
- D. Landscaping Plan

Note to Applicant and/or Developer: 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.



PLANNING COMMISSION

Title:

INFILL PCL 226-334 CEREMONIAL GAZEBO - 1020 SUNDOWN WAY - FILE
PL16-0138.

Meeting Date: 12/8/2016

Item #: 4.3.

ATTACHMENTS:

Description

Staff Report

Attachments and Exhibits

**ITEM IV-C: DESIGN REVIEW PERMIT MODIFICATION & CONDITIONAL USE PERMIT –
INFILL PCL 226-304 CEREMONIAL GAZEBO – 1020 SUNDOWN WAY - FILE#
PL16-0138**

REQUEST:

The applicant requests approval of a Design Review Permit Modification to add an approximately 2,800 square foot circular timber gazebo structure at the rear of the existing office building. A Conditional Use Permit is also requested to allow the California Rural Indian Health Board (CRIHB) to hold an annual event, with up to 200 participants on the site.

Applicant/Owner : Mark Lebeau, California Rural Indian Health Board, Inc.

SUMMARY RECOMMENDATION:

The Planning Division recommends that the Planning Commission:

- A. Adopt the two (2) findings of fact for the Design Review Permit Modification;
- B. Approve the Design Review Permit Modification with sixty-one (61) conditions of approval;
- C. Adopt the three (3) findings of fact for the Conditional Use Permit; and
- D. Approve the Conditional Use Permit subject to ten (10) conditions of approval.

BACKGROUND

The project site is located at 1020 Sundown Way within the City's Infill planning area. Sundown Way is accessible from Sunrise Avenue and is approximately 1/4 mile north of the Sunrise Avenue and Cirby Way intersection. The project site is adjacent to City open space and Cirby Creek to the north and west, office development to the east, and single-family and multi-family residential to the south (see Figure 1). The project site has a split zoning designation of Planned Development for professional office and commercial use (PD35) and Floodway (FW) and a split land use designation of Business Professional (BP) and Open Space/Floodplain (OS/FP).

The project site is developed with an approximately 25,000 square foot one-story office building and 100 parking spaces. Development of the site with the current building and associated improvements was approved by the Design Committee on December 19, 2002 through the design review process (DRP 01-74). A Tree Permit (TP 01-59) was also approved to allow encroachment into the protected zone of six native oak trees. Development of the site was limited to the southern portion of the site as the northern portion of the site is located within the Federal Emergency Management Agency (FEMA) regulatory floodplain. There are also several native oak trees within the floodplain area, which are protected by the City's Tree Preservation Ordinance. The project site was recently purchased by the California Rural Indian Health Board (CRIHB) for their business operations.

ENTITLEMENT EVALUATION

The current request is to allow construction of an approximately 2,800 square foot unenclosed circular gazebo in the undeveloped area of the site, at the rear of the office building. Additional improvements to the site include a new ramp and pathway connecting the existing parking area and office building to the gazebo, installation of crushed granite at the base of the gazebo, and a fire pit in the center of the gazebo. The proposed improvements have been evaluated through the Design Review Permit Modification process, as further discussed below.



Figure 1 – Project Location

The gazebo will primarily be used as an outdoor amenity by CRIHB employees for lunch or conversation. During one weekend a year, CRIHB is also requesting to use the gazebo for a special event. The special event will typically be held in the summer and will include conference workshops, health provider demonstrations, traditional foods and other relevant cultural activities. Up to 200 patrons are anticipated at the special event. The special event request has been evaluated through the Conditional Use Permit process, as further discussed below.

1. DESIGN REVIEW PERMIT MODIFICATION EVALUATION

The evaluation of the Design Review Permit Modification has been based on the applicable development and design standards within the City's Zoning Ordinance and Community Design Guidelines (CDG's). Staff reviewed the proposal for consistency with all applicable standards and found the project to be consistent with the pertinent requirements and guidelines. Project plans are provided as Exhibits A - D. The following discussion is provided as clarification on the proposed modifications included with the Design Review Permit Modification request.

Regulatory Floodplain

The gazebo will be located within the FEMA regulatory floodplain but will not be located within the City's Floodway zoning district. As such, a Flood Encroachment Permit with the City's Planning Division is not required. However, a permit with the Central Valley Flood Protection Board (CVFPB), acting on behalf of FEMA, is required for the encroachment into the regulatory floodplain. Conditions #24-36 require the applicant to obtain the required encroachment permit with CVFPB. The purpose of the permit is to ensure the improvements meet FEMA standards and do not diminish the floodwater conveyance capacity within the creek area. The applicant has

submitted a floodplain analysis (Attachment 2) to show construction of the gazebo will not impact the floodplain. The City's PW Engineering-Floodplain Management Division has reviewed the analysis and supports the findings.

Gazebo Design

The gazebo structure will be constructed of 18-inch timber posts topped with similar timber beams to create a slatted roof (see Figure 2). The gazebo will have a circular footprint that is uncovered in the center. The outer ring of structural posts will be placed on an 80-foot radius from the center and inside posts will be placed on a 56-foot radius from the center. In the center of the gazebo will be a small 48-inch fire pit. The maximum height of the gazebo will be approximately 19-feet tall.



Figure 2 – Gazebo Design

The gazebo will be located at the rear of the office building and will not be visible to the public from Sundown Way. With the original design review permit no structures were proposed in the location of the gazebo due to the regulatory floodplain restrictions. However, as described above, the gazebo will not negatively impact the floodplain area. The gazebo will add a landscape feature to the site. The rustic design of the gazebo includes heavy timber columns and beams that will tie in with the natural environment of the site (see Figure 2). Staff finds the design of the gazebo consistent with the original project approval.

Landscape Improvements

The gazebo will be located on a relatively flat grassy area (see Figure 3). A new concrete pathway will provide a connection to the gazebo from the rear of the office building. The pathway will also connect to an existing walkway that leads to the on-site parking area.



Figure 3 – Existing Conditions

New decomposed granite will be installed at the base of the gazebo. Any disturbed area around the gazebo site will be hydro-seeded with native grasses. The gazebo will be surrounded by existing mature native oaks trees. Given the natural setting of the proposed site, no other landscaping is recommended.

DESIGN REVIEW PERMIT MODIFICATION FINDINGS

Section 19.78.060(C) of the Zoning Ordinance requires two findings of fact be made in order to approve a Design Review Permit Modification, as follows:

1. *The proposed modification is in substantial compliance with the intent of the original approval, prior conditions of approval, and all applicable design, development and improvement standards in effect as of the date of application for the modification.*
2. *The proposed modification is in compliance with all standards and requirements of the City's Zoning Ordinance, with the applicable goals, policies and objectives set forth in the General Plan and the applicable Community Design Guidelines.*

DESIGN REVIEW PERMIT MODIFICATION CONCLUSION

Staff supports the modifications as outlined above and does not suggest any additional changes. Based on the analysis contained in this staff report and with the project conditions the required findings for approval of the Design Review Permit Modification can be made.

CONDITIONAL USE PERMIT EVALUATION

As mentioned above, the subject property has a Planned Development (PD35) zoning designation for professional office and commercial use. The PD35 zone does not identify development standards or permitted uses other than to provide a general direction of the intent to provide professional office and commercial uses on the site. The most similar zoning classification to the PD35 designation would be Business Professional (BP). CRIHB will occupy the existing office building for their professional office use.

A description of CRIHB's annual special event is provided in Attachment 1 and the special event plans are provided as Exhibit E. The proposed outdoor activities associated with CRIHB's annual special event would be classified as a Community Assembly use type. Community Assembly is a permitted use in the BP zone upon approval of a Conditional Use Permit (CUP).

CUP's are evaluated for consistency with the City's General Plan and conformance with the City's Zoning Ordinance, and potential for impacts to the health, safety and welfare of persons who reside or live in the area. Section 19.78.060 of the City of Roseville Zoning Ordinance requires that three findings be made in order to approve a CUP. The three findings are listed below in ***bold italics*** and are followed by an evaluation of the proposal in relation to each finding.

1. The proposed use or development is consistent with the City of Roseville General Plan.

The project site has a land use designation of Business Professional. The primary purpose of the BP land use designation is to provide for office uses. The site is developed with an office and will continue to primarily be used for office use. The special event is associated with the CRIHB office use. The General Plan does not contain any policies applicable to special events and relies on the Zoning Ordinance to regulate the location and operation of the special event. As discussed

below, the special event complies with the Zoning Ordinance requirements, and therefore, is consistent with the General Plan.

2. The proposed use or development conforms with all applicable standards and requirements of the Zoning Ordinance.

As mentioned, the special event use has been classified as a Community Assembly use type, which is permitted through a CUP. The Zoning Ordinance outlines the process for obtaining a CUP, but does not outline specific development criteria for the use. Instead the CUP application is evaluated to ensure the use is compatible with and will not be detrimental to the public or surrounding properties, as further described in Finding #3 below. With conditions, the proposed use is found to be a compatible use and complies with the required findings of the CUP. The requested CUP therefore conforms with the Zoning Ordinance requirements.

3. The location, size, design and operating characteristics of the use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property improvements.

The requested CUP will allow CRIHB to hold a special event in the gazebo one weekend a year. As outlined in Attachment 1, the event will include conference workshops, health provider demonstrations, traditional foods and other relevant cultural activities for up to 200 patrons. Event activities will primarily occur within the gazebo. The CRIHB office could also be open for additional event space, but will not be in use for normal office operations during the event. As shown in Exhibit E, temporary portable restrooms will be provided near the gazebo for patrons. The event will occur during daylight hours. Parking for patrons of the event will be available in the 100 on-site parking spaces and along the street on Sundown Way. Additionally, CRIHB has secured an off-site parking agreement for use of 50 spaces during the event at the Bel Air center ¼ mile away from the site at 1039 Sunrise Avenue.

The CUP was evaluated to ensure that the special event would be compatible with the area and would not negatively impact the public or surrounding properties. Conditions #3-10 have been added to address:

- requirements for adequate event parking;
- requirements for traffic control to prevent traffic from backing-up on Sunrise Avenue;
- regulation of noise during the event consistent with the City's Noise Ordinance standards;
- protection of the existing native oak trees; and
- provisions for sanitary facilities and refuse pick-up.

With the conditions of approval, staff does not anticipate any impacts to the adjacent properties or the public from the event. The project has been routed for review and comment by other City Departments and their comments have been included as Conditions of Approval.

CONDITIONAL USE PERMIT CONCLUSION

Based on the analysis contained in this staff report and as conditioned, staff finds that the proposed project is consistent with the findings needed to approve the Conditional Use Permit and meets the requirements of the General Plan and Zoning Ordinance; and therefore, the required findings to approve the Conditional Use Permit can be made.

ENVIRONMENTAL DETERMINATION

The project is Categorically Exempt from environmental review pursuant to Section 15311 of the California Environmental Quality Act (CEQA) pertaining to Accessory Structures and Section 305 of the City of Roseville CEQA Implementing Procedures.

RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions (A-D):

- A. Adopt the two findings as listed in the staff report for the **DESIGN REVIEW PERMIT MODIFICATION – INFILL PCL 226-304 CEREMONIAL GAZEBO – 1020 SUNDOWN WAY - FILE# PL16-0138;**
- B. Approve the **DESIGN REVIEW PERMIT MODIFICATION – INFILL PCL 226-304 CEREMONIAL GAZEBO – 1020 SUNDOWN WAY - FILE# PL16-0138** subject to the sixty-one (61) conditions listed below;
- C. Adopt the three findings of fact as listed in the staff report for the **CONDITIONAL USE PERMIT – INFILL PCL 226-304 CEREMONIAL GAZEBO – 1020 SUNDOWN WAY - FILE# PL16-0138;** and
- D. Approve the **INFILL PCL 226-304 CEREMONIAL GAZEBO – 1020 SUNDOWN WAY - FILE# PL16-0138** subject to the ten (10) conditions listed below.

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT MODIFICATION

1. This design review permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on December 8, 2018. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from December 8, 2018.
2. The project is approved as shown in Exhibits A - D and as conditioned or modified below. (Planning)
3. 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. (Engineering, Environmental Utilities, Electric, Finance)
4. 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)
5. 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 are approved and grading and/or encroachment permits are issued by the Department of Development Services- Engineering (Engineering)

6. 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. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

7. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
8. A separate Site Accessibility Plan which shows details the project's site accessibility information as required by California Title 24, Part 2, including the existing path of travel, shall be submitted as part of the project Building Permit Plans. (Building)
9. A completed *Accessibility Upgrade Worksheet* and *Cost Table* to establish the owner's obligation up to disproportionate costs (20% of construction costs), and identify the elements and feature of the existing path of travel to be upgraded. (Building)
10. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, 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 Department for applicable Code editions). (Building)
11. 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)
12. 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 Public Works prior to approval of any plans. (Engineering)
13. 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)
14. 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)

15. 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)
16. Prior to the issuance of any permits, the property owner shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the property owner during the pre-construction meeting.(Engineering)
17. A fencing plan shall be shown on the improvement plans indicating the location of temporary fencing around the protected zone of native oak trees within the construction area. (Planning)
18. 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, CDD, Planning)
19. 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, CDD, Planning)
20. 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, CDD, Planning)
21. 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)
22. If the number of site employees exceed 50, the applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for California Rural Indian Health Board to be reviewed and approved by the Transportation Commission. (Public Works)
23. An Improvement Permit shall be issued by the Development Services Engineering prior to the issuance of a Building Permit for construction of the proposed gazebo. (Engineering, Floodplain)

24. The applicant/developer shall prepare and submit to the City a Central Valley Flood Protection Board (CVFPB) Encroachment Permit Application, Environmental Questionnaire, and provide all necessary supporting documentation for an Encroachment Permit from the Central Valley Flood Protection Board. The City of Roseville will submit the draft Encroachment Permit Application, Environmental Questionnaire, the project's environmental document, and supporting documentation to the CVFPB within 15 days of a complete submittal package received from the applicant/developer. (Engineering, Floodplain)
25. City Permit issuance will not be effective until the expiration of ninety (90) days after the City submits the draft permit application to the CVFPB for approval or the CVFPB approves the draft permit application, whichever occurs first. If the CVFPB takes no action on the draft permit application within ninety (90) days, the City's Flood Encroachment Permit shall be deemed effective. (Engineering, Floodplain)
26. The contractor shall apply for and obtain a grading permit and/or encroachment permit from the Development Services - Engineering Division prior to the start of any work (Engineering, Floodplain)
27. Existing public facilities damaged during the course of construction shall be repaired by the contractor, at the contractor's expense, to the satisfaction of the City. (Engineering, Floodplain)
28. The applicant agrees to incur all costs for compliance with local, State, and Federal permitting. If any conditions issued by other agencies conflict with any of the conditions of this permit, then the applicant shall resolve conflicts between any of the terms and conditions that the agencies might impose under the laws and regulations it administers and enforces. (Engineering, Floodplain)
29. If the applicant does not comply with the conditions of the City's permits and enforcement by the City is required, the applicant shall be responsible for bearing all direct costs associated with the enforcement action, including reasonable attorney's fees. (Engineering, Floodplain)
30. Prior to construction, the applicant shall create a photo record, including associated descriptions, of the existing site conditions, including any public and private property, including improvements, located within or adjacent to the project site. The photo record shall be provided to the City's inspector prior to construction. (Engineering, Floodplain)
31. The applicant shall remove all construction materials and/or other appurtenances that are within the City's Regulatory Floodplain during the flood season from November 1 through April 15. Please note that conditions from other permitting agencies might be more restrictive regarding construction activity within the stream channel, and the most restrictive conditions will apply. (Engineering, Floodplain)
32. Within 90 calendar days of completion of the project, the applicant shall submit as-built drawings and a certification report, stamped and signed by a licensed civil engineer registered in the State of California, certifying the work was performed and inspected in accordance with the City's permit conditions and submitted drawings and specifications. (Engineering, Floodplain)

33. The applicant shall maintain the permitted improvements within the utilized area in accordance with applicable current or future local, State, and Federal standards in the manner required as requested by an authorized representative of the City. (Engineering, Floodplain)
34. The applicant shall be responsible for repair of any damages to the stream banks, floodway, or any other improvements due to construction, operations, or maintenance of the proposed project. (Engineering, Floodplain)
35. If the permitted encroachment results in any adverse hydraulic impact or if the flows being conveyed through the project result in scouring, the applicant shall provide appropriate mitigation acceptable to the City. (Engineering, Floodplain)
36. At the request of either the applicant or the City, the applicant and the City shall conduct joint inspections of the project and floodway after significant flood events or flood seasons to assess the integrity and operation of the project, and to assess and respond to any adverse impacts on the floodway or adjacent properties. (Engineering, Floodplain)
37. If the project, or any portion thereof, is significantly damaged or is to be abandoned in the future, the applicant shall abandon or repair the project under direction of the City, at the applicant's cost and expense. (Engineering, Floodplain)
38. 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 public 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)"
39. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
40. 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' 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' below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all-weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
41. 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)

42. 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)
43. If this Gazebo is large enough to accommodate an occupant load of greater than 50 people, an annual assembly permit will be required which requires an annual fire inspection.
44. 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
45. 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)
46. 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:

47. The temporary fencing around the native oak trees shall remain in place during the entire construction period. (Planning)
48. Any backflow preventors visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventors 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 preventor 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 preventor shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
49. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
50. If applicable, the applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for the California Rural Indian Health Board to be reviewed and approved by the City Manager. (Public Works, Alternative Transportation)

51. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
52. 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)
53. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
54. 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)
55. 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.
56. It is the responsibility of the developer to insure 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:

57. 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)
58. 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)
59. 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)

60. 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)
61. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)

CONDITIONS OF APPROVAL FOR THE CONDITIONAL USE PERMIT

1. This conditional use permit approval is valid only upon effectuation of the design review permit modification improvements shown in Exhibit A-D and as conditioned or modified below. (Planning)
2. This conditional use permit is approved as shown in Exhibit E and as outlined in Attachment 1. (Planning)
3. CRIHB shall maintain an agreement for a minimum of 50 additional parking spaces to be available for use by patrons during the annual event. A regular shuttle shall be provided to patrons of the additional parking area if the location is greater than a ¼ mile away and not within walking distance as approved by the Planning Division. (Planning)
4. Prior to and during the annual event, CRIHB shall provide patrons with the locations of available parking. Patrons shall be encouraged to carpool and use alternative transportation. (Planning)
5. CRIHB shall provide traffic control and parking control during the event to prevent traffic from impacting public streets. The City's Development Services Division shall approve the traffic control plan at least one month prior to the annual event. (Planning)
6. During the event, the noise levels shall remain within the limits of the City's Noise Ordinance. (Planning)
7. No vehicles or structures are allowed within the protective zone of any native oak tree. (Planning)
8. The appropriate provisions for solid waste collection/disposal shall be provided during the event. All temporary solid waste items shall be removed within two days of the conclusion of the annual event. (Planning)
9. Sanitation facilities shall be provided for patrons of the event and shall be cleaned on a regular basis. All temporary sanitation facilities shall be removed within two days of the conclusion of the annual event. (Planning)
10. Following the event, the site shall be returned to its original condition. (Planning)

ATTACHMENTS

1. CRIHB Project Description
2. Floodplain Analysis (dated November 15, 2016)
3. Bel Air Reciprocal Parking Agreement

EXHIBITS

- A. Site Plan
- B. Floor Plan, Sections & Rendering
- C. Grading & Drainage Plan
- D. Landscape Plan
- E. Special Event Staging Plan

September 8, 2016

Ms. Gina McColl
Associate Planner
City of Roseville
Planning Division
311 Vernon Street
Roseville, CA 95765

Re: Ceremonial Gazebo
California Rural Indian Health Board, Inc. ("CRIHB")
1020 Sundown Way, Roseville, CA
File #PL16-0138
KAP#222.01

Dear Ms. McColl:

In response to your letter dated June 1, 2016, Section I.1. and Section II.2., the Ceremonial Gazebo ("Gazebo") will be utilized for outdoor events. Anticipated use of the Gazebo is to be limited to daytime hours (dawn to dusk). Daily use of the Gazebo will include daily conversations and meetings with staff members primarily during lunch time hours. A single "Special Event" is planned for the Gazebo. This event is an annual, three (3) day event, held on a Friday, Saturday and Sunday. Activities associated with this event include: conferences, workshops, healthcare providers, demonstrations, traditional foods and other relevant cultural aspects.

CRIHB anticipates that approximately 200 people will be in attendance at this annual event. CRIHB has 100 on-site parking spaces and is in the process of collecting Letters of Authorization from neighboring property owners for an additional 100 off-site parking spaces. CRIHB will forward the Letters of Authorization to the City of Roseville upon receipt. Access for this event will be via a clearly marked walkway from the parking lot to the Gazebo. CRIHB will bring in additional restroom facilities (portable toilets) as well as additional trash enclosures to accommodate this event and minimize the impacts on the adjacent properties. (Please see attached sketch for location of temporary toilet and trash facilities.).

I hope you find these responses to your request acceptable. If you have any additional questions or comments, please do not hesitate to contact me to resolve them as quickly as possible.

Sincerely,


Adriana Gutierrez

Enclosure(s)

cc: California Rural Indian Health Board, Inc.

RECEIVED

SEP 09 2016

Planning Division

FILE COPY

CRIHB CERIMONIAL GAZEBO

Floodplain Analysis

PLACER COUNTY, CALIFORNIA

Tuesday, November 15, 2016

Prepared By:



FRAYJI DESIGN GROUP, INC.

1540 Eureka Road

Roseville CA 95661

(916) 782-3000

JOB # 29300

This document prepared under the supervision of:



Signature dated:

11/15/16

The status of this report is
PRELIMINARY unless the
appropriate signature is provided to
the left. Signature will not be
provided until review is complete.

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CRIHB Ceremonial Gazebo

City of Roseville, California

Floodplain Analysis

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List of Appendices

Appendix A - HEC-RAS Model Summary Worksheet, HEC-RAS Model Summary for Existing and proposed condition, Analysis files on CD.

CRIHB Ceremonial Gazebo Floodplain Analysis

City of Roseville, California

I. INTRODUCTION

The purpose of this report is to provide an analysis of the affect on the floodplain caused by the construction of the CRIHB Ceremonial Gazebo.

I.A Cirby Creek Description

Cirby Creek is a tributary of Dry Creek and flows generally westerly, then joins Dry Creek just upstream from Riverside Avenue in the City of Roseville. Dry Creek then flows into the Natomas East Main Drainage Canal and ultimately into The Sacramento River.

I.B FEMA Flood Mapping

The preliminary Flood Insurance Study (FIS) for the project area has been created by BakerAECOM and was preliminarily released in December 2015. This report revises the flood plain for the project area to the NGVD88 datum and revises the flood plain to use the newest available topography. Upon review, the proposed elevations are revised from the earlier study revised in November of 2001. The earlier study was on the NGVD29 datum which differs from the NGVD88 datum in the project area by 2.51 feet. Exhibit 1 shows the preliminary floodway data for Cirby Creek.

EXHIBIT 1

LOCATION		FLOODWAY				1% ANNUAL CHANGE WATER-SURFACE ELEVATION (FEET NAVD88)			
CROSS SECTION	DISTANCE ¹	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET/ SEC)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE	
Cirby Creek	A	103	983	4.2	134.5	128.8 ²	129.8	1.0	
	B	1,625	766	5.4	134.5	130.0 ²	130.8	0.8	
	C	2,905	412	10.0	134.5	132.2 ²	132.9	0.7	
	D	3,095	462	8.9	134.5	133.5 ²	133.7	0.2	
	E	4,193	590	7.0	135.6	135.6	136.0	0.4	
	F	4,490	831	4.9	137.1	137.1	137.5	0.4	
	G	4,683	1,064	3.9	137.5	137.5	137.8	0.3	
	H	5,526	239	2.6	139.5	139.5	139.6	0.1	
	I	6,135	279	2.7	139.9	139.9	140.2	0.3	
	J	9,999	40	155	4.7	146.0	146.0	146.1	0.1
	K	10,938	208	208	3.5	147.4	147.4	147.9	0.5
	L	11,804	218	218	3.4	148.6	148.6	149.2	0.6
	M	11,859	293	293	2.5	148.8	148.8	149.4	0.6
	N	12,463	19	106	5.5	149.3	149.3	149.8	0.5
	O	12,560	35	118	4.9	151.5	151.5	151.9	0.4
	P	13,826	33	126	4.1	158.8	158.8	158.8	0.0
	Q	13,908	46	289	1.8	161.0	161.0	161.8	0.8
	R	14,413	37	194	1.7	161.7	161.7	162.4	0.7
	S	14,552	46	216	1.6	163.0	163.0	163.7	0.7
	T	15,305	32	89	3.8	165.5	165.5	165.8	0.3
	U	16,219	35	95	3.6	168.2	168.2	168.4	0.2
¹ Distance in feet above confluence with Dry Creek ² Elevation computed without consideration of backwater effects from Dry Creek									
FEDERAL EMERGENCY MANAGEMENT AGENCY PLACER COUNTY, CA AND INCORPORATED AREAS					FLOODWAY DATA				
					FLOODING SOURCE: CIRBY CREEK				
TABLE 24									

CRIHB Ceremonial Gazebo

City of Roseville, California

Floodplain Analysis

I.C Project Analysis

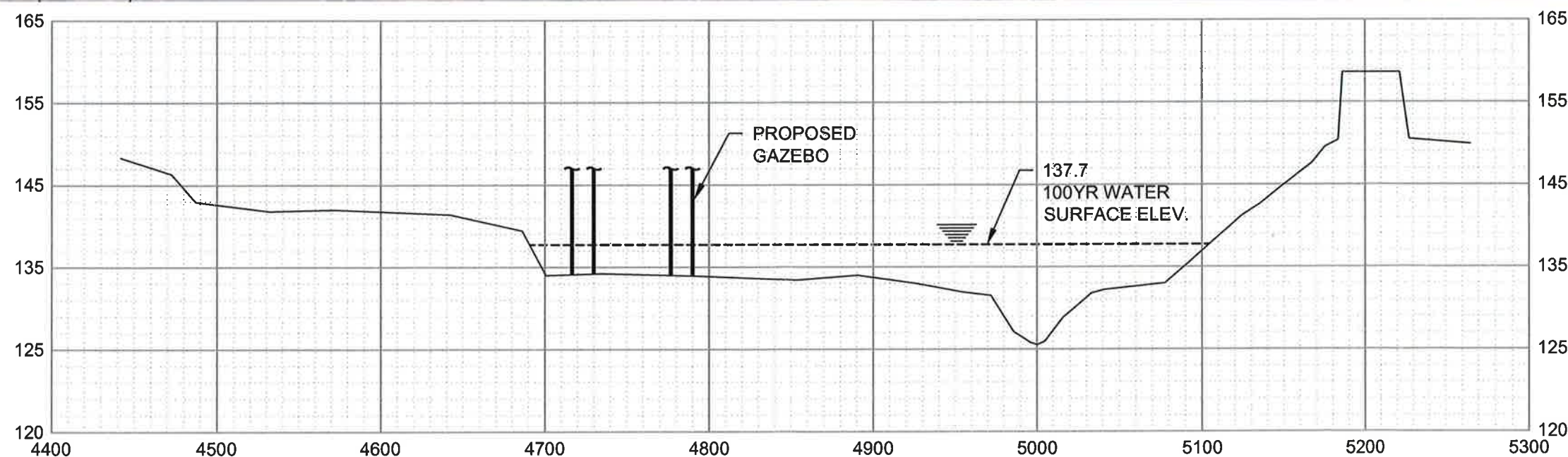
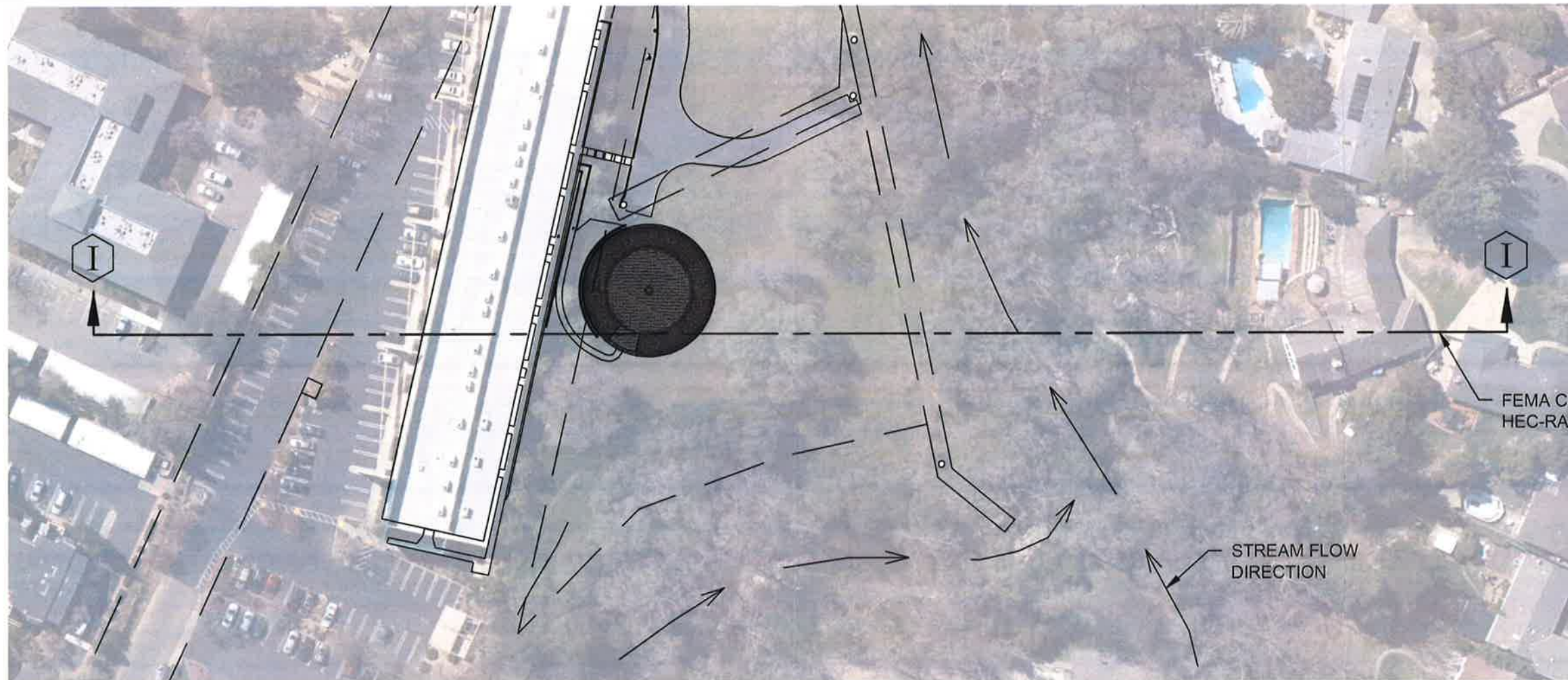
The project has been analyzed using a HEC-2 model that was requested from the City of Roseville and provided by Civil Engineering Solutions, Inc. Based on the comments in the model it was created in 1994 by Note and Associates, Inc. and was used to find the flood elevations for Cirby Creek. The model was updated to HEC-RAS and the section that is approximately through the gazebo updated to show the obstruction.

II. Hydraulics:

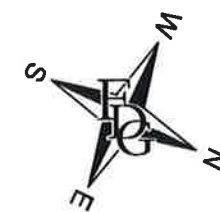
II.A Floodplain Analysis:

The addition of the gazebo will cause some minor changes to the HEC-RAS analysis. The Gazebo was added to section 246 of the RAS model as obstructions. Exhibit 2 shows the plan and profile view of the gazebo and in the worst case any cross section will encounter four of the columns. While the section does not cross through the worse case condition of the gazebo, it has been modeled such that the section is in the worse case. The columns were shown on the exhibit are two feet wide and cause vertical obstructions. The columns are a minimum of 12 feet high and based on the calculations, the tops will be out of the floodplain. The revised section was recalculated and the results are shown as Exhibit 3, 4, 5 and 6. The analysis files for these calculations are included in Appendix A with the City of Roseville HEC-2/HEC-RAS Model Summary Worksheet for this project.

Adding the obstruction of the gazebo has little affect on the flood plain as the Manning's "n" value for the overbank in this area is 0.1. This "n" value simulates heavy stands of trees. The gazebo with its many vertical supports mimics a stand of trees. Other than reducing the velocity of water in the channel slightly, 0.01 ft/s, the gazebo should have no other affect on the 100-year flood plain. This is supported by the included exhibits and calculations.



NOTE: SECTION I-I PROFILE AS DEPICTED IS BASED UPON HEC-RAS SECTION 246 AND MAY NOT ACTUALLY MATCH SITE SPECIFIC TOPOGRAPHIC SURVEY AS DEPICTED ON GRADING PLAN.



Scale: 1" = 80' Hor.
1" = 16' Ver.

FRAYJI
DESIGN GROUP, INC.

1540 Eureka Road Ste. 100 (916) 782-3000 Phone
Roseville, CA 95661 (916) 782-3955 Fax
CIVIL ENGINEERING • PLANNING • SURVEYING

Exhibit 2: Cirby Creek Section I
Plan & Profile

CRIHB Ceremonial Gazebo

City of Roseville, California August 10, 2016

DATUM NGVD29
ADD +2.51 FEET
FOR NAVD 88 DATUM

Plan: Imported Pla RIVER-1 Reach-1 RS: 246 Profile: PF 2

E.G. Elev (ft)	137.81	Element	Left OB	Channel	Right OB
Vel Head (ft)	0.05	Wt. n-Val.	0.100	0.040	0.060
W.S. Elev (ft)	137.75	Reach Len. (ft)	585.20	609.00	598.00
Crit W.S. (ft)		Flow Area (sq ft)	1165.92	623.09	254.49
E.G. Slope (ft/ft)	0.000204	Area (sq ft)	1165.92	623.09	254.49
Q Total (cfs)	2280.00	Flow (cfs)	636.75	1418.14	225.11
Top Width (ft)	413.78	Top Width (ft)	281.34	68.60	63.84
Vel Total (ft/s)	1.12	Avg. Vel. (ft/s)	0.55	2.28	0.88
Max Chl Dpth (ft)	12.25	Hydr. Depth (ft)	4.14	9.08	3.99
Conv. Total (cfs)	159772.9	Conv. (cfs)	44620.8	99377.2	15774.9
Length Wtd. (ft)	599.90	Wetted Per. (ft)	282.07	70.04	64.27
Min Ch El (ft)	125.50	Shear (lb/sq ft)	0.05	0.11	0.05
Alpha	2.72	Stream Power (lb/ft s)	5265.20	0.00	0.00
Frctn Loss (ft)	0.20	Cum Volume (acre-ft)	71.84	93.69	46.19
C & E Loss (ft)	0.01	Cum SA (acres)	12.26	8.95	9.30

EXISTING SECTION I
EXHIBIT 3

Cirby Existing Plan: Imported Plan 01 7/27/2016
 RS = 246 D/S CONFLUENCE WITH LINDA CREEK

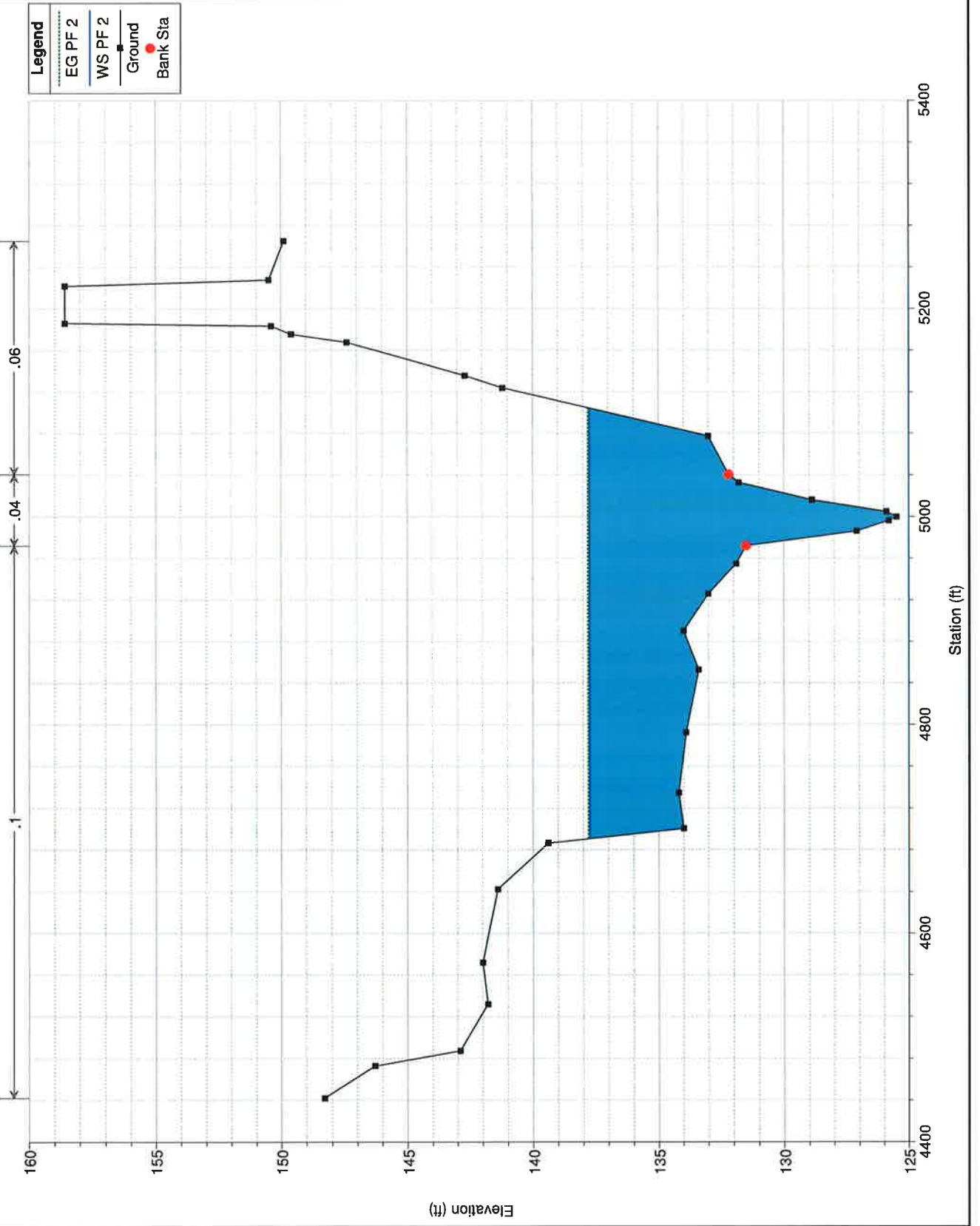


EXHIBIT 4 EXISTING SECTION I

Plan: Imported Pla RIVER-1 Reach-1 RS: 246 Profile: PF 2

E.G. Elev (ft)	137.81	Element	Left OB	Channel	Right OB
Vel Head (ft)	0.06	Wt. n-Val.	0.100	0.040	0.060
W.S. Elev (ft)	137.75	Reach Len. (ft)	585.20	609.00	598.00
Crit W.S. (ft)		Flow Area (sq ft)	1136.11	623.10	254.51
E.G. Slope (ft/ft)	0.000211	Area (sq ft)	1136.11	623.10	254.51
Q Total (cfs)	2280.00	Flow (cfs)	608.51	1442.50	228.99
Top Width (ft)	405.78	Top Width (ft)	273.34	68.60	63.84
Vel Total (ft/s)	1.13	Avg. Vel. (ft/s)	0.54	2.32	0.90
Max Chl Dpth (ft)	12.25	Hydr. Depth (ft)	4.16	9.08	3.99
Conv. Total (cfs)	157082.4	Conv. (cfs)	41924.1	99381.9	15776.4
Length Wtd. (ft)	600.00	Wetted Per. (ft)	303.97	70.04	64.27
Min Ch El (ft)	125.50	Shear (lb/sq ft)	0.05	0.12	0.05
Alpha	2.77	Stream Power (lb/ft s)	5265.20	0.00	0.00
Frctn Loss (ft)	0.20	Cum Volume (acre-ft)	71.64	93.69	46.19
C & E Loss (ft)	0.01	Cum SA (acres)	12.21	8.95	9.30

PROPOSED SECTION I
EXHIBIT 5

Cirby Proposed Plan: Plan 05 7/27/2016
 RS = 246 D/S CONFLUENCE WITH LINDA CREEK

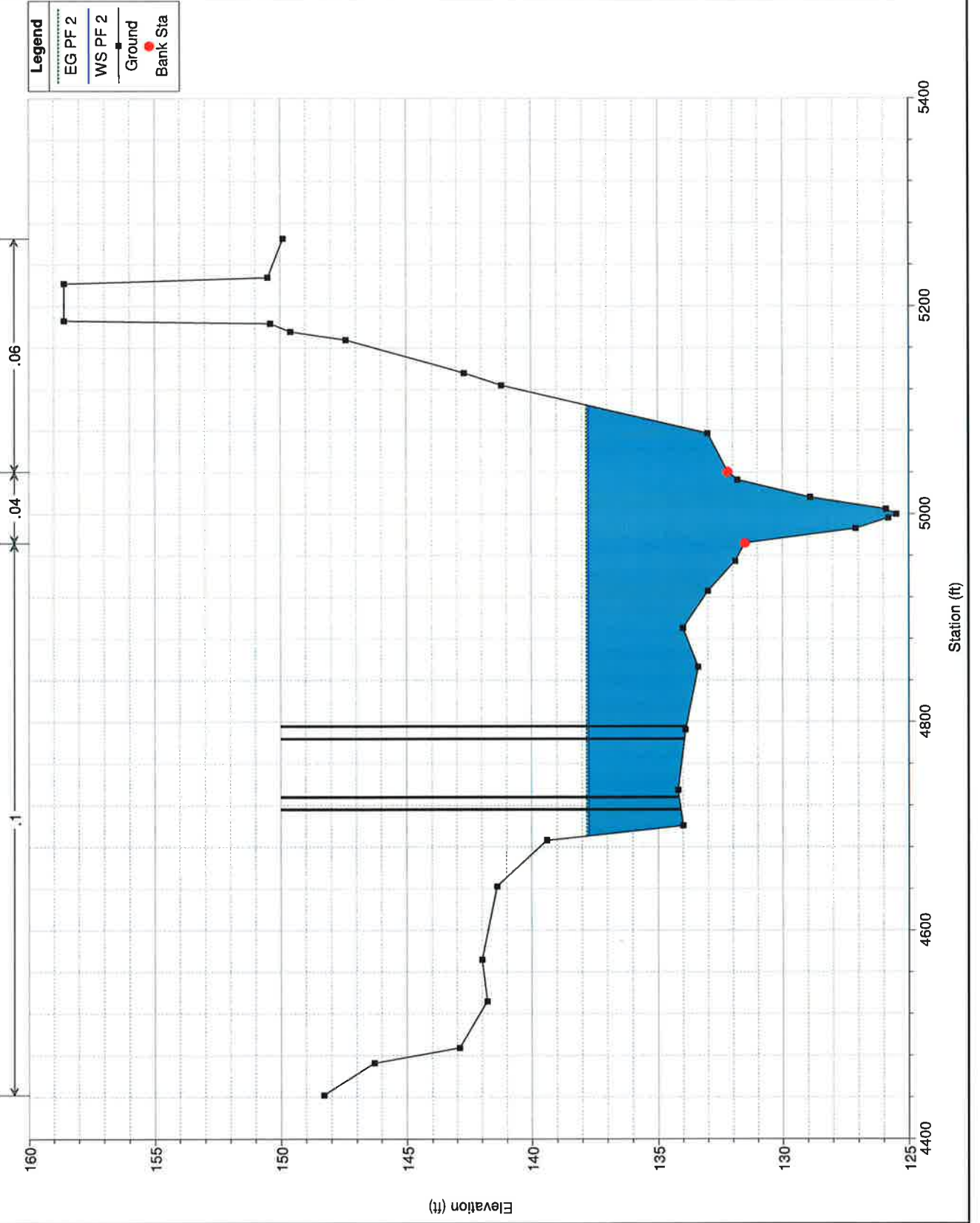


EXHIBIT 6 PROPOSED SECTION I

CRIHB Ceremonial Gazebo

City of Roseville, California

Floodplain Analysis

VI. Conclusions:

This Floodplain analysis demonstrates that with the construction of the CRIHB Ceremonial Gazebo:

- The floodplain elevation will not be changed by the proposed construction and the proposed construction will have no adverse effect on the floodway.

Appendix A**HEC-RAS Model Summary Worksheet****HEC-RAS Model Summary for Existing and proposed condition****Analysis files on CD.**

**CITY OF ROSEVILLE
HEC-2 / HEC-RAS MODEL SUMMARY WORKSHEET**

Page 1 of 3

Name of project: CRIBB CEREMONIAL GAZEBO

Name of engineering firm who performed the study: FRAYSI DESIGN GROUP

Contact person SCOTT MURATA Phone # (916) 782-3000

If this replaces a previous study, what is the name of that study _____

This study reflects: ☐ Existing conditions ☒ Post-development conditions

If this HEC-2/RAS study is used to compare pre-project to post-project runoff what is the name of the study that you are comparing it with CIRBY EXIST

Run date _____

Has the pre-project study been approved by the city ☐ yes ☒ no

If yes, name and when

STUDY BY NOLTE & ASSOCIATES MAY 94, SECTIONS MATCH NEW FIS LOCATIONS

Total length of water course (miles) 7.99 Total number of cross-sections
83

Name of Hydrology study used to get peak Discharge?

STUDY BY NOLTE & ASSOCIATES MAY 94

Design storm frequency: ☐ 2 yr ☐ 5 yr ☐ 10 yr ☐ 25 yr ☐ 50 yr ☒ 100 yr ☐ Other _____

The starting HGL _____

Starting flow rate _____

How was the starting HGL determined:

FLOW RATE 7280 AT CONFLUENCE OF LINDA AND CIRBY CREEK
SECTION I AT X-SECTION 246

Give location of cross-sections where the flow rate changes and what the new flow rate(s) are.

START	10 YEAR	50 YEAR	100 YEAR

**CITY OF ROSEVILLE
HEC-2 / HEC-RAS MODEL SUMMARY WORKSHEET**

Page 2 of 3

CHANNEL REACH INFORMATION

Give the total number of reaches in the Model 1

Provide assumed "N" factors used most often for the following surfaces:

Overland swales 0.04 Concrete Gutters N/A Drainage Pipes N/A

Earth-lined channels 0.04 Streams Channel 0.04 Main channel 0.04

Over Bank 0.06 AND 0.1 other N/A

Are the assumption used in hydrology study's routing section to determine peak discharge, in line with those used in this hydraulic study for the same segment of channel (channel length, "N" factor, etc.)

☒ **yes** ☐ **no** If **no** explain why. _____

BRIDGE OR CULVERT MODEL INFORMATION

Provide the following Information for all Bridge and Culvert crossings:

DOWN STREAM X-SEC. AT BRIDGE OR CULVERT	METHOD USED TO MODEL (special culvert, bridge, etc.)	IS STRUCTURE OVERTOPED example (2.1' in 50 yr, 3.4' in 100 yr)	WAS DETENTION MODELED (YES OR NO)

**CITY OF ROSEVILLE
HEC-2 / HEC-RAS MODEL SUMMARY WORKSHEET**

Page 3 of 3

PRE-PROJECT TO POST-PROJECT CHANGES

Name of pre-project study: CIRBY EXISTING
Run date 7/27/2016

Name of post-project study: CIRBY PROPOSED
Run date 7/27/2016

Do you plan to place any improvements in, or change the Floodway ☐ yes ☒ no If yes explain.

Provide the following information for all changes between studies:

Locations	Types of changes (added, deleted, changed)
Xsec-252	Added xsec. to reflect encroachment, Changed right overbank "N" to 0.04
246	REVISE SECTION TO ADD GAZEBO STRUCTURE

Frayji Design Group

CRIHB Ceremonial Gazebo

HEC-RAS Version 4.1.0

July 27, 2016 4:23 PM

Existing Conditions

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Reach-1	412	PF 2	339.00	173.30	176.15	176.15	176.60	0.007406	5.99	75.03	75.00	0.71
Reach-1	410	PF 2	339.00	171.20	174.72		174.91	0.002907	3.97	98.68	55.00	0.45
Reach-1	408	PF 2	339.00	169.10	172.64		173.42	0.008303	7.26	50.72	23.67	0.77
Reach-1	406	PF 2	339.00	167.40	171.74	171.10	172.33	0.007199	6.17	54.97	21.90	0.69
Reach-1	404	PF 2	339.00	165.40	168.92	168.68	169.75	0.011330	7.31	46.36	20.60	0.86
Reach-1	402	PF 2	339.00	163.90	168.35	167.06	168.65	0.002690	4.49	79.54	29.00	0.44
Reach-1	401.25	Bridge										
Reach-1	400	PF 2	339.00	162.80	165.84		166.04	0.003376	3.56	95.32	34.88	0.38
Reach-1	398	PF 2	339.00	159.60	164.97		165.12	0.002103	3.02	112.21	37.15	0.31
Reach-1	396	PF 2	339.00	158.80	163.32		163.54	0.003783	3.79	89.39	31.94	0.40
Reach-1	394	PF 2	339.00	157.10	161.07		161.49	0.007993	5.23	64.85	25.90	0.58
Reach-1	392	PF 2	339.00	155.00	159.73		159.91	0.003015	3.41	99.42	37.12	0.37
Reach-1	391	PF 2	339.00	154.20	159.71	156.55	159.79	0.000898	2.23	151.72	42.76	0.27
Reach-1	389.5	Bridge										
Reach-1	380	PF 2	339.00	153.00	159.53		159.59	0.000830	1.86	182.54	37.40	0.15
Reach-1	378	PF 2	339.00	153.10	159.50		159.54	0.000503	1.63	252.24	57.03	0.13
Reach-1	376	PF 2	688.00	152.80	159.30		159.46	0.002546	3.21	214.21	46.10	0.26
Reach-1	374	PF 2	688.00	152.60	158.54		158.81	0.004821	4.15	165.92	40.79	0.36
Reach-1	372	PF 2	688.00	152.20	157.64		157.96	0.006395	4.53	151.86	40.12	0.41
Reach-1	371	PF 2	688.00	150.60	157.58	154.09	157.74	0.001663	3.26	210.89	44.04	0.26
Reach-1	369.5	Bridge										
Reach-1	364	PF 2	688.00	149.50	157.08		157.41	0.003945	4.56	150.91	35.42	0.39
Reach-1	362	PF 2	688.00	148.40	156.49		156.82	0.005287	4.63	148.71	43.88	0.44
Reach-1	360	PF 2	688.00	147.30	154.78		155.55	0.013102	7.04	97.70	28.76	0.67
Reach-1	358	PF 2	731.00	146.50	153.22		153.47	0.002557	4.01	182.18	37.55	0.32
Reach-1	356	PF 2	731.00	144.80	152.69		152.85	0.001297	3.12	234.12	40.75	0.23
Reach-1	354	PF 2	731.00	145.00	152.46		152.62	0.001475	3.19	229.49	42.90	0.24
Reach-1	352	PF 2	731.00	144.40	152.27		152.43	0.001417	3.27	223.72	39.35	0.24
Reach-1	351	PF 2	731.00	142.30	152.22	147.76	152.35	0.001529	2.91	257.18	50.72	0.22
Reach-1	345	Bridge										
Reach-1	338	PF 2	731.00	138.50	147.28		147.36	0.000822	2.28	321.05	43.39	0.15
Reach-1	336	PF 2	731.00	138.40	147.27		147.32	0.000479	1.74	420.59	65.72	0.12
Reach-1	334	PF 2	731.00	138.33	147.1							

HEC-RAS Plan: Imported Pla River: RIVER-1 Reach: Reach-1 Profile: PF 2 (Continued)

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Reach-1	216	PF 2	4126.00	122.70	131.80	131.80	134.74	0.025500	14.25	303.32	50.00	0.99
Reach-1	214	PF 2	4126.00	122.30	132.46		133.26	0.004998	7.44	579.29	73.09	0.44
Reach-1	212	PF 2	4126.00	119.00	130.79		131.15	0.002096	5.16	863.75	110.82	0.29
Reach-1	210	PF 2	4126.00	118.60	129.50		130.20	0.004226	7.01	616.93	79.02	0.41
Reach-1	208	PF 2	4126.00	117.40	128.89		129.33	0.002374	5.28	781.92	86.30	0.31
Reach-1	206	PF 2	4126.00	117.20	128.37		128.80	0.002214	5.34	792.46	89.03	0.31
Reach-1	204	PF 2	4126.00	115.10	128.10		128.31	0.000849	3.63	1135.75	100.10	0.19
Reach-1	202	PF 2	4126.00	115.20	127.76		127.89	0.000536	2.88	1430.75	131.60	0.15
Reach-1	200	PF 2	4126.00	115.20	127.32	120.38	127.60	0.001309	4.22	977.51	101.42	0.24

Frayji Design Group

CRIHB Ceremonial Gazebo

HEC-RAS Version 4.1.0

July 27, 2016 4:23 PM

Proposed Conditions

IIEC PAS Plan: Imported Pla River: RIVER 1 Reach: Reach 1 Profile: PF 2

Reach	Rlver Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/h)	(ft/s)	(sq ft)	(ft)	
Reach-1	412	PF 2	339.00	173.30	176.15	176.15	176.60	0.007406	5.99	75.03	75.00	0.71
Reach-1	410	PF 2	339.00	171.20	174.72		174.91	0.002907	3.97	98.68	55.00	0.45
Reach-1	408	PF 2	339.00	169.10	172.64		173.42	0.008303	7.26	50.72	23.67	0.77
Reach-1	406	PF 2	339.00	167.40	171.74	171.10	172.33	0.007199	6.17	54.97	21.90	0.69
Reach-1	404	PF 2	339.00	165.40	168.92	168.68	169.75	0.011330	7.31	46.36	20.60	0.86
Reach-1	402	PF 2	339.00	163.90	168.35	167.06	168.65	0.002690	4.49	79.54	29.00	0.44
Reach-1	401.25	Bridge										
Reach-1	400	PF 2	339.00	162.90	165.84		166.04	0.003376	3.56	95.32	34.88	0.38
Reach-1	398	PF 2	339.00	159.60	164.97		165.12	0.002103	3.02	112.21	37.15	0.31
Reach-1	396	PF 2	339.00	158.80	163.32		163.54	0.003783	3.79	89.39	31.94	0.40
Reach-1	394	PF 2	339.00	157.10	161.07		161.49	0.007993	5.23	64.85	25.90	0.58
Reach-1	392	PF 2	339.00	155.00	159.73		159.91	0.003015	3.41	99.42	37.12	0.37
Reach-1	391	PF 2	339.00	154.20	159.71	156.55	159.79	0.000898	2.23	151.72	42.76	0.21
Reach-1	389.5	Bridge										
Reach-1	380	PF 2	339.00	153.00	159.53		159.59	0.000830	1.86	182.54	37.40	0.15
Reach-1	378	PF 2	339.00	153.10	159.50		159.54	0.000503	1.63	252.24	57.03	0.13
Reach-1	376	PF 2	688.00	152.80	159.30		159.46	0.002546	3.21	214.21	46.10	0.26
Reach-1	374	PF 2	688.00	152.60	158.54		158.81	0.004821	4.15	165.92	40.79	0.36
Reach-1	372	PF 2	688.00	152.20	157.64		157.96	0.006395	4.53	151.86	40.12	0.41
Reach-1	371	PF 2	688.00	150.60	157.58	154.09	157.74	0.001663	3.26	210.89	44.04	0.26
Reach-1	369.5	Bridge										
Reach-1	364	PF 2	688.00	149.50	157.08		157.41	0.003945	4.56	150.91	35.42	0.39
Reach-1	362	PF 2	688.00	148.40	156.49		156.82	0.005287	4.63	148.71	43.88	0.44
Reach-1	360	PF 2	688.00	147.30	154.78		155.55	0.013102	7.04	97.70	28.76	0.67
Reach-1	358	PF 2	731.00	146.50	153.22		153.47	0.002557	4.01	182.18	37.55	0.32
Reach-1	356	PF 2	731.00	144.80	152.69		152.85	0.001297	3.12	234.12	40.75	0.23
Reach-1	354	PF 2	731.00	145.00	152.46		152.62	0.001475	3.19	229.49	42.90	0.24
Reach-1	352	PF 2	731.00	144.40	152.27		152.43	0.001417	3.27	223.72	39.35	0.24
Reach-1	351	PF 2	731.00	142.30	152.22	147.76	152.35	0.001529	2.91	257.18	50.72	0.22
Reach-1	345	Bridge										
Reach-1	338	PF 2	731.00	138.50	147.28		147.36	0.000822	2.28	321.05	43.39	0.15
Reach-1	336	PF 2	731.00	138.40	147.27		147.32	0.000479	1.74	420.59	65.72	0.12
Reach-1	334	PF 2	731.00	138.33	147.19		147.26	0.000804	2.18	336.07	51.87	0.15
Reach-1	333	PF 2	731.00	138.17	146.92		147.03	0.001221	2.62	278.88	42.96	0.18
Reach-1	332	PF 2	731.00	137.90	146.72	141.48	146.82	0.001263	2.58	283.43	47.43	0.19
Reach-1	327	Bridge										
Reach-1	322	PF 2	731.00	137.40	146.06		146.18	0.001027	2.77	263.46	46.89	0.21
Reach-1	320	PF 2	731.00	137.17	145.92		146.01	0.000648	2.34	312.72	49.04	0.16
Reach-1	318	PF 2	731.00	136.76	145.66		145.80	0.001001	2.93	249.83	37.90	0.20
Reach-1	316	PF 2	724.00	136.20	145.36		145.44	0.001059	2.33	310.41	91.42	0.20
Reach-1	314	PF 2	724.00	135.60	145.11		145.16	0.000479	1.72	417.33	112.92	0.14
Reach-1	312	PF 2	724.00	136.70	145.07		145.10	0.000298	1.64	485.24	117.03	0.12
Reach-1	311	PF 2	724.00	136.80	144.66	141.24	144.88	0.002514	3.74	193.49	44.72	0.32
Reach-1	309.5	Bridge										
Reach-1	308.5	PF 2	724.00	136.60	144.63		144.83	0.002245	3.60	200.86	44.90	0.30
Reach-1	308	PF 2	724.00	135.00	144.26		144.39	0.001145	2.85	253.89	48.44	0.22
Reach-1	306	PF 2	724.00	134.20	144.16	138.41	144.25	0.000651	2.39	303.03	48.92	0.17
Reach-1	304	PF 2	724.00	133.60	144.10	137.24	144.17	0.000409	1.98	364.76	54.82	0.14
Reach-1	302	PF 2	1251.00	133.10	143.83	138.31	143.99	0.000997	3.24	385.93	53.90	0.21
Reach-1	301	PF 2	1251.00	132.90	143.88	137.10	143.93	0.000312	1.94	706.03	126.64	0.12
Reach-1	299.5	Bridge										
Reach-1	292	PF 2	1251.00	133.00	143.79	137.44	143.85	0.000404	2.16	642.70	123.99	0.14
Reach-1	290	PF 2	1251.00	133.00	143.74	137.44	143.84	0.000602	2.63	523.20	94.13	0.16
Reach-1	288	PF 2	1251.00	133.30	143.52	137.52	143.68	0.000966	3.26	383.69	50.70	0.21
Reach-1	286	PF 2	1251.00	132.70	143.20	138.02	143.38	0.001111	3.39	369.49	48.90	0.22
Reach-1	284	PF 2	1251.00	132.80	143.28	137.53	143.29	0.000122	1.17	1238.02	290.00	0.07
Reach-1	282	PF 2	1251.00	132.50	143.25	137.48	143.27	0.000169	1.49	1273.26	307.86	0.09
Reach-1	281	PF 2	1251.00	132.20	143.24	137.23	143.26	0.000079	1.28	1289.36	262.32	0.08
Reach-1	279.5	Bridge										
Reach-1	274	PF 2	1251.00	132.20	143.23		143.24	0.000075	1.05	1469.50	262.32	0.06
Reach-1	272	PF 2	1251.00	131.00	143.21		143.23	0.000097	1.25	1107.93	172.49	0.07
Reach-1	270	PF 2	2886.00	131.00	143.05		143.19	0.000605	3.31	1138.22	155.43	0.18
Reach-1	268	PF 2	4062.00	131.20	143.12		143.14	0.000077	1.02	3522.09	496.33	0.06
Reach-1	266	PF 2	4265.00	131.00	143.10		143.13	0.000093	1.14	3320.21	460.47	0.06
Reach-1	264	PF 2	4344.00	130.90	143.10		143.12	0.000089	1.13	3494.28	492.56	0.06
Reach-1	262	PF 2	4344.00	128.80	143.04		143.09	0.000224	1.81	2360.45	351.84	0.10
Reach-1	261	PF 2	4344.00	127.00	142.38	138.22	142.91	0.002037	6.23	755.62	89.02	0.33
Reach-1	259.5	Bridge										
Reach-1	252	PF 2	4344.00	127.50	140.66		142.04	0.008028	10.24	478.86	89.02	0.60
Reach-1	250	PF 2	4344.00	127.40	141.02	138.04	141.30	0.001602	4.82	1126.53	280.49	0.29
Reach-1	248	PF 2	4344.00	126.90	137.01	137.01	139.16	0.013133	12.54	456.16	153.45	0.95
Reach-1	246	PF 2	2280.00	125.50	137.75		137.81	0.000211	2.32	2013.72	405.78	0.14
Reach-1	244	PF 2	4106.00	125.00	137.49		137.60	0.000457	3.79	2452.33	427.26	0.20
Reach-1	242	PF 2	4106.00	124.90	137.36		137.47	0.000428	3.65	2708.76	443.76	0.19
Reach-1	241	PF 2	4106.00	124.90	137.15	130.87	137.27	0.000346	3.52	2194.01	383.90	0.18
Reach-1	239.5	Bridge										
Reach-1	234	PF 2	4106.00	124.90	137.12		137.23	0.000458	3.74	2142.08	366.13	0.20
Reach-1	232	PF 2	4106.00	124.90	137.00		137.13	0.000425	3.73	2020.09	354.08	0.20
Reach-1	230	PF 2	4106.00	124.40	136.81		136.98	0.000544	4.17	1648.05	247.29	0.22
Reach-1	228	PF 2	4106.00	124.40	136.82		136.86	0.000112	1.90	2419.52	271.65	0.10
Reach-1	226	PF 2	4106.00	124.30	136.70		136.81	0.000280	3.17	1681.50	232.62	0.16
Reach-1	224	PF 2	4106.00	124.20	136.72		136.76	0.000098	1.92	2775.17	363.30	0.10
Reach-1	222	PF 2	4126.00	123.10	136.46		136.71	0.001447	4.71	1446.38	246.58	0.25
Reach-1	221	PF 2	4126.00	123.00	135.62	130.61	136.51	0.003432	7.69	576.46	61.66	0.40
Reach-1	219.5	Bridge										

HEC-RAS Plan Imported Plan River RIVER-1 Reach Reach-1 Profile PF 2 (Continued)

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Grit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Reach-1	216	PF 2	4126.00	122.70	131.80	131.80	134.74	0.025500	14.25	303.32	50.00	0.99
Reach-1	214	PF 2	4126.00	122.30	132.46		133.26	0.004998	7.44	579.29	73.09	0.44
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Reach-1	206	PF 2	4126.00	117.20	128.37		128.80	0.002214	5.34	792.46	89.03	0.31
Reach-1	204	PF 2	4126.00	115.10	128.10		128.31	0.000849	3.63	1135.75	100.10	0.19
Reach-1	202	PF 2	4126.00	115.20	127.76		127.89	0.000536	2.88	1430.75	131.60	0.15
Reach-1	200	PF 2	4126.00	115.20	127.32	120.38	127.60	0.001309	4.22	977.51	101.42	0.24



CALIFORNIA RURAL INDIAN HEALTH BOARD, INC.

Dear Neighbor,

The California Rural Indian Health Board (CRIHB) purchased the building at 1020 Sun Down Way. We will be moving into the building next year. However, the City of Roseville requires that our agency secure a certain number of parking spaces to accommodate guests during special events that we host. For example, we can have up to 100-200 participants for an outdoor function we hold annually which we call our Traditional Indian Health Conference which is held during May each year. If we have another event during the year we would give you a 30 day notice. Due to the limited number of parking spaces on our site, we are requesting your permission to utilize up to 50 of your perimeter parking spaces during after-business hours and weekends. We will be shuttling those that use your spaces to our site. If you agree, please sign your organization's name and indicate the number of parking spaces we have access to during these periodic events. Thank you very much for your consideration.

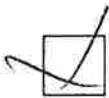
CRIHB shall indemnify, defend, and hold harmless Belair Market, its officers, officials, employees, and volunteers from and against any and all liability, claims, damage, cost, expenses, awards, fines, judgments, and attorney fees (including, without limitation, costs, attorney fees, expert witness fees, and other expenses of litigation) of every nature arising out of or in connection the utilization of the Belair Market parking spaces authorized for use during CRIHB's after hours and weekend events.

Organization's Name:

Bel Air

ADDRESS:

1039 Sunrise Ave Roseville Ca



Agrees to allow the California Rural Indian Health Board 50 parking spaces during after business hours and weekends.

Amy K. Chis

Signature of Authorized Official

Store Team Leader

Title

10/25/16

Date

4400 Auburn Blvd., 2nd Floor, Sacramento, CA 95841

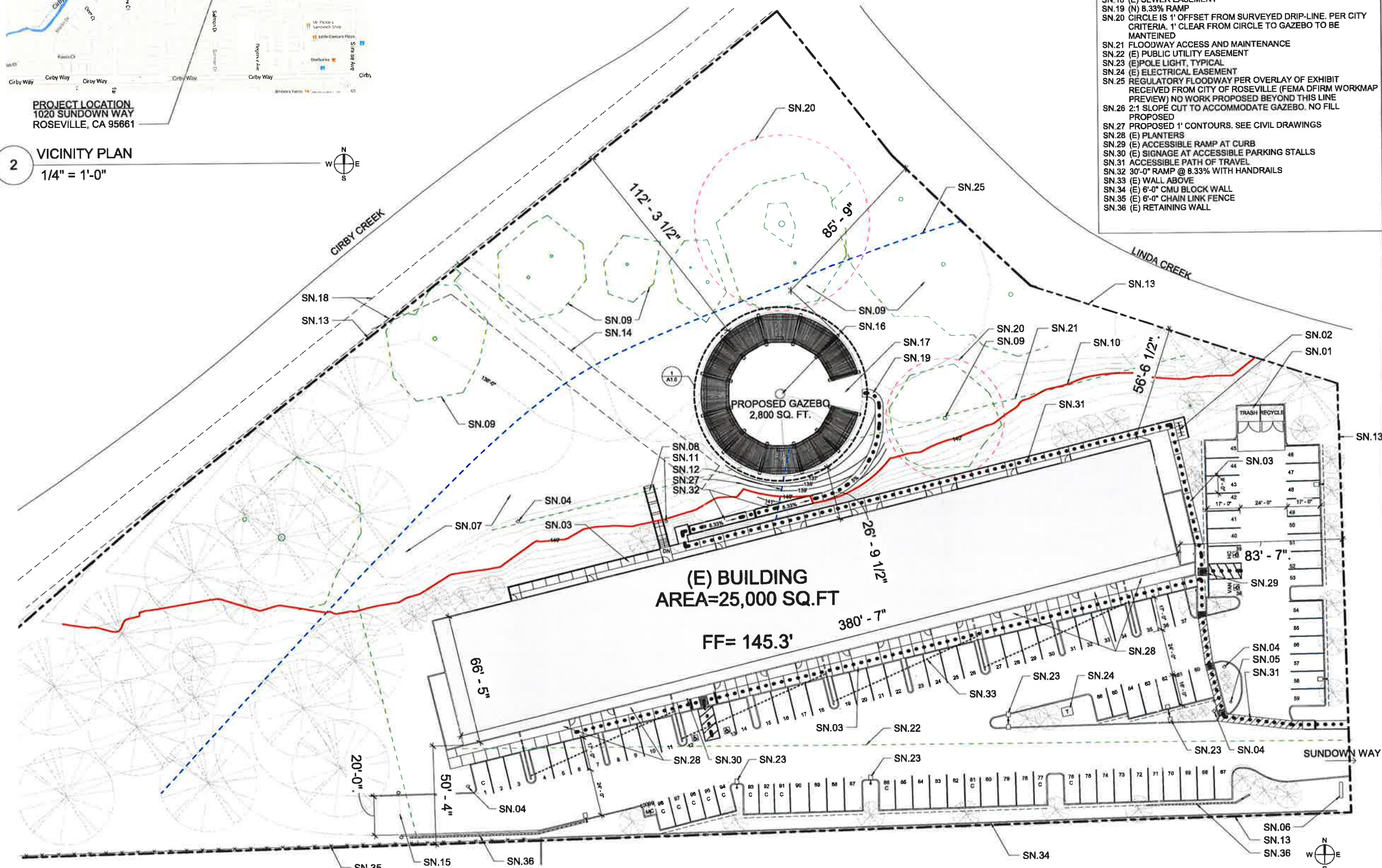
Phone: 916-929-9761 · Fax: 916-929-7246 · www.crihb.org · firstname.lastname@crihb.org

INFILL PCL 226 & 304 -
NEW CEREMONIAL GAZEBO
1020 SUNDOWN WY

DO NOT DRAW IN THIS SPACE



2 VICINITY PLAN
1/4" = 1'-0"



1 SITE PLAN
1" = 20'-0"

PARKING DATA:

PARKING STALLS:	BICYCLE PARKING:
STANDARD = 78	5 SPACES
COMPACT = 16	
HANDICAP = 4	NOTE:
MOTOCYCLE = 2	1 STALL PER 250 SQ. FT.

SHEET NOTES:

- SN.01 (E) TRASH ENCLOSURE
SN.02 (E) BIKE RACK FOR 5
SN.03 (E) CONCRETE WALK
SN.04 (E) FIRE HYDRANT
SN.05 (E) FIRE DEPARTMENT CONNECTION
SN.06 (E) MONUMENT SIGN
SN.07 (E) FIRE DEPARTMENT ACCESS ROAD AND TURN AROUND
SN.08 (E) FIRE DEPARTMENT ACCESS WALK
SN.09 (E) OAK TREE DRIPLINE
SN.10 1% ANNUAL CHANCE WATER-SURFACE ELEVATION WITH FLOODWAY
SN.11 (E) WATER VALVE
SN.12 (N) UNDERGROUND CONDUIT FOR FUTURE ELECTRICAL CONNECTION, 4PLEX WILL BE INSTALLED ABOVE FLOOD PLAIN
SN.13 (E) PROPERTY LINE
SN.14 (E) EASEMENT LINE
SN.15 (E) CONTROL ACCESS
SN.16 (N) FIRE PIT
SN.17 (N) DESCOMPOSED GRANITE TO BE PLACED AS FINISHED SURFACE AT NEW GAZEBO
SN.18 (E) SEWER EASEMENT
SN.19 (N) 8.33% RAMP
SN.20 CIRCLE IS 1' OFFSET FROM SURVEYED DRIP-LINE. PER CITY CRITERIA, 1' CLEAR FROM CIRCLE TO GAZEBO TO BE MAINTAINED
SN.21 FLOODWAY ACCESS AND MAINTENANCE
SN.22 (E) PUBLIC UTILITY EASEMENT
SN.23 (E) POLE LIGHT, TYPICAL
SN.24 (E) ELECTRICAL EASEMENT
SN.25 REGULATORY FLOODWAY PER OVERLAY OF EXHIBIT RECEIVED FROM CITY OF ROSEVILLE (FEMA DFIRM WORKMAP PREVIEW) NO WORK PROPOSED BEYOND THIS LINE
SN.26 2:1 SLOPE CUT TO ACCOMMODATE GAZEBO, NO FILL PROPOSED
SN.27 PROPOSED 1' CONTOURS. SEE CIVIL DRAWINGS
SN.28 (E) PLANTERS
SN.29 (E) ACCESSIBLE RAMP AT CURB
SN.30 (E) SIGNAGE AT ACCESSIBLE PARKING STALLS
SN.31 ACCESSIBLE PATH OF TRAVEL
SN.32 30'-0" RAMP @ 8.33% WITH HANDRAILS
SN.33 (E) WALL ABOVE
SN.34 (E) 6'-0" CMU BLOCK WALL
SN.35 (E) 6'-0" CHAIN LINK FENCE
SN.36 (E) RETAINING WALL



Facility:
**CALIFORNIA RURAL
INDIAN HEALTH
BOARD, INC.**
1020 SUNDOWN WAY
ROSEVILLE, CA

Project Name:
**CEREMONIAL
GAZEBO**

Submittal:
**DESIGN REVIEW
PERMIT**

Architect of Record



Consultant

[illegible]

	Approvals
--	-----------

RECEIVED

Key Plan SEP 09 2016

Planning Division



KAP Job No.:	222.0
Scale:	AS SHOWN
Date:	09/09/10
Drawn By:	AK
Checked By:	KR

Sheet Name

SITE PLAN

Sheet Number

A0.1

NY 2025 04-23-27 AM

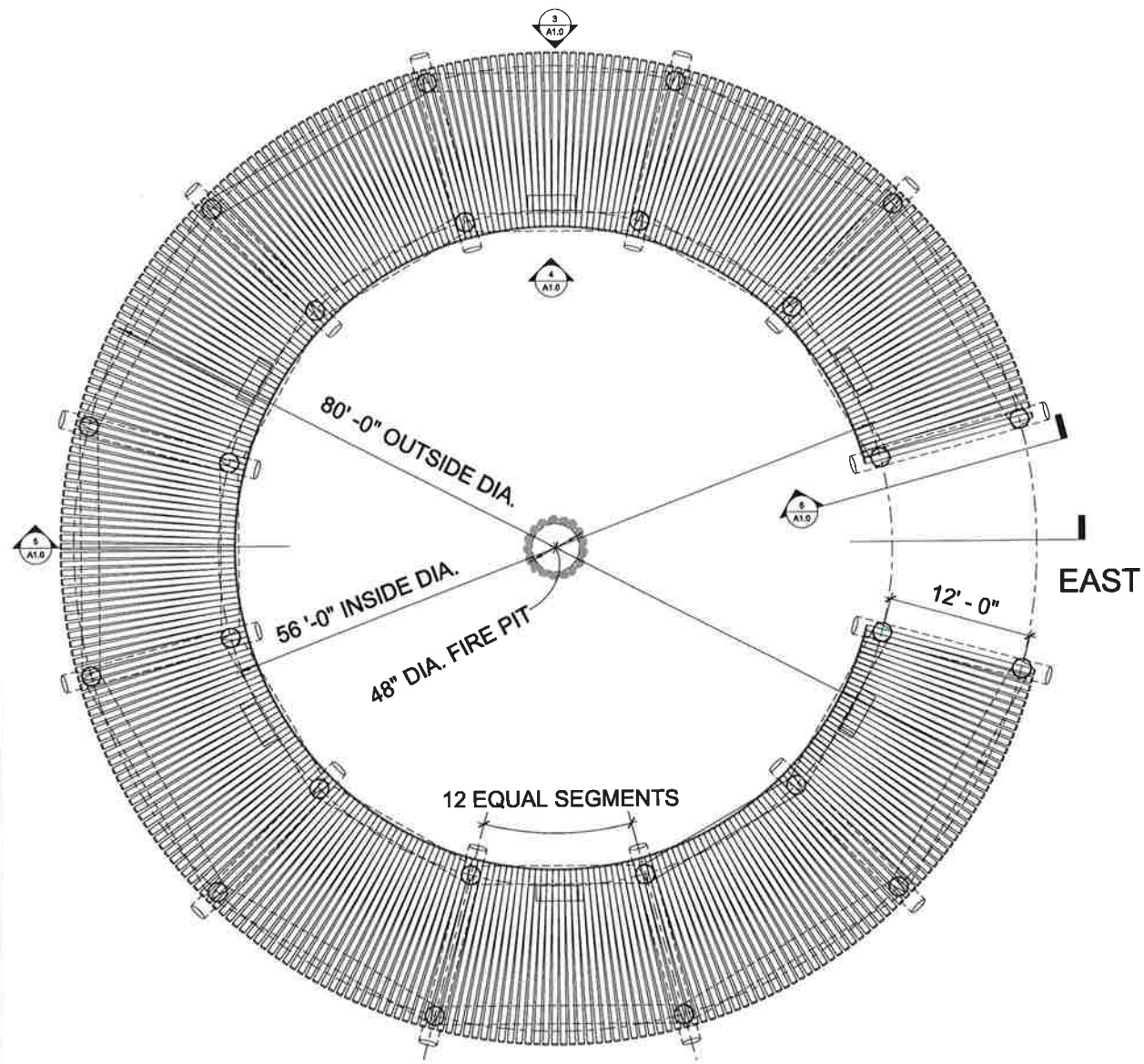
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PL16-0138

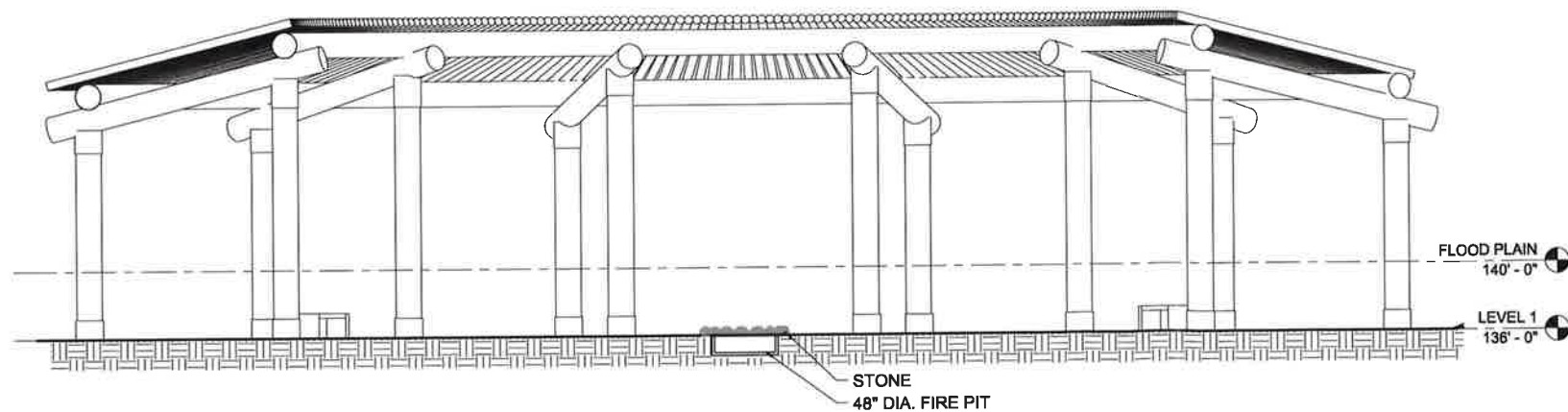
INFILL PCL 226 & 304 -
NEW CEREMONIAL GAZEBO
1020 SUNDOWN WY

FULL COST
DRP, CUP, FEP

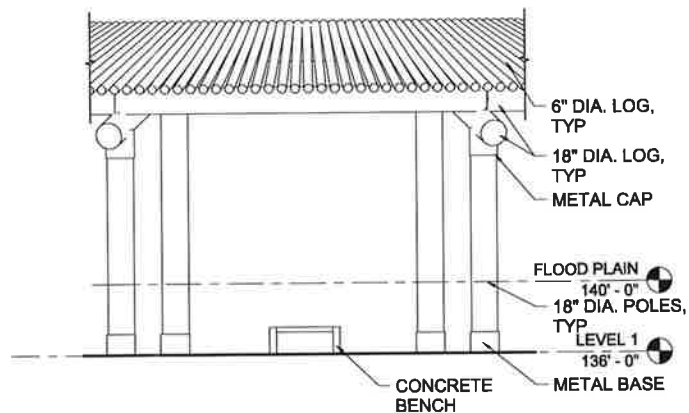
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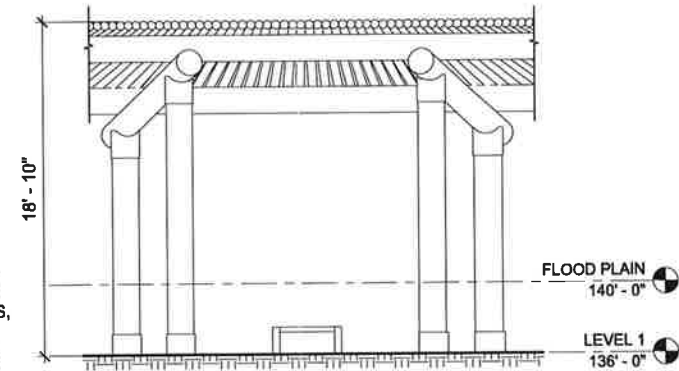
1 ENLARGED FLOOR PLAN
3/16" = 1'-0"



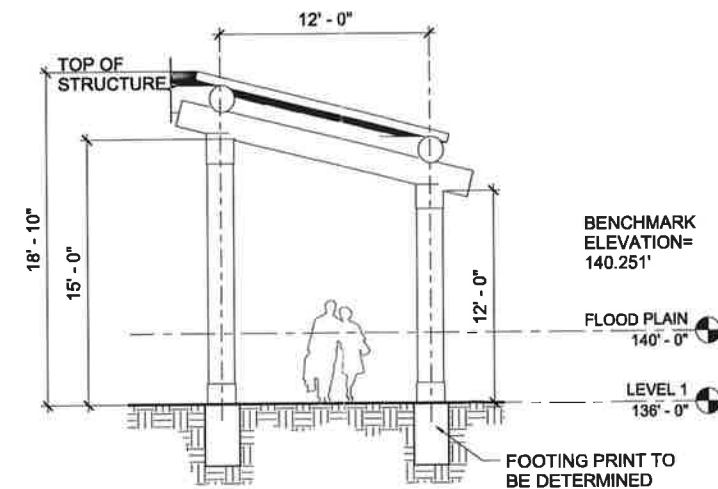
5 OVERALL CROSS SECTION
1/4" = 1'-0"



3 PARTIAL EXTERIOR ELEVATION
1/4" = 1'-0"



4 PARTIAL INTERIOR ELEVATION
1/4" = 1'-0"



6 PARTIAL CROSS SECTION
1/4" = 1'-0"



2 CEREMONIAL GAZEBO - RENDERING
1/4" = 1'-0"

K A P
KELLY ARCHITECTURE
& PLANNING

6538 LOWMYER BLVD.
ROCKLIN, CA 95765
916.281.1000

Client: **EXHIBIT B**



Facility:
CALIFORNIA RURAL
INDIAN HEALTH
BOARD, INC.
1020 SUNDOWN WAY
ROSEVILLE, CA

Project Name:
**CEREMONIAL
GAZEBO**

Submitted:
**DESIGN REVIEW
PERMIT**

Architect of Record



Consultant

Revisions	Description	Date
△		
△		
△		
△		

Approval

RECEIVED

SEP 09 2016

Planning Division

KAP Job No.: 222.01
Scale: AS SHOWN
Date: 09/09/16
Drawn By: AG
Checked By: KM

Sheet Name
**FLOOR PLAN,
SECTIONS &
RENDERING**

Sheet Number

A1.0

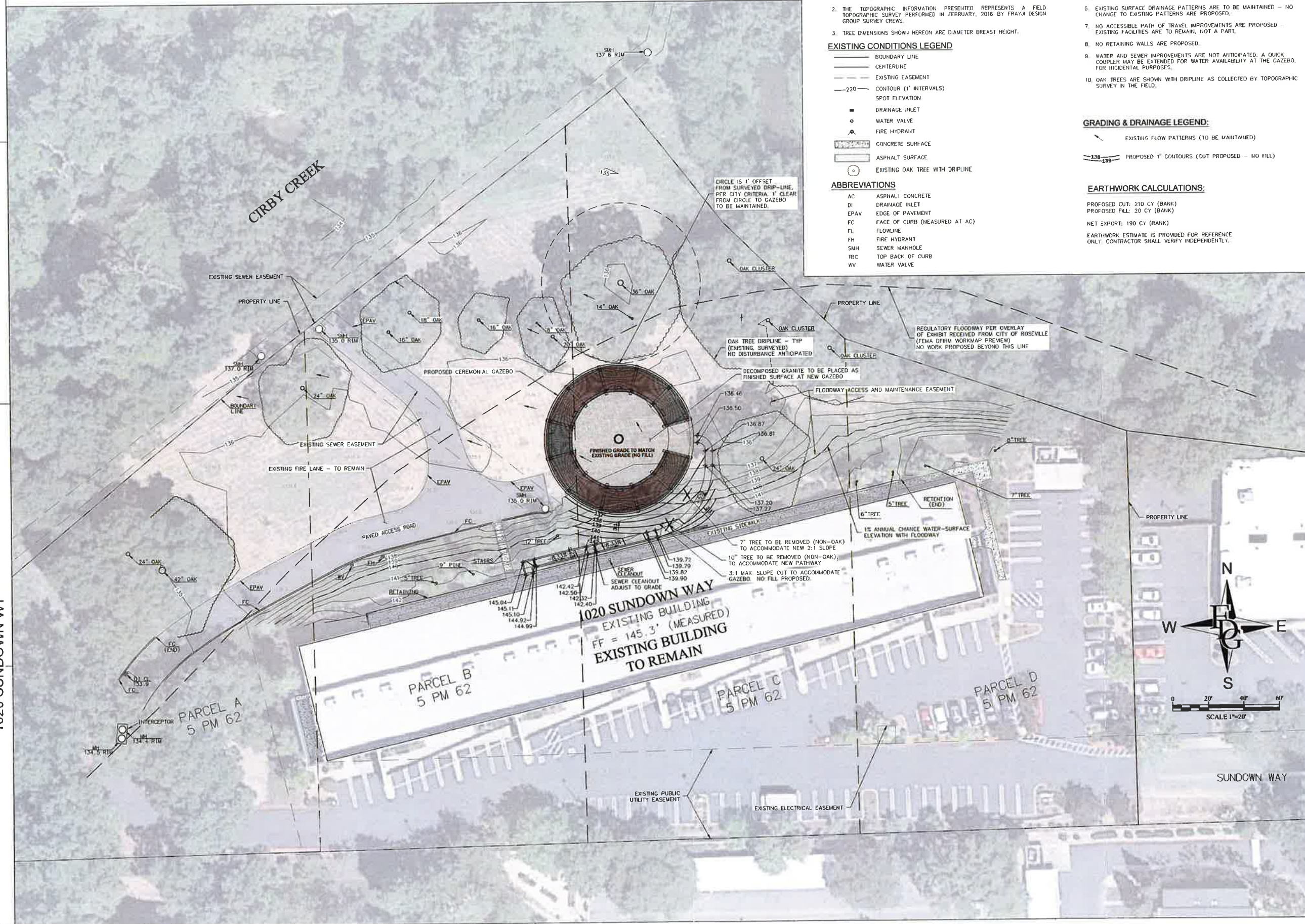
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PL16-0138

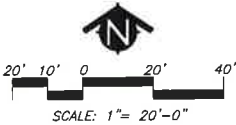
DO NOT DRAW IN THIS SPACE

INFILL PCL 226 & 304 -
NEW CEREMONIAL GAZEBO
1020 SUNDOWN WY



FILE COPY

DO NOT DRAW IN THIS SPACE



KEY	LANDSCAPE LEGEND	KEY	LANDSCAPE LEGEND	KEY	LANDSCAPE LEGEND
	EXISTING TREES - OAK		NON-IRRIGATED NATIVE HYDRO-SEED NATIVE LANDSCAPE DAMAGED DURING CONSTRUCTION RELATED ACTIVITIES SHALL BE REPLACED WITH A NON-IRRIGATED NATIVE HYDRO-SEED MIX.		DECOMPOSED GRANITE PAVING GOLD COLORED DECOMPOSED GRANITE PAVING TO BE INSTALLED 4" THICK BENEATH GAZEBO
	EXISTING TREES - NON-OAK		EXISTING LANDSCAPE TO REMAIN EXISTING NATIVE AND MANICURED LANDSCAPE AREAS TO REMAIN.		ACCESSIBLE WALKWAY
					EXISTING PAVEMENT EXISTING PAVEMENT TO REMAIN

16-18



MTWgroup
Mamuyac
Takehara
Woroniecki

LANDSCAPE ARCHITECTURE
AND PLANNING
10411 Old Placerville Road
Suite 205
Sacramento, CA 95827
916 369-3990



Facility:
**CALIFORNIA RURAL
INDIAN HEALTH
BOARD, INC.**
1020 SUNDOWN WAY
ROSEVILLE, CA

Project Name:
**CEREMONIAL
GAZEBO**

Submittal:
**DESIGN REVIEW
PERMIT**

Architect of Record



Consultant



Bryan Heide Walker C3453

Revisions	Description	Date
△		
△		
△		
△		
△		

Approvals

RECEIVED

Key Plan 09/09/2016

Planning Division

KAP Job No.:	222.01
Scale:	AS SHOWN
Date:	09-07-16
Drawn By:	BW
Checked By:	BW

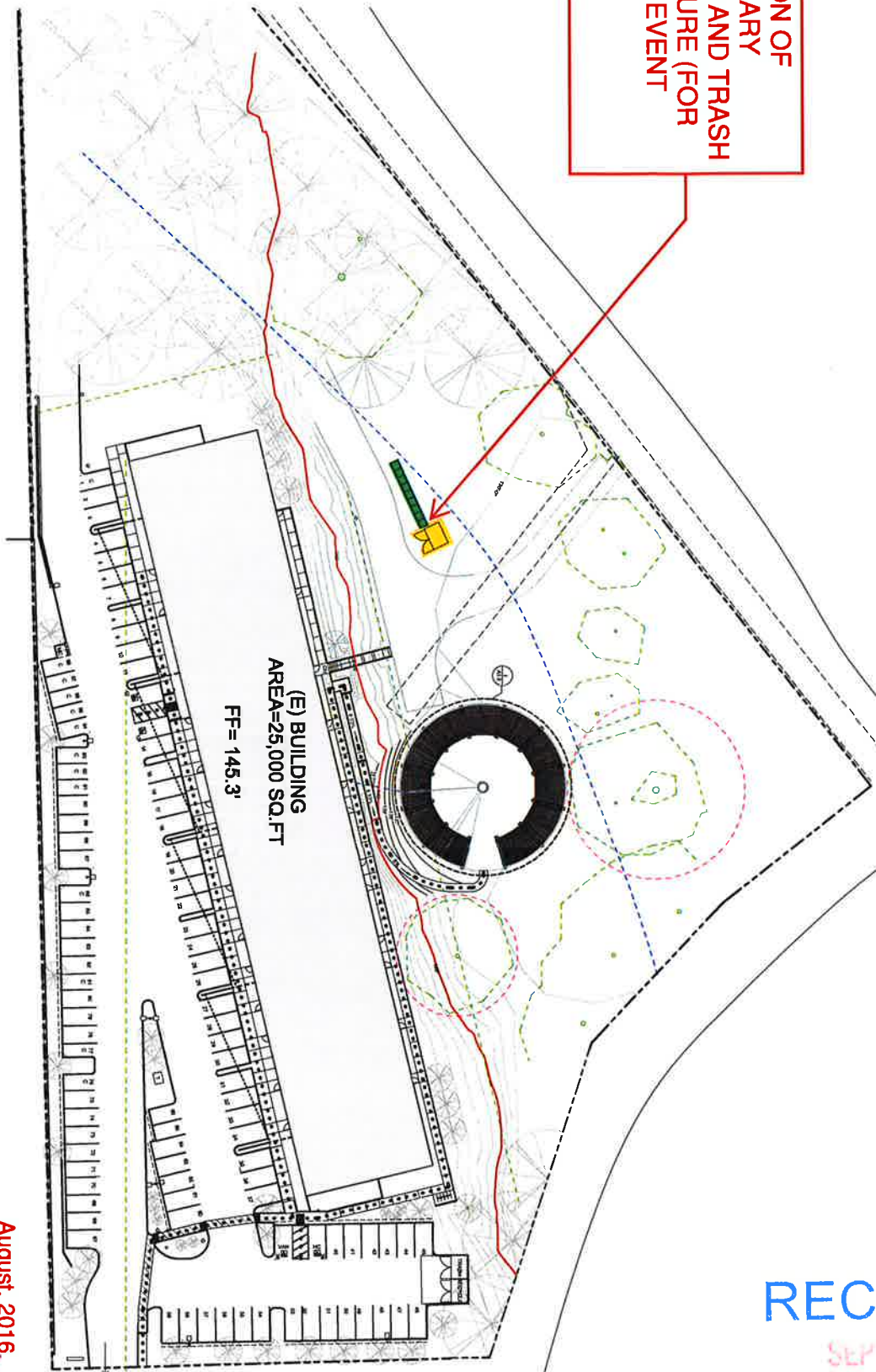
Sheet Name

**SCHEMATIC
LANDSCAPE
PLAN**

Sheet Number

L1.0

LOCATION OF
TEMPORARY
TOILETS AND TRASH
ENCLOSURE (FOR
ANNUAL EVENT
ONLY)



August, 2016.

RECEIVED

SEP 09 2016

Planning Division

FULL COST
DRP, CUP, FEP

PL16-0138

INFILL PCL 226 & 304 -
NEW CEREMONIAL GAZEBO
1020 SUNDOWN WY

FILE COPY

EXHIBIT E