AGENDA

November 9, 2017
VIDEO

PLANNING COMMISSION MEETING

7:00 PM
City Council Chambers
311 Vernon Street
Roseville, California

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. ORAL COMMUNICATIONS

4. MINUTES

NOTICE TO THE PUBLIC

- Agendas, staff reports, and attachments are available at www.roseville.ca.us, or the Roseville Library, or the Planning Division.
- All Items acted on by the Planning Commission may be appealed to the City Council.
- No items will be heard after 10:00 p.m.
- The Planning Commission Chair may establish time limits for testimony.
- The applicant or applicant's representative must be present for the public hearing at the meeting.
- Audio/Video material for any presentation must be submitted to the Planning Division 72 hours in advance of the meeting.
- All material presented with or for a staff report, including but not limited to exhibits, photographs, video, audio, plan sets, architectural drawings, models, color or material palettes, maps, etc. shall be retained by the City of Roseville Planning Division as part of the public record for a period of one year following the City's final action on a project and kept in conformance with the City's adopted retention. Renderings and material boards will be disposed of after the project is built, or received a certificate of occupancy, or at the end of one year, whichever is later.

4.1. meeting heading

PLANNING COMMISSION MEETING
7:00 p.m.
City Council Chambers
311 Vernon Street
Roseville, California

5. CONSENT CALENDAR

5.1. MINUTES OF OCTOBER 12, 2017

5.2. NIPA PCL HP-1, HP-2, HP-3-HP CONDO CONVERSION - 8000 FOOTHILLS BL. - FILE # PL-17-0212.

Recommendation: Pass a motion to
A. Adopt three (3) findings of fact for the Tentative Subdivision Map and approve the Tentative Subdivision Map subject to eighteen (18) conditions of approval.
Applicant: Katie Hofstetter, Strada Investment Group. **Property Owner**: Scott Stafford, 8000 Foothills, LLC. (Wiley)

6. NEW BUSINESS

6.1. NCRSP PCL 40 - HIGHLAND VILLAGE BUILDINGS 1 & 2 - 262 GIBSON DR. - FILE # PL7-0202.

Recommendations: Pass a motion to
A. Adopt the two (2) findings of fact and approve the MPP Stage 1 Modification subject to four (4) conditions of approval;
B. Adopt the two (2) findings of fact and approve the MPP Stage 2 subject to fifty-eight (58) conditions of approval; and
C. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to twenty-eight (28) conditions of approval.
Applicant: Meeta Lele, RMW Architecture & Interiors. **Property Owner**: Timothy G. Blair, 990 Reserve Drive LLC. (McColl)

6.2. SIERRA VISTA/FEDERICO GPA, SPA, RZ, LARGE LOT TENTATIVE MAP & SMALL LOT TENTATIVE MAP - 1701 WESTBROOK BL. - FILE # PL17-0024.

Recommendation(s): Pass a motion to
A. Consider the Addendum to the Sierra Vista Specific Plan EIR;
B. Recommend the City Council approve the General Plan Amendment;
C. Recommend the City Council approve the Development Agreement Amendment;
D. Recommend the City Council approve the Specific Plan Amendment;
E. Recommend the City Council approve the Rezone; and
F. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to one hundred (100) conditions of approval.
Applicant: Jeff Jones, Westpark Sierra Vista, LLC. **Property Owner**: Leonard Federico, Federico/Tyler Family Limited Partnership (McColl)

7. REPORTS: COMMISSION/STAFF

8. ADJOURNMENT

PLANNING COMMISSION

Title: MINUTES OF OCTOBER 12, 2017

Meeting Date: 11/9/2017
Item #: 2.1.

ATTACHMENTS:

Description

October 12, 2017 Minutes - Draft

Planning Commission Meeting
October 12, 2017 – 7:00 p.m.
Draft Minutes

I. ROLL CALL

Planning Commissioners Present
Bruce Houdesheldt, Chair
Joseph McCaslin, Vice-Chair
Krista Bernasconi
Justin Caporusso
Charles Krafka
Tracy Mendonsa

Staff Present
Greg Bitter, Planning Manager
Derek Ogden, Senior Planner
Gina McColl, Associate Planner
Marc Stout, City Engineer
Michelle Sheidenberger, Assistant City Attorney
Julie Pistone, Recording Secretary

Planning Commissioners Absent
Erich Brashears, *Excused*

II. PLEDGE OF ALLEGIANCE

Commissioner Caporusso led those in attendance in the Pledge of Allegiance.

III. ORAL COMMUNICATION

Chair Houdesheldt opened the Oral Communication. pHearing none, Chair Houdesheldt closed the Oral Communication.

IV. CONSENT CALENDAR

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

Commissioner Caporusso requested to hear the minutes separately.

A. MINUTES OF SEPTEMBER 22, 2017

Chair Houdesheldt asked for a motion to approve the Minutes of September 22, 2017:

MOTION
Commissioner Bernasconi made the motion, which was seconded by Commissioner Caporusso, to approve the Minutes of September 22, 2017.

The motion passed with the following vote:
Ayes: Bernasconi, Caporusso, Krafka, Mendonsa, Houdesheldt
Noes: None
Abstain: McCaslin

B. MINUTES OF SEPTEMBER 28, 2017

Chair Houdesheldt asked for a motion to approve the Minutes of September 28, 2017:

MOTION

Commissioner McCaslin made the motion, which was seconded by Commissioner Mendonsa, to approve the Minutes of September 28, 2017.

The motion passed with the following vote:
Ayes: Krafka, McCaslin, Mendonsa
Noes: None
Abstain: Bernasconi, Caporusso, Houdesheldt

V. NEW BUSINESS

A. NCRSP PCL44 – BROADSTONE/HOLDEN APARTMENT COMPLEX AND ASSISTED LIVING FACILITY – 1035 ROSEVILLE PW – FILE # PL17-0132.

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

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

George Phillips, Phillips Land Law, Inc., representing the applicant, 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.

Applicant, Peter Solar, Alliance Realty Partners, LLC, 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.

Public Comment:
- None

Commission Discussion:
- The name Broadstone could be associated with Folsom and might lead to some confusion
- Emergency access on Gibson Drive
- What constitutes "market rate" rents
- Acceleration & deceleration of traffic on Gibson at the project driveways
- Condition 9 – Residents will pay school fees, commercial rate vs. resident rate
- Lack of sidewalks on the property across from Gibson Drive
- Estimate of how many jobs this project will generate
- Spacing of the 3 driveways on Roseville Parkway
- Types and size of trees on the property

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

MOTION
Commissioner Bernasconi made the motion, which was seconded by Commissioner McCaslin, to adopt the Negative Declaration; recommend the City Council approve the General Plan Amendment; adopt the four (4) findings of fact and approve the Design Review Permit subject to one-hundred-one (101) conditions of approval; adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to fifty-four (54) conditions of approval as submitted in the staff report.

The motion passed with the following vote:
Ayes: Bernasconi, Caporusso, Krafka, McCaslin, Mendonsa, Houdesheldt
Noes: None
Abstain: None

VI. REPORTS: COMMISSION/STAFF

Staff Reports

- City Council denied the appeal and upheld the Planning Commission recommendation on Fiddyment Plaza that was heard in late August. The project was approved.
- Three items coming before the Planning Commission on November 9, 2017.

Commissioner Reports

- Commissioner Caporusso thanked staff for putting together the Planning Commission City Tour in September.
- Chair Houdesheldt noticed the traffic flowing smoothly around John Adams Academy.

VII. ADJOURNMENT

Chair Houdesheldt asked for a motion to adjourn the meeting.

MOTION

Commissioner Bernasconi made the motion, which was seconded by Commissioner Mendonsa, to adjourn the meeting.

The motion passed unanimously at 7:45 p.m.

PLANNING COMMISSION

Title:	NIPA PCL HP-1, HP-2, HP-3-HP CONDO CONVERSION - 8000 FOOTHILLS BL. - FILE # PL-17-0212.

Meeting Date: 11/9/2017
Item #: 2.2.

ATTACHMENTS:

Description

Staff Report

Attachment 1

Exhibit A - Tentative Parcel Map

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES PLANNING DIVISION STAFF REPORT
PLANNING COMMISSION MEETING November 9, 2017

Prepared by: Wayne Wiley, Associate Planner

ITEM IV-B: TENTATIVE SUBDIVISION MAP – 8000 FOOTHILLS BOULEVARD – HP CONDOMINIUM CONVERSION HP-1, HP-2, HP-3 – FILE# PL17-0212

REQUEST

The applicant requests approval of a Tentative Subdivision Map to create up to 20 office condominiums ranging in size from approximately 2,500 sf to 65,000 sf within an approved industrial campus (formerly known as the HP Campus).

Applicant – Katie Hofstetter, Strada Investment Group
Owner – Scott Stafford, 8000 Foothills, LLC

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission:

A. Adopt three (3) findings of fact for the Tentative Subdivision Map and approve the Tentative Subdivision Map subject to eighteen (18) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

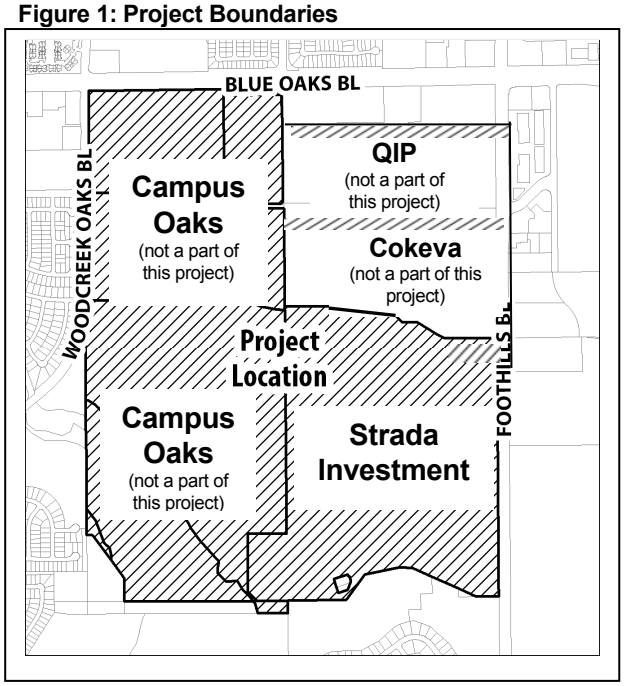
There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval. To date, no comments have been received from adjacent property owners or interested residents.

BACKGROUND

The subject site is located at 8000 Foothills Boulevard near the southwest corner of Foothills Boulevard and Blue Oaks Boulevard (see Figure1). The project encompasses a portion of the Hewlett Packer Campus Oaks (HPCO) Master Plan and is located south of the existing Coveka development, and east of the Campus Oaks development. Presently, the 137 acre site has a land use and zoning designation of Light Industrial and is developed with five buildings ranging in size from 33,000 sf to 187,000 sf.

At this time, the applicant wishes to create up to 20 air space lots within the southeast area of the site that can be sold to individual owners. No changes to the approved buildings or site improvements are proposed with this request.

Figure 1: Project Boundaries



SITE INFORMATION

Location: 8000 Foothills Boulevard, APN 017-162-073-000

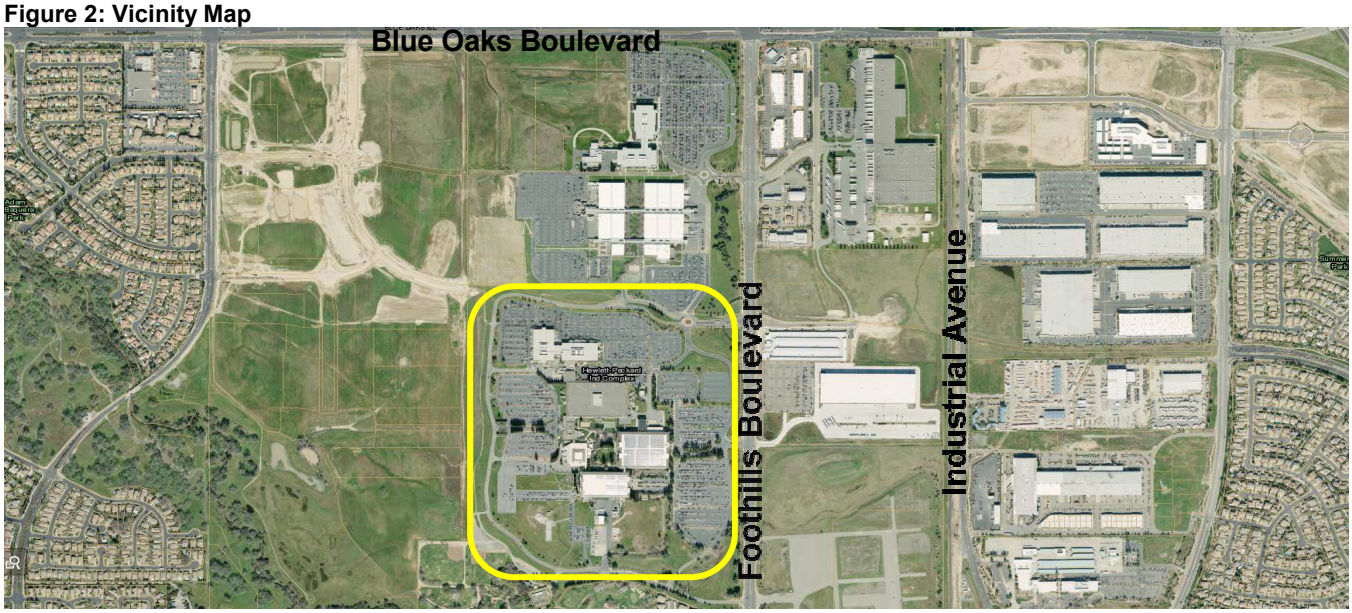
Roseville Coalition of Neighborhood Associations (RCONA): The Industrial Area West Neighborhood Association is currently inactive. A notice was sent to the RCONA Board with information on the proposed project. To date, the Planning Division has not received any inquires or comments regarding the project.

Total Acreage: 137.7 acres

Site Access: Access to the project site will be provided via two gated driveways off Foothills Boulevard and one driveway off Roseville Parkway that will allow unrestricted turning movements.

Grading: The site was previously graded and the majority of the parcel is developed with buildings and associated improvments.

Figure 2: Vicinity Map



PROJECT DESIGN FEATURES

See attached Site Plan (Attachment 1) and Tentative Condo Map (Exhibit A).

EVALUATION

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

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

The current request is to create 20 air space lots for condominiums that will be located throughout the site. The proposed Subdivision Map will not affect the existing or planned development for the project

area. The configuration of airspace units will have a negligible impact on the density, use, circulation, and all other applicable policies. Additionally, the California Subdivision Map Act and City's Subdivision Ordinance do not contain any maximum or minimum lot/condo sizes, just as there are no restrictions on the number or size of lease spaces that may be created.

At this time, the applicant does not know the specific tenants that will purchase the air space lots, and therefore, has only provided a conceptual condominium map (see Attachment 1) and noted the maximum number of units to be created. Staff typically requests a copy of the condominium breakdown and building location, however because the future owners are unknown at this time, that information has not been provided by the applicant pursuant to Section 66427 of the Map Act (which does not require submittal of a condo map). Nevertheless, staff has included condition #4 requiring a Business Owners Associations to be formed to ensure that all common areas (landscape areas, drive aisles, parking lot, building, etc.) are maintained properly.

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

The Tentative Subdivision Map will create air-space lots and provide for individual office condominium units. During staff review of the Tentative Subdivision Map application, it was determined that the creation of up to twenty (20) air space lots will not create any impractical or unusable units. The subject buildings will be subdivided to suit the needs of the future property owners. For this reason the exact number of ultimate condominium offices created is unknown at this time but will not exceed 20.

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

The water quality impacts associated with the project and the expected discharge of waste for this project are consistent with what has been anticipated by the General Plan and HP Master Plan EIR. In addition, the design of the sewer lines in the project area and treatment capacity at the City's sewage treatment plant have adequate conveyance and capacity to accommodate the development approved with the previous Plan. Finally, approval of the Condominium Map will not increase the development intensity and will not increase impacts beyond what was anticipated for the site.

SUMMARY / CONCLUSION

Based on the evaluation above, staff believes that the Planning Commission can make the required findings and approve the Tentative Subdivision Map.

ENVIRONMENTAL DETERMINATION

The project is consistent with the previous Environmental Impact Report (EIR) for the Hewlett Packer (HP) Master Plan. The proposed Tentative Subdivision Map does not create any additional environmental impacts that were not already analyzed as part of the HP Master Plan EIR (SCH #95112022) certified by the City Council on June 5, 1996. Therefore, no additional CEQA action is required at this time.

RECOMMENDATION

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

A. Adopt three (3) findings of fact as listed in the staff report for the Tentative Subdivision Map and approve the Tentative Subdivision Map subject to eighteen (18) conditions of approval.

CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP FILE # PL17-0212

1. The project is approved as shown in Exhibit A and as conditioned or modified below. (Planning)

2. This map shall be valid for a period of two (2) years from this date and shall expire on **November 9, 2019**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, that this approval shall be extended for no more than six years from **November 9, 2019**. (Planning)

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

4. The applicant shall establish a Business Owners Association/Condo Association, which shall be billed by the City for water consumption. At the request of the City additional information will be required of the Business Owners Association/Condo Association on an ongoing basis. The Business Owners Association/Condo Association will be required to submit a copy of their annual statement to the City every year. If the Business Owners Association/Condo Association is in arrears on the water bill three months in a row, the Business Owners Association/Condo Association must give the City access to their books for auditing purposes. If the Business Owners Association/Condo Association should become inactive, each individual condominium owner must sign in separately for water service. A notice to this effect shall be placed in the CC&R's for the condominium project. (Environmental Utilities)

5. CC&R shall address mutual access to all utilities. (Environmental Utilities)

6. Prior to issuance of a Grading Permit and/or Improvement Plans, the design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)

7. The applicant shall 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, Finance)

8. Prior to issuance of a Grading Permit and/or Improvement Plans, 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)

9. Prior to issuance of a Grading Permit and/or Improvement Plans, all landscaping in areas containing electrical service equipment shall conform with the "Electric Department Landscape

Design Requirements" as outlined in Section 7.00 of the Electric Department's "Specifications for Residential Trenching" (Electric)

10. Prior to issuance of a Grading Permit and/or Improvement Plans, it is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

11. Prior to issuance of a Grading Permit and/or Improvement Plans, any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)

12. Prior to issuance of a Grading Permit and/or Improvement Plans, it is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)

13. Separate declaration of Conditions, Covenants and Restrictions (CC&Rs) for each parcel or condominium conversion shall be approved by the City Attorney prior to recordation of the Final Map. The CC&Rs shall include the following items:

    a) Creation of a Business Owners Association. (Attorney)

    b) Business Owners Association shall be responsible for maintenance of all common areas including landscaping, parking areas, and drive aisles. (Attorney)'

    c) The common areas provide reciprocal access, parking and utilities (including drainage) for the mutual benefit of all condominium units.

    d) Provisions for title to common areas to be held by the Business Owners Association for and on behalf of all owners of each condominium unit. (Attorney, Engineering, Fire, Environmental Utilities, Planning)

    e) The Business Owners Associations (collectively) shall own and maintain all common lots.

    f) A clause shall be included within the CC&R's that prohibits changes to any of the items required by the City unless approved by the City. (Attorney)

14. This project shall not reduce the responsibilities of each owners of this project from maintaining all on-site fire systems including all common adjoining fire sprinkler-piping penetrations and all on-site fire mains and private hydrants. A common easement agreement shall be written and approved by all owners. There shall be a clear language regarding maintenance and common easements agreement for service in the CCRs. A service company shall be obtained to maintain all on-site fire protection systems as noted in the conditions of approval. (Fire)

15. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)

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

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

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

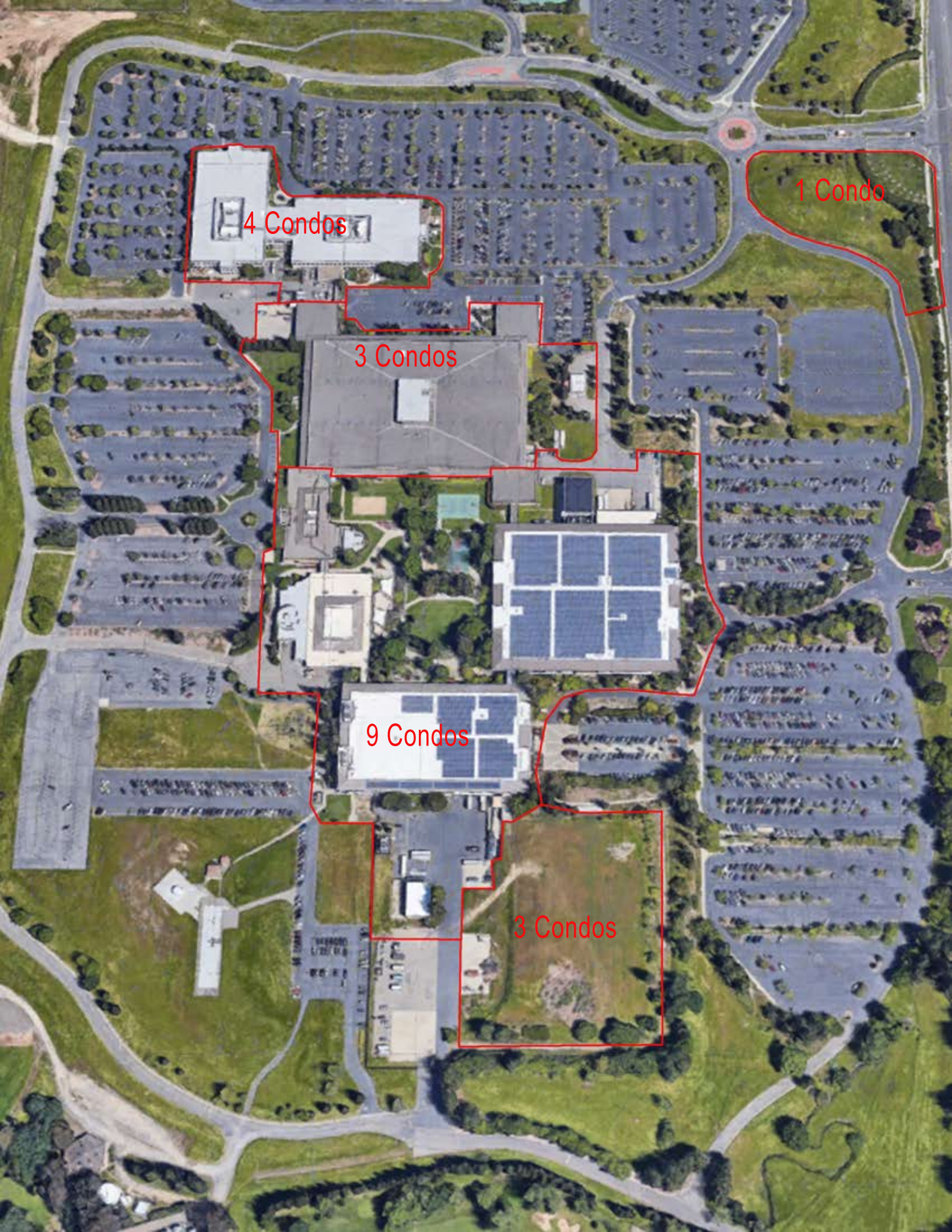
ATTACHMENT

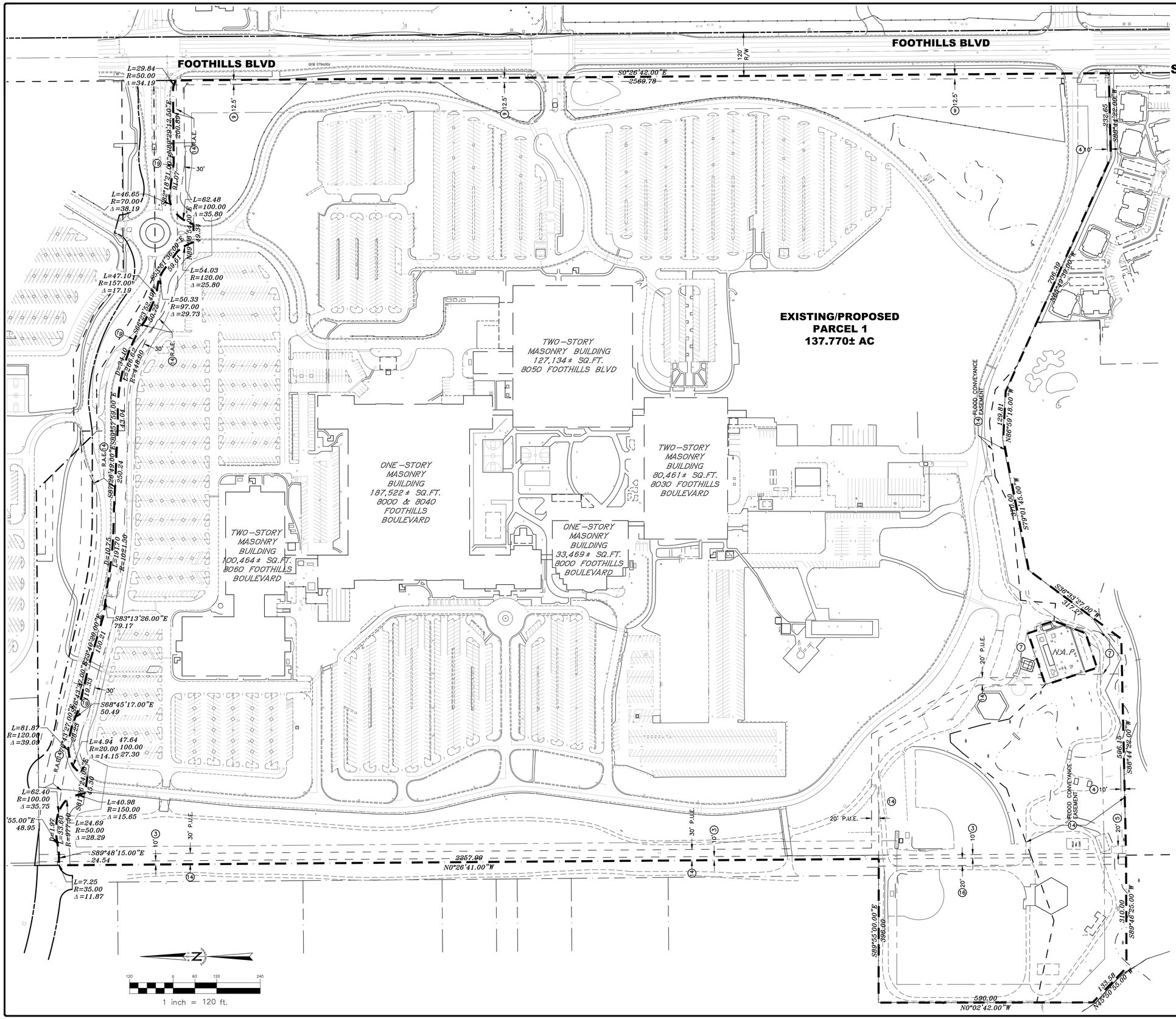
1. Conceptual Condominium Configuration

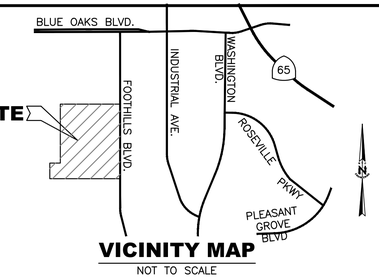
EXHIBIT

A. Tentative Map

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


4 Condos
1 Condo
3 Condos
9 Condos
3 Condos





VICINITY MAP

NOT TO SCALE

PROJECT SUMMARY

OWNER/APPLICANT

8800 FOOTHILLS, LLC
STRADA INVESTMENT GROUP
101 MISSION STREET, SUITE 420
SAN FRANCISCO, CA 94105
CONTACT: SCOTT STAFFORD
PHONE: (510) 593-3796

ENGINEER

RSC ENGINEERING, INC.
2250 DOUGLAS BLVD., SUITE 150
ROSEVILLE, CA 95661
CONTACT: RICK CHAVEZ
PHONE: (916) 788-2884

APN

017-231-048, 049 & 050

ZONING

MI (LIGHT INDUSTRIAL)

LAND USE

LIGHT INDUSTRIAL (NORTH INDUSTRIAL SPECIFIC PLAN)

EXISTING ACREAGE

PARCEL 1: 137.770± AC

PROPOSED ACREAGE

PARCEL 1 137.770± AC

NOTE

1. THIS MAP ALLOWS FOR A MAXIMUM OF 20 AIRSPACE UNITS VIA MULTIPLE CONDOMINIUM MAPS AND MAY BE RECORDED SUBSEQUENT TO THIS PARCEL MAP.

LEGEND

EXISTING PROPERTY LINE

EASEMENTS

(3) PIPELINE EASEMENT PER BOOK 427, PAGE 100, O.R.P.C. (PLOTTED).

(4) PUBLIC UTILITY EASEMENT PER BOOK 15 OF PARCEL MAPS, AT PAGE 139, PLACER COUNTY RECORDS (PLOTTED).

(5) ANCHOR EASEMENT PER BOOK 15 OF PARCEL MAPS, AT PAGE 139, PLACER COUNTY RECORDS (PLOTTED).

(6) GAS PIPELINE EASEMENT PER BOOK 3588, PAGE 324 O.R.P.C. (PLOTTED).

(7) PUBLIC UTILITY EASEMENT PER BOOK 3629, PAGE 132 O.R.P.C. (PLOTTED).

(9) PUBLIC UTILITY EASEMENT PER BOOK 3898, PAGE 532 O.R.P.C. (PLOTTED).

(14) PUBLIC UTILITY, RECIPROCAL ACCESS AND FLOOD CONVEYANCE EASEMENTS PER BOOK 34 OF PARCEL MAPS, AT PAGE 73, PLACER COUNTY RECORDS (PLOTTED).

(16) GAS PIPELINE EASEMENT PER INSTRUMENT NO. 2014-0054755-00 O.R.P.C. (PLOTTED).

(19) PUBLIC UTILITY EASEMENT PER INSTRUMENT NO. 2016-0082030-00, O.R.P.C. (PLOTTED).

STRADA INVESTMENT GROUP

REV NO.	DATE	DESCRIPTION	ENG INT.	BY	DATE
△					CITY APPROVED
△					
△					
△					
△					

REGISTERED PROFESSIONAL ENGINEER RICHARD S. CHAVEZ No.29033 Mar. 31, 2019 CIVIL STATE OF CALIFORNIA

RSC ENGINEERING
2250 Douglas Blvd. Suite 150
Roseville, CA 95661
Ph:916.788.2884 Fax:916.788.4408

PROJECT NO:	135-003
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

HEWLETT PACKARD EXPANSION
TENTATIVE PARCEL MAP &
MAXIMUM 20 UNIT CONDOMINIUM MAP

8000-8060 FOOTHILLS BLVD.
ROSEVILLE, CA 95747

SHEET TITLE

TENTATIVE PARCEL MAP

SHEET NO.

TM1

OF **1**

DATE: AUGUST 4, 2017

PLANNING COMMISSION

Title:	NCRSP PCL 40 - HIGHLAND VILLAGE BUILDINGS 1 & 2 - 262 GIBSON DR. - FILE # PL7-0202.

Meeting Date: 11/9/2017
Item #: 3.1.

ATTACHMENTS:

Description

Staff Report

Highland Village Design Guidelines

Exhibit A - Architectural Plans

Exhibit B - Civil Plans

Exhibit C - Landscape Plans

Exhibit D - Condo Map

Modified Conditions

CITY OF ROSEVILLE CALIFORNIA

PLANNING DIVISION STAFF REPORT
PLANNING COMMISSION MEETING November 9 , 2017

Prepared by: Gina McColl, Associate Planner

ITEM V-A: MAJOR PROJECT PERMIT (MPP) STAGE 1 MODIFICATION, MPP STAGE 2, AND TENTATIVE SUBDIVISION MAP – 262 GIBSON DR – NCRSP PCL 40C HIGHLAND VILLAGE BUILDINGS 1 & 2 – FILE # PL17-0202

REQUEST

The applicant requests approval of a Major Project Permit (MPP) Stage 1 Modification to change the anticipated use of Buildings 1 & 2 from retail to medical and professional offices and to reduce the square footage of anticipated pad building 3. The Stage 1 application would also add colors and materials to the approved Highland Village color palette. A MPP Stage 2 is requested to approve the building design and landscaping for the proposed project on Parcel 9 within the Highland Village center. A Tentative Subdivision Map is requested to create six condominium units within the buildings.

Applicant – Meeta Lele, RMW Architecture & Interiors
Property Owner – Timothy G. Blair, 990 Reserve Drive LLC

SUMMARY RECOMMENDATION

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

A. Adopt the two (2) findings of fact and approve the MPP Stage 1 Modification subject to four (4) conditions of approval;
B. Adopt the two (2) findings of fact and approve the MPP Stage 2 subject to fifty-eight (58) conditions of approval; and
C. Adopt the three findings of fact and approve the Tentative Subdivision Map subject to twenty-eight (28) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval.

BACKGROUND

The subject property is located on Parcel 40C of the North Central Roseville Specific Plan (NCRSP) near the northeast corner of Roseville Parkway and Gibson Drive (see Figure 1). The site has a zoning designation of Community Commercial/Special Area-North Central Roseville Specific Plan (CC/SA-NC) and a General Plan and NCRSP land use designation of Business Professional/Community Commercial (BP/CC). Both the zoning and land use designation is intended to achieve a mixed-use office and commercial project on the site.

In January of 2008, a Major Project Permit (MPP) Stage 1 and MPP Stage 2 (2007PL-123) for the Highland Village project was approved by the Planning Commission. The MPP Stage 1 created the master plan for the Highland Village center that included two hotels (164,322 square feet), two retail buildings (14,800 square feet), five restaurants (36,384 square feet), a bank building (3,500 square feet), and associated site improvements. The MPP Stage 2 approved the architecture and landscaping for the two hotels and Buildings 1 & 2. A Tentative Subdivision Map was also approved creating nine separate lots, one for each hotel, a lot for each pad building, and a common lot for the retail buildings 1 & 2 within the Highland Village project. Reciprocal parking for the retail, restaurants, and bank building, along with internal drive aisles and common plaza space where located on a separate parcel (Lot 10)

with common ownership. Conditions, Covenants, & Restrictions (CC&R's) where recorded for Highland Village to address maintenance of common areas, reciprocal parking, and the requirement for the formation of a business owner's association. Architectural Guidelines to address future development of the center was also adopted with the MPP Stage 1 (see Attachment 1).

Figure 1: Project Location

The Highland Village master plan has been modified several times, most recently on February 9, 2017, when a MPP Stage 1 Modification and MPP Stage 2 (File# PL16-0383) was approved to adjust the square footages of the anticipated restaurants for Buildings 3-7 and approve the Lazy Dog Restaurant for Building 6. Currently the center is partially developed. The Hyatt Place (220 Conference Center Dr.), Falls Event Center (240 Conference Center Dr.), Revolutions Naturopathic (254 Gibson Dr.), and Lazy Dog restaurant (236 Gibson Dr.) are constructed. Additionally all on-site parking, frontage landscaping, and landscaping around the competed buildings has been installed.

The current request is to change the anticipated use of Buildings 1 & 2 from retail to medical services (Building 1) and professional office (Building 2) and to reduce the square footage of the anticipated restaurant pad Building 3 by 1,250 square feet. A MPP Stage 2 is requested to approve the building design for Buildings 1 & 2 and landscaping on Parcel 9 within the Highland Village center. A Tentative Subdivision Map is also requested to create six condominium units within Buildings 1 & 2.

EVALUATION

The intent of the Major Project Permit (MPP) process is to streamline the review of large and diverse projects that could be constructed over a period of several years. The MPP process allows for the resolution of site issues prior to the review of more detailed architectural and landscape issues that may not be finalized at the time the site plan is ready. In accordance with the City's MPP Ordinance, the MPP review process is segregated into three separate stages. The evaluation section of this report includes an analysis of the requested MPP Stage 1 Modification and MPP Stage 2. Each entitlement is

analyzed separately for its consistency with the goals and policies of the applicable regulations, including the General Plan, the Zoning Ordinance, the Community Design Guidelines (CDG), and the North Central Roseville Specific Plan (NCRSP). This evaluation section also includes an analysis of the Tentative Subdivision Map for compliance with the applicable subdivision requirements.

MPP Stage 1 Modification

The MPP Stage 1 Modification section includes an evaluation of the proposed changes to the Highland Village master plan to ensure substantial compliance with the intent of the original approval. The proposed changes include a 1,250 square foot reduction to pad Building 3 and conversion of the use type for Buildings 1 & 2 from retail to medical and professional office uses. The Stage 1 modification also includes changes to the the Highland Village master color and materials palette to allow the proposed colors and materials of the buildings. The project plans are provided as Exhibits A-C.

Parking: The Zoning Ordinance outlines the parking requirements based on use type and an associated ratio per the square footage of such use type. Within the Highland Village center, parking is shared among all tenants per a reciprocal parking agreement. The amount of parking required for the Center is therefore based on the cumulative parking requirements of each use type. As the Center has developed the amount of required parking and amount of parking provided has been adjusted. The Highland Village master plan now shows 756 parking spaces will be required and available for shared use. The current application would change the use types for Building 1 & 2, which increases the parking requirement by seven parking spaces. To ensure adequate parking spaces are available, the square footage of restaurant pad building 3 will be reduced. A modified site plan (Exhibit A) shows the new building square footages. The proposed adjusted parking requirement for the center (based on the modified building square footages) is shown in the table below with the previously anticipated square footages shown in ~~strike-out~~.

Proposed Highland Village Parking Table				
Use	**Room Count**	**Parking Ratio**	**Required**	**Provided**
Hyatt Place Hotel (Lot 1)	88,322 (151 Rooms)	1 space/room	151	154
Falls Event Center (Lot 2)	15,224	as required per MPP	157	157
		Total Lot 1 & 2	**308**	**311**
Use	**Square Footage**	**Parking Ratio**	**Required**	**Provided**
Lazy Dog Restaurant Building 6	8,284 bld., 1,773 patio *(1,390 svc. yard excluded from parking requirement)*	1 to 100	101	
Restaurant Blds. 3,4,5,7	~~24,784~~ 23,534	1 to 100	~~248~~ 235	
Medical Building 1	7,400	1 to 150	49	
Office Building 2	7,400	1 to 250	30	
Revolutions (Building 8)	4,336	1 to 150 *(3 space parking reduction per PL15-0421)*	26	
		Total Parking for Buildings 1 to 8	**~~448~~ 441**	**445**
		Total Highland Village Parking Spaces	**~~756~~ 749**	**756**

As demonstrated in the above table, the change in use to Building 1 & 2 increased the parking requirement for the center. With the reduced size of Building 3, the Highland Village Center's overall parking requirement is reduced and the project remains in compliance with the Zoning Ordinance parking standards.

Architecture – Colors & Materials: The CDG's suggest that projects with multiple buildings develop an architectural theme throughout the project. Therefore, the original MPP Stage 1 application established a master color and material palette that would be incorporated into future building elevations (see Attachment 2). The master palette includes three brick options and 21 color options. As the project has been built out over time the colors and materials of the center have been further refined by each project. The palette still maintains the earth tone colors and natural stone and tile materials. The proposed project will introduce one new stone and a roof tile. Further analysis of the application of colors and materials on the buildings is discussed in the MPP Stage 2 section of this report. The proposed brick is grey in color and is similar and compatible to the materials used on the other buildings in the center. The proposed roof tile is a neutral brown and grey and will tie in with the palette of the center. Staff feels the proposed additions are compatible with the Highland Village master color and material palette and remain consistent with the original intent of creating a consistent design theme for the center.

MPP Stage 1 Modification Summary: Section 19.78.060.J of the City of Roseville Zoning Ordinance requires that two findings be made to approve a MPP Stage 1 Modification. The required findings for approval are listed in the Recommendation section below. In summary, based on the evaluation above, staff finds that the modifications to the master plan and Highland Village Design Guidelines master color and materials palette are in substantial compliance with the intent of the original approval and is consistent with the Highland Village project design, the Major Project Permit provisions of the Zoning Ordinance, and the Community Design Guidelines. As proposed and conditioned, the project complies with the required findings for approval. For these reasons, staff recommends approval of the MPP Stage 1 Modification.

MPP Stage 2

Stage 2 of the Major Project Permit includes the review of the architectural design and landscape treatments for Buildings 1 & 2. The project has been evaluated based upon the applicable design standards of the NCRSP Design Guidelines, the Highland Village Design Guidelines, and the City's Community Design Guidelines (CDG's). The proposed buildings will be 7,400 square feet each. New landscaping and pathways will be installed around the base of the pad buildings. The details of the building architecture and landscaping are further evaluated below.

Architecture: Buildings 1 & 2 will be located within the previously approved parcel and will respect all setback requirements. Buildings 1 & 2 will be single story, rectangular in shape, with hipped roofs. The building architecture is reflective of a medical or office building. Windows have been proposed on all sides of the building to add visual relief to the building facades and create a storefront presence on all four sides of the buildings. The main building façade will be covered with two brick veneer materials. The base will be a dark grey brick and remainder will utilize the Highland Village tan brick. A soffit will create a band above the windows and below the roof line to allow for sign area for the future tenants (see Figure 2). Staff finds the proposed colors and materials to be harmonious with the existing

Figure 2: Architectural Renderings

Highland Village color palette and is complimentary with the building architecture and the surrounding buildings. As proposed, staff finds the building compatible with the applicable design guidelines.

Landscaping: Sidewalks and frontage landscaping along Gibson Drive and Conference Center Drive was previously installed by the master developer. The proposed project will provide landscaping including hardscape and plantings around the base of Buildings 1 & 2. A plaza area with tree plantings will be provided between the buildings. Due to new water treatment requirements, storm water planters need to be provided on the parcel. The grades need to be adjusted to allow for proper drainage to the storm water treatment areas, resulting in the need for additional retaining walls along Gibson Drive and the eastern side of the Building 2. The retaining walls will match the existing walls installed throughout the center. As the walls were not originally anticipated, staff has added a condition (Condition 3 of the MPP Stage 2) to require a cap on the top of the wall to add additional architectural detail.

In order to comply with new water efficiency standards, the existing grass within the frontage landscape area will be removed and replaced with water efficient shrubs and groundcover to blend with the existing plantings in the center. The majority of the frontage trees will be preserved. Two Red Sunset Maple trees, six Crape Myrtles, and two Purple Leaf Plums trees will be added around the buildings. The landscaping on the common area around the subject parcel has not been maintained. Staff has added a condition (Condition #36 to the MPP Stage 2) to require the replacement of any dead or removed landscaping within this common area prior to the building permit final for Buildings 1 & 2.

MPP Stage 2 Summary: Section 19.82.03.C.2 of the City of Roseville Zoning Ordinance requires that two findings be made to approve a MPP Stage 2. The two findings for approval are contained in the Recommendation section of this report. In summary, staff finds that the architecture and landscape plans for the Buildings 1 & 2 are consistent with the NCRSP Design Guidelines, Highland Village Design Guidelines and the CDG's and will not be detrimental to the public health and safety or welfare, as described in detail above. As proposed and conditioned, the project complies with the required findings for approval. For these reasons, staff recommends approval of the MPP Stage 2 request.

Tentative Subdivision Map

The proposed subdivision would create six condominium units within the two buildings for the purpose of allowing the individual purchase of the tenant suites. The average size of each tenant suite is approximately 2,467 square feet. Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a Tentative Subdivision Map. The three findings are listed below in ***bold italics*** and are followed by an evaluation of the map in relation to each finding.

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

Building 1 and Building 2 are rectangular in shape and each building is 7,400 square feet in area. The subdivision of the buildings will create three almost equal condominium units within each building. Each condominium will have a storefront and a separate entrance. The proposed Subdivision Map will not affect the existing or proposed improvements for the Highland Village Center. The configuration of airspace units will have a negligible impact on the density, use, circulation, and all other applicable policies. Additionally, the Map Act and Subdivision Ordinance do not contain any maximum or minimum lot/condo sizes, just as there are no restrictions on the number or size of lease spaces that may be created.

In accordance with the Conditions of Approval and the original MPP, a Business Owners Associations will be formed. The Business Owners Association will function much like a traditional Home Owners Association and will be the mechanism for ensuring that all common areas (landscape areas, drive aisles, parking lot, building, etc.) are maintained properly.

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

The Tentative Subdivision Map will create air-space lots and provide for individual medical and office condominium units. As discussed above, the condominiums will be located within buildings deemed to comply with the applicable development regulations. The Tentative Subdivision Map will not create any impractical or unusable units.

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

The water quality impacts associated and the expected discharge of waste was previously evaluated with the MPP for the Highland Village. Approval of the condominium map will not increase the permitted development intensity beyond that approved with the MPP nor impact the design of the sewer lines in the project area and treatment capacity at the City's sewage treatment plant beyond what was anticipated with the MPP.

Tentative Map Conclusion: Based on the evaluation above, staff believes that the Planning Commission can make the required findings and approve the Tentative Subdivision Map.

ENVIRONMENTAL DETERMINATION

Project level CEQA compliance for Buildings 1 & 2 was accomplished with the Highland Village Initial Study and Negative Declaration (adopted 1/9/08). The project is consistent with the previously evaluated project and no new effects would be expected to occur. Therefore, no additional CEQA action is required at this time.

RECOMMENDATION

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

A. Adopt the two (2) findings of fact as stated below and approve for the **MAJOR PROJECT PERMIT STAGE 1 MODIFICATION – NCRSP PCL 40C HGHLAND VILLAGE BUILDINGS 1 & 2 – 262 GIBSON DRIVE – FILE # PL17-0202** subject to four (4) conditions of approval;

   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.*

B. Adopt the two (2) findings of fact as stated below and approve the **MAJOR PROJECT PERMIT STAGE 2 – NCRSP PCL 40C HGHLAND VILLAGE BUILDINGS 1 & 2 – 262 GIBSON DRIVE – FILE # PL17-0202** subject to fifty-eight (58) conditions of approval.

1. *The Architecture and Landscaping is consistent with the General Plan, North Central Roseville Design Guidelines, and Community Design Guidelines; and*

2. *The design shall not be detrimental to the public, health and safety, or be materially detrimental to the public welfare.*

C. Adopt the three findings of fact as stated below and approve the **TENTATIVE SUBDIVISION MAP – NCRSP PCL 40C HGHLAND VILLAGE BUILDINGS 1 & 2 – 262 GIBSON DRIVE – FILE # PL17-0202** subject to twenty-eight (28) Conditions of Approval.

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

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

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

CONDITIONS OF APPROVAL FOR MPP STAGE 1 MODIFICATION (FILE # PL17-0202)

1. This project is subject to the previously approved conditions of approval for the Highland Village Master Plan (MPP-000016) except as modified below. (Planning)

2. The Highland Village Design Guidelines colors and materials are updated to incorporate those provided in Exhibit A. (Planning)

3. Should the project require site modifications, the improvements are subject to the previously approved conditions of approval for the NCRSP PCL40C Highland Village MPP Stage 1 (File#2007PL-0123), (Planning)

4. The project is subject to the previously approved conditions of approval with the exception of the conditions modified below:
    a. Condition #50 of the previously approved Major Project Permit for Stage 1 and 2, shall be updated as follows: Short and long term bike parking and carpool/clean air/electric vehicle spaces shall be provided per the California Green Building Standards. . Bike rack/locker design and location shall be approved by Alternative Transportation (Alternative Transportation, Building)

CONDITIONS OF APPROVAL FOR MPP STAGE 2 (FILE # PL17-0202)

1. This Major Project Permit-Stage 2 approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **November 9, 2019**. 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 **November 9, 2019**.

2. The project is approved as shown in Exhibits A - C and as conditioned or modified below. (Planning)

3. The retaining wall shall consist of split face CMU with a cap. (Planning)

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

5. 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)

6. 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 Public Works (Engineering)

7. 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:

8. The project shall be addressed as follows:
   Building 1 – 258 Gibson Drive;
   Building 2 – 262 Gibson Drive.
   For suite address assignments, all projects with multi-tenants or buildings must submit, at initial building permit submittal, a site plan with building footprint(s) to Business Services. (Business Services)

9. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)

10. 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)

11. 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 preventors, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Public Works)

    b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)

    c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)

d. The landscape plan shall comply with the Landscape Guidelines for North Central Roseville Specific Plan, the City of Roseville Water Efficient Landscape ordinance and the NCRSP PCL40C Highland Village master landscape plan. (Planning)

e. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)

12. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)

13. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the suite addressing plan for individual tenant spaces within the building. The Chief Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)

14. A separate Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)

15. For Multiple Building Complexes: As part of the required Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)

16. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California 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)

17. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address.

18. 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)

19. A note shall be added to the grading plans that states:
    a. *"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)

20. 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)

21. 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)

22. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)

23. 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)

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

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

26. 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)

27. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay

all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)

28. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)

29. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)

30. The double wide trash enclosure located adjacent to Building 1, as shown on the civil sheet C2 & C3, shall be shown on the building permit and improvement plans and shall be completed prior to issuance of the occupancy permit. (Environmental Utilities)

31. 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)

32. 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)

33. 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

34. 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)

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

<u>DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:</u>

36. Any dead or removed landscaping within the common area parcel area including Buildings 1 & 2, Building 8, and the parcel for Building 3, shall be replaced prior to final sign-off of the building permit for Buildings 1 & 2. (Planning)

37. 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)

38. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)

39. Inspection of the potable water supply system on new commercial/ industrial/ office projects shall be as follows:

    a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventor.

    b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventor to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/ contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.

    c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)

40. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)

41. The applicant/developer shall participate in the Transportation Systems Management (TSM) Agreement for Highland Village Center. (Public Works, Alternative Transportation)

42. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)

43. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)

44. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)

45. 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)

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

47. 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)

48. 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.

49. One 3/4" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)

50. 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:

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

52. 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)

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

54. 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)

55. 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)

56. 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 of not and if site remediation is required. (Fire)

57. 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)

58. 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 TENTATIVE SUBDIVISION MAP (FILE # PL17-0202)

1. The Tentative Subdivision Map (condominium map) is approved as shown in Exhibit D, and shall expire if not recorded by November 9, 2018, unless a request for an extension is received prior to such time. (Planning)

2. The approval of a Tentative Map does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

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

4. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)

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

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

6. In Accordance to section 66427 of the Subdivision Map Act, the following shall be added to the face of the Final Map:

    a) The Title of the project shall clearly state "An Office Condominium Project";

    b) The number of approved Condominium Units is clearly displayed;

    c) A separate information sheet shall be added to the final map that depicts each lot and business owners association, the footprint of each condominium building within each lot, and the number of units and unit number within each building;

    d) All common land within each phase of the project shall be owned and maintained by the separate Business Owners Associations The Business Owners Association shall operate and maintain all common land for the owners of the units.

7. Separate declaration of Conditions, Covenants and Restrictions (CC&Rs) for each parcel or condominium conversion shall be approved by the City Attorney prior to recordation of the Final Map. The CC&Rs shall include the following items:

    a) Creation of a Business Owners Association. (Attorney)

a) Business Owners Association shall be responsible for maintenance of all common areas including landscaping, parking areas, and drive aisles. (Attorney)

b) The common areas provide reciprocal access, parking and utilities (including drainage) for the mutual benefit of all condominium units.

c) Provisions for title to common areas to be held by the Business Owners Association for and on behalf of all owners of each condominium unit. (Attorney, Engineering, Fire, Environmental Utilities, Planning)

d) The Business Owners Associations (collectively) shall own and maintain Parcel 10 as shown on the Highland Village Parcel Map, recorded in Book 34 of Map, Page 93 of Placer County Records.

e) A clause shall be included within the CC&R's that prohibits changes to any of the items required by the City unless approved by the City. (Attorney)

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

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

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

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

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

9. The applicant shall establish a Business Owners Association/Condo Association, which shall be billed by the City for water consumption. At the request of the City additional information will be required of the Business Owners Association/Condo Association on an ongoing basis. The Business Owners Association/Condo Association will be required to submit a copy of their annual statement to the City every year. If the Business Owners Association/Condo Association is in arrears on the water bill three months in a row, the Business Owners Association/Condo Association must give the City access to their books for auditing purposes. If the Business Owners Association/Condo Association should become inactive, each individual condominium owner must sign in separately for water service. A notice to this effect shall be placed in the CC&R's for the condominium project. (Environmental Utilities)

10. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 1000 feet on center. (Fire)

11. Minimum fire flow is 3,000 gallons per minute with 20 lbs. psi residual pressure. A change in any of the conditions may increase the required fire flow. (Fire)

12. The subdividing of this/these project/parcels shall not reduce the responsibilities of each owners of this project from maintaining all on-site fire systems including all common adjoining fire sprinkler-piping penetrations and all on-site fire mains and private hydrants. A common easement agreement

shall be written and approved by all owners. There shall be a clear language regarding maintenance and common easements agreement for service. A service company shall be obtained to maintain all on-site fire protection systems. (Fire)

13. 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)

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

15. All landscaping in areas containing electrical service equipment shall conform with the "Electric Department Landscape Design Requirements" as outlined in Section 10.00 of the Electric Department's "Specifications for Commercial Construction." (Electric)

16. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:

    - one (1) set of improvement plans
    - load calculations
    - electrical panel one-line drawings

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

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

PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP

19. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)

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

21. The Final/Parcel Map shall be submitted per, "The Digital Submittal of Cadastral Surveys." A plot or print of the submittal shall accompany the electronic copy. The complete submittal shall occur after the Engineering Department approval but prior to City Council approval of the Final/Parcel Map. (Engineering)

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

23. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

24. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)

25. 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)

OTHER CONDITIONS OF APPROVAL

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

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

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

ATTACHMENTS

1. Highland Village Design Guidelines

EXHIBITS

A. Highland Village Buildings 1 & 2 Architectural Plans
B. Highland Village Buildings 1 & 2 Civil Plans
C. Highland Village Buildings 1 & 2 Landscape Plans
D. Highland Village Buildings 1 & 2 Condominium Map

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

RECEIVED

EXHIBIT E

Planning & Redevelopment Department

ARCHITECTURAL GUIDELINES
HIGHLAND VILLAGE

Highland Village is a mixed-use development including hotel, restaurant and retail uses. These architectural guidelines are designed to foster a high quality and an aesthetically pleasing development that encourages architectural individuality and diversity within a consistent architectural theme.

Highland Village will be developed in phases and includes two hotels, five sit-down restaurants, one bank with drive-up teller, and two multi-tenant retail buildings. The preliminary elevations of the following buildings are attached:

APPROVED BY
PLANNING COMMISSION
CITY OF ROSEVILLE
JAN 10 2008
ATTEST: G. Tonna

Hotel 1 (Hyatt Place)
Hotel 2 (Summerfield Hotel)
Building 1 (multi-tenant retail)
Building 2 (multi-tenant retail)

Development of buildings 3, 4, 5, 6, 7, and 8 shall conform to the following criteria. Building elevations and materials for these buildings shall be reviewed for the consistency with these Architectural Guidelines and approved by Planning Commission.

1. Architectural treatment, detail, and materials shall be compatible among the buildings, but should create visual interest through orientation, form, and alignment of individual buildings. Acceptable building colors and brick options are provided on Exhibit E attached.

2. Innovative use of durable, high quality materials such as brick, stone, tile, cement plaster, and certain forms of concrete shall be used. As a unifying theme throughout the project, all buildings shall contain a minimum of 10% of exterior wall surface of brick material. Additional use of brick adjacent to the buildings is encouraged. While brick colors may vary from building to building and multiple brick colors may occur on any building or adjacent to the building, it is required that all buildings contain brick application(s) on the building from the master material palette (Exhibit E).

3. Due to the significant exposure of each side of all buildings relative to vehicular and pedestrian circulation, the architecture shall be designed to create interest on all sides similar to, but not necessarily to the extent of, the front elevation. Buildings 4, 5, and 6 are required to have windows and/or doors incorporated into the facades that face the public plaza and walkways in order to create a relationship between indoor and outdoor spaces.

4. All primary building and project entries shall be well-defined by varied textures, forms materials, colors, and landscaping, to create a visual sense of entry.

5. All accessory structures not attached to the buildings shall conform in material, color, and texture to the main building.

6. Roof lines, wall planes, and wall heights shall be varied and articulated to avoid long blank expanses of building wall.

7. Texture and color shall be used to create visual interest and enhance the streetscape appearance of the building. Each building must utilize colors from the master color list (Exhibit E) and shall also utilize at least one color found on another building within the project.

8. Screening for roof-mounted equipment shall be integrated into the building and/or roof design, and use compatible materials, colors and forms.

9. Roof-mounted equipment, including but not limited to air conditioners, fans, vents, antennas, and microwave dishes shall be set back from the roof edge, placed behind a parapet or in a well, or painted to match their background, so that they are not visible to motorists or pedestrians on the adjacent streets.

10. Ground-mounted or wall-mounted equipment shall be located out of public view to the extent possible and screened or placed in an enclosure to the extent allowed by the utility companies.

11. Consistent site amenities shall be utilized on all common areas of the development, including benches, bollards, trash and ash receptacles, parking lot lighting, and pedestrian pole lighting as specified on Exhibit D.

12. Trash and recycle enclosure materials and colors are specified on Exhibit F.

13. A master landscape plan which provides one planting palette throughout the project will provide a strong and unifying overlay to the project in its entirety

14. The use of consistent hardscape design elements within the parking lot to denote pedestrian crossings, project vehicular entry, and traffic calming intersections shall serve to connect all portions of the site into a common theme. This hardscape design shall contain project selected colors, textures, and patterns throughout the project.

15. The plaza at buildings 4, 5, and 6, will serve as a central node to the project creating a pedestrian plaza of significant size and purpose, strong visual interest, and shall define the major outdoor public space for the project.

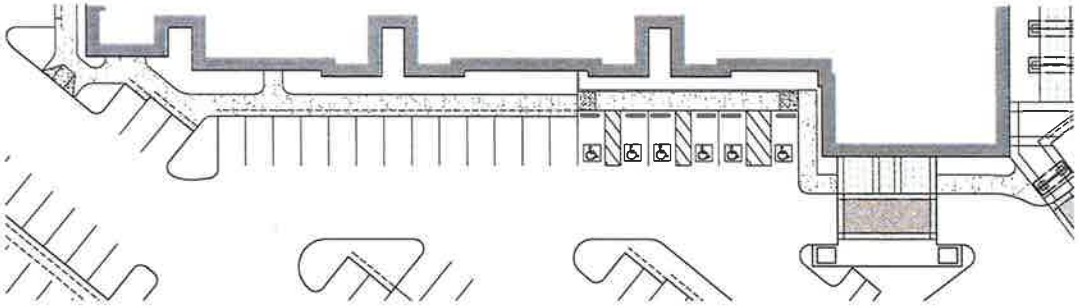
16. Service yards shall be incorporated into the design of the buildings and shall have consistent architectural features and materials found on adjacent elevations. The service yards shall also be screened with landscaping.

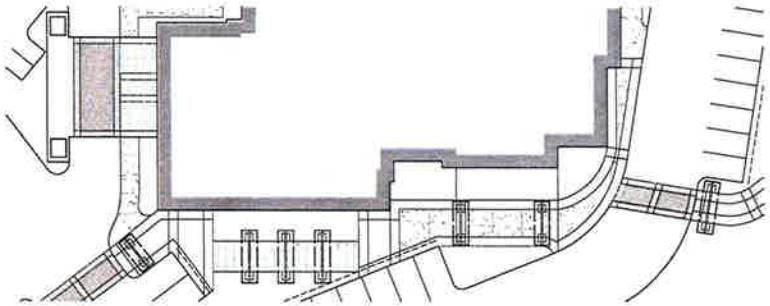
List of Exhibits

Hotel 1 Elevations (Hyatt Place)	Exhibit A
Hotel 2 Elevations (Summerfield Hotel)	Exhibit B
Building 1 & 2 Elevations (multi-tenant retail)	Exhibit C
Center Amenities	Exhibit D
Master Color/Material Palette	Exhibit E
Typical Trash Enclosure	Exhibit F

FRONT

RIGHT





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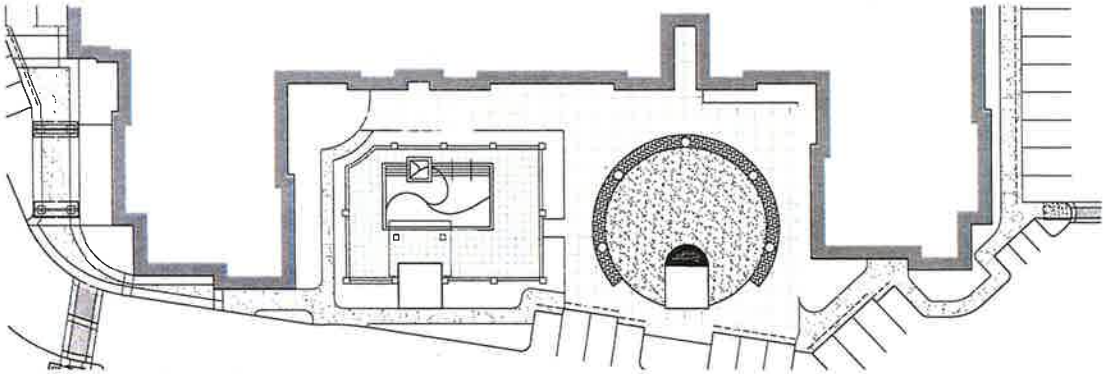
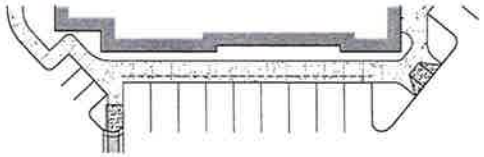




	Material	Manufacturer	Style/Color
1	Thin Brick	H.C. Muddox	Chardal Blend
2	Anodized Aluminum Storefront	NA	Clear
3	Cement Plaster Medium Dash Finish	Sherwin Williams	SW 0045 Antiquarian Brown
4	Cement Plaster Medium Dash Finish	Sherwin Williams	SW 7026 Grillin
5	Cement Plaster Medium Dash Finish	Sherwin Williams	SW 7030 Anew Gray
6	Cement Plaster Medium Dash Finish	Sherwin Williams	SW 6184 Svelte Sage

ARCHITECTURAL GUIDELINES EXHIBIT A

Project:

Highland Village

Roseville Parkway & Gibson Drive
Roseville, CA

Developer:

GVSW

Glimcher Ventures Southwest, LLC
7025 N. Scottsdale Road, Ste. 303
Scottsdale, AZ 85253

(P) 602.952.9293
(F) 602.230.0513

SUMMERFIELD SUITES HOTEL 2

CONCEPT ELEVATIONS

Job Number:	A09.140
Date:	6.17.07
Drawn By:	BOBKO
Revised:	-

Sheet:

ELV.4

Rauschenbach Marvelli Becker ARCHITECTS

5277 West Ave - 2nd Floor
Sacramento, CA 95820
P 916.455.9000
F 916.455.9009
www.rauschenbachmarvelli.com

SUMMERFIELD SUITES - Hotel 2

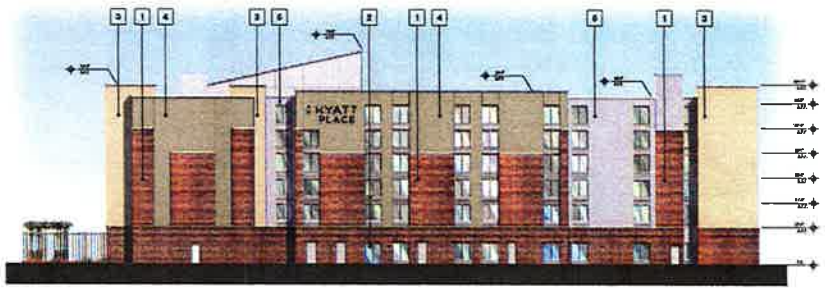
Highland Village

Roseville Parkway & Gibson Drive
Roseville, CA

0 10 20 25 50 75 100

Scale: 1/16" = 1'-0"

FRONT



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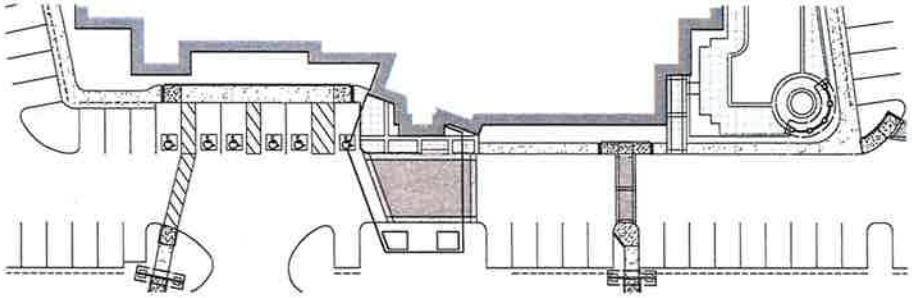

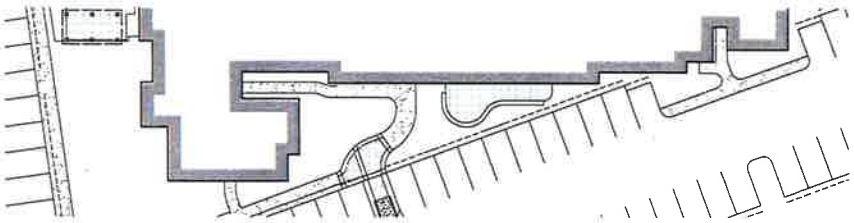

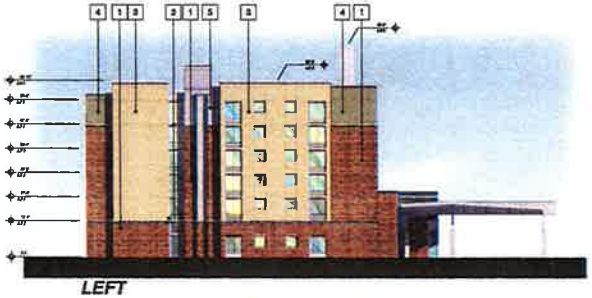

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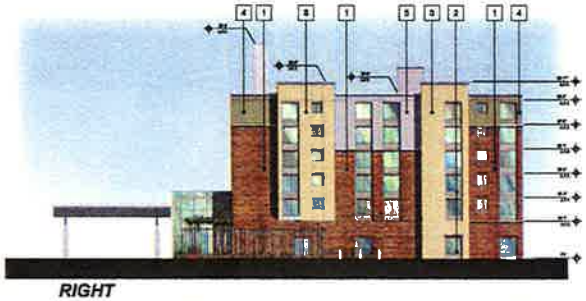

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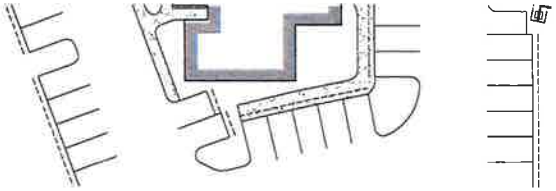

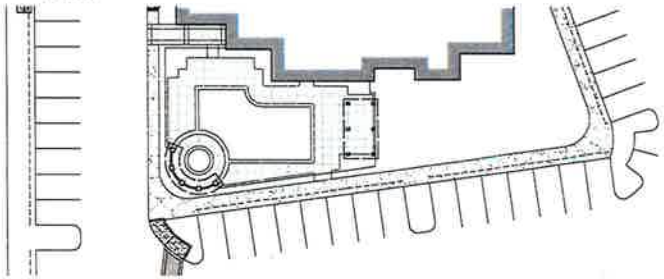

	Material	Manufacturer	Style/Color
1	Thin Brick	H.C. Muddox	Monterey Bay Flash
2	Anodized Aluminum Storefront	NA	Clear
3	Cement Plaster Medium Dash Finish	Sherwin Williams	SW 6145 Basket Beige
4	Cement Plaster Medium Dash Finish	Sherwin Williams	SW 2835 Renwick Olive
5	Cement Plaster Medium Dash Finish	Sherwin Williams	SW 6340 Windy Blue

ARCHITECTURAL GUIDELINES EXHIBIT B

Project:

Highland Village

Roseville Parkway & Gibson Drive
Roseville, CA

Developer:

a·b·a development

ABA Development, LLC
710 Palomar Airport Road. STE 300
Carlsbad, CA 92011

(P) 858.427.4900
(F) 801.988.0863
www.abadevelopment.com

HYATT PLACE HOTEL 1

CONCEPT ELEVATIONS

Job Number:
Date: 6.15.07
Drawn By: B.DAVO
Reviewed:

Sheet:

ELV.3

Rauschenbach Marvelli Becker architects

5377 West Ave - 2nd Floor
Sacramento, CA 95820
P 916.498.8000
F 916.498.8099
www.rauschenbachmb.com

HYATT PLACE - Hotel 1

Highland Village

Roseville Parkway & Gibson Drive
Roseville, CA

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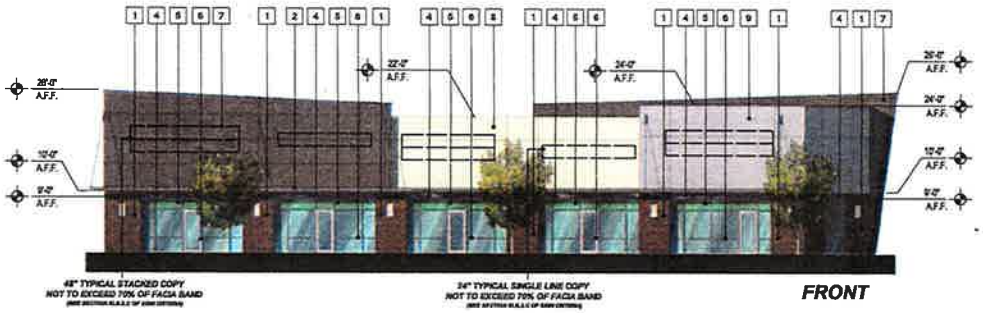
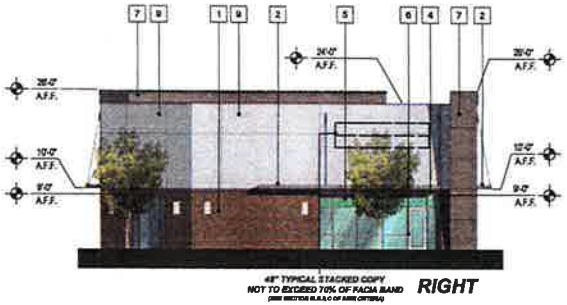
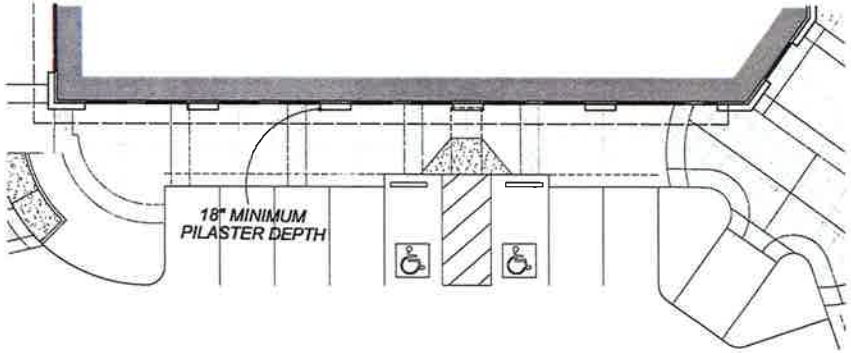
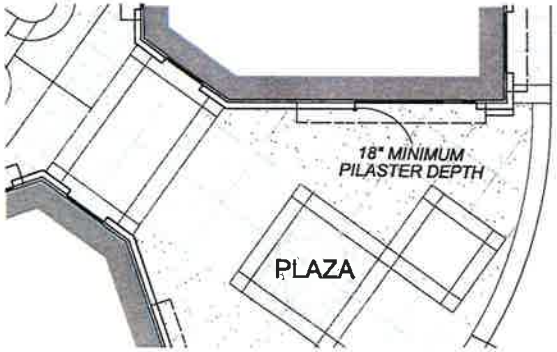
Scale: 1/16" = 1'-0"









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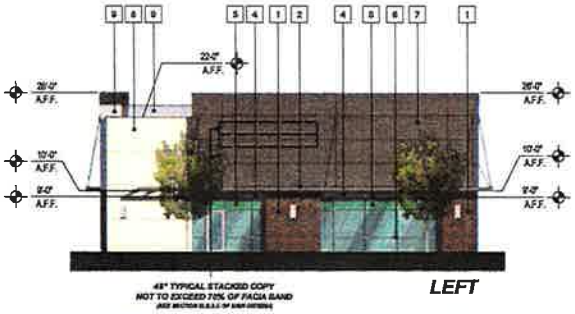
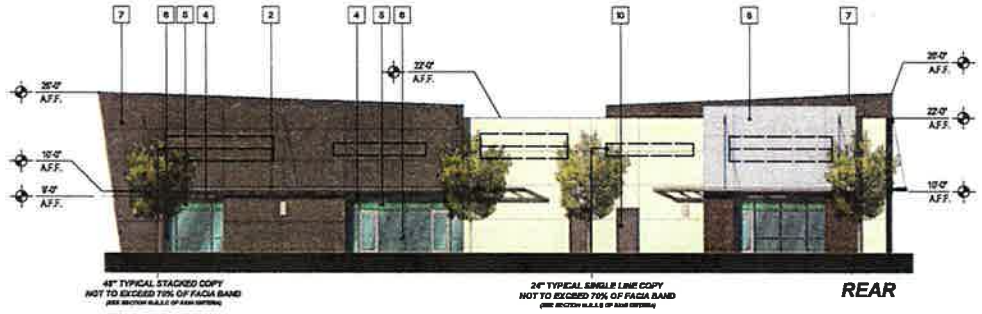
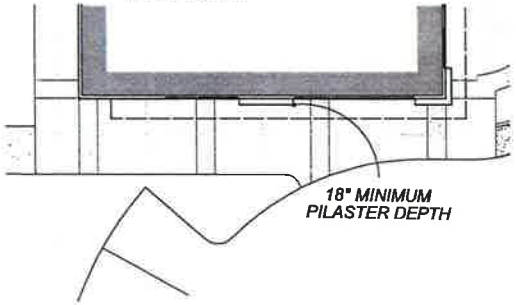
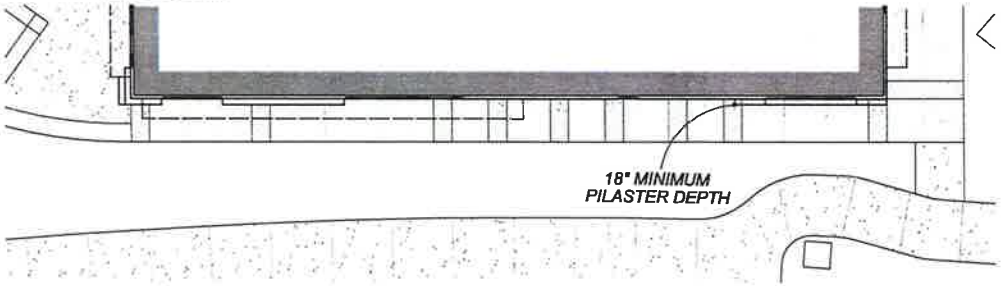
3	Perforated Aluminum	McNichols Co.	Clear
4	Metal Decorative Lentel	ASF Spun	SW 7045 Intellectual Gray
5	Laminated Glass	Vancava	SSSA
6	Annodized Aluminum Storefront	NA	Clear
7	Cement Plaster Medium Dash Finish	Sherwin Williams	SW 7026 Grillin
8	Cement Plaster Medium Dash Finish	Sherwin Williams	SW 6148 Wool Skein
9	Cement Plaster Medium Dash Finish	Sherwin Williams	SW 6258 Languid Blue
10	Metal Door	Sherwin Williams	SW 7045 Intellectual Gray









Project:

Highland Village

Roseville Parkway & Gibson Drive
Roseville, CA

Developer:

GVSW

Gilmcher Ventures Southwest, LLC
7025 N. Scottsdale Road, Ste. 303
Scottsdale, AZ 85253

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(F) 602.850.0813

Exhibit C

Job Number:	405.140
Date:	9.17.07
Drawn By:	BOARD
Revised:	12.05.07

Sheet:

ELV.1

Rauschenbach
Marcelli
Becker
architects

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www.rauschenbachmb.com

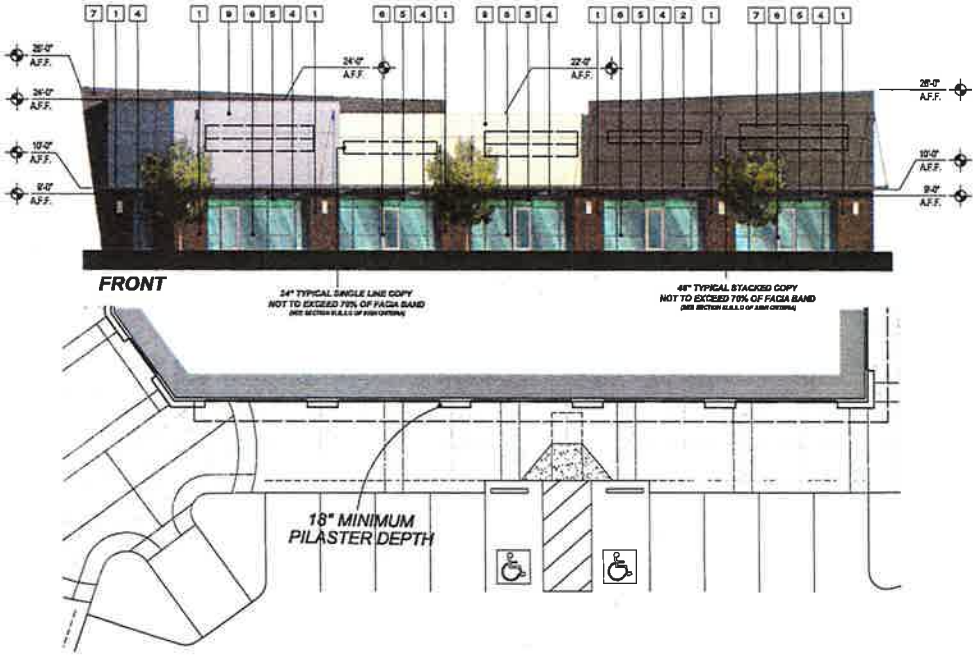
Building 1

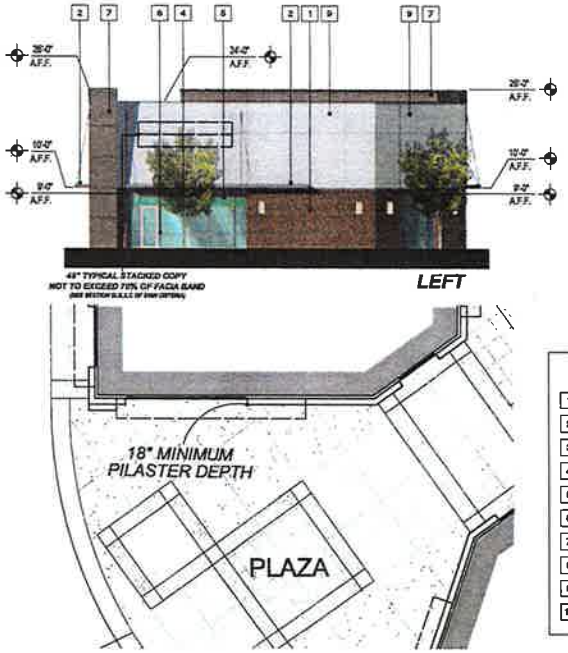
Highland Village

Roseville Parkway & Gibson Drive
Roseville, CA

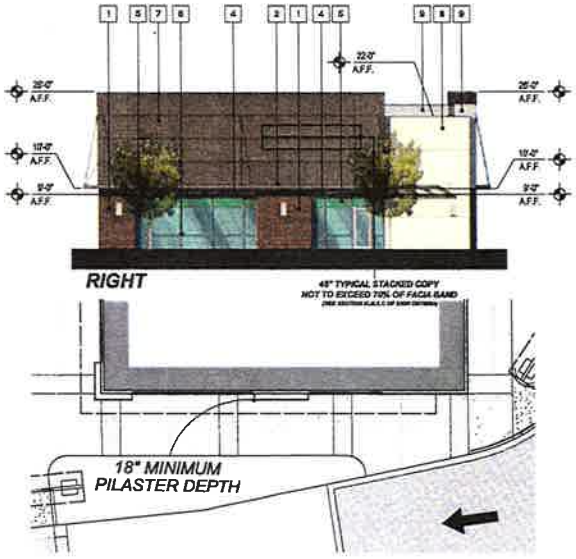
0 10 20 35 45

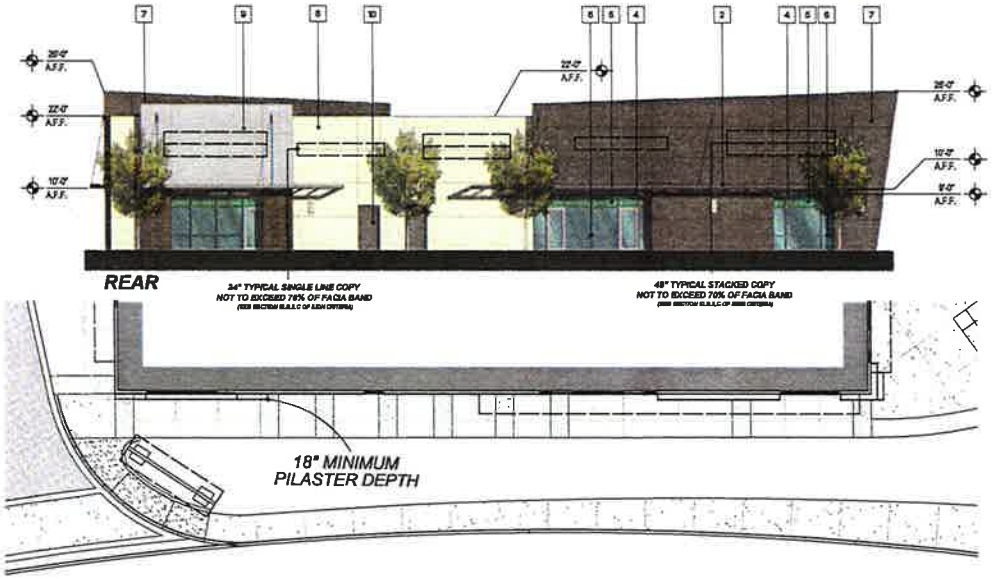
Scale: 1/8" = 1'-0"





	Material	Manufacturer	Style/Color
1	Thin Brick	H.C. Muddox	Mendocino
2	Tube Steel	NA	7045 Intellectual Gray
3	Perforated Aluminum	McNichols Co.	Clear
4	Metal Decorative Lintel	AEP Span	SW 7045 Intellectual Gray
5	Laminated Glass	Vancava	099A
6	Anodized Aluminum Storefront	NA	Clear
7	Cement Plaster Medium Dash Finish	Sherwin Williams	SW 7026 Griffin
8	Cement Plaster Medium Dash Finish	Sherwin Williams	SW 6148 Wool Skein
9	Cement Plaster Medium Dash Finish	Sherwin Williams	SW 6828 Langoid Blue
10	Metal Door	Sherwin Williams	SW 7045 Intellectual Gray





Project:

Highland Village

Roseville Parkway & Gibson Drive
Roseville, CA

Developer:

GVSW

Glimcher Ventures Southwest, LLC
7025 N. Scottsdale Road, Ste. 303
Scottsdale, AZ 85253

(P) 602.952.9333
(F) 603.850.0613

Exhibit C

Job Number:	A08.140
Date:	5.17.07
Drawn By:	BCSWD
Reviewed:	

Sheet:

ELV.2

Rauschenbach Marvelli Becker architects

2277 Watt Ave - 2nd Floor
Sacramento, CA 95825
P 916.488.8000
F 916.488.8005
www.rauschenbachmb.com

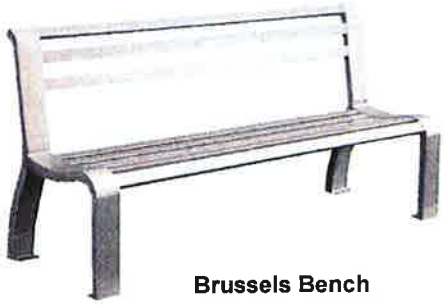
Building 2

Highland Village

Roseville Parkway & Gibson Drive
Roseville, CA

0 10 20 35 45

Scale: 1/8" = 1'-0"



Brussels Bench
by Canterbury International

Silver
Powder Coat Finish
6' W
1" x 2" Slats

CityView Ash Urn
by SiteScapes

Silver
Powder Coat Finish
27' H
8" Ash Pan
Removable

Bowery Trash Receptacle with Recycler Compartments
by Canterbury International

Silver
Powder Coat Finish
22" D x 39.5" H
40 Gallon Capacity

Colored Asphalt
by StreetPrint

Ashlar Slate
Mocha

Khaki

Colored Concrete
by Davis Colors

Pebble
641

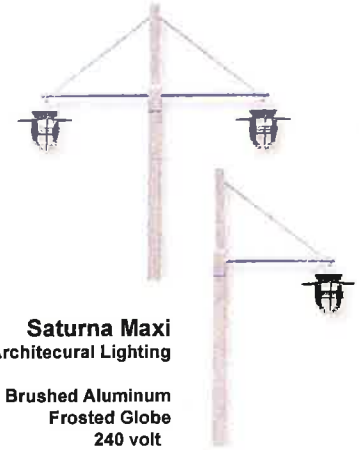
Palomino
5447

Adobe
61078

Standard
Concrete

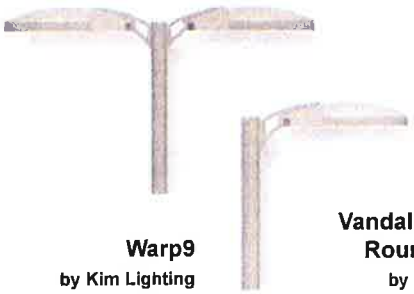
Wilshire Planter
by QuickCrete

C1 - Natural
T1 - Smooth



Saturna Maxi
by Rebelle Architecural Lighting

Brushed Aluminum
Frosted Globe
240 volt



Warp9
by Kim Lighting

Brushed Aluminum
WP9LE

Vandal Resistant Round Bollard
by Kim Lighting

Platinum Silver
VRB4 - Flat Top

Project:

Highland Village

Roseville Parkway & Gibson Drive
Roseville, CA

Developer:

Glimcher Ventures Southwest, LLC
7025 N. Scottsdale Road, Ste. 303
Scottsdale, AZ 85253

(P) 602.952.9333
(F) 602.850.0513

CENTER AMENITIES

Job Number:	A06.140
Date:	08.29.07
Drawn:	JEI
Revised:	

Sheet:

Exhibit D

Rauschenbach Marvelli Becker architects

2277 Watt Ave. 2nd Floor Sacramento, CA 95825
P 916.488.8500 F 916.488.8566

GVSW
GLIMCHER VENTURES SOUTHWEST

Center Amenities

Highland Village ■ *Roseville Parkway & Gibson Drive*
Roseville, CA

1 SW 6148 Wool Skein

2 SW 7030 Anew Gray

3 SW 7051 Analytical Gray

4 SW 7045 Intellectual Gray

5 SW 7046 Anonymous

6 SW 7048 Urbane Bronze

7 SW 6381 Anjou Pear

8 SW 6130 Mannered Gold

9 SW 2854 Caribbean Coral

10 SW 6117 Smokey Topaz

11 SW 0045 Antiquarian Brown

12 SW 7026 Griffin

13 SW 6143 Basket Biege

14 SW 6388 Golden Fleece

15 SW 3687 Compatible Cream

16 SW 6164 Svelte Sage

17 SW 2815 Renwick Olive

18 SW 6158 Sawdust

19 SW 6226 Languid Blue

20 SW 6240 Windy Blue

21 SW 6270 Soulmate

22 Mendecino Thin Brick

23 Monterey Bay Flash Thin Brick

24 Chardel Blend Thin Brick

25 Perforated Aluminum

26 Laminated Glass - Translucent 068A

27 Anodized Aluminum Storefront

28 Tube Steel - SW 6045 Intellectual Gray

Master Color/Material Palette

Highland Village ■ *Roseville Parkway & Gibson Drive Roseville, CA*

Project:

Highland Vilage

Roseville Parkway & Gibson Drive

MASTER COLOR / MATERIAL PALETTE

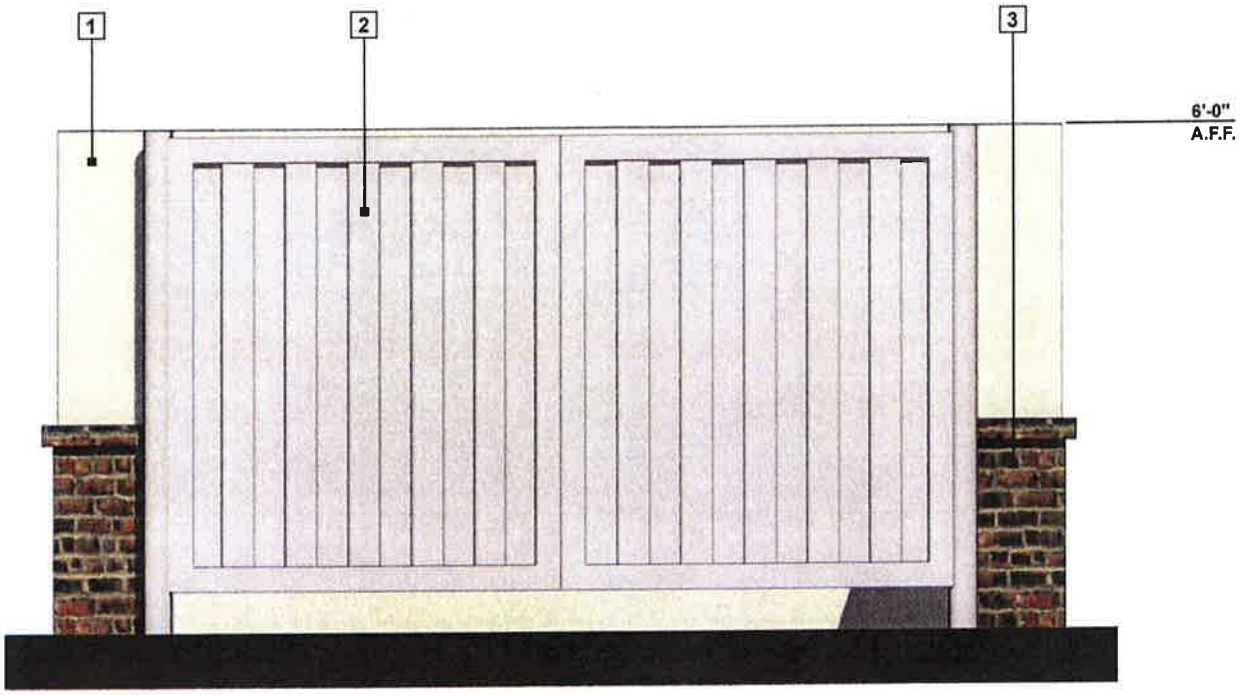
Job Number:	A06.140
Date:	11.12.07
Drawn:	JEI
Revised:	

Sheet:

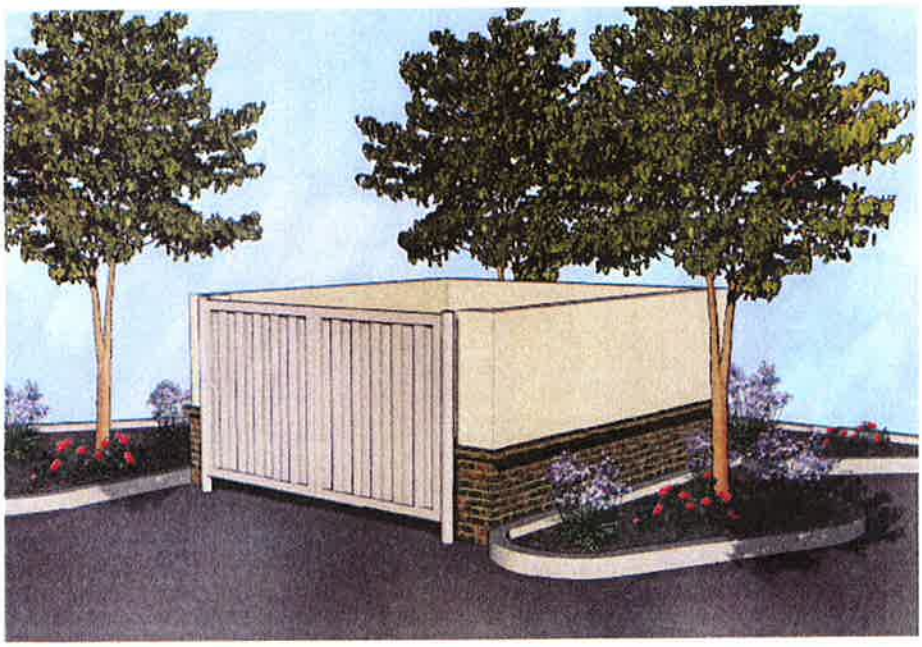
Exhibit E

Rauschenbach Marvelli Becker architects

2277 Watt Ave. 2nd Floor Sacramento, CA 95825
P 916.488.8500 F 916.488.8566



	Material	Manufacturer	Style/Color
1	Cement Plaster	Sherwin Williams	SW 6148 Wool Skein
2	Tube Steel		SW 7045 Intellectual Gray
3	Thin Brick	H.C. Muddox	Mendocino



Project:

Highland Village

Roseville Parkway & Gibson Drive
Roseville, CA

Developer:

Glimcher Ventures Southwest, LLC
7025 N. Scottsdale Road, Ste. 303
Scottsdale, AZ 85253

(P) 602.952.9333
(F) 602.850.0513

TYPICAL TRASH ENCLOSURE

Job Number:	A06.140
Date:	11.13.07
Drawn:	JEI
Revised:	

Sheet:

Exhibit F

Rauschenbach
Marvelli
Becker
architects

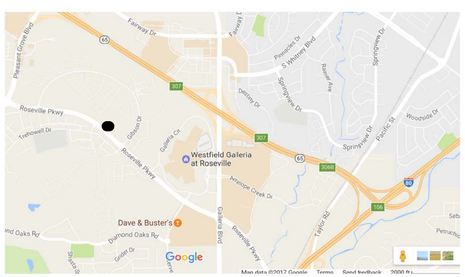
2277 Watt Ave. 2nd Floor Sacramento, CA 95825
P 916.488.8500 F 916.488.8566

Typical Trash Enclosure

Highland Village ■ *Roseville Parkway & Gibson Drive Roseville, CA*

EXHIBIT A

VICINITY MAP



PROJECT TEAM

BUILDING OWNER
FIT DEVELOPMENTS

CIVIL
RFE ENGINEERING
2260 DOUGLAS BOULEVARD, SUITE 160
ROSEVILLE, CA 95661
contact: Ron Wood
phone: 916.772.7800
email: rwood@RFEengineering.com

ARCHITECT
RMW ARCHITECTURE AND INTERIORS
1718 3RD ST, STE 101,
SACRAMENTO, CA 95811
contact: Meeta Lele
phone: 916.449.1400 x 408
email: mlele@rmw.com

LANDSCAPE
YAMASAKI LANDSCAPE
1223 HIGH STREET
AUBURN, CA 95603
contact: Jeff Ambrosia
phone: 530.885.0040
email: jeff@yamasaki-la.com

PROJECT DATA

ADDRESS	PAD 9 ROSEVILLE, CA 95678
APN	361-230-009-000
ZONING	COMMERCIAL
PARKING DISTRICT	PARKING DISTRICT
APPROX SITE AREA	0.64 ACRES
PROJECT DESCRIPTION	PROJECT DESCRIPTION
BUILDING AREA	
BUILDING 1	7,400 GSF (APPROX)
BUILDING 2	7,400 GSF (APPROX)
PARKING COUNT	
PARKING RATIO	REFER TO SHEET A1.0

SHEET INDEX

ARCHITECTURAL

A0.1	COVER SHEET
A1.0	OVERALL SITE PLAN
A1.1	SITE PLAN
A2.1	FLOOR PLAN & ROOF PLAN
A3.1	EXTERIOR ELEVATIONS

CIVIL

C1	EXISTING PLAN
C2	PRELIMINARY GRADING AND DRAINAGE PLAN
C3	PRELIMINARY UTILITY PLAN

LANDSCAPE

L-1	LANDSCAPE PLAN

Fit Developments

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A0.1 PLANNING SUBMITTAL

COVER SHEET

HIGHLAND VILLAGE BUILDINGS 1 & 2

258 & 262 GIBSON DRIVE, ROSEVILLE, CA 95678

07.18.2017

ORIGINAL HIGHLAND VILLAGE PARKING TABLE

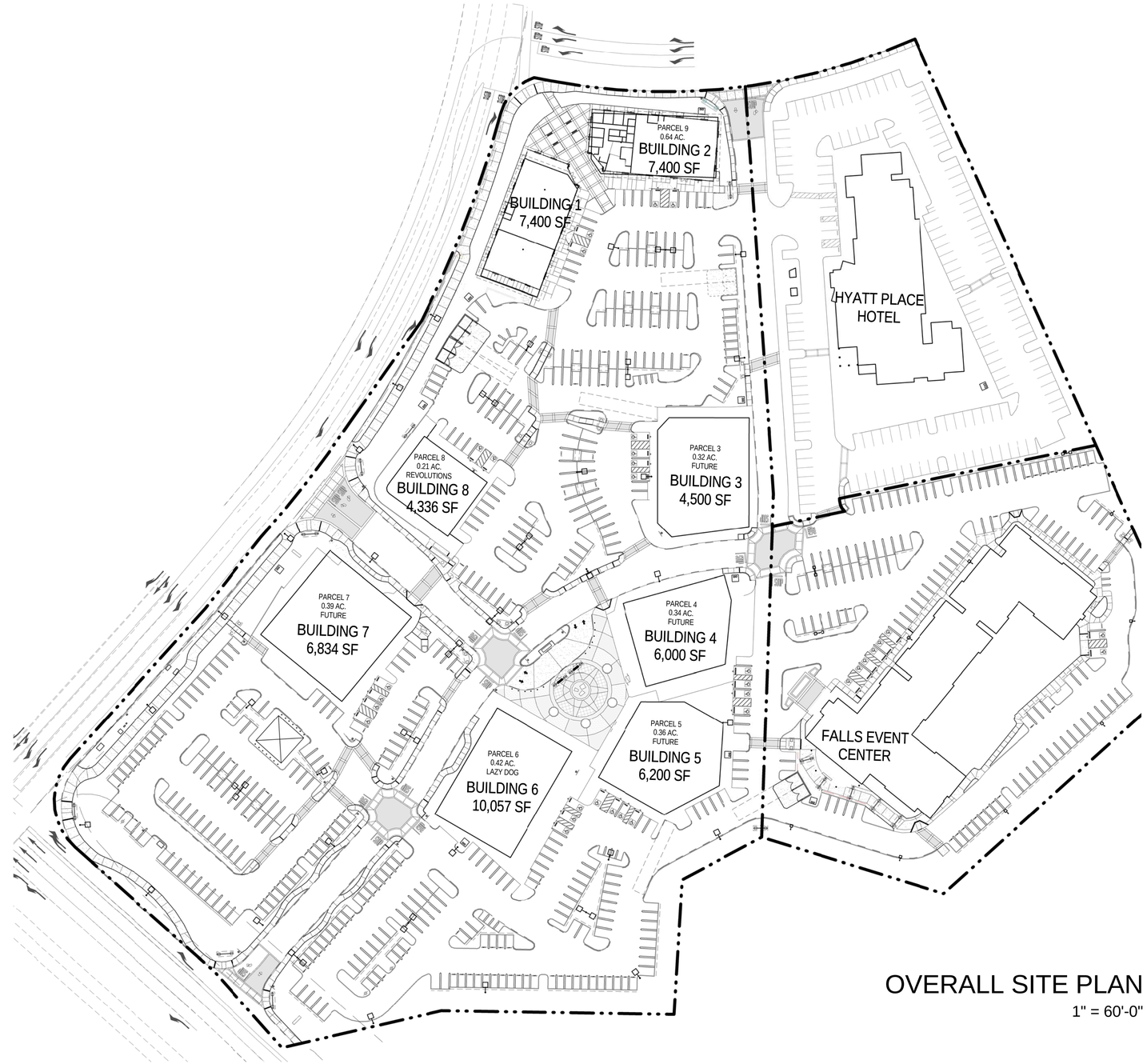
BUILDING	USE	AREA (SF)	PARKING RATIO (1 SPACE PER SF)	REQUIRED	PROVIDED
HYATT PLACE HOTEL		88,322 (151 ROOMS)	1 SPACE/ ROOM	151	154
FALLS EVENT CENTER		15,224	AS REQUIRED PER MPP	157	157
			TOTAL	308	311
BUILDING 1	RETAIL	7,400	200	37	
BUILDING 2	RETAIL	7,400	200	37	
BUILDING 3	RESTAURANT	5,750	100	58	
BUILDING 4	RESTAURANT	6,000	100	60	
BUILDING 5	RESTAURANT	6,200	100	62	
BUILDING 6 - LAZY DOG	RESTAURANT	11,600	100	116	
BUILDING 7	RESTAURANT	6,834	100	68	
BUILDING 8 - REVOLUTIONS	MEDICAL SERVICES	4,336	~150	26	
			TOTAL BUILDING 1 - 8	463	445

EXISTING HIGHLAND VILLAGE PARKING TABLE

BUILDING	USE	AREA (SF)	PARKING RATIO (1 SPACE PER SF)	REQUIRED	PROVIDED
HYATT PLACE HOTEL		88,322 (151 ROOMS)	1 SPACE/ ROOM	151	154
FALLS EVENT CENTER		15,224	AS REQUIRED PER MPP	157	157
			TOTAL	308	311
BUILDING 1	RETAIL	7,400	200	37	
BUILDING 2	RETAIL	7,400	200	37	
BUILDING 3	RESTAURANT	5,750	100	58	
BUILDING 4	RESTAURANT	6,000	100	60	
BUILDING 5	RESTAURANT	6,200	100	62	
BUILDING 6 - LAZY DOG	RESTAURANT	10,057	100	101	
BUILDING 7	RESTAURANT	6,834	100	68	
BUILDING 8 - REVOLUTIONS	MEDICAL SERVICES	4,336	~150	26	
			TOTAL BUILDING 1 - 8	448	445

PROPOSED HIGHLAND VILLAGE PARKING TABLE

BUILDING	USE	AREA (SF)	PARKING RATIO (1 SPACE PER SF)	REQUIRED	PROVIDED
HYATT PLACE HOTEL		88,322 (151 ROOMS)	1 SPACE/ ROOM	151	154
FALLS EVENT CENTER		15,224	AS REQUIRED PER MPP	157	157
			TOTAL	308	311
BUILDING 1	MEDICAL OFFICE	7,400	150	49	
BUILDING 2	OFFICE	7,400	250	30	
BUILDING 3	RESTAURANT	4,500	100	45	
BUILDING 4	RESTAURANT	6,000	100	60	
BUILDING 5	RESTAURANT	6,200	100	62	
BUILDING 6 - LAZY DOG	RESTAURANT	10,057	100	101	
BUILDING 7	RESTAURANT	6,834	100	68	
BUILDING 8 - REVOLUTIONS	MEDICAL SERVICES	4,336	~150	26	
			TOTAL BUILDING 1 - 8	441	445



OVERALL SITE PLAN
1" = 60'-0"

Fit Developments

A1.0 PLANNING SUBMITTAL

OVERALL SITE PLAN

HIGHLAND VILLAGE BUILDINGS 1 & 2

258 & 262 GIBSON DRIVE, ROSEVILLE, CA 95678

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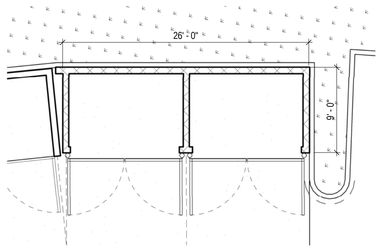
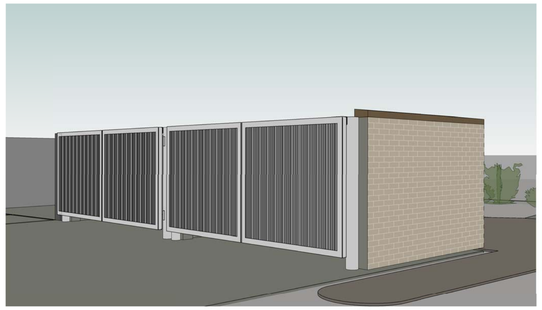
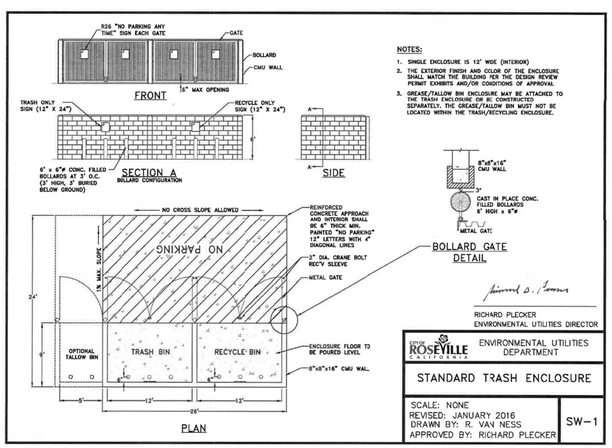
07.18.2017

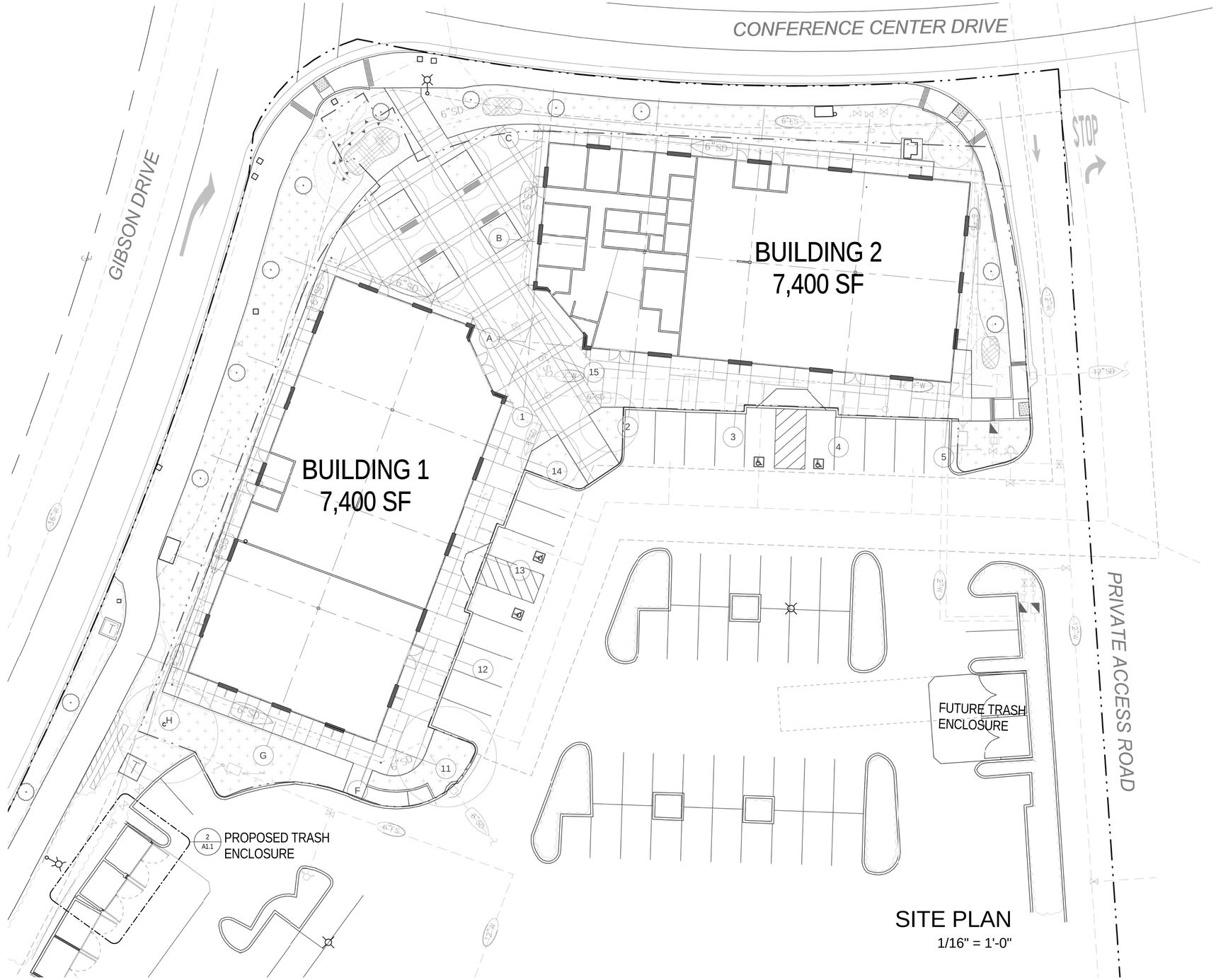


PLAN
1/8" = 1'-0"



TRASH ENCLOSURE





SITE PLAN
1/16" = 1'-0"

Fit Developments

16 0 16 32 48

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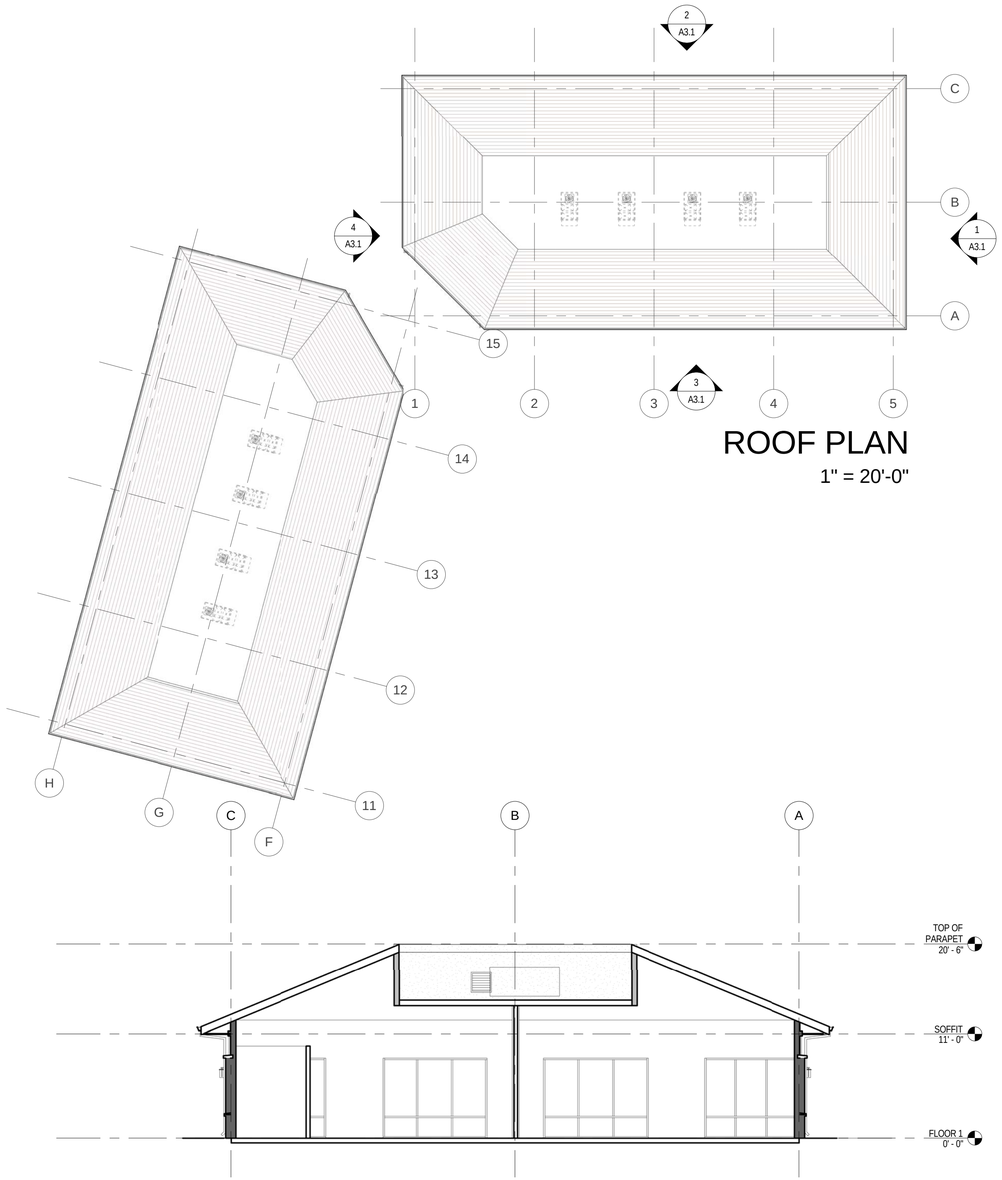
A1.1 PLANNING SUBMITTAL

SITE PLAN

HIGHLAND VILLAGE BUILDINGS 1 & 2

258 & 262 GIBSON DRIVE, ROSEVILLE, CA 95678

07.18.2017



ROOF PLAN

1" = 20'-0"

CONCEPTUAL SECTION

1/8" = 1'-0"

FLOOR PLAN

1/16" = 1'-0"

Fit Developments

16 0 16 32 48

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ideas
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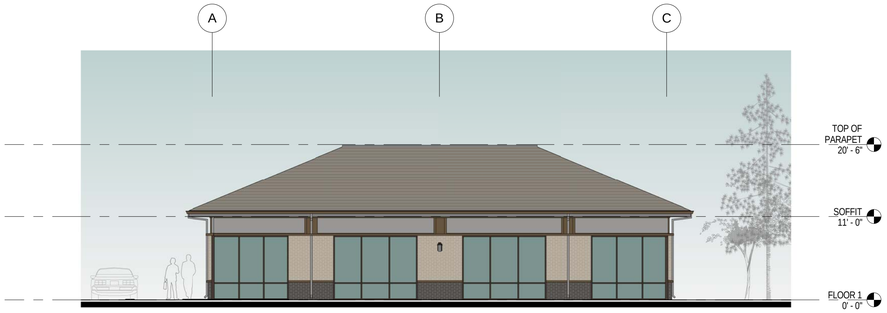
A2.1 PLANNING SUBMITTAL

FLOOR PLAN & ROOF PLAN

HIGHLAND VILLAGE BUILDINGS 1 & 2

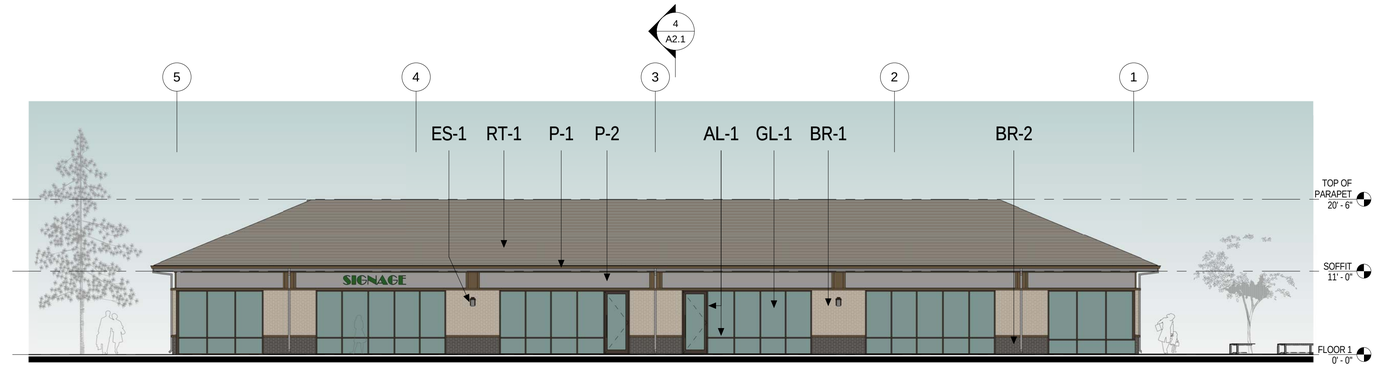
258 & 262 GIBSON DRIVE, ROSEVILLE, CA 95678

07.18.2017



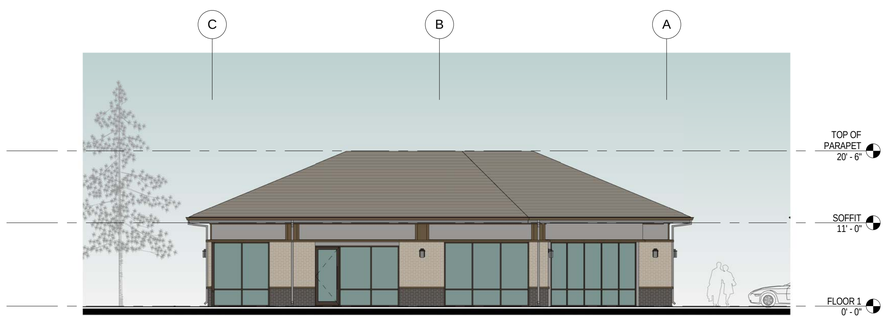
EAST ELEVATION - BUILDING 2

1" = 10'-0"



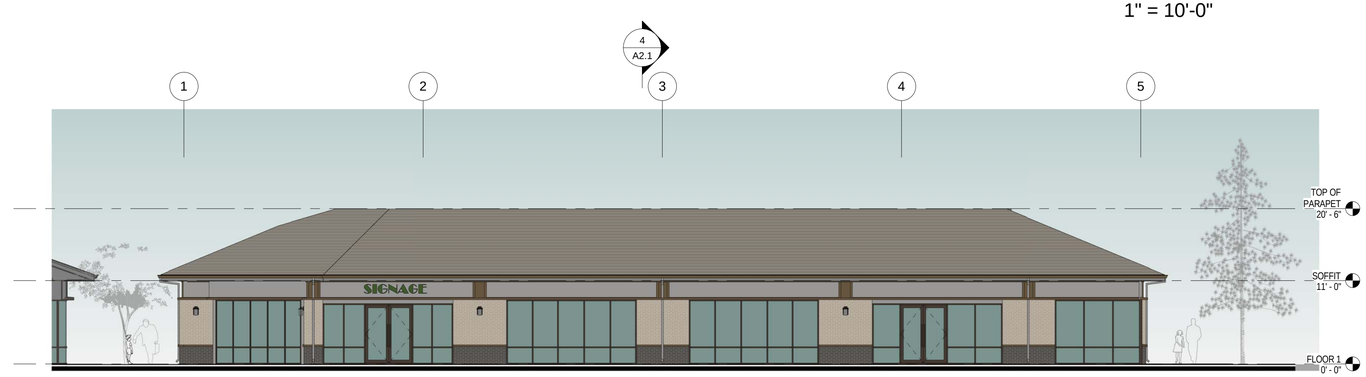
NORTH ELEVATION - BUILDING 2

1" = 10'-0"



WEST ELEVATION - BUILDING 2

1" = 10'-0"



SOUTH ELEVATION - BUILDING 2

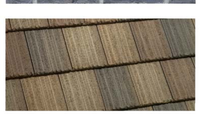
1" = 10'-0"

EXTERIOR FINISH SCHEDULE

BR-1 THIN BRICK VENEER
BASIS-OF-DESIGN PRODUCT
MFR: H. C. MUDDOX
COLOR: CHARDEL BLEND

BR-2 THIN BRICK VENEER
BASIS-OF-DESIGN PRODUCT
MFR: H. C. MUDDOX
COLOR: KLINKER

RT-1 CONCRETE ROOF TILE
BASIS OF DESIGN PRODUCT
MFR: EAGLE ROOFING PRODUCTS
COLOR: VILLAGE BLEND



P-1 PAINT COLOR 1
MFR: DUNN EDWARDS
COLOR: DE6119 NEUTRAL VALLEY LRV 15

P-2 PAINT COLOR 2
MFR: KELLY MOORE
COLOR: KM5792 STACKED STONE

P-3 PAINT COLOR 3
MFR: KELLY MOORE
COLOR: KM4578 FEATHER STONE

AL-1 ALUMINUM FRAMING
ALUMINUM FRAMED STOREFRONT AND ENTRANCES - SYSTEM WITH MIN 4.5" DEEP, 2" WIDE MULLIONS
FINISH: ARCADIA, STANDARD DARK BRONZE AB-7

GL-1 INSULATING GLASS UNITS
BASIS-OF-DESIGN PRODUCT: PPG SOLARBAN 60 (2)
CLEAR + CLEAR GLASS INSULATING GLASS UNIT
AT DOORS, INSTALL SINGLE PANE, TEMPERED GLASS

ES-1 WALL SCONCE, EXTERIOR
SUPPLIER: LUMENS
MFR: HUBBARDTON FORGE
STYLE: TOUROU COASTAL OUTDOOR

Fit Developments

10 0 10 20 30

RMW architecture & interiors

vision
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ideas
experience
think
listen
build
speak
learn

A3.1 PLANNING SUBMITTAL

EXTERIOR ELEVATIONS

HIGHLAND VILLAGE BUILDINGS 1 & 2

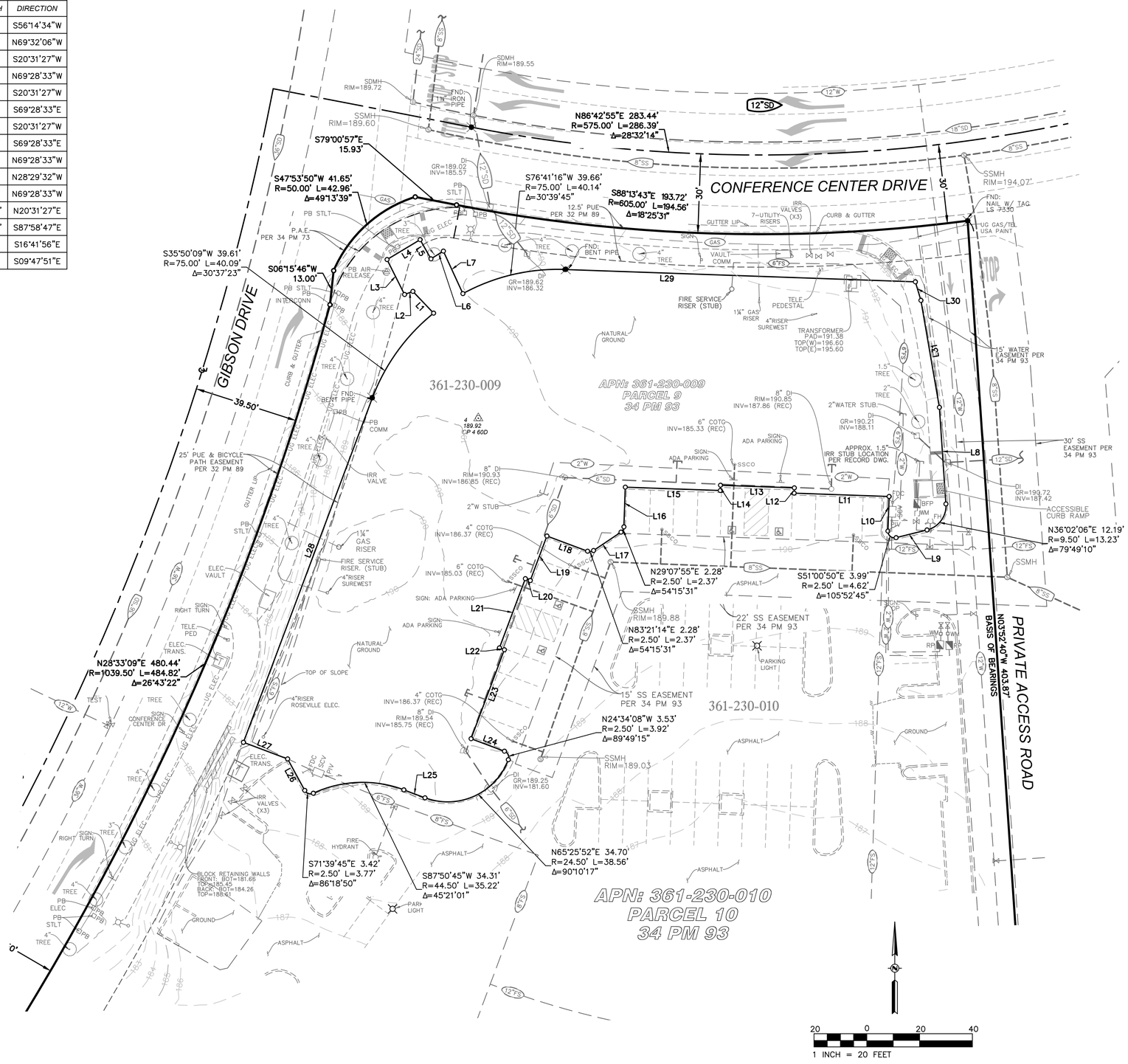
258 & 262 GIBSON DRIVE, ROSEVILLE, CA 95678

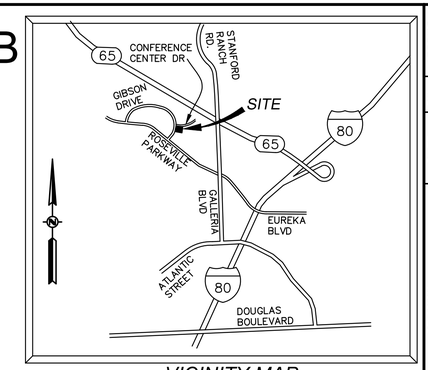
07.18.2017

EXHIBIT B

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	11.38'	N43°33'22"W
L2	3.36'	S69°31'09"W
L3	14.81'	N26°39'23"W
L4	14.61'	N58°59'10"E
L5	8.36'	S29°34'02"E
L6	5.55'	N57°57'49"E
L7	17.71'	S24°38'18"E
L8	36.67'	S03°52'53"E
L9	12.07'	S75°57'05"W
L10	13.12'	N02°01'15"E
L11	36.00'	N87°58'45"W
L12	2.00'	N02°01'15"E
L13	28.00'	N87°58'45"W
L14	2.00'	S02°01'15"W
L15	36.00'	N87°58'45"W
L16	15.06'	S02°01'15"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L17	12.51'	S56°14'34"W
L18	16.42'	N69°32'06"W
L19	18.00'	S20°31'27"W
L20	2.00'	N69°28'33"W
L21	28.00'	S20°31'27"W
L22	2.00'	S69°28'33"E
L23	36.00'	S20°31'27"W
L24	13.50'	S69°28'33"E
L25	8.56'	N69°28'33"W
L26	13.59'	N28°29'32"W
L27	17.89'	N69°28'33"W
L28	139.33'	N20°31'27"E
L29	132.89'	S87°58'47"E
L30	7.33'	S16°41'56"E
L31	41.13'	S09°47'51"E





VICINITY MAP
NOT TO SCALE

SHEET INDEX

C1 - EXISTING CONDITIONS PLAN
C2 - PRELIMINARY GRADING AND DRAINAGE PLAN
C3 - PRELIMINARY UTILITY PLAN

PROJECT SITE:

APN 361-230-009 & 010

OWNER:

990 RESERVE DRIVE, LLC
564 NORTH SUNRISE
ROSEVILLE, CA 95661

CONTACT:
TIM GAGNIER
(916) 788-1703

ARCHITECT:

RMW ARCHITECTURE INTERIORS
1718 THIRD STREET, SUITE 101
SACRAMENTO, CA 95811

CONTACT:
MEETA LELE, AIA,
916-449-1400

LANDSCAPE:

YAMASAKI LANDSCAPE ARCHITECTURE
1223 HIGH STREET
AUBURN, CA 95603

CONTACT:
JEFF AMBRUSIA
530-885-0040

NO.	REVISION	DATE	BY	APPRV'D

	BY	CHECK
DESIGN	RPW	RFE
DRAWN	DD	RFE
QUANT.		

ORIGINAL SCALE IS IN INCHES 0 1 2

PROFESSIONAL ENGINEER R. WOOD STATE OF CALIFORNIA
PRELIMINARY NOT FOR CONSTRUCTION

RFE ENGINEERING, INC
Civil Engineers • Planners • Surveyors
2260 Douglas Blvd, Suite 160, Roseville, CA 95661
Ph: 916-677-2000 Fax: 916-677-2004
www.RFEengineering.com

RMW ARCHITECTURE
& INTERIORS
1718 THIRD STREET
SUITE 101
SACRAMENTO, CA 95811
916-449-1400

HIGHLAND VILLAGE BUILDINGS 1 & 2
254 GIBSON DRIVE
ROSEVILLE, CA 95678

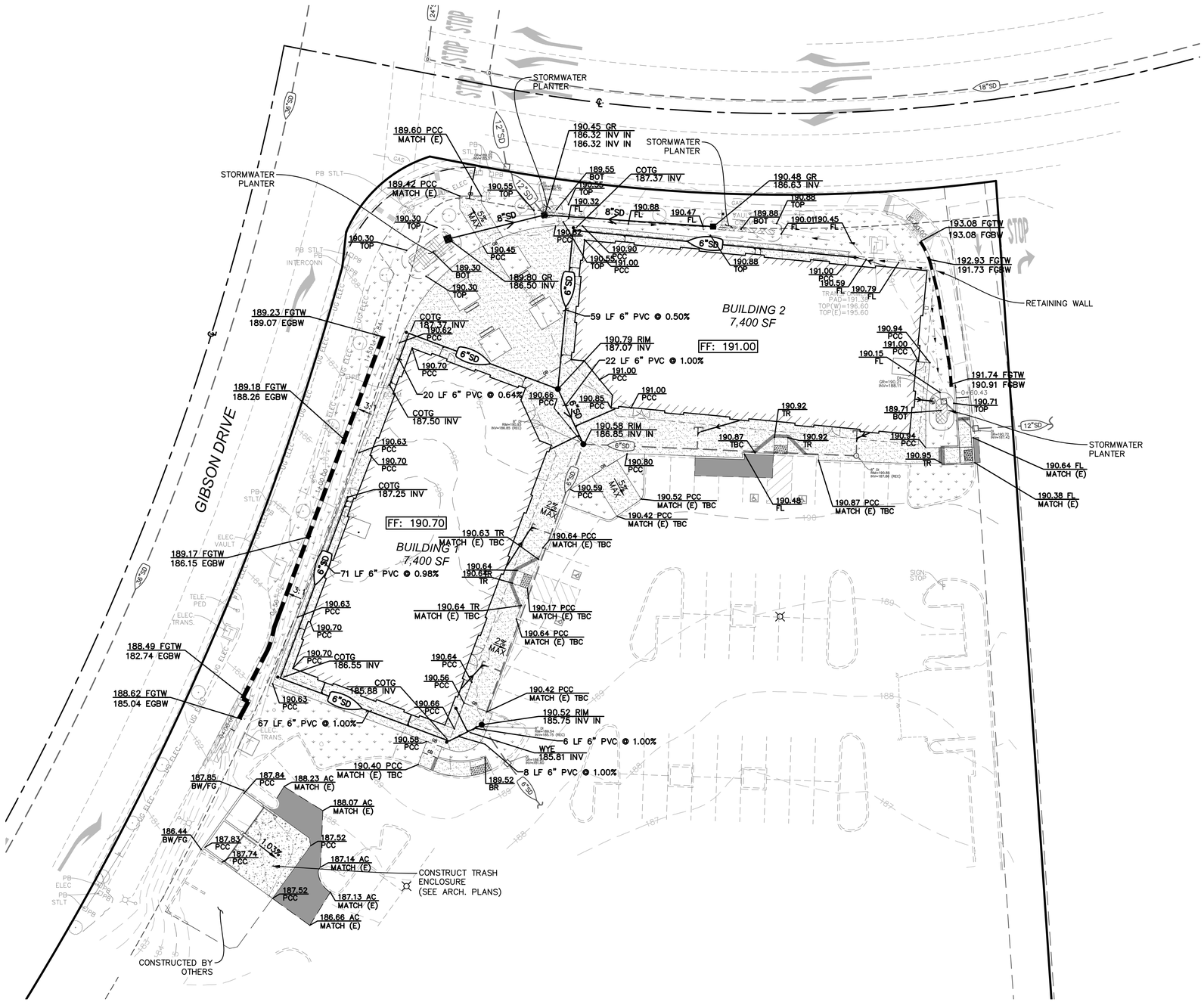
EXISTING PLAN

Drawing	Sheet
— of —	C1
	of Total 3

10-20-2017

RFE PROJECT #17063 – HIGHLAND VILLAGE, ROSEVILLE CA

\\RFEE-FS1\RFE Projects\2017 Projects\17063 Highland Village\WORKING CAD\PRELIMINARY\2017-10-19 Preliminary\C1 EXISTING.dwg Oct 20, 2017-12:08 pm



LEGEND:

HEAVY DUTY AC
3" AC / 7" AB (OR MATCH EXISTING, WHICHEVER IS GREATER)
COMPACT AB TO 95% RC
COMPACT UPPER 12" OF SUBGRADE TO 95% RC

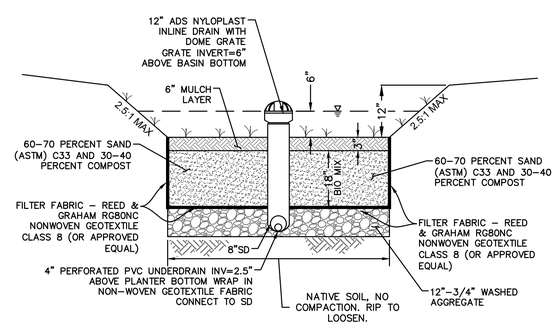
HEAVY DUTY PCC @ TRASH ENCLOSURE (4,000 PSI MIN.)
6" PCC / 6" CL2 AB
COMPACT AB TO 95% R.C.
COMPACT UPPER 12" OF SUBGRADE TO 95% R.C.
NO. 4 REBAR AT 24" O.C.

PEDESTRIAN PCC (4,000 PSI MIN.)
4" PCC / 4" CL 2 AB
COMPACT AB TO 95% R.C.
COMPACT UPPER 12" OF SUBGRADE TO 95% R.C.

LANDSCAPING - SEE LANDSCAPE PLAN

BIORETENTION STORMWATER PLANTER

FLOW DIRECTION



NOTES:
1. SEE LANDSCAPE PLANS FOR VEGETATION.
2. PLANTING SURFACE SHALL BE LEVEL ACROSS EACH PLANTER.
3. SEE SHEET C6 FOR LOCATIONS OF UNDERDRAIN PIPE AND OUTLET CONTROL STRUCTURE.

1 / - BIORETENTION PLANTER CROSS SECTION
NOT TO SCALE

811
Know what's **below.**
Call before you dig.
or (800) 227-2600

SCALE: 1"=10'

NO.	REVISION	DATE	BY	APPRV'D

	BY	CHECK
DESIGN	RPW	RFE
DRAWN	DD	RFE
QUANT.		

ORIGINAL SCALE IS IN INCHES 0 1 2

PROFESSIONAL ENGINEER R. F. WOOD STATE OF CALIFORNIA
PRELIMINARY NOT FOR CONSTRUCTION

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Ph: 916-772-7800 Fax: 916-772-7804
www.RFEengineering.com

RMW ARCHITECTURE & INTERIORS
1718 THIRD STREET
SUITE 101
SACRAMENTO, CA 95811
916-449-1400

HIGHLAND VILLAGE BUILDINGS 1 & 2
254 GIBSON DRIVE
ROSEVILLE, CA 95678

PRELIMINARY GRADING PLAN

Drawing	Sheet
— of —	C2 of Total 3

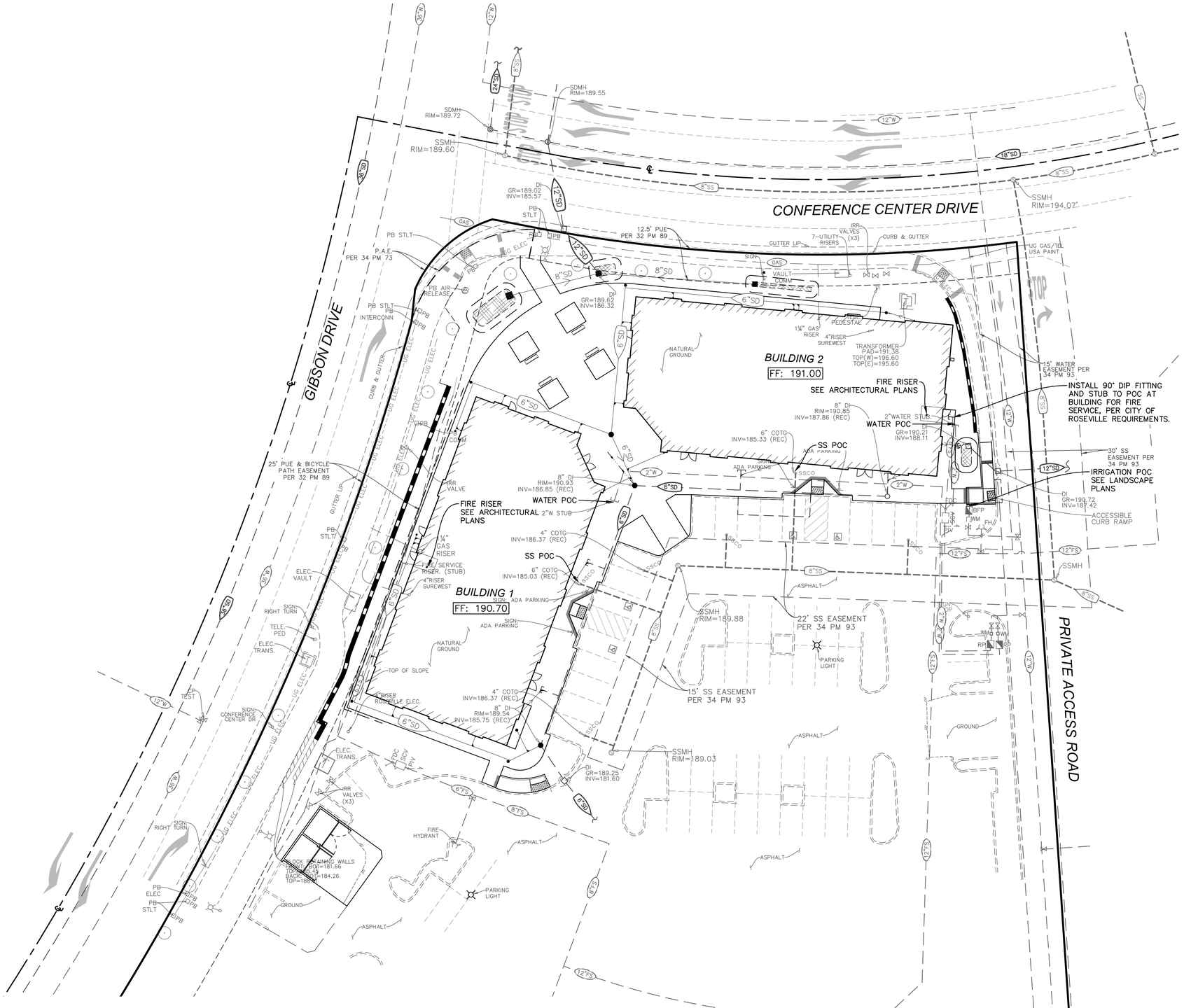
10-20-2017

Z:\2017 Projects\17063 Highland Village\WORKING CAD\PRELIMINARY\2017-10-19 Preliminary\C2 PRE-GRAD.dwg Oct 20, 2017-11:55 am

RFE PROJECT #17063 – HIGHLAND VILLAGE, ROSEVILLE CA

NOTES:

1. CONTRACTOR TO VERIFY UTILITY CONNECTION LOCATIONS AT BUILDING WITH THE BUILDING PLANS PRIOR TO CONSTRUCTION.



Know what's **below.**
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SCALE: 1"=20'

NO.	REVISION	DATE	BY	APPRV'D

BY	CHECK	NO.
DESIGN RPW	RFE	
DRAWN DD	RFE	
QUANT.		

ORIGINAL SCALE IS IN INCHES

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HIGHLAND VILLAGE BUILDINGS 1 & 2
254 GIBSON DRIVE
ROSEVILLE, CA 95678

PRELIMINARY UTILITY PLAN

Drawing	Sheet
— of —	C3 of Total 3

10-20-2017

RFE PROJECT #17063 – HIGHLAND VILLAGE, ROSEVILLE CA

Z:\2017 Projects\17063 Highland Village\WORKING CAD\PRELIMINARY\2017-10-19 Preliminary\C3 UTILITY.dwg Oct 20, 2017-11:55 am

EXHIBIT C

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	ACE RUB	2	Acer rubrum / Red Sunset Maple	15 gal
	LAG NAT	6	Lagerstroemia x 'Natchez' / Crape Myrtle (standard)	15 gal
	PRU VES	2	Prunus cerasifera 'Krauter Vesuvius' / Purple Leaf Plum	15 gal

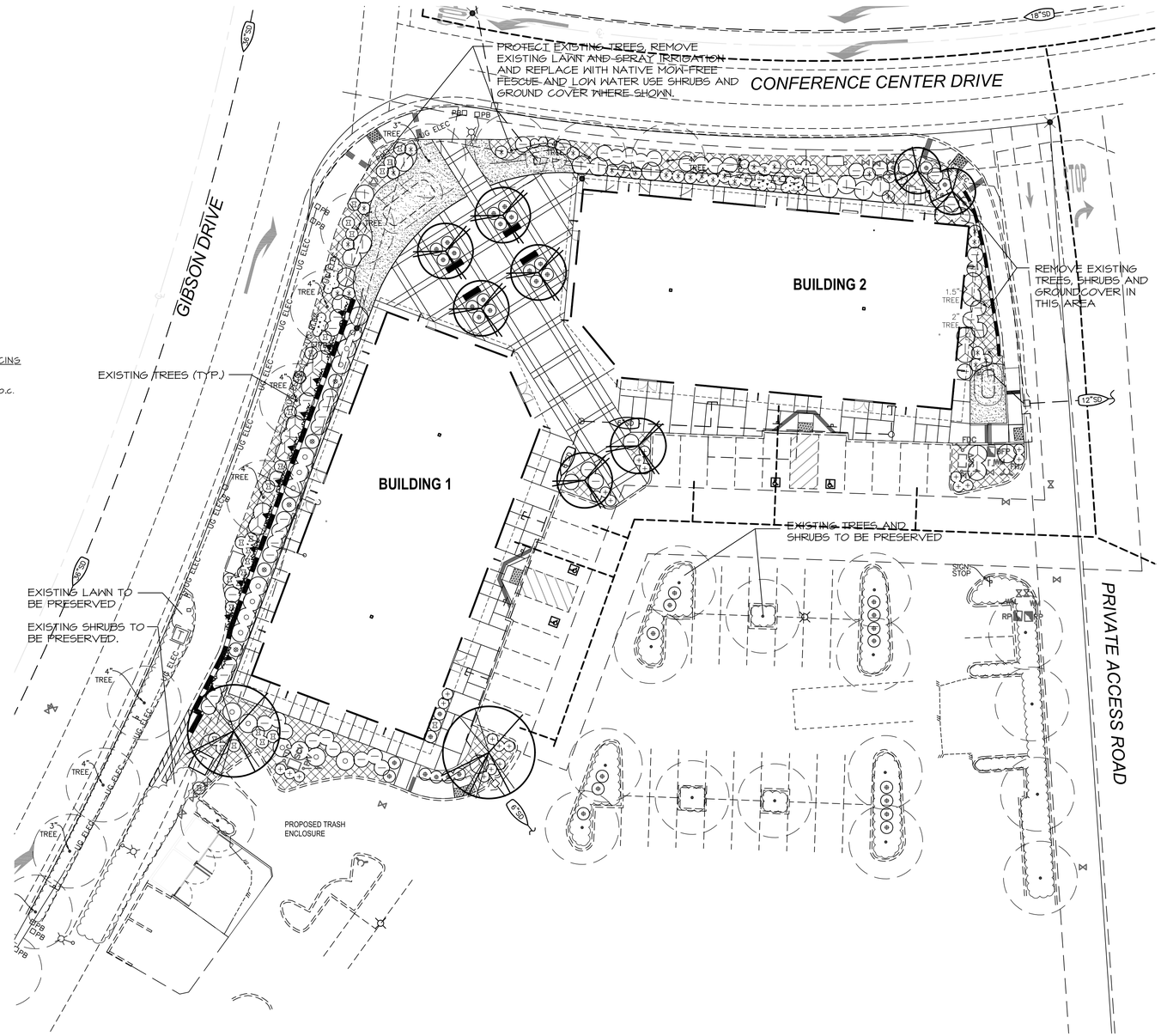
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	ARC HOO	19	Arctostaphylos hookeri / Hooker's Manzanita	5 gal
	CAL DWA	54	Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush	5 gal
	DIE VEG	22	Dietes vegeta / African Iris	1 gal
	GRE NOE	17	Grevillea x 'Noellii' / Grevillea	5 gal
	PHO ATR	5	Phormium tenax 'Atropurpureum' / Purple New Zealand Flax	5 gal
	PHO MOR	43	Phormium tenax 'Morticia' / Dwarf Flax	5 gal
	RHA BAL	29	Rhaphiolepis indica 'Ballerina' / Ballerina Indian Hawthorn	5 gal

GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	MUH REG	13	Muhlenbergia capillaris 'Regal Mist' TM / Muhly	1 gal
	MUH RIG	32	Muhlenbergia rigens / Deer Grass	1 gal
	PEN BUN	29	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	1 gal

VINE/ESPALIER	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	FIC PUM	12	Ficus pumila / Creeping Fig	5 gal

GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
	COT LOW	127	Cotoneaster dammeri 'Lowfast' / Lowfast Bearberry Cotoneaster	1 gal	48" o.c.
	TUR NAT	1,222 sf	Turf Sod Native Mowfree Fescue / Drought Tolerant Fescue Blend	sod	

NOTE:
PARKING LOT SHADE CALCULATED IN OVERALL PROJECT PARKING STALL COUNT.



YAMASAKI
LANDSCAPE ARCHITECTURE

JEFF AMBROSIA, ASLA C4057

1223 HIGH STREET
AUBURN, CALIFORNIA 95603
(530) 885-0040
FAX (530) 885-0042
www.yamasaki-la.com

HIGHLAND VILLAGE BLDG. 1 & 2
LANDSCAPE DEVELOPMENT PLANS
258 & 262 GIBSON DRIVE
ROSEVILLE, CALIFORNIA

These drawings are instruments of service and are the property of Yamasaki Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Yamasaki Landscape Architecture.

Sheet Title
PLANTING PLAN

Seal
LICENSED LANDSCAPE ARCHITECT
JEFFREY M. AMBROSIA
12/18
Expiration Date
10/20/17
Date
STATE OF CALIFORNIA

No.	Date	Revision
1	10/20/17	PLANNING SUBMITTAL
2		
3		
4		
5		

Project Mgr.:	JMA
Drawn By:	SPG
Scale:	1"=20'-0"
Date:	9/20/17
File Name:	HV-PL

Sheet No.: L2.1

of 6 sheets

S:\Jmaj\Highland Village\Bldg 1&2\2017\DWG's\CD\HV-PL.dwg\L2.1\20 Oct 2017 11:23 AM by: jeff Ambrosia

EXHIBIT D

HIGHLAND VILLAGE

TENTATIVE CONDOMINIUM MAP

A.P.N.: 361-230-009-000 PARCEL 9 OF 34 PM 93

258 GIBSON DRIVE

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

LINE TABLE					
L1	N 24°38'18" W	17.71'	L12	N 20°31'27" E	28.00'
L2	N 57°57'49" E	5.55'	L13	N 69°28'33" W	2.00'
L3	N 29°34'02" W	8.36'	L14	N 20°31'27" E	18.00'
L4	N 26°39'23" W	14.81'	L15	N 69°32'06" W	16.42'
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L6	N 43°33'22" W	11.38'	L17	N 02°01'15" E	15.06'
L7	N 69°28'33" W	17.89'	L18	N 02°01'15" E	2.00'
L8	N 28°29'32" W	13.59'	L19	N 87°58'45" W	28.00'
L9	N 69°28'33" W	8.56'	L20	N 02°01'15" E	2.00'
L10	N 69°28'33" W	13.50'	L21	N 02°01'15" E	13.12'
L11	N 69°28'33" W	2.00'	L22	N 75°57'05" E	12.07'
CURVE TABLE					
C1	R = 40.00'	Δ = 21°02'47"	CH = N 58°59'10" E		14.61'
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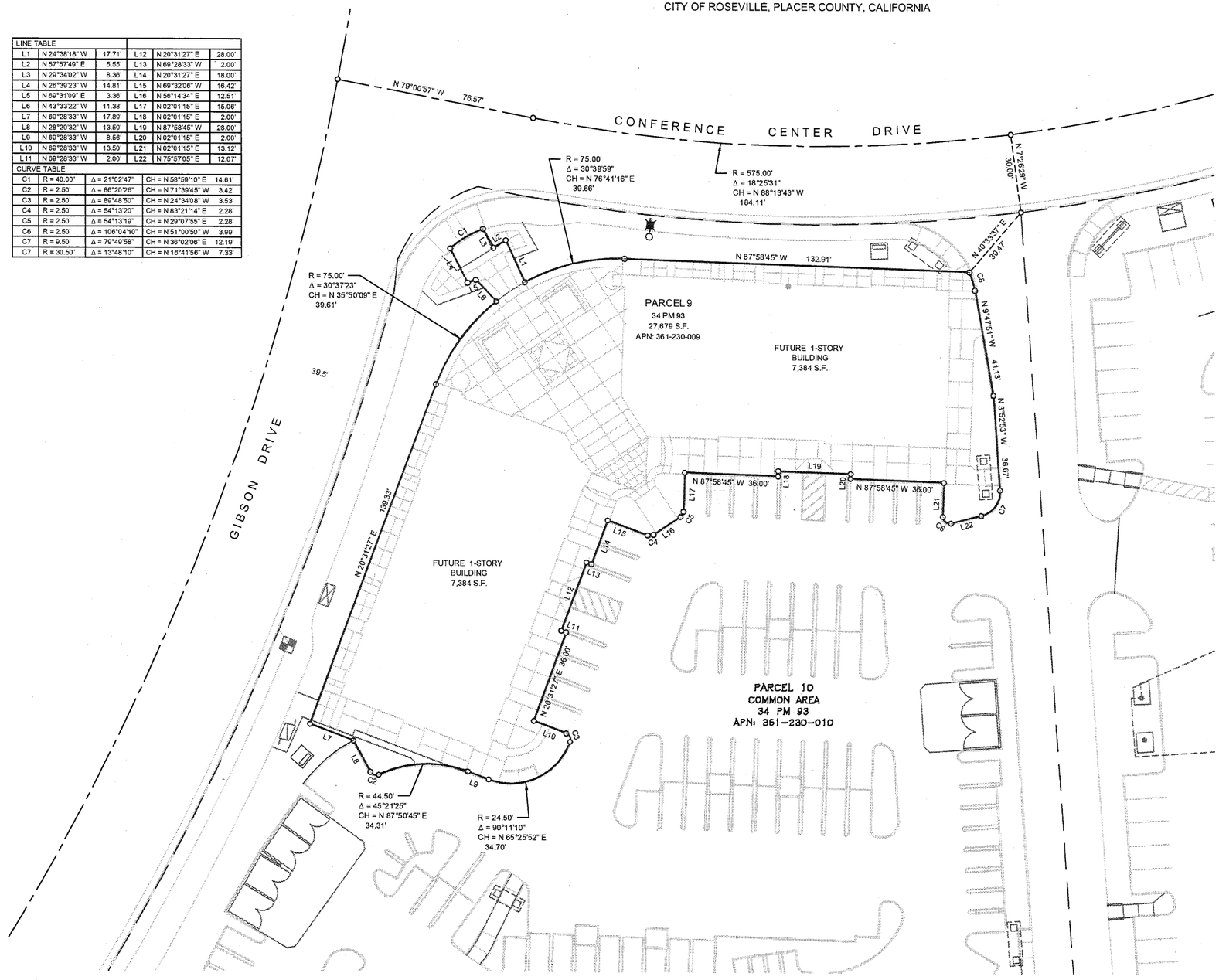

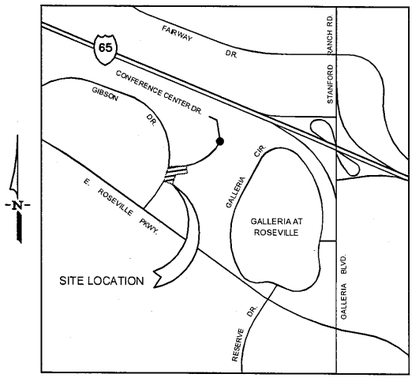

VICINITY MAP
N.T.S.

OWNER: 990 RESERVE DRIVE, LLC
564 NORTH SUNRISE AVENUE
ROSEVILLE, CA 95661
(916) 834-2600

ENGINEER: SURVEYORS GROUP, INC.
9001 FOOTHILLS BLVD., SUITE 170
ROSEVILLE, CA 95747
(916) 789-0822

ELECTRICITY: CITY OF ROSEVILLE

FIRE PROTECTION: ROSEVILLE CITY FIRE DISTRICT

SEWER: CITY OF ROSEVILLE

WATER: CITY OF ROSEVILLE

TELEPHONE: CONSOLIDATED COMMUNICATIONS

SCHOOL DISTRICT: ROSEVILLE ELEMENTARY & ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT

PRESENT LAND USE DESIGNATION / ZONING: CC/SA-NC: COMMUNITY COMMERCIAL/SPECIAL AREA NORTH CENTRAL

PROPOSED LAND USE DESIGNATION / ZONING: CC/SA-NC: COMMUNITY COMMERCIAL/SPECIAL AREA NORTH CENTRAL

EXISTING USE: VACANT

PROPOSED USE: COMMERCIAL

ASSESSOR PARCEL NUMBER: APN: 361-230-009-000

PROPERTY ADDRESS: 258 GIBSON DRIVE, ROSEVILLE, CA

LAND AREA: PARCEL 9 = 0.64± ACRES OR 27,679 SQ.FT.

CONDOMINIUM PLAN:

CERTIFICATE OF COMPLIANCE: 6 UNITS & 2 BUILDING COMMON AREA (B.C.A.)

N
NORTH
SCALE: 1" = 20'

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 feet

SURVEYED	R. STRAWMEIR
DRAWN	A.COCCHI
CHECKED	T. BLAIR
DATE	7-26-17
SCALE	1" = 20'

REV NO	REVISION DESCRIPTION	DATE	BY

TITLE
TENTATIVE CONDOMINIUM MAP
A.P.N.: 361-230-009-000 PARCEL 9 OF 34 PM 93
258 GIBSON DRIVE
CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

SGI COMPANIES
SGI CIVIL • SGI LPS • SURVEYORS GROUP, INC.
9001 Foothills Blvd., Suite 170
Roseville, CA 95747
(916) 789-0822 (916) 789-0824 (Fax)
www.sgicompanies.com

SHEET 1 OF 2

JOB NO. TJG 17-48

HIGHLAND VILLAGE

SITE PLAN - CONDOMINIUM PLAN

A.P.N.: 361-230-009-000 PARCEL 9 OF 34 PM 93

258 GIBSON DRIVE

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

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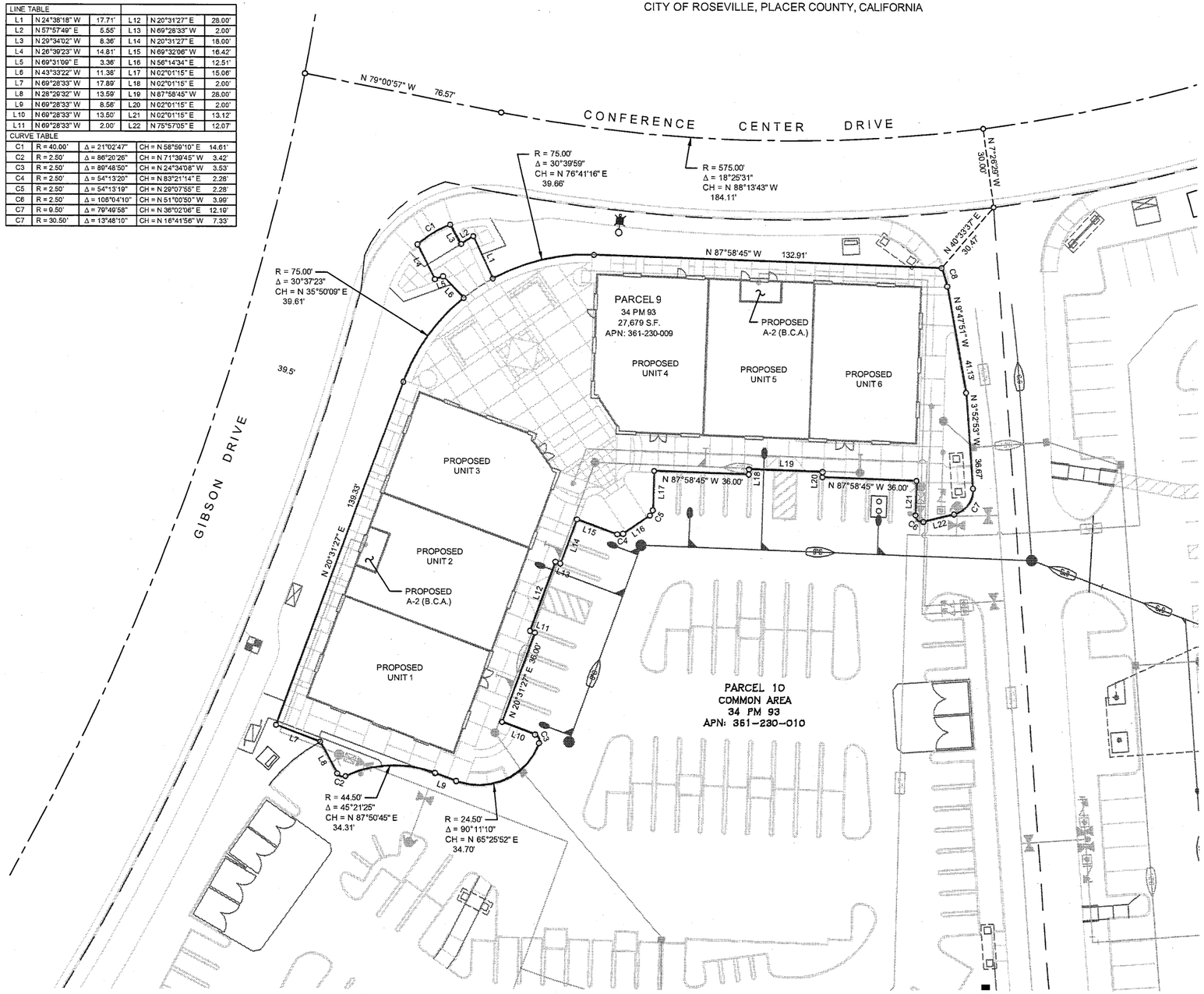

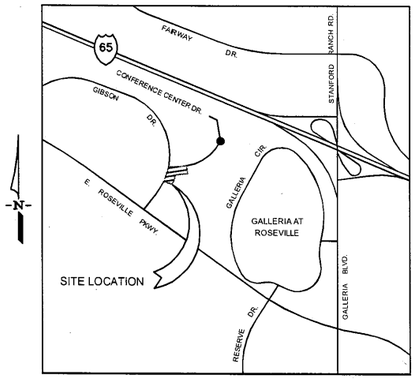

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SCALE: 1" = 20'

GRAPHIC SCALE
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(IN FEET)
1 inch = 20 feet

SURVEYED	R. STRAWMEIR
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SHEET 2 OF 2

JOB NO. tig 17-48

PLANNING DIVISION STAFF REPORT
PLANNING COMMISSION MEETING
NOVEMBER 9, 2017

Prepared by: Gina McColl, Associate Planner

ITEM V-A: **MAJOR PROJECT PERMIT (MPP) STAGE 1 MODIFICATION, MPP STAGE 2, AND TENTATIVE SUBDIVISION MAP – 262 GIBSON DR – NCRSP PCL 40C HIGHLAND VILLAGE BUILDINGS 1 & 2 – FILE # PL17-0202**

MODIFIED CONDITIONS OF APPROVAL FOR MPP STAGE 2
Condition #30. shall read:

30. The double wide trash enclosure located adjacent to Building 1, as shown on the civil sheet C2 & C3, shall be shown on the building permit and improvement plans and shall be completed prior to issuance of the occupancy permit. **Trash enclosure to be constructed consistent with the design and materials of the adjacent enclosure**. (Environmental Utilities)

Add Condition #59 & #60 shall read:

59. Prior to occupancy of Buildings 1 & 2, any damaged curbs, paved drive aisles, or sidewalks within the parking field for Buildings 1, 2, 3 and 8 shall be repaired. (Planning)

60. Enhanced pavement shall be installed per the Highland Village MPP Stage 1 within the drive aisles between buildings 1 & 8 with the current project. (Planning)

PLANNING COMMISSION

Title:	SIERRA VISTA/FEDERICO GPA, SPA, RZ, LARGE LOT TENTATIVE MAP & SMALL LOT TENTATIVE MAP - 1701 WESTBROOK BL. - FILE # PL17-0024.

Meeting Date: 11/9/2017
Item #: 3.2.

ATTACHMENTS:

Description

Federico-Westbrook

CITY OF ROSEVILLE CALIFORNIA

Planning Division Staff Report
Planning Commission Meeting November 9, 2017

Prepared by: Gina McColl, Associate Planner

ITEM V-B: GENERAL PLAN AMENDMENT, DEVELOPMENT AGREEMENT AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, AND TENTATIVE SUBDIVISION MAP – SVSP FEDERICO – 1701 WESTBROOK BL. - FILE # PL17-0024

REQUEST

The entitlements include: 1) General Plan amendment to change the land use designations from approximately 40.27 acres of Medium Density Residential (MDR), 8.28 acres of High Density Residential (HDR), 1.72 acres of Park and Recreation (PR), 7.02 acres of Public/Quasi Public (P/QP), 3.04 acres of Open Space (OS) and 5.35 acres of right-of way to approximately 22.46 acres of Low Density Residential (LDR), 25.32 acres of MDR, 7.04 acres of HDR, 1.7 acres of PR, 3.05 acres of OS and 6.11 acres of right-of-way; 2) Development Agreement Amendments for the Westpark/Mourier/Federico Development Agreement; 3) Amendment to the Sierra Vista Specific Plan to reallocate acreage and units consistent with the land use changes; 4) a rezone of the property consistent with the land use changes; and 5) Small Lot Tentative Map to create 413 single family lots.

Applicant – Jeff Jones, Westpark Sierra Vista, LLC
Property Owner - Leonard Federico, Federico/Tyler Family Limited Partnership

SUMMARY RECOMMENDATION

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

A. Consider the Addendum to the Sierra Vista Specific Plan EIR;
B. Recommend the City Council approve the General Plan Amendment;
C. Recommend the City Council approve the Development Agreement Amendment;
D. Recommend the City Council approve the Specific Plan Amendment;
E. Recommend the City Council approve the Rezone; and
F. Adopt the three findings of fact and approve the Tentative Subdivision Map subject to one hundred (100) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

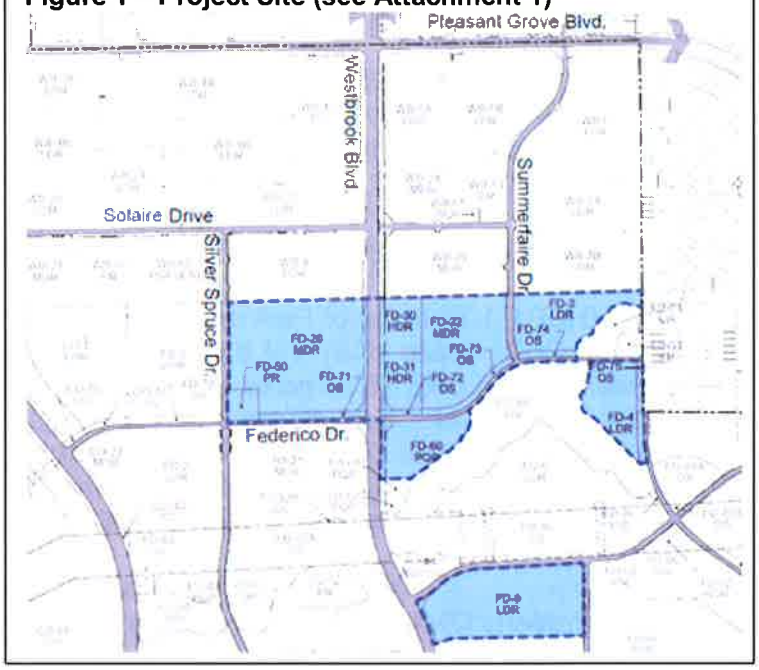
There are no outstanding issues with this project. The applicant has reviewed the conditions of approval and is agreement.

BACKGROUND

The project site is located within the undeveloped Sierra Vista Specific Plan (SVSP) area. The SVSP was adopted in 2010 and amended in 2012 to include the Westbrook land use amendments. The SVSP is the guiding document for development of the plan area and established the land use designations for parcels within the SVSP. The Final Subdivision Map that created the large lot land use parcels for the project area has been recorded. The proposed project includes amendments to some of the SVSP parcels, as shown in Figure 1, and identified as the Federico (FD) parcels. Development obligations for development of the Federico parcels are outlined in Westpark Federico Development Agreement (DA). This DA is one of nine (9) adopted DA's for the plan area.

PROJECT DESCRIPTION

Figure 1 – Project Site (see Attachment 1)



A. **General Plan Amendment** – The project includes a General Plan Amendment (GPA) to reconfigure the land use designations of 65.68 acres of land. The type of existing land uses, which are Medium Density Residential (MDR), High Density Residential (HDR), Parks and Recreation (PR), Public/Quasi-Public (P/QP), Open Space (OS), and Right-of-Way (ROW) will be modified to include the Low Density Residential (LDR) land use and eliminate the Public/Quasi-Public (P/QP) land use. The proposed changes will add LDR acreage and decrease the MDR acreage but will not change the overall number of residential units designated for the project area or extend beyond the development area of the SVSP. No changes are proposed to the approved arterial and collector roadway network. Exhibit B is the proposed General Plan Amendment figure reflecting the land use changes. Exhibit C is the proposed text amendments updating the text with the amended land uses allocations. No policy amendments are requested with this project.

B. **Development Agreement Amendment, SVSP** – The project includes amendments to the "Development Agreement by and Between the City of Roseville and Westpark Sierra Vista, LLC as assignee of Westpark Federico, LLC, Mourier Investments, LLC, and Federico-Tyler Family Limited Partnership relative to the Sierra Vista Specific Plan," for the purpose of reflecting the obligations associated with redesignating, rezoning, and subdividing the project area. This is the first amendment to this Development Agreement. The proposed Amendment is included as Exhibit D.

C. **Sierra Vista Specific Plan Amendment** – The project includes an Amendment to the SVSP, which includes land use changes consistent with those described in the General Plan Amendment. The Specific Plan Amendment also includes changes to the text, tables and figures to reflect the land use changes. Exhibit B is the proposed Specific Plan Amendment figure and Exhibit E is the proposed change pages for the text, tables, and figures of the Sierra Vista Specific Plan.

D. **Rezone** – The project includes the Rezone of land consistent with the proposed Specific Plan and General Plan land use designations. Parcels resulting in land use designations of LDR or MDR will have a zoning designation of Small Lot Residential/Development Standard District (RS/DS). HDR parcels will have a zoning designation of Attached Housing District (R3). The PR, OS, and ROW parcels also have corresponding zoning designations of Parks and Recreation District (PR), Open Space (OS), and Right-of-Way (ROW). The only change unique to the Rezone is the deletion of the Public/Quasi-public (P/QP) zoning designation from within the project boundary. Exhibit F is the proposed Rezone figure.

E. **Small Lot Tentative Subdivision Map** – The proposed Small Lot Tentative Subdivision Map includes 85.96 acres, and 413 single-family lots, 19 landscape lots, two park lots, 10 open space lots, and right-of way. The Small Lot Map is included as Exhibit G.

GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, AND REZONE EVALUATION

General Plan and Specific Plan Amendments

As mentioned the General Plan Amendment and Specific Plan Amendment would make adjustments to the land use designations of several of the SVSP – Federico parcels for the purpose of increasing the amount of LDR units and decreasing the amount of MDR units. Additional acreage is needed to accommodate the LDR uses and therefore the P/QP land use will be replaced with the relocated HDR land use. The same overall number of residential units will be maintained within the SVSP. The land use changes are reflected in Table 1.

Table 1: SVSP Federico Land Use Changes

	Existing Land Uses*		**Proposed Land Uses***		**Difference**	
Land Use	**Acreage**	**Units**	**Acreage**	**Units**	**Acreage**	**Units**
LDR	0	0	22.46	136	22.46	136
MDR	40.27	354	25.32	198	(14.95)	(156)
HDR	8.28	172	7.04	172	(1.24)	0
PR	1.72	n/a	1.7	n/a	(0.02)	n/a
P/QP	7.02	n/a	0	n/a	(7.02)	n/a
OS	3.04	n/a	3.05	n/a	0.01	n/a
ROW	5.35	n/a	6.11	n/a	0.76	n/a
Total	**65.68**	**526**	**65.68**	**506****	**0**	**(20)**

* exact acreage can vary by a few decimals due to adjustments made during the final mapping process, which are typically a result of adjustments made to the right-of way.
** 1 LDR unit transferred to FD-3, 1 LDR unit transferred to FD-4, and 18 LDR units transferred to FD-9, which are outside the proposed land use change project area.

Proposed amendments to the General Plan and Specific Plan are analyzed for consistency with the goals and policies of the respective plans. As part of the change in land use, impacts to traffic, utilities (water, recycled water, wastewater and solid waste), and public facilities were evaluated. All were found to have less of an impact than the existing project. This evaluation is discussed in detail in the applicable sections of the Addendum to the SVSP EIR that was prepared to support this project. A copy of the Addendum is provided as Exhibit A. Also considered with the land use change was an evaluation of the policies related to land use mix and compatibility, affordable housing obligations, potential fiscal impacts to the City, and changes to the park design, as summarized below:

Land Use Mix and Compatibility - The project will make slight changes in the amount of acreage within the SVSP dedicated to either the LDR, MDR, HDR and P/QP uses. As a percentage of total acreage in the SVSP, LDR acreage will be increased by just over 1%, while the MDR and P/QP acreage will decrease by less than 1% and the HDR acreage will decrease by just over 1% (see SVSP Table 4.1, Exhibit E). These acreage adjustments are not significant and will substantially maintain the mix of land uses originally designated with the SVSP. The loss of the P/QP parcel for a future church use is not significant because

the church use can be provided on commercial or residential designated parcels available within the plan area.

The majority of the land use amendments replace existing residential land uses with other compatible residential land uses (e.g. MDR with LDR). Therefore, the project remains substantially consistent with the findings of approval from the original land use designation of the parcels. With adoption of the SVSP land use plan it was determined that any potential land use conflicts could be mitigated with adherence to the SVSP development and design standards. The same requirements apply to the subject parcels.

The proposed HDR site would be located adjacent to the electric substation. As land use adjacency of these two uses was not considered with the original land use plan, staff felt it was important to address the potential land use compatibility issues. Of concern was noise and visual impacts to the future residents of the HDR development. Information from Roseville Electric confirmed that noise impacts would not be a concern for the future residents, however, views of the substation could be less than ideal. Roseville Electric prohibits large scale trees and hedges adjacent to the substation for the protection of the substation operations. In order to ensure an adequate visual buffer is provided for the future HDR residents, additional design guidelines have been added to the SVSP to require the future buildings on the HDR parcel to be setback 30 feet from the substation property line and large scale trees be planted within the setback (but not with the first 20 feet) to screen residential views of the substation. With these additional guidelines, staff does not anticipate any land use conflicts between the uses.

Affordable Housing – Consistent with the General Plan Affordable Housing policies, the SVSP was required to designate affordable housing sites within the plan area. Within the proposed project area, the existing FD-30 and FD-31 HDR parcels each where designated to provide 86 affordable housing units. The proposed project merges the two parcels and relocates the HDR units to the former FD-60 P/QP parcel (now the FD-34 HDR parcel). All 172 affordable units will be provided on this FD-34 HDR parcel. Text and exhibit changes will be made to the General Plan and SVSP to acknowledge the relocation of affordable units.

Fiscal Impact – To determine the potential fiscal impact to the City from the proposed land use changes, a fiscal analysis was prepared by EPS (Attachment 2). The analysis determined that the proposed land use changes will result in a net increase of more than $795,000 in development impact fees. There will be no impact to the Community Facilities District (CFD) No.3 Special Taxes. While the City will receive an increase in impact fees, the increase in fees will adequately cover the increase in service demands from the land use change. While the land use change will result in a neutral fiscal impact for services, EPS stated the City will likely see a long-term positive fiscal impact from the increase in property tax and sales tax revenue from LDR households. Given the fact that no change is proposed to the commercial land uses within the SVSP, no change is expected to the sales tax revenue.

FD-50 Park Site – The project will relocate the FD-50 park site from the northeast corner of the Federico Drive and Silver Spruce Drive intersection to the interior of the FD-20 MDR parcel. The SVSP includes a conceptual design of this park site. In coordination with the City's Parks Department a revised conceptual plan for the park site is provided. As discussed in the Tentative Subdivision Map section below, sidewalks will be provided to connect the park site to the paseos along Federico Drive and Silver Spruce Drive.

Rezone

The project would rezone the subject parcels to align the zoning designation with the land use designation. No new zoning designations are proposed. All LDR and MDR land use parcels will have a zoning designation of Small Lot Residential with a Design Standards overlay (RS/DS). The development standards for the RS/DS zoning designation are outlined in either the SVSP or the Development Agreement. The RS/DS development standards within the DA allow for a smaller lot size and reduced

building setbacks than the SVSP development standards. No deviations to the RS/DS standards are proposed with this project.

DEVELOPMENT AGREEMENT AMENDMENT

The proposed Development Agreement Amendment (DAA) is the first amendment to the Westpark Federico Development Agreement. The purpose of the amendment is to update the entitled land uses based on the requested General Plan land use amendments and outline any new obligations of the Landowner and the City based on the land use amendments. The DAA is provided as Exhibit D. The main components of the DAA are described below.

- Land Uses – revised Section 2.2 and Section 3.12 to update the acreage dedicated to each land use consistent with the General Plan and Specific Plan land use changes.

- Affordable Housing – revised Section 2.6.2.1 to acknowledge the relocation of the 172 affordable housing units onto parcel FD-34 and to identify the requirement for 86 rental units to be available to very low income households and 86 rental units to be available to low income households.

- Fee Deferral – revised Section 3.17.1.2 to remove the landowner's ability to differ fees, with the exception of 50% of the SPRTA fee. For all new DAA requests in recent years, the City has consistently removed this fee deferral option.

- Bikeway Master Plan Exhibit – updated Exhibit DD to show the removal of a section of bikeway within the FD-84 open space that would have connected LDR parcel FD-5 to Federico Drive. The bike trail was removed as part of the Clean Water Act (Federal 404) permitting process as the US Army Corp did not support the bike trail connection near wetlands within designated preserve open space areas. Should the City so choose to install this bike trail in the future, a separate wetland fill permit may be pursued by the City.

TENTATIVE SUBDIVISION MAP EVALUATION

The proposed Tentative Subdivision Map would subdivide large lot parcels FD-20, FD-22, FD-3, and FD-4 into 413 small lot residential parcels. Adjustments to the large lot parcels, which were previously approved, will coincide with the General Plan and SVSP land use changes proposed with the current application. Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made to approve or conditionally approve a Tentative Subdivision Map. The three findings are listed below in ***bold italic text*** and are followed by an evaluation of the map in relation to each finding.

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

   The map will create four residential neighborhoods, three with a LDR land use designation and one with a MDR land use designation. The FD-20 and FD-22 neighborhoods will be subdivided into two phases. All neighborhoods have a zoning designation of RS/DS. The average lot sizes within the neighborhoods will meet the minimum standards outlined in the Westpark Federico Development Agreement for the RS/DS zoning designation, as shown in Table 2.

Table 2: SVSP Federico Proposed Average Lot Sizes			
Parcel	**Width (feet)**	**Depth (feet)**	**Area (sq.ft.)**
RS/DS Standard	*45*	-	*3,000*
FD-3	55	105	5,775
FD-4	45	100	4,500
FD-20 A & B	45	100	4,500
FD 22 A	45	100	4,500
FD-22 B	50	100	5,000

The parcels are designed to facilitate traditional single family development.

The proposed subdivision preserves the roadway network surrounding the large lot parcels. Additional roadways are proposed within the subdivisions. The internal circulation within the neighborhoods has been designed to meet the SVSP guidelines for residential roadways. Access to each lot within the neighborhoods will be provided either from a residential street or an alleyway (which functions similar to a street). Within the FD-20A and B neighborhoods and the FD-22 A and B neighborhoods several of the lots are located on residential alleyways. The alleyways are narrower that a typical residential street, do not have sidewalks, or accommodate on-street parking. Due to the narrow width and dead-end nature of the alleyway, refuse vehicles cannot access the lots. As such, the City's Refuse Division placed a condition on the map (Condition 75B) to require all tenants of the units located on the alleyway to place refuse bins on the adjacent residential street. With this condition, the subdivision design can adequately be served by Refuse.

A paseo network for pedestrian and bicycle travel is planned throughout the SVSP. The subdivisions will provide connections to the paseos along Federico Drive and Silver Spruce Drive. Sidewalks will be provided on all residential streets, which ultimately lead to the paseo connections. Enhanced sidewalk paths have been provided at specific locations within the FD-20 neighborhood. These enhanced paths provide a separated sidewalk with landscaping on either side of the walk and areas for tree plantings. The enhanced paths were required to connect the paseo network to the FD-50 park site. The paths will be located on landscape lots (LS) that will be dedicated to the City for maintenance purposes. A condition of approval (Condition 82) has been added to the map to require the CFD to consider the cost of maintenance of these lots with the formation the creation of the CFD.

The subdivisions will be located on relatively flat land. As such the grading will be balanced with 238,000 cubic yards of cut and 238,000 cubic yards of fill. The DS Engineering Division has reviewed the preliminary grading and drainage information and added conditions to ensure the final grading and drainage plans comply with City standards.

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

The proposed parcels are of sufficient size and shape to accommodate development that is consistent with the applicable zoning and design requirements. As mentioned above, the lots meet the minimum lot size standards for RS/DS designated parcels. The RS/DS standards have been determined to be of adequate size and shape to support development consistent with the SVSP guidelines.

The SVSP requires all development on RS/DS designated parcels with a land use density of seven (7) units/acre or greater to be evaluated for consistency with the Community Design Guidelines for Compact Residential Development through a Design Review Permit for Residential Subdivisions (DRRS). For this project parcels FD-20A & B have a density of 7.7 units/acre and 7.9 units/acre respectively. As the applicant will not be constructing homes on the parcels, a deferral of the DRRS entitlement is requested. The Roseville Municipal Code provides the requirement for the DRRS. As such, Condition 90 has been added as a reminder to the future builder of parcels FD-20 A & B. Typical design standards that will be applied to the development with the DRRS include variation of wall planes, roof forms, colors and materials on the units, window and door trim, de-emphasis of the garages and encouragement of front porches. The subdivision design are of adequate shape to support development that will be consistent with the applicable design guidelines.

The subdivision is located on relative flat land. A master drainage plan has been approved for the area. The Engineering Division reviewed the proposed grading and drainage plans and deemed them consistent with the master drainage plan.

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

Anticipated water quality impacts and discharge of waste are not affected by the proposed Tentative Subdivision Map. Technical memorandums were prepared to analyze the proposed projects impact to the water demand, water conservation, and sanitary sewer (see Attachments 3-5). Based on the information contained in the technical memorandums and the information shown on the proposed plans, the Environment Utilities Division determined the design of the sewer lines in the project area and treatment capacity at the City's sewage treatment plant was found to have adequate conveyance and capacity to accommodate development on the proposed parcels created by the Tentative Subdivision Map.

Based on the evaluation above, staff believes that the required findings can be made to approve the Tentative Subdivision Map for the small lots.

ENVIRONMENTAL DETERMINATION

Consistent with California Environmental Quality Act (CEQA) Guidelines Section 15164, regarding a previously certified and adopted Environmental Impact Report (EIR), the proposed project must include preparation of the appropriate CEQA document. An EIR was certified with adoption of the SVSP. Because the proposed project results in less density and fewer vehicle trips, the proposed project has less impacts than the approved land uses. An Initial Study to evaluate the environmental effects of the proposed project was prepared to confirm the impacts are less than what was approved with the original project. The proposed uses are substantially consistent with the buildout assumptions and would not increase the severity of already identified impacts. Therefore, there would be no new impacts previously identified in the SVSP EIR. Thus, pursuant to CEQA Guidelines, an Addendum to the SVSP EIR (SCH #2008032115, certified May 5, 2010) has been prepared to cover the minor technical changes and additions necessary to describe the proposed project.

Hydro Science prepared a technical study for this project to determine the projects potential new impacts to water. The study concluded the proposed project could have the potential to increase water demand by 15 acre feet per year (AFY). However, with the newly adopted Water Efficient Landscape Ordinance, the project would result in a water demand reduction of 47 AFY. The City's Engineering Division reviewed the land use changes for potential impacts to traffic and determined that a traffic analysis was not required. With the elimination of the P/QP land use, the project results in 165 less

peak hour trips and 1,650 less daily trips (this assumes a FAR of 0.30 on the 7.02 acres and a peak generation rate of 1.8 trips/1,000 SF of building on the P/QP site).

Based on this information and the discussion in the Initial Study, the proposed project is substantially consistent with the buildout assumptions evaluated in the SVSP EIR and would not increase the severity of already identified significant impacts. Therefore, there would be no new significant impacts to the areas analyzed not previously identified in the SVSP EIR and therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City determined that *"none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred"* relative to the areas analyzed.

As part of the Addendum analysis, no new mitigation has been identified and therefore all existing mitigation from the SVSP EIR will be applied to the project as applicable. Refer to the Addendum for a full discussion of the environmental analysis. A copy of the Addendum is provided herein as Exhibit A.

PUBLIC OUTREACH

The project site is located within the undeveloped SVSP and therefore neighborhood associations have yet to be formed. Early notification of the project was provided to the RCONA Board, and no comments where received as a result of the notice. A notice of the Planning Commission hearing was provided to property owners within 300-feet of the project site. To date, no comments have been received on the project.

RECOMMENDATION

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

A. Consider the **Addendum to the Sierra Vista Specific Plan Environmental Impact Report**;

B. Recommend the City Council approve the **GENERAL PLAN AMENDMENT for SVSP FEDERICO – 1701 WESTBROOK BL. - FILE # PL17-0024** amending the General Plan Land Use Map as shown in Exhibit B, and amending the text and figures of the General Plan as shown in Exhibit C;

C. Recommend that the City Council adopt the five findings of fact and approve the **1st DEVELOPMENT AGREEMENT AMENDMENT FOR THE WESTPARK FEDERICO DA - SVSP FEDERICO – 1701 WESTBROOK BL. - FILE # PL17-0024** as shown in Exhibit D;

   1. *The proposed Development Agreement Amendment is consistent with the objectives, policies, general land uses and programs specified in the General Plan;*
   2. *The Proposed Development Agreement Amendment is consistent with the provisions of Chapter 19.84 of the Roseville Zoning Ordinance;*
   3. *The Proposed Development Agreement will not be detrimental to the health, safety, or general welfare of the residents of the City of Roseville;*
   4. *The Proposed Development Agreement will not adversely affect the orderly development of property or the preservation of property values; and*
   5. *The Proposed Development Agreement will provide sufficient benefit to the City to justify the amendment.*

D. Recommend the City Council approve the amendments to the Sierra Vista Specific Plan for **SVSP FEDERICO – 1701 WESTBROOK BL. - FILE # PL17-0024** as shown in Exhibit B and Exhibit E;

E. Recommend the City Council adopt the two findings of fact as stated below and approve the – **REZONE for SVSP FEDERICO – 1701 WESTBROOK BL. - FILE # PL17-0024** as shown in Exhibit F; and

1. *The proposed rezone is consistent with the objectives, policies, general land uses and programs specified in the General Plan.*

2. *The proposed rezone is consistent with the public interest, health, safety, and welfare of the City.*

F. Adopt the three findings of fact as stated below and approve **TENTATIVE SUBDIVISION MAP for SVSP FEDERICO – 1701 WESTBROOK BL. - FILE # PL17-0024**, as shown in Exhibit G subject to one-hundred (100) conditions of approval.

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

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

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

CONDITIONS OF APPROVAL FOR THE TENTATIVE SUBDIVISION MAP

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

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

3. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)

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

5. Prior to the issuance of any improvement plans, owner must have obtained issuance of a 404 permit as defined by the Development Agreement between the City of Roseville and Westpark Federico, LLC, Mourier Investments, LLC and Federico-Tyler Family Limited Partnership. (Engineering)

6. The applicant shall be responsible for reimbursements to the West Roseville Specific Plan per Section 3.26 of the Development Agreement. (Engineering, Environmental Utilities)

7. An Affordable Rental Housing Agreement shall be executed prior to issuance of building permits for parcel FD-34. (Housing)

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

8. Landscape Plans for all landscape corridors and all landscaped common areas shall be approved with the improvement plans. Landscaping shall be installed for Substantial Completion of the subdivision improvements. The landscape plan shall comply with the Sierra Vista Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Engineering, Parks, Fire, Environmental Utilities)

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

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

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

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

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

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

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

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

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

13. The phasing of the infrastructure shall be consistent with the Sierra Vista Federico Phase 1 – Infrastructure Matrix (as prepared by MacKay & Somps), the Sierra Vista Specific Plan and as defined in the Development Agreement between the City of Roseville and Westpark Federico, LLC, Mourier Investments, LLC and Federico-Tyler Family Limited Partnership. The phasing of subdivisions shall occur as outlined in the Sierra Vista Federico Phase 1 – Infrastructure Matrix. Acceptance of each subdivision by the City, shall be contingent on the prerequisite phases having been accepted by the City. (Engineering)

14. Westbrook Blvd. shall be constructed in conformance with the approved Tentative Map, the Sierra Vista Specific Plan and section 3.5.2(c) of the Development Agreement. In addition, the following conditions apply to Westbrook Blvd:

    a. Standard 220 ft. deceleration lane w/120 ft. taper at Federico Drive.

    b. Modified 150 ft. deceleration lane w/120 ft. taper at Wandering Star Drive.

    c. Traffic signal underground conduit and loops shall be installed at Federico Drive with the construction of the intersection.

    d. Shall maintain a minimum of 1-foot freeboard elevation, as measured from the lowest travel lane, above the 100-year flood elevation.

15. Federico Drive shall be constructed in conformance with the approved Tentative Map, the Sierra Vista Specific Plan and section 3.5.3 of the Development Agreement. In addition, the following conditions apply to Federico Drive.

    a. Traffic signal underground conduit and loops shall be installed at Westbrook Boulevard with the construction of the intersection, if not already installed.

16. All alleys will be public roads and shall be designed to a TI of 7. The entrance to the alleys shall be design and constructed as a modified A-7 driveway per City Standard detail ST-1b. (Engineering)

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

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

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

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

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

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

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

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

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

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

21. 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)

22. A standard bus shelter pad shall be installed on northbound Westbrook Boulevard past the corner of Federico Drive (#289) (Engineering, Alternative Transportation)

23. A separate easement shall be dedicated to the City of Roseville for the future bus stops at the following location on northbound Westbrook north of Federico (#289). (Engineering, Alternative Transportation)

24. Per the Sierra Vista Specific plan, pedestrian sidewalks along the open spaces will be installed at the time of construction of the following streets:

    Federico Drive at FD 83 and FD 84
    Market Street at FD 83 (Engineering, Alternative Transportation)

25. Provide Pedestrian access walkways from neighborhoods as shown on the tentative map to the paseo on Silver Spruce Drive from Parcel FD20. (Engineering, Alternative Transportation)

26. The applicant shall dedicate all necessary rights-of-way for the widening of any streets required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)

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

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

29. **Prior to the approval of the Improvement Plans**, the project proponent 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 project proponent during the pre-construction meeting. If the SWPPP is viewable in SMARTS then the WDID number can be provided to Engineering in lieu of a hard copy of the SWPPP. (Engineering)

30. Prior to approval of improvement plans, drainage calculations must be submitted that are consistent with the Master Drainage Study for the Sierra Vista Specific Plan or the Master Drainage Study shall be amended as necessary to accommodate any change in drainage sheds. Storm water detention for the 100-year storm event, including sizing and types of cross culverts, and drainage swales shall

also be consistent with the Master Drainage Study or the Master Drainage Study shall be amended to reflect any proposed changes. (Engineering)

31. All storm drainage shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s). All storm water treatment shall be consistent with the Preliminary Stormwater Compliance Form approved by Engineering. The proposed Low Impact Development (LID), consisting of grassy swales, soil amendments, disconnected roof drains and trees, shall be used throughout the proposed project. The design of the soil amendment LID shall be coordinated with Engineering and designed prior to Village rough grade plans being issued. The drainage outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. (Engineering)

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

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

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

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

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

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

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

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

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

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

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

    b. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' 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. (Environmental Utilities)

    c. Water and sewer mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions. (Environmental Utilities)

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

42. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)

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

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

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

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

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

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

45. Parcel FD-62 is to be graded with road improvements fronting this parcel. (Environmental Utilities)

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

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

48. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. This provision applies only to future detached residential use only. (Fire)

49. Minimum fire flow is 1,500 gallons per minute with 20 lbs. residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshall, where the project utility lines will serve non-residential uses. This provision applies only to future detached residential use only. (Fire)

50. Testing of all fire systems shall be performed prior to the sales office can be opened for business. (Fire)

51. Framing construction cannot commerce until access roads and public fire hydrants are approved by the Fire Department. (Fire)

52. If this project will be phased, the fire department requirements for access and circulation throughout shall be approved by the City for such proposal. Access road shall comply in accordance with the California Fire Code and the City of Roseville's Amendments. A separate phasing plan shall be reviewed and approved by this department. (Fire)

53. 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)

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

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

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

57. For FD-34, no permanent structures shall be permitted within 12' of the electric sub-station FD-61.

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

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

60. Landscape and irrigation plans shall comply to the latest Water Efficient Landscaping Ordinance (WELO). In particular, special attention should be paid to planter strips less than 10' wide as current restrictions are limiting. By submission of improvement plans, landscape architects' are indicating that the irrigation design meets stipulated thresholds for irrigation efficiencies. (Parks)

61. Over-grading onto the adjacent park (Lot FD-50) or city maintained open space (Lot FD-84) (existing or future) shall be prohibited, except as provided for in the SVSP and approved drainage master plan. (Parks)

62. Drainage shall be installed on the project's property to collect increased run-off due to development. Drainage shall not daylight onto City property. (Parks)

63. Existing trees along project property line shall be preserved. Damage to the tree during the course of construction shall be the property owner's responsibility. (Parks)

64. Accent lighting at entry monuments shall be above ground types. In-ground lighting will not be accepted. (Parks)

65. Signage at entry monuments shall be monolithic and bolted in place. Individual letters and epoxy or bolted in place will not be accepted. Notwithstanding the foregoing, the project may continue to use the approved signage for the Solaire community north of the project site, subject to approval of a sign permit and sufficient funding is included in the CFD for Services for repair and replacement. (Parks)

66. Utilities for park (FD-50) shall be coordinated with Parks, Recreation & Libraries. (Parks)

67. A master access plan for open space along the entire project ~~shall be~~ has been prepared and submitted. The plan shows proposed vehicle access points at a frequency that allows access to the entire open space areas. Final design of these access points shall be included as a part of the improvement plans for roadways adjacent to an Open Space parcel where an outfall or other feature is to contain an access point for maintenance. (Parks)

68. Costs for GIS mapping of city-maintained parcels shall be part of the project costs. (Parks)

69. For the landscape and irrigation plans for the City-maintained streetscapes (arterials and collector streets):

    a. The landscape and irrigation systems associated with the above roadways for each village (or set of improvement plans) shall be designed in conformance with the approved Master Irrigation Plan (Exhibit) dated September 28, 2017.

    b. These plan sets shall be submitted no later than the second submittal of improvement plans, along with a master irrigation plan showing points of connections/sizes, controller locations, mainline routes and sizes, sleeve locations and sizes, valve locations and sizes and available static water pressure.

    c. Points of connections and sleeves shown on the approved master irrigation plan shall be reflected on the associated civil plans. (Parks)

70. The future City-maintained landscaping shall be installed concurrently with the construction of the adjacent villages or homes. (Parks)

PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP

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

    a. A public utilities easement along all road frontages per the SVSP;

b. Water and sewer easements; and,

c. The final map shall include dedication of a public access easement over the open space in the Sierra Vista Large Lot Final Map for purposes of public trail use, trail construction and trail maintenance to be effective upon construction of the paved trail as called for in the Specific Plan.

72. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)

73. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)

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

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

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

    b. Dead end alleys in FD-20B, FD-22A, FD-22B that have no turn around bulb, will require that trash bins be wheeled out to a designated area on the main street for pick up. Words to this effect shall be placed in the CC&Rs. (Environmental Utilities)

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

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

    OR

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

77. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)

78. Lot/Parcel FD-83 (or other description of area) shall be dedicated as an easement (or in fee) to the City for the purposes of (floodplain, open space, or public access). (Engineering)

79. The street names shall be approved by the City of Roseville. (Engineering)

80. Applicant has the option of forming a Community Facilities District – Public Facilities (CFD) for the purpose of financing the construction and/or acquisition of public infrastructure and facilities within the project area. (Finance)

81. A Community Facilities District – Public Services (Services CFD) shall be formed for the subject property prior to the issuance of the first residential building permit, excluding permits for model homes or certificates of occupancy for non-residential uses. This district is being formed in order to fund maintenance of landscaping, open space, trails and neighborhood parks. It is the applicant's responsibility to cooperate with the Finance Department in preparing the appropriate documentation for the formation of the Services CFD. In order to allow the CFD to be in place at the beginning of the Levy cycle, the documentation shall be provided to the Finance Department not later than March 15 of the year preceding the Levy cycle in which the Services CFD will become effective. (Finance)

82. The special tax levied to fund the Services CFD shall include the cost for maintenance of the Landscape Lots (as identified on the Tentative Subdivision Map) and the cost for maintenance of the neighborhood entry signs. (Finance, Parks)

83. The subject property shall be annexed into Municipal Services District #3 (Muni CFD) prior to the issuance of the first residential building permit, excluding permits for model homes or certificates of occupancy for non-residential uses. This property is being added into this district in order to provide the funds required to offset the property's impact on City general fund resources available to pay for municipal services citywide, including the project area. It is the applicant's responsibility to cooperate with the Finance Department in preparing the appropriate documentation for the annexation of this property into the CFD. In order to allow the CFD to be in place at the beginning of the Levy cycle, the documentation shall be provided to the Finance Department not later than March 15 of the year preceding the Levy cycle in which the Muni CFD will become effective. (Finance)

84. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. Lettered Lot//Parcel along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. (Engineering)

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

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

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

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

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

OTHER CONDITIONS OF APPROVAL

90. The future builder of MDR land use designated Parcels FD-20 A & B shall obtain a Design Review Permit for Residential Subdivision (DRRS) prior to issue of building permits on the parcels. (Planning)

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

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

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

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

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

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

97. All plant material shall be maintained under a 90 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warrantee for an additional 9 months minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warrantee period shall be replaced one month prior to the end of the warrantee period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warrantee.

98. The dedication of parkland (future parks and/or open space) shall be deeded to the City through an Irrevocable Offer of Dedication (IOD). Timing of such shall be as set forth in the Development Agreement.

    a. For streetscapes to be City-maintained, the lots shall be separate parcels and accepted through the standard Certificate of Compliance (COC) process for street improvements. The establishment period shall be complete at COC unless a letter of agreement outlining establishment responsibilities beyond the COC has been executed between the City and Developer. All HOA maintained landscaping shall be clearly identified on the landscape plans at time of plan approval. (Parks)

99. The project shall comply with all applicable environmental mitigation measures identified in the Sierra Vista Specific Plan. (Planning)

100. The Tentative Subdivision/Parcel Map application shall not be deemed approved until the actions on the Rezoning, Development Agreement and Specific Plan Amendment are approved and become effective. (Planning)

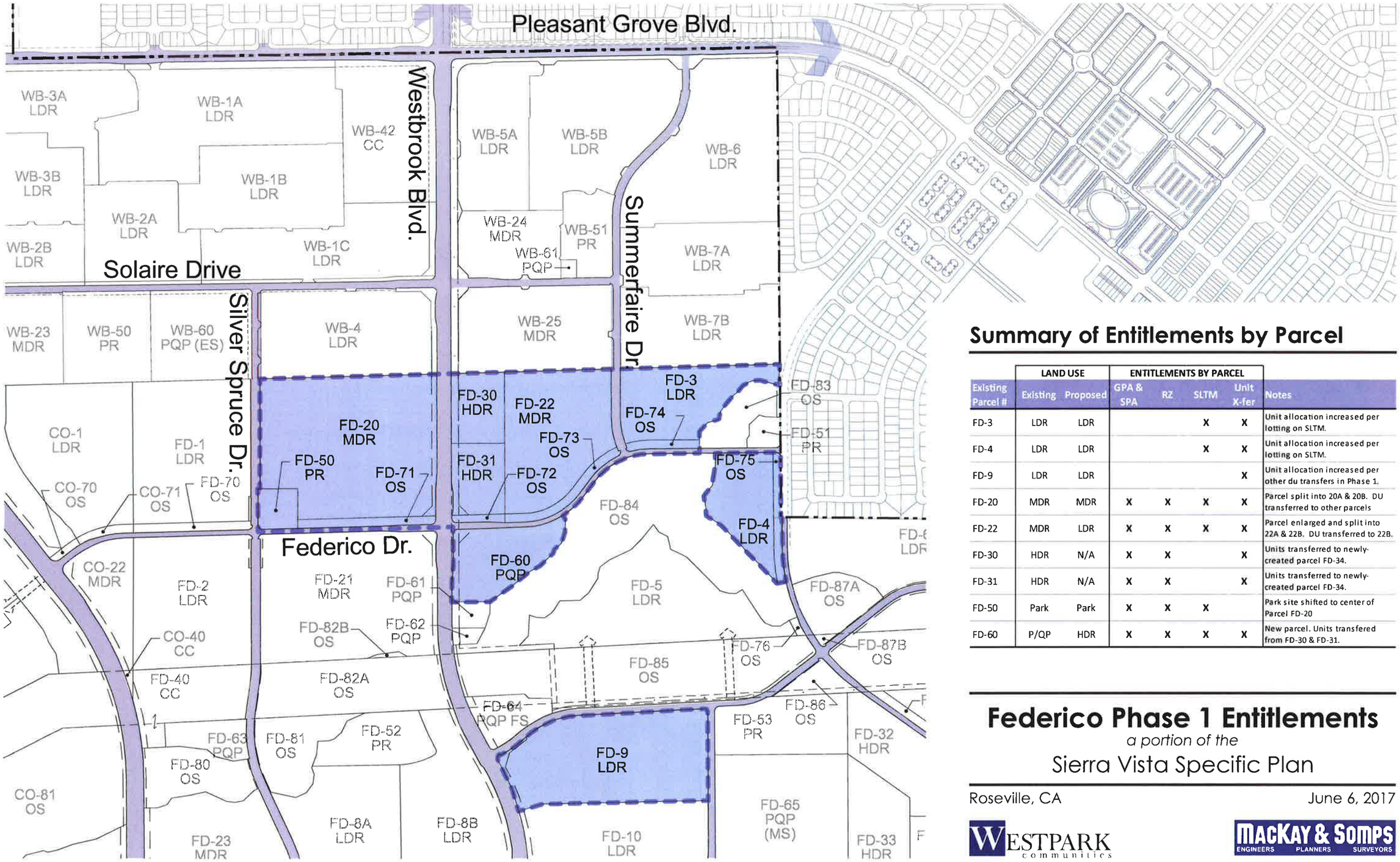
ATTACHMENTS

1. Project Boundary Map
2. Fiscal Analysis, EPS, August 7, 2017
3. SVSP Federico Water Demand Technical Memo, Hydro Science, August 30, 2017
4. SVSP Federico Water Conservation Plan, Hydro Science, August 30, 2017
5. SVSP Federico Sanitary Sewer Master Plan Update Technical Memo, MacKay & Somps, August 16, 2017

EXHIBITS

A. Addendum to the SVSP EIR
B. General Plan/Specific Plan Map Exhibit
C. General Plan Amendment – Redlines
D. Development Agreement Amendment
E. Specific Plan Amendment –Redlines (map amendment is reflected in Exhibit B)
F. Rezone Exhibit
G. Tentative Subdivision Map
H. Market Street Exhibit
I. Infrastructure Matrix

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.



Summary of Entitlements by Parcel

Existing Parcel #	LAND USE: Existing	LAND USE: Proposed	ENTITLEMENTS BY PARCEL: GPA & SPA	RZ	SLTM	Unit X-fer	Notes
FD-3	LDR	LDR			X	X	Unit allocation increased per lotting on SLTM.
FD-4	LDR	LDR			X	X	Unit allocation increased per lotting on SLTM.
FD-9	LDR	LDR				X	Unit allocation increased per other du transfers in Phase 1.
FD-20	MDR	MDR	X	X	X	X	Parcel split into 20A & 20B. DU transferred to other parcels
FD-22	MDR	LDR	X	X	X	X	Parcel enlarged and split into 22A & 22B. DU transferred to 22B.
FD-30	HDR	N/A	X	X		X	Units transferred to newly-created parcel FD-34.
FD-31	HDR	N/A	X	X		X	Units transferred to newly-created parcel FD-34.
FD-50	Park	Park	X	X	X		Park site shifted to center of Parcel FD-20
FD-60	P/QP	HDR	X	X	X	X	New parcel. Units transfered from FD-30 & FD-31.

Federico Phase 1 Entitlements

a portion of the

Sierra Vista Specific Plan

Roseville, CA

June 6, 2017

WESTPARK communities

MACKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

P:\18254_FED\PLN\Exh-PVWP FED - Entitlements Exhibit

MEMORANDUM

To: Jeff Jones and John Tallman, Westpark Communities

From: Jamie Gomes and Frank Refuerzo

Subject: Proposed Westpark Federico Rezone Fiscal Impact Analysis; EPS #172094

Date: August 7, 2017

The Economics of Land Use

Westpark Communities (Client) proposes a change in the existing zoning allowed for its development of Westpark Federico (Project) in the Sierra Vista Specific Plan (SVSP) in the City of Roseville (City). The Client retained Economic & Planning Systems, Inc. (EPS) to conduct a high-level comparison of the existing and proposed zoning as it relates to the City's collection of applicable development impact fees and special taxes.

Executive Summary

The Client is proposing to change the Project's residential unit mix, while maintaining the same total number of units currently allowed under existing zoning. The total Project acreage is not affected by the proposed change; however, a different distribution of acres across land uses is proposed to accommodate the changes in residential unit mix. In particular, the proposed plan will eliminate a Public/Quasi-Public site to accommodate an increase in Lower Density single-family units.

The Client proposes an increase of 156 Low Density residential units and a decrease of 156 Medium Density residential units from existing zoning. The impact of these changes to the City's collection of development impact fees and special taxes is summarized in **Table 1**.

On a per-unit basis, Low Density residential units generate more development impact fee revenue than Medium Density residential units, resulting in an overall net increase of more than $795,000 in development impact fees under the proposed zoning changes. City Community Facilities District (CFD) No. 3 Special Taxes are identical for these two densities, leading to no change between the existing and proposed scenarios. Although the City will collect more development impact fee revenue under the proposed scenario, this increase in revenue is proportional to the impact the proposed unit mix will have on the financing of backbone infrastructure and public facilities.

Economic & Planning Systems, Inc.
400 Capitol Mall, 28th Floor
Sacramento, CA 95814
916 649 8010 tel
916 649 2070 fax

Oakland
Sacramento
Denver
Los Angeles

www.epsys.com

EPS also estimated the assessed value per unit, which resulted in the proposed zoning having a total assessed value approximately $14.8 million higher than the Project's assessed value under the existing zoning. The proposed zoning changes likely will have a long-term positive fiscal impact on the City, as higher assessed values produce more property tax revenue, and the households capable of purchasing higher valued homes likely will have more spending power than households purchasing homes at lower price points, potentially resulting in more sales tax revenue captured by the City.

Project Background

The Client is developing the 470-acre Project located in the SVSP. The Project includes 2,154 residential units at varying densities, approximately 7.5 acres of commercial land uses, nearly 130 acres of parks and open space, and various Public/Quasi-Public land uses.

Proposed Land Use Changes

The Client is proposing changes to existing zoning, specifically changing the residential unit mix and the allocation of acreage among land uses. Overall, the proposed changes do not affect the Project's total acreage or the ultimate number of residential units, as shown in **Table 2**. Only Low Density and Medium Density residential unit counts are affected by the proposed changes in unit mix, with an increase of 156 Low Density residential units and a decrease of 156 Medium Density residential units from existing zoning conditions.

Adjustments to the amount of residential land acreage are proposed to accommodate the increase in Low Density residential units. Under the proposed scenario, changes in land acreage also have been identified for other land uses, most notably the net decrease of approximately 7 acres previously zoned for Church use (Public/Quasi-Public).

Development Impact Fees

This analysis evaluates City development impact fees that are used to finance public facilities and backbone infrastructure. Processing fees such as Building and Plan Check Fees and Building Permit Fees are excluded from this analysis because they are not used to finance public facilities or backbone infrastructure. Also excluded from this analysis are development impact fees that are collected by agencies other than the City, such as the Highway 65 Interchange Improvement Fee (Highway 65 JPA), the South Placer Regional Transportation Fee, various Placer County fees, as well as school mitigation fees.

The City development impact fees included in this analysis are shown on **Table 3** on a per-unit basis. Only fee amounts for Low Density and Medium Density residential units are shown, as these are the residential products for which changes are proposed. Some fee programs do not show a difference between the two densities (i.e., some fees charge a uniform amount to all single-family development, while others charge the same amount for these two particular densities).

Several development impact fees indicate different amounts for Low Density and Medium Density residential units, such as water connection fees, public facilities fees, and park fees. The Fire Service Construction Tax is based on a building's valuation by square footage, and this analysis is based on the assumption Low Density units have more square footage than Medium Density units. The development impact fees that vary between the two densities are summarized in

Table 4, which shows the difference in fees per unit, as well as the difference in total fees collected under the existing and proposed zoning scenarios. Altogether, the proposed zoning yields approximately $795,000 more in development impact fee revenue than the existing zoning scenario.

Conclusion

The land use changes proposed by the Client do not significantly impact the City's ability to finance backbone infrastructure and public facilities. Although the proposed zoning would lead to more development impact fee revenue generated for the City, this increase in fee revenue is proportional to the impact that the proposed changes would have on demand for backbone infrastructure and public facilities. The main benefit to the City is not in the increase in development fee revenue, but rather the higher overall assessed value of the Project under the proposed zoning changes. The proposed zoning changes likely will have a long-term positive fiscal impact on the City, as higher assessed values produce more property tax revenue, and households capable of purchasing higher valued homes likely will have more spending power than households purchasing homes at lower price points, potentially resulting in more sales tax revenue captured by the City.

Table 1
Roseville Westpark Federico Rezone Fiscal and Fee Analysis
Summary of City Fees, Special Taxes, and Assessed Value for Existing and Proposed Residential Uses

Item	Existing Zoning			Proposed Zoning			Difference		
	Low Density	Medium Density	Total	Low Density	Medium Density	Total	Low Density	Medium Density	Total
Number of Units	795	797	1,592	951	641	1,592	156	(156)	0
Development Impact Fees [1]									
Amount per Unit	$38,297	$33,198		$38,297	$33,198				
Total Fees Generated	**$30,446,163**	**$26,458,854**	**$56,905,017**	**$36,420,504**	**$21,279,956**	**$57,700,461**	**$5,974,341**	**($5,178,897)**	**$795,444**
City CFD No. 3 Special Taxes									
Amount per Unit	$423	$423		$423	$423				
Total	**$336,408**	**$337,255**	**$673,663**	**$402,421**	**$271,242**	**$673,663**	**$66,012**	**($66,012)**	**$0**
Estimated Assessed Value (2017$)									
Amount per Unit	$525,000	$430,000		$525,000	$430,000				
Total	**$417,375,000**	**$342,710,000**	**$760,085,000**	**$499,275,000**	**$275,630,000**	**$774,905,000**	**$81,900,000**	**($67,080,000)**	**$14,820,000**

summ

Source: Westpark; MacKay & Somps Civil Engineers; City of Roseville; EPS.

[1] Based on selected development impact fees shown on Table 3.

Table 2
Roseville Westpark Federico Rezone Fiscal and Fee Analysis
Existing and Proposed Land Use Program and Unit Mix

Land Use	Dwelling Units per Acre	Acreage			Residential Unit Allocation		
		Existing	Proposed	Difference	Existing	Proposed	Difference
Residential [1]							
Low Density	4.6 - 6.3	165.57	187.89	22.32	795	951	156
Medium Density	7.7 - 9.0	92.72	77.77	(14.95)	797	641	(156)
High Density	20.0 - 24.4	25.72	24.48	(1.24)	522	522	0
Commercial Mixed Use	7.0	**5.75**	**5.75**	0.00	40	40	0
Subtotal		**289.76**	**295.89**	**6.13**	**2,154**	**2,154**	**0**
Commercial		**7.46**	**7.46**	**0.00**			
Parks		**16.46**	**16.48**	**0.02**			
Public/Quasi-Public							
Church		7.02	0.00	(7.02)			
Electrical Substation		1.06	1.06	0.00			
Recycle Center		0.50	0.50	0.00			
Water Treatment/Well		2.83	2.83	0.00			
Fire Station		3.18	3.18	0.00			
Middle School		21.60	21.60	0.00			
Subtotal		**36.19**	**29.17**	**(7.02)**			
Open Space		**112.05**	**111.93**	**(0.12)**			
Paseo		**7.52**	**7.45**	**(0.07)**			
Right of Way		**0.00**	**1.06**	**1.06**			
TOTAL		**469.44**	**469.44**	**(0.00)**	**2,154**	**2,154**	**0**

LU

Source: Westpark; MacKay & Somps Civil Engineers; City of Roseville; EPS.

[1] Per City of Roseville, low density residential is classified as less than 7 units per acre, medium density residential is 7 to 12.9 units per acre, and high density residential is 13 units per acre or higher.

Table 3
Roseville Westpark Federico Rezone Fiscal and Fee Analysis
Development Impact Fees Per Unit

Item	Low Density	Medium Density
Assumptions		
Residential Type	Single-Family	Single-Family
Average Square Feet	2,850	2,250
Building Valuation [1]	$313,500	$247,500
Estimated Assessed Value (2017$)	$525,000	$430,000
City of Roseville Development Impact Fees per Unit [2]		
Backbone Infrastructure		
Regional Sewer Fee	$7,634	$7,634
Local Sewer Fee	$353	$353
Water Connection Fee - Domestic	$9,090	$5,454
Water Connection Fee - Irrigation	$0	$0
Drainage Fees	$462	$462
Solid Waste Fee	$410	$410
Electric Backbone Fee	$698	$698
Subtotal Backbone Infrastructure	**$18,647**	**$15,011**
Traffic		
Traffic Mitigation Fee	$4,698	$4,698
City-County Traffic Fee	$1,518	$1,518
Subtotal Traffic	**$6,217**	**$6,217**
Public Facilities		
Public Facilities Fee [3]	$3,087	$2,859
Public Benefit Fee [3]	$1,280	$1,280
Fire Service Construction Tax	$1,568	$1,238
Parks	$1,280	$1,280
Citywide Park Fees [3]	$2,062	$1,762
Neighborhood Park Fees	$3,379	$2,887
Paseo Fee	$0	$0
Bike Trail Fee	$778	$665
Subtotal Parks	**$6,219**	**$5,314**
Subtotal Public Facilities	**$13,434**	**$11,971**
SVSP Fee Program	[4]	[4]
Total City of Roseville Fees	**$38,297**	**$33,198**

city fees

Source: City of Roseville; EPS.

[1] Group 2012 IBC. New construction in the R-3 Residential, one and two family category is valued at $110.00 per square foot.
[2] Includes select citywide and SVSP Westpark Federico development impact fees that fund backbone infrastructure and public facility improvements.
[3] Fee obligation may be paid by bond proceeds per Westpark Federico SVSP Development Agreement.
[4] SVSP fee amount varies by land use type and by SVSP ownership. Provisions in the fee program will ensure no loss of revenue as a result of rezones.

Table 4
Roseville Westpark Federico Rezone Fiscal and Fee Analysis
Comparison of Development Impact Fees that Vary By Density

Item	Fees per Unit		Existing Zoning Total Fees			Proposed Zoning Total Fees			Total Difference
	Low Density	Medium Density	Low Density	Medium Density	Total	Low Density	Medium Density	Total	
Assumptions									
Number of Units			795	797	1,592	951	641	1,592	0
Formula	*a*	*b*	*d = a * 795*	*e = b * 797*	*f = d + e*	*g = a * 951*	*h = b * 641*	*i = g + h*	*j = i - f*
Development Impact Fees per Unit [1]									
Water Connection Fee - Domestic	$9,090	$5,454	$7,226,550	$4,346,838	$11,573,388	$8,644,590	$3,496,014	$12,140,604	**$567,216**
Public Facilities Fee [2]	$3,087	$2,859	$2,454,165	$2,278,623	$4,732,788	$2,935,737	$1,832,619	$4,768,356	**$35,568**
Fire Service Construction Tax	$1,568	$1,238	$1,246,163	$986,288	$2,232,450	$1,490,693	$793,238	$2,283,930	**$51,480**
Citywide Park Fees [2]	$2,062	$1,762	$1,639,290	$1,404,314	$3,043,604	$1,960,962	$1,129,442	$3,090,404	**$46,800**
Neighborhood Park Fees	$3,379	$2,887	$2,686,305	$2,300,939	$4,987,244	$3,213,429	$1,850,567	$5,063,996	**$76,752**
Bike Trail Fee	$778	$665	$618,510	$530,005	$1,148,515	$739,878	$426,265	$1,166,143	**$17,628**
Total City of Roseville Fees	**$19,964**	**$14,865**	**$15,870,983**	**$11,847,007**	**$27,717,989**	**$18,985,289**	**$9,528,145**	**$28,513,433**	**$795,444**
									varying fees

Source: City of Roseville; EPS.

[1] Includes City of Roseville fees listed on Table 3 that vary between Low Density and Medium Density residential development.
[2] Fee obligation may be paid by bond proceeds per Westpark Federico SVSP Development Agreement.

Technical Memorandum

HydroScience
Strategic Water Solutions

Sacramento • Berkeley • San Jose • Concord

To: John Tallman, West Park Communities

From: Kyle Horn, P.E,

Reviewed By: Curtis Lam P.E.

Subject: Sierra Vista – WestPark Federico Land Use Modifications – Potable Water Demand Technical Memorandum

Date: August 30, 2017

The WestPark Federico (Federico) development is a portion of the Sierra Vista Specific Plan Area (see attached **Figure**). The currently approved land use plan is comprised of a mix of land use types such as low/medium/high density residential, commercial, commercial mixed-use, public facilities, parks, and open space. The Federico area is in process of applying for an approved change in land use. This change will modify the shape, size, and location of each parcel while maintaining the land use types of the currently approved plan. A summary of the existing and proposed land uses is provided in **Table 1**.

Table 1: Existing and Proposed Land Use Summary

Land Use	Acreage		Unit Allocation	
	Existing	Proposed	Existing	Proposed
LDR (Residential)	179.84	187.89	923	951
MDR (Residential)	78.45	77.70	669	641
HDR (Residential)	25.72	24.48	522	522
CC (Commercial)	7.46	7.46	-	-
Commercial Mixed Use	5.75	5.75	40	40
PR (Park)	16.46	16.55	-	-
Public/Quasi-Public (Public Facilities)	14.59	7.57	-	-
Public/Quasi-Public (Middle School)	21.60	21.60	-	-
OS (Open Space/Paseo)	7.52	7.45	-	-
OS (Open Space)	112.05	111.93	-	-
Total	**469.44**	**468.38**	**2154**	**2154**

This technical memorandum is intended to analyze the impact the proposed change in land use type will have on the potable water demand and additionally assess any impacts to the planned water infrastructure. This analysis will be done by comparing the average day potable water demand and the peak day potable water demand for the existing and proposed land use plans for the Federico area.

Assumptions

The following assumptions were made for purposes of this analysis:

- Roads and right-of-way were not calculated as applicable land area to this report.
- To calculate potable water demands, the *Sierra Vista Potable Water Master Plan* (HydroScience 2009) methodology was utilized.

Existing Land Use Plan – Potable Water Demand

The potable water demand for the Federico area is based on the existing land use plan and was calculated using the methods outlined in the *Sierra Vista Potable Water Master Plan* (HydroScience 2009). For further detail on water use factors, the calculation methods, etc., the reader is referred to that document. **Table 2** presents a summary of the potable water demand for the currently approved land use. A full breakdown of water demand by parcel is appended to this TM.

Table 2: Currently Approved Land Use, Potable Water Demand

Land Use	Zoning	Total Area	Dwelling Units	Water Demand Factor	Average Day Demand (24 Hours)	Avg Annual Demand	Peak Day Demand
		(Acres)	(du)	(gpd/acres)	(GPD)	(AFY)	(gpm)
LDR (Residential)	LDR	179.84	923.00	600	518,344.0	580.6	1209.5
MDR (Residential)	MDR	78.45	669.00	323	216,087.0	242.0	504.2
HDR (Residential)	HDR	25.72	522.00	177	92,394.0	103.5	215.6
CC (Commercial)	CC	7.46		2,598	19,381.1	21.7	45.2
Commercial Mixed Use	CMU	5.75	40.00	430 / 2,598	32,138.5	36.0	75.0
PR (Park)	PR	16.46		2,988	49,182.5	55.1	114.8
Public/Quasi-Public (Public Facilities)	P/QP	14.59		1,780	25,977.3	29.1	60.6
Public/Quasi-Public (Middle School)	P/QP	21.60		3,454	74,606.4	83.6	174.1
OS (Open Space/Paseo)	OS	7.52		2,988	22,469.8	25.2	52.4
OS (Open Space)	OS	112.05		0	0.0	0.0	0.0
TOTAL		**469.4**	**2,154**		**1,050,580.5**	**1,176.8**	**2,451.4**

Proposed Land Use Plan – Potable Water Demand

The proposed recycled water demand for the Federico area was also calculated using the methods outlined in the *Sierra Vista Potable Water Master Plan* (HydroScience 2009). **Table 3** presents a summary of the potable water demand for the proposed land use. A full breakdown of water demand by parcel is appended to this TM.

Table 3 – Proposed Land Use, Potable Water Demand

Land Use	Zoning	Total Area	Dwelling Units	Water Demand Factor	Average Day Demand (24 Hours)	Average Annual Demand	Peak Day Demand
		(Acres)	(du)	(gpd/ac)	(GPD)	(AFY)	(gpm)
LDR (Residential)	LDR	187.89	951.00	600	541,722.0	606.8	1,264.0
MDR (Residential)	MDR	77.70	641.00	430	218,706.0	245.0	510.3
HDR (Residential)	HDR	24.48	522.00	177	92,394.0	103.5	215.6
CC (Commercial)	CC	7.46		2598	19,381.1	21.7	45.2
Commercial Mixed Use	CMU	5.75	40.00	430 / 2598	32,138.5	36.0	75.0
PR (Park)	PR	16.55		2988	49,451.4	55.4	115.4
Public/Quasi-Public (Public Facilities)	P/QP	7.57		1780	13,474.6	15.1	31.4
Public/Quasi-Public (Middle School)	P/QP	21.60		3454	74,606.4	83.6	174.1
OS (Open Space/Paseo)	OS	7.45		2988	22,260.6	24.9	51.9
OS (Open Space)	OS	111.93		0	0.0	0.0	0.0
		468.4	**2,154**		**1,064,134.6**	**1,192.0**	**2,483.0**

Water Conservation

The *Sierra Vista Specific Plan Water Conservation Plan* (HydroScience 2009) and the *WestPark Federico Land Use Modifications - Water Conservation Plan Update* (HydroScience 2017) identified water conservation measures that would reduce the overall water demand for the project by 17.1 and 22.2% respectively. For more information on the specific conservation measures and how the water savings were calculated, the reader is referred to those documents. The 17.1% and 22.2% reductions were applied to both the existing and proposed land use water demand figures and is summarized in the conclusions section below.

Conclusions

Table 4 presents the overall effect of the proposed land use modifications on potable water demand while accounting for water conservation.

Table 4: Existing Approved and Proposed Land Use Potable Water Demand

Land Use Plan	Annual Demand (AFY)	Peak Demand (gpm)	Annual Demand w/Conservation[1] (AFY)	Peak Demand w/Conservation (gpm)
Existing	1,177	2,451	975	2,230
Proposed	1,192	2,483	928	1,935

Notes:

1. Water conservation percentage for the existing land use plan is taken from the *Sierra Vista Specific Plan Water Conservation Plan* (HydroScience 2009). Water conservation percentage for the proposed land use plan is taken from the *WestPark Federico – Land Use Modifications – Water Conservation Plan Update* (HydroScience 2017).

Potable water demands for the Federico area initially increase by 15 AFY due to the proposed land use modifications. This can be attributed to an increase in LDR parcels from HDR and MDR parcels which have a higher water use factor. However, with the water conservation measures identified in the *WestPark Federico – Land Use Modifications – Water Conservation Plan Update* (HydroScience 2017), overall potable water use for the Federico area is reduced by 47 AFY. This is due to the implementation of additional water conservation measures, particularly the Modified WELO which was not adopted at the time of original project approval.

Additionally, due to land use designation changes to parcels FD-22 (MDR to LDR), FD-34 (PQP to HDR), and FD 80/81 (HDR to LDR) the fire flow requirements for each of these parcels decreased. Therefore the potable water infrastructure planned for the development and surrounding areas will be more than sufficient to support the project.

EXISTING LAND USE

PROPOSED LAND USE

VICINITY MAP

NORTH

SCALE 1"=200'

EXISTING LAND USE SUMMARY

Parcel	Land Use	Acreage	Units	Density
FD-20	MDR	[illegible]	[illegible]	[illegible]
FD-30	MDR	[illegible]	[illegible]	[illegible]
FD-31	MDR	[illegible]	[illegible]	[illegible]
FD-22	MDR	[illegible]	[illegible]	[illegible]
FD-50	PR	[illegible]		
FD-60	POP	[illegible]		
FD-71	OS (Paseo)	[illegible]		
FD-72	OS (Paseo)	[illegible]		
FD-73	OS (Paseo)	[illegible]		
FD-21	MDR	[illegible]	[illegible]	[illegible]
FD-62	P/OP	[illegible]		
FD-62A		[illegible]		
FD-81	P/OP	[illegible]		
Total		48.48 ac	306 du	

PROPOSED LAND USE SUMMARY

Parcel	Land Use	Acreage	Units	Density
FD-20A	MDR	[illegible]	[illegible]	[illegible]
FD-20B	MDR	[illegible]	[illegible]	[illegible]
FD-22A	LDR	[illegible]	[illegible]	[illegible]
FD-22B	LDR	[illegible]	[illegible]	[illegible]
FD-34	HDR	[illegible]	[illegible]	[illegible]
FD-50	PR	[illegible]		
FD-71A	OS (Paseo)	[illegible]		
FD-71B	OS (Paseo)	[illegible]		
FD-72A	OS (Paseo)	[illegible]		
FD-72B	OS (Paseo)	[illegible]		
FD-73A	OS (Paseo)	[illegible]		
FD-73B	OS (Paseo)	[illegible]		
FD-21	MDR	[illegible]	[illegible]	[illegible]
FD-62	P/OP	[illegible]		
FD-62A		[illegible]		
FD-81	P/OP	[illegible]		
Total		48.48 ac	[illegible] du	

GENERAL PLAN AMENDMENT &
SPECIFIC PLAN AMENDMENT EXHIBIT

FEDERICO - PHASE 1

A portion of the Sierra Vista Specific Plan Area

Scale: 1" = 200' *Roseville, California* January 18, 2017

WESTPARK COMMUNITIES

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

Sheet 1 of 1

WestPark Federico - Base Water Demand

No.	ID	Land Use	Zoning	Total Area	Dwelling Units	Density	Water Demand Factor	Average Day Demand (24 Hours)	Average Day Demand	Average Annual Demand	Max Day Demand	Peak Day Demand
				(Acres)		(du/ac)	(gpd/du) (gpd/ac)	(GPD)	(gpm)	(AFY)	(gpm)	(gpm)
1	FD-1	LDR (Residential)	RS/DS	18.37	91	5.0	600	54,600	37.92	61.16	75.83	128.92
2	FD-2	LDR (Residential)	RS/DS	16.92	81	4.8	600	48,600	33.75	54.44	67.50	114.75
3	FD-3	LDR (Residential)	RS/DS	9.15	46	5.0	600	27,600	19.17	30.92	38.33	65.17
4	FD-4	LDR (Residential)	RS/DS	6.52	33	5.1	521	17,193	11.94	19.26	23.88	40.59
5	FD-5	LDR (Residential)	RS/DS	17.36	87	5.0	600	52,200	36.25	58.47	72.50	123.25
6	FD-6	LDR (Residential)	RS/DS	14.32	69	4.8	600	41,400	28.75	46.37	57.50	97.75
7	FD-7	LDR (Residential)	RS/DS	8.74	42	4.8	600	25,200	17.50	28.23	35.00	59.50
8	FD-8A	LDR (Residential)	RS/DS	16.26	78	4.8	600	46,800	32.50	52.42	65.00	110.50
9	FD-8B	LDR (Residential)	RS/DS	18.85	86	4.6	600	51,600	35.83	57.80	71.67	121.83
10	FD-9	LDR (Residential)	RS/DS	18.68	109	5.8	521	56,789	39.44	63.61	78.87	134.09
11	FD-10	LDR (Residential)	RS/DS	20.26	93	4.6	600	55,800	38.75	62.50	77.50	131.75
12	FD-20/20A	MDR (Residential)	RS/DS	14.21	109	7.7	430	46,870	32.55	52.50	65.10	110.67
13	FD-20B	MDR (Residential)	RS/DS	11.04	89	8.1	323	28,747	19.96	32.20	39.93	67.87
14	FD-21	MDR (Residential)	RS/DS	24.28	204	8.4	323	65,892	45.76	73.81	91.52	155.58
15	FD-22/22A	LDR (Residential)	RS/DS	11.97	76	6.3	430	32,680	22.69	36.61	45.39	77.16
16	FD-22B	LDR (Residential)	RS/DS	10.49	60	5.7	521	31,260	21.71	35.02	43.42	73.81
17	FD-23	MDR (Residential)	RS/DS	17.46	143	8.2	323	46,189	32.08	51.74	64.15	109.06
18	FD-24	MDR (Residential)	RS/DS	10.71	96	9.0	323	31,008	21.53	34.73	43.07	73.21
19	FD-30	HDR (Residential)	R3	0			177	0	0.00	0.00	0.00	0.00
20	FD-31	HDR (Residential)	R3	0			177	0	0.00	0.00	0.00	0.00
21	FD-32	HDR (Residential)	R3	8.88	178	20.0	177	31,506	21.88	35.29	43.76	74.39
22	FD-33	HDR (Residential)	R3	8.56	172	20.1	177	30,444	21.14	34.10	42.28	71.88
23	FD-34	HDR (Residential)	R3	7.04	172	24.4	177	30,444	21.14	34.10	42.28	71.88
24	FD-40	CC (Commercial)	CC	7.46			2598	19,381	13.46	21.71	26.92	45.76
25	FD-41	Commercial Mixed Use	CMU/SA	5.75	40	7.0	430 / 2598	32,139	22.32	36.00	44.64	75.88
26	FD-50	PR (Park)	PR	1.77			2988	5,289	3.67	5.92	7.35	12.49
27	FD-51	PR (Park)	PR	1.12			2988	3,347	2.32	3.75	4.65	7.90
28	FD-52	PR (Park)	PR	5.51			2988	16,464	11.43	18.44	22.87	38.87
29	FD-53	PR (Park)	PR	8.15			2988	24,352	16.91	27.28	33.82	57.50
30	FD-60	Public/Quasi-Public (Church)	P/QP	0			1780	0	0.00	0.00	0.00	0.00
31	FD-61	Public/Quasi-Public (Electrical Substation)	P/QP	1.06			1780	1,887	1.31	2.11	2.62	4.45
32	FD-62	Public/Quasi-Public (Recycle Center)	P/QP	0.5			1780	890	0.62	1.00	1.24	2.10
33	FD-63	Public/Quasi-Public (Water Treatment/Well)	P/QP	2.83			1780	5,037	3.50	5.64	7.00	11.89
34	FD-64	Public/Quasi-Public (Fire Station)	P/QP	3.18			1780	5,660	3.93	6.34	7.86	13.36
35	FD-65	Public/Quasi-Public (Middle School)	P/QP	21.6			3454	74,606	51.81	83.57	103.62	176.15
36	FD-70	OS (Open Space/Paseo)	OS	1.12			2988	3,347	2.32	3.75	4.65	7.90
37	FD-71/71A	OS (Open Space/Paseo)	OS	0.71			2988	2,121	1.47	2.38	2.95	5.01
38	FD-71B	OS (Open Space/Paseo)	OS	0.82			2988	2,450	1.70	2.74	3.40	5.79
39	FD-72/72A	OS (Open Space/Paseo)	OS	0.25			2988	747	0.52	0.84	1.04	1.76
40	FD-72B	OS (Open Space/Paseo)	OS	0.27			2988	807	0.56	0.90	1.12	1.90
41	FD-73/73A	OS (Open Space/Paseo)	OS	0.51			2988	1,524	1.06	1.71	2.12	3.60
42	FD-73B	OS (Open Space/Paseo)	OS	0.49			2988	1,464	1.02	1.64	2.03	3.46
43	FD-74/74A	OS (Open Space/Paseo)	OS	0.27			2988	807	0.56	0.90	1.12	1.90
44	FD-74B	OS (Open Space/Paseo)	OS	0.33			2988	986	0.68	1.10	1.37	2.33
45	FD-75	OS (Open Space/Paseo)	OS	1.17			2988	3,496	2.43	3.92	4.86	8.25
46	FD-76	OS (Open Space/Paseo)	OS	0.15			2988	448	0.31	0.50	0.62	1.06
47	FD-77	OS (Open Space/Paseo)	OS	1.36			2988	4,064	2.82	4.55	5.64	9.59
48	FD-80	OS (Open Space)	OS	5.66			0	0	0.00	0.00	0.00	0.00
49	FD-81	OS (Open Space)	OS	5.5			0	0	0.00	0.00	0.00	0.00
50	FD-82A	OS (Open Space)	OS	11.09			0	0	0.00	0.00	0.00	0.00
51	FD-82B	OS (Open Space)	OS	0.14			0	0	0.00	0.00	0.00	0.00
52	FD-83	OS (Open Space)	OS	3.38			0	0	0.00	0.00	0.00	0.00
53	FD-84	OS (Open Space)	OS	25.34			0	0	0.00	0.00	0.00	0.00
54	FD-85	OS (Open Space)	OS	20.8			0	0	0.00	0.00	0.00	0.00
55	FD-86	OS (Open Space)	OS	1.68			0	0	0.00	0.00	0.00	0.00
56	FD-87A	OS (Open Space)	OS	4.1			0	0	0.00	0.00	0.00	0.00
57	FD-87B	OS (Open Space)	OS	0.18			0	0	0.00	0.00	0.00	0.00
58	FD-88A	OS (Open Space)	OS	13.17			0	0	0.00	0.00	0.00	0.00
59	FD-88B	OS (Open Space)	OS	20.89			0	0	0.00	0.00	0.00	0.00
	Subtotal			**468.38**	**2,154**			**1,064,136**	**739**	**1,192**	**1,478**	**2,513**

TOTALS

-		LDR (Residential)	LDR	187.89	951.00	5.10	600	541722.00	376.20	606.80	752.39	1279.07
-		MDR (Residential)	MDR	77.70	641.00	8.26	430	218706.00	151.88	244.98	303.76	516.39
-		HDR (Residential)	HDR	24.48	522.00	21.52	177	92394.00	64.16	103.49	128.33	218.15
-		CC (Commercial)	CC	7.46			2598	19381.08	13.46	21.71	26.92	45.76
-		Commercial Mixed Use	CMU	5.75	40.00	6.96	430 / 2598	32138.50	22.32	36.00	44.64	75.88
		PR (Park)	PR	16.55			2988	49451.40	34.34	55.39	68.68	116.76
		Public/Quasi-Public (Public Facilities)	P/QP	7.57			1780	13474.60	9.36	15.09	18.71	31.82
		Public/Quasi-Public (Middle School)	P/QP	21.60			3454	74606.40	51.81	83.57	103.62	176.15
		OS (Open Space/Paseo)	OS	7.45			2988	22260.60	15.46	24.93	30.92	52.56
-		OS (Open Space)	OS	111.93			0	0.00	0.00	0.00	0.00	0.00
Total				**468.38**	**2,154**			**1,064,136**	**739**	**1,192**	**1,478**	**2,513**

WestPark Federico - Existing plan demand

No.	ID	Land Use	Zoning	Total Area	Dwelling Units	Density	Water Demand Factor	Average Day Demand (24 Hours)	Average Day Demand	Average Annual Demand	Max Day Demand	Peak Day Demand
				(Acres)	(du)	(du/ac)	(gpd/acres)	(GPD)	(gpm)	(AFY)	(gpm)	(gpm)
1	FD-1	LDR (Residential)	RS/DS	18.37	91	5.0	600	54,600	37.92	61.16	75.83	128.92
2	FD-2	LDR (Residential)	RS/DS	16.92	81	4.8	600	48,600	33.75	54.44	67.50	114.75
3	FD-3	LDR (Residential)	RS/DS	9.15	45	4.9	600	27,000	18.75	30.24	37.50	63.75
4	FD-4	LDR (Residential)	RS/DS	6.66	32	4.8	600	19,200	13.33	21.51	26.67	45.33
5	FD-5	LDR (Residential)	RS/DS	17.36	87	5.0	600	52,200	36.25	58.47	72.50	123.25
6	FD-6	LDR (Residential)	RS/DS	14.32	69	4.8	600	41,400	28.75	46.37	57.50	97.75
7	FD-7	LDR (Residential)	RS/DS	8.74	42	4.8	600	25,200	17.50	28.23	35.00	59.50
8	FD-8A	LDR (Residential)	RS/DS	16.26	78	4.8	600	46,800	32.50	52.42	65.00	110.50
9	FD-8B	LDR (Residential)	RS/DS	18.85	86	4.6	600	51,600	35.83	57.80	71.67	121.83
10	FD-9	LDR (Residential)	RS/DS	18.68	91	4.9	600	54,600	37.92	61.16	75.83	128.92
11	FD-10	LDR (Residential)	RS/DS	20.26	93	4.6	600	55,800	38.75	62.50	77.50	131.75
12	FD-20/20A	MDR (Residential)	RS/DS	26	226	8.7	323	72,998	50.69	81.77	101.39	172.36
13	FD-20B	MDR (Residential)	RS/DS					0	0.00	0.00	0.00	0.00
14	FD-21	MDR (Residential)	RS/DS	24.28	204	8.4	323	65,892	45.76	73.81	91.52	155.58
15	FD-22/22A	LDR (Residential)	RS/DS	14.27	128	9.0	323	41,344	28.71	46.31	57.42	97.62
16	FD-22B	LDR (Residential)	RS/DS					0	0.00	0.00	0.00	0.00
17	FD-23	MDR (Residential)	RS/DS	17.46	143	8.2	323	46,189	32.08	51.74	64.15	109.06
18	FD-24	MDR (Residential)	RS/DS	10.71	96	9.0	323	31,008	21.53	34.73	43.07	73.21
19	FD-30	HDR (Residential)	R3	4.14	86	20.8	177	15,222	10.57	17.05	21.14	35.94
20	FD-31	HDR (Residential)	R3	4.14	86	20.8	177	15,222	10.57	17.05	21.14	35.94
21	FD-32	HDR (Residential)	R3	8.88	178	20.0	177	31,506	21.88	35.29	43.76	74.39
22	FD-33	HDR (Residential)	R3	8.56	172	20.1	177	30,444	21.14	34.10	42.28	71.88
23	FD-34	HDR (Residential)	R3					0	0.00	0.00	0.00	0.00
24	FD-40	CC (Commercial)	CC	7.46			2598	19,381	13.46	21.71	26.92	45.76
25	FD-41	Commercial Mixed Use	CMU/SA	5.75	40	7.0	430 / 2598	32,139	22.32	36.00	44.64	75.88
26	FD-50	PR (Park)	PR	1.73			2988	5,169	3.59	5.79	7.18	12.21
27	FD-51	PR (Park)	PR	1.07			2988	3,197	2.22	3.58	4.44	7.55
28	FD-52	PR (Park)	PR	5.51			2988	16,464	11.43	18.44	22.87	38.87
29	FD-53	PR (Park)	PR	8.15			2988	24,352	16.91	27.28	33.82	57.50
30	FD-60	Public/Quasi-Public (Church)	P/QP	7.024			1780	12,503	8.68	14.00	17.36	29.52
31	FD-61	Public/Quasi-Public (Electrical Substation)	P/QP	1.06			1780	1,887	1.31	2.11	2.62	4.45
32	FD-62	Public/Quasi-Public (Recycle Center)	P/QP	0.5			1780	890	0.62	1.00	1.24	2.10
33	FD-63	Public/Quasi-Public (Water Treatment/Well)	P/QP	2.83			1780	5,037	3.50	5.64	7.00	11.89
34	FD-64	Public/Quasi-Public (Fire Station)	P/QP	3.18			1780	5,660	3.93	6.34	7.86	13.36
35	FD-65	Public/Quasi-Public (Middle School)	P/QP	21.6			3454	74,606	51.81	83.57	103.62	176.15
36	FD-70	OS (Open Space/Paseo)	OS	1.12			2988	3,347	2.32	3.75	4.65	7.90
37	FD-71/71A	OS (Open Space/Paseo)	OS	1.28			2988	3,825	2.66	4.28	5.31	9.03
38	FD-71B	OS (Open Space/Paseo)	OS	0			2988	0	0.00	0.00	0.00	0.00
39	FD-72/72A	OS (Open Space/Paseo)	OS	0.44			2988	1,315	0.91	1.47	1.83	3.10
40	FD-72B	OS (Open Space/Paseo)	OS	0			2988	0	0.00	0.00	0.00	0.00
41	FD-73/73A	OS (Open Space/Paseo)	OS	1.32			2988	3,944	2.74	4.42	5.48	9.31
42	FD-73B	OS (Open Space/Paseo)	OS	0			2988	0	0.00	0.00	0.00	0.00
43	FD-74/74A	OS (Open Space/Paseo)	OS	0.69			2988	2,062	1.43	2.31	2.86	4.87
44	FD-74B	OS (Open Space/Paseo)	OS	0			2988	0	0.00	0.00	0.00	0.00
45	FD-75	OS (Open Space/Paseo)	OS	1.16			2988	3,466	2.41	3.88	4.81	8.18
46	FD-76	OS (Open Space/Paseo)	OS	0.15			2988	448	0.31	0.50	0.62	1.06
47	FD-77	OS (Open Space/Paseo)	OS	1.36			2988	4,064	2.82	4.55	5.64	9.59
48	FD-80	OS (Open Space)	OS	5.66			0	0	0.00	0.00	0.00	0.00
49	FD-81	OS (Open Space)	OS	5.5			0	0	0.00	0.00	0.00	0.00
50	FD-82A	OS (Open Space)	OS	11.09			0	0	0.00	0.00	0.00	0.00
51	FD-82B	OS (Open Space)	OS	0.14			0	0	0.00	0.00	0.00	0.00
52	FD-83	OS (Open Space)	OS	3.5			0	0	0.00	0.00	0.00	0.00
53	FD-84	OS (Open Space)	OS	25.34			0	0	0.00	0.00	0.00	0.00
54	FD-85	OS (Open Space)	OS	20.8			0	0	0.00	0.00	0.00	0.00
55	FD-86	OS (Open Space)	OS	1.68			0	0	0.00	0.00	0.00	0.00
56	FD-87A	OS (Open Space)	OS	4.1			0	0	0.00	0.00	0.00	0.00
57	FD-87B	OS (Open Space)	OS	0.18			0	0	0.00	0.00	0.00	0.00
58	FD-88A	OS (Open Space)	OS	13.17			0	0	0.00	0.00	0.00	0.00
59	FD-88B	OS (Open Space)	OS	20.89			0	0	0.00	0.00	0.00	0.00
	Subtotal			**469.44**	**2,154**			**1,050,581**	**729.57**	**1,177**	**1,459**	**2,481**

						TOTALS						
		LDR (Residential)	LDR	179.84	923.00	5.16	600	518344.00	359.96	580.62	719.92	1223.87
		MDR (Residential)	MDR	78.45	669.00	8.56	323	216087.00	150.06	242.05	300.12	510.21
		HDR (Residential)	HDR	25.72	522.00	20.42	177	92394.00	64.16	103.49	128.33	218.15
		CC (Commercial)	CC	7.46			2598	19381.08	13.46	21.71	26.92	45.76
		Commercial Mixed Use	CMU	5.75	40.00	6.96	430 / 2598	32138.50	22.32	36.00	44.64	75.88
		PR (Park)	PR	16.46			2988	49182.48	34.15	55.09	68.31	116.13
		Public/Quasi-Public (Public Facilities)	P/QP	14.59			1780	25977.32	18.04	29.10	36.08	61.34
		Public/Quasi-Public (Middle School)	P/QP	21.60			3454	74606.40	51.81	83.57	103.62	176.15
		OS (Open Space/Paseo)	OS	7.52			2988	22469.76	15.60	25.17	31.21	53.05
		OS (Open Space)	OS	112.05			0	0.00	0.00	0.00	0.00	0.00
Total				**469.44**	**2,154**			**1,050,581**	**730**	**1,177**	**1,459**	**2,481**

ATTACHMENT 4

Technical Memorandum

HydroScience
Strategic Water Solutions

Sacramento • Berkeley • San Jose • Concord

To: John Tallman, Westpark Communities

From: Kyle Horn, P.E.

Reviewed by: Curtis Lam, P.E.

Subject: Sierra Vista – WestPark Federico Land Use Modifications – Water Conservation Plan Update

Date: August 30, 2017

The WestPark Federico (Federico) development is a portion of the Sierra Vista Specific Plan Area. The currently approved land use plan is comprised of a mix of land use types such as low/medium/high density residential, commercial, commercial mixed-use, public facilities, parks, and open space. The Federico area is in process of applying for an approved change in land use. This change will modify the shape, size, and location of each parcel while maintaining the land use types of the currently approved plan.

This technical memorandum is intended to analyze the water conservation opportunities available due to the modification of the currently approved land use plan. This analysis will be done by re-calculating the water conservation measures from the original *Sierra Vista Water Conservation Plan* (HydroScience 2009) as well as incorporating the recently adopted State Modified Water Efficient Landscape Ordinance (WELO) based on the proposed land use plan for the Federico area.

Baseline Water Use

The baseline water use for the project was established using the City's standard water use factors. These water use factors are based on historic data and water use trends developed by MWH in TM #1 (MWH, 2002). The baseline water use for the project is presented in **Table 1.** It was noted that these water demands include both potable and recycled water usage. Throughout this document, we have identified if the water conservation measure applies to either potable water or recycled water usage. Additionally, all water conservation calculations do not include the 2% system losses. A full breakdown of water demands by parcel can be found in the *Sierra Vista – WestPark Federico Land Use Modifications – Potable Water Demand Technical Memorandum* (HydroScience 2017).

Table 1: WestPark Federico – Land Use Modifications – Water Demands

Land Use	Zoning	Total Area	Dwelling Units	Water Demand Factor	Average Annual Demand
		(Acres)	(du)	(gpd/ac)	(AFY)
LDR (Residential)	LDR	187.89	951.00	600	606.8
MDR (Residential)	MDR	77.70	641.00	430	245.0
HDR (Residential)	HDR	24.48	522.00	177	103.5
CC (Commercial)	CC	7.46		2598	21.7
Commercial Mixed Use	CMU	5.75	40.00	430 / 2598	36.0
PR (Park)	PR	16.55		2988	55.4
Public/Quasi-Public (Public Facilities)	P/QP	7.57		1780	15.1
Public/Quasi-Public (Middle School)	P/QP	21.60		3454	83.6
OS (Open Space/Paseo)	OS	7.45		2988	24.9
OS (Open Space)	OS	111.93		0	0.0
Total		**468.4**	**2,154**		**1,192.0**

Notes:
1. Based on values from the *Sierra Vista – WestPark Federico Land Use Modifications – Potable Water Demand Technical Memorandum* (HydroScience, 2017).

For single-family residential areas, the annual water demands shown in **Table 1** were subdivided based upon an approximated residential water usage distribution as presented in **Table 2.** This estimate was used to quantify the impact the various conservation measures would have on the Project's water demand.

Table 2: Typical Residential Water Usage

Use	Percent of Total Use[1]
Landscaping	51%
Toilets	13%
Faucets, cooking, cleaning	10%
Shower	9%
Clothes washer	8%
Bath	6%
Toilet leaks	2%
Dishwasher	1%

Notes:
1. Typical water usage based on information in the City of Roseville FAQs regarding water conservation - http://www.roseville.ca.us/faqs/categoryqna.asp?id=7#790

Water demands for the front and back yards of LDR, and MDR parcels were separated to allow different water conservation measures to be applied in each yard. Water conservation measures that are feasible to implement in front yards may be more difficult to implement in back yards, which led to the segregation of these demands. LDR and MDR properties typically have a driveway in the front of the house, resulting in a slightly larger area in the back yard requiring irrigation. This resulted in an estimate of 60% of the total landscape demand applied to the back yard and 40% for the front yard.

The base front yard demand is 40% of the total landscape demand of 51% **(Table 2)**, or 20.4% of total residential water usage. The base backyard demand is 60% of the total landscape demand of 51% **(Table 2),** or 30.6% of total residential water usage. The estimated baseline water use is shown in **Table 3.**

High-density residential (HDR) properties do not distinguish between front and back yards, therefore the reductions will be applied over the entire landscape area. For HDR land usage, exterior irrigation demands were calculated based on the calculations contained in the *Sierra Vista – WestPark Federico Land Use Modifications – Recycled Water Demand Technical Memorandum*, since that area would be irrigated with recycled water.

Table 3: Residential Base Water Use

Land Use Designation	Annual Demand (AFY)	Annual Front Yard Demand (AFY)	Annual Back Yard Demand (AFY)	Total Annual Irrigation Demand (AFY)
Low Density Residential	607	124	186	310
Medium Density Residential	245	50	75	125
High Density Residential[1]	18	18	0	18
Total	**870**	**192**	**261**	**453**

Notes:
1. Demand for HDR parcels was calculated differently from LDR and MDR parcels, as described above. Demand for HDR parcels was not separated into front and back yard demands since HDR parcels do not traditional have typical front and back yards.

Methods for Reducing Water Consumption

The potentially feasible methods identified in this report can be used either in combination or independently to reduce water consumption among the Sierra Vista – WestPark Federico land use types. Each method of water conservation considered is discussed below.

Limiting the amount of turf in front yards and replacing turf with low water use plantings: One of the simplest and most effective ways to conserve water is to limit the area of turf being irrigated or exchanging higher water use plant materials such as turf for lower water using plant materials. Planting varieties are available that dramatically reduce water demand when used to replace turf while maintaining view shed quality. The actual demand for these plantings will depend on the individual species planted.

Residential: It was assumed that replacing turf with low water use plantings could be accomplished on all types of residential property, including low, medium, and high density residential parcels. In order to assess the potential impact of this change on residential parcels, the following assumptions were made:

- When accounting for driveways and hardscape areas, the landscaped area in the front yard for low and medium density residential properties represents 75% of the front yard area. Of this landscaped area, it was initially assumed that 70% of the front yard area was turf and 5% was low water use plantings. The turf area would be reduced to 42% of the front yard.
- Planting the remaining 28% of the front yard landscaped area with low water using materials results in:
  - 25% hardscape (driveway, paths)
  - 42% turf
  - 33% low water use plantings
- Low water use plantings can use 30% of the water used on turf (a 70% water savings). This estimate is based on data collected by the Fair Oaks Horticultural Center that low water use plantings use between 65-75% less water than an average turf lawn (Garden Notes, June 2008).
- Low water use plantings use low volume systems like a drip or micro spray system designed to achieve uniformity of 90% rather than an overhead spray irrigation system. This also assumes that landscaping is irrigated properly (no over- or under-watering).

Table 4 presents the base and new residential landscaped areas.

Table 4: Reduced Landscape Turf Areas

Land Use Designation	Front Yard Irrigated Area[1,3]	Base Condition		Base Condition with Water Conservation	
		Turf Area	Low Water Use Area	Turf Area	Low Water Use Area[2]
Low Density Residential	75%	70%	5%	42%	33%
Low Density Residential – Age Restricted	75%	70%	5%	42%	33%
Medium Density Residential	75%	70%	5%	42%	33%
High Density Residential	75%	70%	5%	42%	33%

Notes:
1. As a percentage of the front yard
2. Includes 5% existing low water use plantings + 28% new water use plantings.
3. Represents the percentage of the entire exterior area for HDRs.

Table 5 presents the results of the residential water savings for replacing landscape turf.

Table 5: Reduced Landscape Turf Water Savings – Residential

Land Use Designation	Annual Front Yard Demand[1,2]	Annual Front Yard Turf Demand	Reduced Turf Annual Front Yard Demand	Water Savings for Reduced Turf	Water System Savings
	(AFY)	(AFY)	(AFY)	(AFY)	
Low Density Residential	124	121	93	31	Potable
Medium Density Residential	50	49	37	13	Potable
High Density Residential	18	17	13	5	Recycled
Total	**192**	**188**	**143**	**49**	

Notes:
1. From Table 3.
2. Demands for High Density Residential parcels represent full irrigation demand since there is no distinction between front yard and back yard
3. Value rounded to nearest whole number.

As an example of how these values were calculated, the calculation for the annual front yard turf demand and the reduced annual front yard demand are presented below.

For the annual front yard turf demand, as calculated for low-density residential land-uses, 75% of the front yard area is landscaped; 70% turf and 5% low water use plantings. Since low water use plantings use 30% of the water required for turf, this 5% area is equal to 1.5% turf area. This resulted in the following annual front yard demands.

Turf: $124AFY*\left(\frac{70\%}{71.5\%}\right)=121AFY$ Low Water Use: $124AFY*\left(\frac{1.5\%}{71.5\%}\right)=3AFY$

For the reduced annual front yard demand, as calculated for low-density residential land uses, reducing the base turf area in the front yards from 70% to 42% and replacing that area (28%) with low water use plantings resulted in the following annual demands.

$$124AFY*\left(\frac{42\%}{70\%}+\frac{28\%*30\%}{70\%}\right)+3AFY=93AFY$$

Non-Residential: Turf reduction on non-residential parcels was assumed to be employed in all land uses including parks, commercial and commercial mixed-use properties, multi-use landscape corridors, schools, and public facilities. The assumptions used to estimate water conservation in these areas are as follows:

- The parks were assumed to use 98% of all water for landscape irrigation.
- The parks were estimated to irrigate approximately 80% of their parcel area. It was assumed the 80% turf would be reduced to 60%, with the remaining 20% turf being converted to low water use plantings.

- Low water usage plantings were assumed to use 30% of the water used on turf (a 70% water savings).
- Low volume irrigation systems like a drip or micro spray system design will be used for low water use areas to achieve uniformity of 90% rather than an overhead spray irrigation system.
- All commercial properties and public facilities were assumed to have approximately 15% of the irrigated area as turf, of which 10% would be converted to low water use plantings.
- Schools were assumed to use 40% of their water demand for landscape irrigation.
- Schools were assumed to have approximately 70% of their parcels irrigated area as turf. The overall turf area was reduced to 40% turf and 30% low water use plantings.

Table 6 presents the results of the water savings for replacing landscape turf for non-residential parcels.

Table 6: Reduced Landscape Turf Water Savings – Non-Residential

Land Use Designation	Annual Irrigation Demand[2] (AFY)	Base Turf Area[1]	New Turf Area[1]	Low Water Use Area[1]	Reduced Irrigation Demand (AFY)	Reduced Turf Water Savings (AFY)	Water System Savings
CC (Commercial)	1	15%	5%	10%	1	0	Recycled
Commercial Mixed Use	1	15%	5%	10%	1	0	Recycled
PR (Park)	44	80%	60%	20%	36	8	Recycled
Public/Quasi-Public (Public Facilities)	1	15%	5%	10%	1	0	Recycled
Public/Quasi-Public (Middle School)	22	40%	10%	30%	10	12	Recycled
OS (Open Space/Paseo)	23	80%	30%	50%	13	10	-
OS (Open Space)	-	-	-	-	-	-	Recycled
Total	**92**				**62**	**30**	

Notes:
1. As a percentage of the irrigated area.
2. As calculated in the *Sierra Vista – WestPark Federico Land Use Modifications – Potable Water Demand Technical Memorandum* (HydroScience 2017)

Smart Irrigation Controller: A smart irrigation controller restricts irrigation to only the times and water application rates that are really needed. Demand for water varies greatly with weather patterns and time of year. Standard irrigation schedules do not account for actual weather conditions during the day, week, or month that could vary significantly from normal weather patterns. This deviation can result in significant water waste. A smart irrigation controller can account for these variations by using information for both weather and soil moisture conditions.

Fourteen studies estimating the percentage of water conservation associated with the use of smart irrigation controllers were summarized in a paper published by the US Bureau of Reclamation (USBR, April 2008). These studies estimated the range of water savings associated with their use to be between 7 to 41%.

It was noted that the references estimated water savings when going from one type of controller to the smart irrigation controller. However, not all houses have controllers for both the front and back yards. Some existing houses use impact heads connected to a hose to irrigate their front or back yards. This irrigation method is less efficient and results in higher water waste. Additionally, the developer will educate the homeowner on how to use the smart irrigation controller. Considering these issues, the percent of water savings for this measure using smart irrigation controllers was estimated to be 20%.

The additional savings expected with the use of a smart irrigation controller are presented in **Table 7**. It is assumed that all irrigated area, including the land using turf reduction measures, will employ smart irrigation controllers. These calculations assume that the area of turf is reduced as described above.

Table 7: Smart Irrigation Controller Water Savings

Land Use Designation	Original Demand (AFY)	Reduced Demand (AFY)	Water Savings (AFY)	Water System Savings
Low Density Residential				
Front Yard	93	74	19	Potable
Back Yard	186	149	37	Potable
Medium Density Residential				
Front Yard	37	30	7	Potable
Back Yard	75	60	15	Potable
High Density Residential	13	10	3	Recycled
Non-Residential				
CC (Commercial)	1	1	0	Recycled
Commercial Mixed Use	1	1	0	Recycled
PR (Park)	36	29	7	Recycled
Public/Quasi-Public (Public Facilities)	1	1	0	Recycled
Public/Quasi-Public (Middle School)	10	8	2	Recycled
OS (Open Space/Paseo)	13	10	3	Recycled
OS (Open Space)	-	-	-	Recycled
Total	466	373	93	

Notes:
1. Original demand includes the turf reduction water conservation measures that were previously described.

Recirculating hot water: Recirculating hot water systems use a pump to keep the water in the hot water lines circulating back to the water heater to keep the water in the hot water lines hot. This provides hot water at the tap immediately and prevents having to let cold water flow until the water heats up. These systems can be operated in a number of different ways but all conserve water in the same manner. For this study, it was estimated that each draw for hot water would waste approximately 1.25 gallons per day per dwelling unit. This is equivalent to

drawing water through 50 ft of ¾-inch pipe with each draw, and drawing hot water in this manner six times per day per dwelling unit. The expected savings are presented in **Table 8.**

Table 8: Re-circulating Hot Water Savings

Land Use Designation	Dwelling Units (DU)	Water Savings (AFY)	Water System Savings
Low Density Residential	951	**8**	Potable
Medium Density Residential	641	**5**	Potable
High Density Residential	522	**4**	Potable
Total	**2,114**	**17**	

As an example of how these values were calculated, for the low-density residential land use, the total number of dwelling units is 951. The reduced water demand would be estimated to be:

$$951DU * 7.5\frac{gal}{dayDU} * \frac{AF}{325{,}851gal} * 365day/yr = 8AFY$$

Model Water Efficient Landscape Ordinance: This ordinance was recently adopted by the California Water Commission, and became effective on December 1, 2015 for all landscape projects adding a landscape area of 500 square feet or more, or all modifications to landscaping equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check, or design review. For the purpose of this TM, it is expected that this ordinance is universally applicable. Components of this ordinance include turf reduction and the use of smart irrigation controllers, both of which have already been accounted for in the water conservation calculations listed above.

The key outcome with regards to quantifying water conservation for new landscapes is that the estimated total water use of the new landscape must be below the Maximum Applied Water Allowance (MAWA) for the property. The evapotranspiration (ET) adjustment factor was set to be a maximum of 0.55 for residential areas, and 0.45 for non-residential areas. In 2009 when the original Sierra Vista Water Conservation Plan was approved, the City WELO had an ET adjustment factor of 0.71. Thus, compliance with the Modified WELO has the net effect for the City of Roseville of reducing the net allowed water available for irrigation of residential areas by 16%, and 26% for non-residential areas. This reduction in exterior irrigation demands is inclusive of previously accounted for water reductions. To calculate the additional water conservation per the Modified WELO, the following formulas were utilized.

> ***Water conservation per Modified WELO = Maximum Water Demand per 2009 WELO – Maximum Water Demand per 2015 WELO***
>
> ***Total additional water conservation = (Total Annual Irrigation Demand – Water conservation per Modified WELO – Already Accounted for reductions)***

It should be noted that in irrigation intensive land uses, water conservation measures reduced the total irrigation demand below the MAWA per the modified WELO. In these cases, the conservation reductions were limited to match the MAWA. The net effect of this requirement is detailed in

Tables 9 and 10 for each type of land use. Water conservation was assumed to be potable for LDR and MDR land use designations. For all other land use designations, water conservation would be on recycled water.

Table 9: Additional Residential Water Conservation per Modified WELO

Land Use Designation	Total Annual Irrigation Demand (AFY)	Maximum Water Demand per 2015 WELO (AFY)	Maximum Water Demand per 2009 WELO (AFY)	Water Conservation per Modified WELO (AFY)	Already Accounted for Reductions (AFY)[1]	Total Additional Water Conservation (AFY)[2]
Low Density Residential	310	171	220	49	95	44
Medium Density Residential	125	69	89	20	40	16
High Density Residential	18	10	13	3	12	-
Total	**453**	**250**	**322**	**72**	**147**	**60**

Notes:
1. Calculated as the sum of the turf reduction water savings and the smart controller water savings.
2. In cases where water conservation measures reduced the total irrigation demand below the MAWA per the modified WELO, conservation reductions were limited to match the MAWA.
3. The totals shown in the table are actual numbers. All of the numbers have been rounded to the nearest integer.
4. The total additional water conservation equals the total irrigation demand, minus already accounted for reductions, minus the water conservation per the modified WELO.

Table 10: Additional Non-Residential Water Conservation per Modified WELO

Land Use Designation	Total Annual Irrigation Demand (AFY)	Maximum Water Demand per 2015 WELO (AFY)	Maximum Water Demand per 2009 WELO (AFY)	Water Conservation per Modified WELO (AFY)	Already Accounted for Reductions (AFY)[1]	Total Additional Water Conservation (AFY)[2]
CC (Commercial)	4	2	3	1	0	1
Commercial Mixed Use	3	1	2	1	0	1
PR (Park)	45	20	32	12	15	10
Public/Quasi-Public (Public Facilities)	4	2	3	1	0	1
Public/Quasi-Public (Middle School)	31	14	22	8	14	3
OS (Open Space/Paseo)	23	10	16	6	13	0
OS (Open Space)	-	-	-	-	-	-
Total	**110**	**50**	**78**	**29**	**42**	**15**

Notes:
1. Calculated as the sum of the turf reduction water savings and the smart controller water savings.
2. In cases where water conservation measures reduced the total irrigation demand below the MAWA per the modified WELO, conservation reductions were limited to match the MAWA.
3. The totals shown in the table are actual numbers. All of the numbers have been rounded to the nearest integer.
4. The total additional water conservation equals the total irrigation demand, minus already accounted for reductions, minus the water conservation per the modified WELO.

Summary

The water conservation measures identified in this TM are similar to the water conservation measures recently included in other local Water Conservation Plans. These measures were selected based on their ability to cost-effectively achieve the necessary water savings.

The total estimated volumes of water conserved for each of these water conservation measures for the WestPark Federico – land use modifications are summarized in **Table 11**.

Table 11: Water Conservation Estimates

Method	Original Total Water Demand (AFY)	Potable Water Savings (AFY)	Recycled Water Savings (AFY)	Total Volume of Water Savings (AFY)	Total Percentage of Water Savings [1]
Reduced landscape turf – residential	1,192	44	5	49	**4.1%**
Reduced landscape turf – non-residential		-	30	30	**2.5%**
Smart irrigation controllers – all types of land uses		78	15	93	**7.8%**
Re-circulating hot water – residential		17	-	17	**1.5%**
Modified WELO - Residential		60	-	60	**5.0%**
Modified WELO - Non-Residential		-	15	19	**1.3%**
Total		**199**	**65**	**264**	**22.2%**

Notes:
1. Percentages rounded to the nearest tenth of a percent, and represent overall water conservation percentages for both potable and recycled water.

If the water conservation measures described in this memorandum were implemented, it is estimated that the WestPark Federico overall water demand (potable + recycled water) would be reduced by 264 AFY yielding an adjusted water demand of 928 AFY. This represents a 22.2% reduction from the original water demand of 1,192 AFY.

Though the actual water conservation realized will depend, in part, on the participation of the homeowners or tenants of the affected parcels, it is expected that these measures could be implemented and maintained in the end by employing the following measures:

- Constructing the parcels with these water conservation measures in place. By simply having an available smart irrigation controller with the capacity to run the front and back yard systems pre-wired and in place, using this controller is a financially sound decision for the land owner versus replacing the controller with a different one.
- Landscape areas for non-single family land uses will be maintained by the City, the applicable school district, commercial owners, or a homeowners association. It is expected that these professionals will be able to maintain these water savings through the professional management of these landscapes and required adherence to the water budget.
- For single-family residences, it is expected that a two-fold measure will be required to realize long-term water savings.

1. Restrictions in the codes, covenants and restrictions for each parcel that would limit the types and/or locations of landscape in the front yards of each residence.
2. Ongoing outreach by the City to remind and reinforce the need for water conservation. This can include attachments to the water bill, water audits that can be made available to landowners by the City, the promotion of the water conservation on the City website, and the availability of water conservation staff to respond to specific questions.
3. Educating homeowners on how to incorporate their backyard irrigation system into the controller and provide education materials.

References

1. HydroScience Engineers, *Sierra Vista – WestPark Federico Land Use Modifications – Potable Water Demand Technical Memorandum*, August 2017.
2. HydroScience Engineers, *Sierra Vista – WestPark Federico Land Use Modifications – Recycled Water Demand Technical Memorandum*, June 2017..
3. MWH, Technical Memorandum 1; Unit Water Demand Factor Revision, November 6, 2002.
4. University of California Cooperative Extension, Sacramento County Agriculture and Natural Resources, Garden Notes, June 2008.
5. US Bureau of Reclamation, Summary of Smart Controller Water Savings Studies, April 2008.

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Technical Memorandum

Date: **August 16, 2017** **Project Number: 18254.FED**

To: **Dave Samuelson, City of Roseville**

From: **Allison Wathen**

Subject: **Sierra Vista Specific Plan – Sanitary Sewer Master Plan Update**

Message:

This document updates the north shed of the Sierra Vista Specific Plan (SVSP) Sanitary Sewer Master Plan (SSMP) that was approved on July 6, 2009. Refer to Exhibit 2: SVSP SSMP, dated July 6, 2009.

Prior to this update, the Urban Reserve area had been entitled as the Westbrook project. An update incorporating these changes was approved on January 6, 2016. Refer to Exhibit 2: Westbrook SSMP, dated January 6, 2016.

The focus of this memo is to identify changes to the SVSP SSMP based on the Federico – Phase 1 Tentative Map. Changes to the north shed from the Westbrook SSMP are also incorporated into this update. Refer to the exhibit: A portion of the SVSP SSMP, dated April 19, 2017.

Changes reflected in this update include:

- Westbrook SSMP nodes 20, 60, 210, 220, 230, 240 and 300 have been added.
- What was parcel FD-20(MDR) (226 DUs) is now split into parcels FD-20A(MDR) (110 DUs) and FD-20B(MDR) (88 DUs). These parcels split their flows into nodes 522, 530 and 550. Node 550 has been added to show the portion of this flow that flows into the Westbrook SSMP area before reconnecting into the North Shed at node 250. Nodes 20, 60, 210, 220, 230, 240 and 300 from the Westbrook SSMP have been shown on this update to show that the sewer pipes have the capacity to convey the flows from the entire North Shed.
- Parcels FD-30(HDR) (86 DUs), FD-31 (HDR) (86 DUs) and FD-22 (MDR) (128 DUs) have been combined into parcels FD-22A(LDR) (76 DUs) and FD-22B(LDR) (60 DUs). These parcels flow south into nodes 515 and 520 in Federico Drive.
- Parcel FD-60(PQP) has been changed to now be parcel FD-34(HDR) (172 DUs).
- Parcel FD-1(LDR) (91 DUs) is unchanged, however the flow from this parcel are now split between nodes 521 and 550.
- Parcels FD-21(MDR) (204 DUs), FD-61(PQP) and FD-62(PQP) are unchanged.

Table E-2 shows a land use and average dry weather flow (ADWF) comparison between the original SVSP SSMP, the Westbrook SSMP update, and this SVSP SSMP update. As seen in this table, the ADWF calculated in this SVSP SSMP update has decreased 0.064 MGD from the original north shed of the SVSP SSMP.

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Technical Memorandum

Table 22 calculates and tabulates average weather and peak wet weather flows by node using the Westbrook and Federico updates. As seen in this table, the pipe sizes are adequate to convey the flows per the original pipe sizes.

Included with this documents is:

- 36"x48" Exhibit 2: SVSP SSMP dated July 6, 2009
- 24"x36" Exhibit 2: Westbrook SSMP dated January 6, 2016
- 24"x36" Exhibit: A portion of the SVSP SSMP dated April 19, 2017
- Table 22: Updated sewer flow calculations in the system
- Table E-2: Land use and wastewater flow comparison

Best Regards,

MacKay & Somps Civil Engineers, Inc.

BY:.....

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EXHIBIT A

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT–PLANNING DIVISION

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

ADDENDUM TO SIERRA VISTA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH #2008032115, ADOPTED ON MAY 5, 2010)

Project Title/File Number:	SVSP Federico, File#PL17-0024
Project Address & Location:	1701 Westbrook Boulevard; The project includes several parcels identified as the Federico parcels, which are generally located between Silver Spruce Drive to the west, Westbrook parcels to the north, and Market Street to the east, within the Sierra Vista Specific Plan (SVSP); Roseville, CA 95747; Placer County
Project Description:	The project includes a: 1) General Plan amendment to change the land use designations from approximately 40.27 acres of Medium Density Residential (MDR), 8.28 acres of High Density Residential (HDR), 1.72 acres of Park and Recreation (PR), 7.02 acres of Public/Quasi Public (P/QP), 3.04 acres of Open Space (OS) and 5.35 acres of right-of way to approximately 22.46 acres of Low Density Residential (LDR), 25.32 acres of MDR, 7.04 acres of HDR, 1.7 acres of PR, 3.05 acres of OS and 6.11 acres of right-of-way; 2) Development Agreement Amendments for the Westpark/Mourier/Federico Development Agreement; 3) Amendment to the Sierra Vista Specific Plan to reallocate acreage and units consistent with the land use changes; 4) a rezone of the property consistent with the land use changes; and 5) Small Lot Tentative Map to create 413 single family lots.
Project Applicant:	Jeff Jones, Westpark Sierra Vista, LLC
Property Owner:	Leonard Federico, Federico/Tyler Family Limited Partnership
Lead Agency Contact:	Gina McColl, Associate Planner (916) 774-5452

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

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PROJECT DESCRIPTION

Project Location

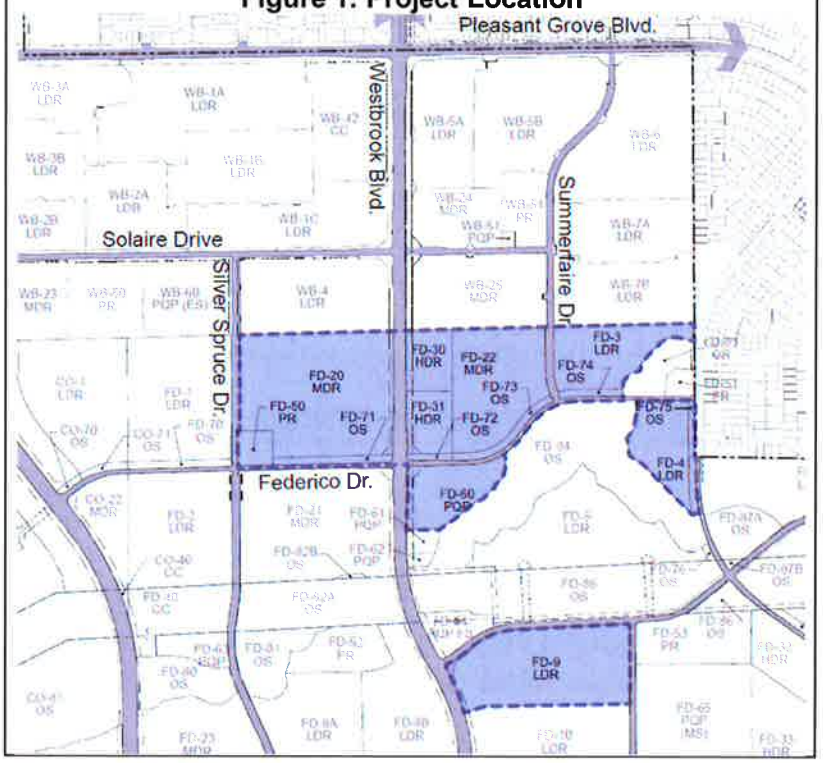
The project address is 1701 Westbrook Boulevard, within the northwestern portion of the Sierra Vista Specific Plan (SVSP), south of Solaire Drive, east of Silver Spruce Drive, and west of Market Drive (see Figure 1).

Background

The SVSP was approved on May 5, 2010 (File #2007PL-044). A Final Environmental Impact Report (FEIR) was certified and a Mitigation Monitoring Program was adopted with the SVSP. The plan area includes 2,064 acres west of Fiddyment Road and north of Baseline Road. The SVSP at a program level anticipated development of the plan area with a mix of residential, commercial, parks and open space land uses.

The project site is undeveloped, and is dominated by relatively flat topography supporting annual grasslands. There are no structures on the property. An intermittent drainage channel traverses a portion of the property and there are also seasonal depressions and other features; these features were delineated as wetlands. No native oak trees or other trees are present on the site, as the area has historically been grazed and maintained.

Figure 1: Project Location



Proposed Project

A. **General Plan Amendment** – The project includes a General Plan Amendment (GPA) to reconfigure the land use designations of 65.68 acres of land. The type of existing land uses, which are Medium Density Residential (MDR), High Density Residential (HDR), Parks and Recreation (PR), Public/Quasi-Public (P/QP), Open Space (OS), and Right-of-Way (ROW) will be modified to include the Low Density Residential (LDR) land use and eliminate the Public/Quasi-Public (P/QP) land use. The proposed changes will add LDR acreage and decrease the MDR acreage but will not change the overall number of residential units designated for the project area or extend beyond the development area of the SVSP. No changes are proposed to the approved arterial and collector roadway network. Attachment 2 is the proposed General Plan Amendment figure reflecting the land use changes. Attachment 3 is the proposed text amendments updating the text with the amended land uses allocations. No policy amendments are requested with this project.

B. **Development Agreement Amendment, SVSP** – The project includes amendments to the "Development Agreement by and Between the City of Roseville and Westpark Sierra Vista, LLC as assignee of Westpark Federico, LLC, Mourier Investments, LLC, and Federico-Tyler Family Limited Partnership relative to the Sierra Vista Specific Plan," for the purpose of reflecting the obligations associated with

redesignating, rezoning, and subdividing the project area. This is the first amendment to this Development Agreement. The proposed Amendment is included as Attachment 4.

C. **Sierra Vista Specific Plan Amendment** – The project includes an Amendment to the SVSP, which includes land use changes consistent with those described in the General Plan Amendment. The Specific Plan Amendment also includes changes to the text, tables and figures to reflect the land use changes. Attachment 2 is the proposed Specific Plan Amendment figure and Attachment 5 is the proposed change pages for the text, tables, and figures of the Sierra Vista Specific Plan.

D. **Rezone** – The project includes the Rezone of land consistent with the proposed Specific Plan and General Plan land use designations. Parcels resulting in land use designations of LDR or MDR will have a zoning designation of Small Lot Residential/Development Standard District (RS/DS). HDR parcels will have a zoning designation of Attached Housing District (R3). The PR, OS, and ROW parcels also have corresponding zoning designations of Parks and Recreation District (PR), Open Space (OS), and Right-of-Way (ROW). The only change unique to the Rezone is the deletion of the Public/Quasi-public (P/QP) zoning designation from within the project boundary. Attachment 6 is the proposed Rezone figure.

E. **Small Lot Tentative Subdivision Map** – The proposed Small Lot Tentative Subdivision Map includes 85.96 acres, and includes 413 single-family lots, 19 landscape lots, two park lots, 10 open space lots, and right-of way. The Small Lot Map is included as Attachment 7.

PURPOSE AND SCOPE OF ADDENDUM

As discussed in the Background section, development of the project area was covered by the EIR for the SVSP that was approved and adopted on May 5, 2010. A copy of the SVSP EIR is available for review within the Planning Division at 311 Vernon Street, Roseville, CA and is also available online at www.roseville.ca.us (selecting Planning from the Departments dropdown, the Specific Plans and Planning Areas link, and then the Sierra Vista Specific Plan page). The City Council adopted a Statement of Overriding Considerations when it certified the SVSP EIR. The EIR identified the following impacts associated with development of the SVSP area, including the buildout of the project area, as significant and unavoidable:

- Conversion of agricultural land to developed uses
- Inducement of substantial population growth
- Increased traffic on City of Roseville roadways
- Increased traffic on State Highways, including Interstate 80
- Increased traffic on Placer County roadways
- Increased emissions of fugitive dust and PM10 from grading and trenching activities (short term)
- Increased emissions of ozone precursors during construction (short-term)
- Increased emissions of air pollutants during operation
- Loss of oak trees of greater than 6 inches diameter breast height (dbh) (short-term)
- Removal of historically significant properties and/or loss of historic integrity of such resources
- Increased demand for solid waste services at the Western Regional Sanitary Landfill
- Increased demand for solid waste services at the Materials Recovery Facility (MRF)
- Construction debris demand for solid waste services
- Alteration of the visual character of the site and vicinity
- New sources of light and glare

For buildout of the SVSP project area, the SVSP EIR also identified the following cumulative impacts as significant and unavoidable:

- Agricultural land conversion

- Air pollutant emissions from construction
- Air pollutant emissions from operation
- Contribution to greenhouse gas emissions/global warming
- On-site noise levels that exceed City standards
- Off-site noise levels that exceed City standards
- Traffic impacts to Roseville, Placer County, Sacramento County, Sutter County and State facilities
- Increased demand for water
- Increased demand for recycled water distribution system
- Increased generation of solid waste
- Change in visual character

The analyses below rely on the EIR analysis with minor supplements or technical updates where appropriate. Most of the project impacts remain identical to the impacts of the SVSP EIR, because the proposed project changes the location and balance of land uses, but requires the same grading and development as the existing approved land uses. Impacts to physical resources (such as agricultural land, biological resources, etc.) are based on the grading and development of an area, not on the land use designation of the property. For other types of impacts which are affected by land use type, the project uses reduce or maintain the same level of potential impacts.

ENVIRONMENTAL CHECKLIST FOR ADDENDUM ENVIRONMENTAL REVIEW

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

EXPLANATION OF CHECKLIST EVALUATION CATEGORIES

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

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

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

Any new Information Requiring New Analysis or Verification?
Pursuant to Section 15162(a)(3)(A–D) of the CEQA Guidelines, this column indicates whether new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental documents were certified or adopted is available requiring an update to the analysis of the previous environmental documents to verify that the environmental conclusions and mitigation measures remain valid. Either "yes" or "no" will be answered to indicate whether there is new

information showing that: (A) the project will have one or more significant effects not discussed in the prior environmental documents; or (B) that significant effects previously examined will be substantially more severe than shown in the prior environmental documents; or (C) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (D) that mitigation measures or alternatives which are considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. If "no," then no additional environmental documentation (supplemental or subsequent EIR) is required.

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

DISCUSSION AND MITIGATION SECTIONS

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

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

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

CHECKLIST

I. Aesthetics

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a. Have a substantial adverse effect on a scenic vista?	Section 4.14	No	No	No	None
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Same	No	No	No	None
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	Same	No	No	No	None
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Same	No	No	No	Yes

Discussion: Aesthetics was adequately addressed in the SVSP EIR as it relates to the proposed project. There is no significant change in the proposed project that would change the environmental impact for this section. The proposed land use changes and subdivision map do not introduce development to properties not already planned for development. In the SVSP EIR, all of the aesthetic impacts were previously identified as significant and unavoidable. The currently proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts.

Additionally, all development projects within this project area are required to meet the design guidelines established by the SVSP and the City's Community Design Guidelines. As they relate to aesthetics, these standards ensure the high quality design and architectural character of any buildings developed as well as minimum landscaping standards. Related to light and glare, MM 4.13-1 requires all light fixtures to have glare shields and all new buildings to be constructed with low-glare materials. Therefore, based on the reasons listed in this section, there would be no new or more severe significant impacts not previously identified in the SVSP FEIR. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "*none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred*" relative to aesthetic resources.

Mitigation Measures: None required.

II. Agricultural & Forestry Resources

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	Section 4.1	No	No	No	Yes
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	Same	No	No	No	None
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	Same	No	No	No	None
d) Result in the loss of forest land or conversion of forest land to non-forest use?	Same	No	No	No	None
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	Same	No	No	No	None

Discussion: The SVSP EIR concluded development of the project area would convert fallow grazing land to urbanized development. The proposed project will result in the same impact, as it falls within the planned development footprint of the SVSP.

Mitigation Measures: EIR Mitigation Measure MM 4.1-2 required preservation of open space within Placer County in order to mitigate for the loss of open space in the SVSP. Though this measure remains applicable to the project, the measure has been completed via an established fee program that directs funds to the Placer Land Trust, which then sets aside land.

III. Air Quality and Greenhouse Gases

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with or obstruct implementation of the applicable air quality plan?	Section 4.4	No	No	No	None
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Same	No	No	No	Yes
c) Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	Same	No	No	No	Yes
d) Expose sensitive receptors to substantial pollutant concentrations?	Same	No	No	No	None
e) Create objectionable odors affecting a substantial number of people?	Same	No	No	No	None
f) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Same	No	No	No	Yes
g) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Same	No	No	No	None

Discussion: As described in the Traffic Section, below, the land use changes associated with the proposed project result in an overall decrease in trip generation on both a peak hour and daily trip basis. Construction activity associated with the proposed project remains consistent with the scale of activity and resulting scope of impacts anticipated in the SVSP EIR.

The SVSP EIR concluded that standard dust control and other construction measures would be sufficient to avoid particulate matter and ozone precursor construction impacts, but that reactive organic gases would remain significant.

For operational impacts, a reduction in emissions will be commensurate with the reduction in trip generation. The operational impacts were found to be significant and required mitigation, but again fall within the scope of the impacts and mitigation already established in the SVSP EIR.

Greenhouse gas emissions, from both the construction and operational phases, will result in impacts consistent with those analyzed in the SVSP EIR. The project will comply with the required mitigation in the SVSP EIR.

Mitigation Measures: Mitigation Measures 4.4-1 (construction emissions), 4.5-1 (operational emissions), 4.5-2 (greenhouse gas emissions) from the SVSP EIR remain applicable to the proposed project, and have been incorporated into the design of the project as appropriate.

IV. Biological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	Section 4.8	No	No	No	Yes
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Same	No	No	No	Yes

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Same	No	No	No	Yes
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Same	No	No	No	Yes
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Same	No	No	No	None
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	Same	No	No	No	None

Discussion: Biological resources were adequately addressed in the SVSP EIR as they relate to the proposed project. There is no significant change in the currently proposed project that would change the environmental impacts for this section. The currently proposed project is located on properties already planned for development. Clean Water Act section 404 permits have been issued by the U.S. Army Corps of Engineers for the project area. The proposed uses are substantially consistent with the buildout assumptions and would not increase the severity of already identified significant biological resources impacts; therefore, there would be no new or more severe significant impacts to biological resources.

Mitigation Measures: Mitigation Measure MM 4.8-1 (wetland permits and no net loss), 4.8-2 (relocate western spadefoot), 4.8-3 (protection for nesting birds), 4.8-4 (preservation of grassland habitat), 4.8-5 (wildlife movement protection), 4.8-6 (habitat restoration), 4.8-7 (off-site surveys for infrastructure), and 4.14-3 (avoid light spill into Curry Creek open space) were identified to reduce the impact to biological resources to less than significant. Not all of these measures are applicable to the currently proposed project, as the proposed development covers a specific and smaller area within the SVSP project area. The Curry Creek open space is not within or adjacent to the proposed project, so none of the measures specific to the Curry Creek area apply to the current project. This includes portions of MM4.8-3 dealing with bird species which nest in Curry Creek marsh habitat, and MM4.14-3 to avoid light spillage into Curry Creek. The remaining adopted measures are applicable to the proposed project.

V. Cultural, Archeological, or Paleontological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Cause a substantial adverse change in the significance of an historic resource as defined in Section 15064.5?	Section 4.9	No	No	No	None
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	Same	No	No	No	Yes
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Same	No	No	No	Yes
d) Disturb any human remains, including those interred outside of formal cemeteries?	Same	No	No	No	Yes

Discussion: The SVSP EIR discussed the potential for subsurface remains or deposits to be found on the site, and included a mitigation measure requiring a cessation of work should any item of cultural interest be found. The mitigation was found to render potential impacts less than significant. The project will result in the same impact, and the mitigation remains applicable to the proposed project. Consistent with state law, staff sent notices to Native American representatives consistent with SB18 requirements informing the tribes of the project and the opportunity for formal consultation. The City received a request for consultation on the project from the United Auburn Indian Community (UAIC), however after multiple attempts from the City to initiate the consultation process (emails sent 4/28/17, 6/12/17, & 9/20), no responses were received from the UAIC, and the City formally closed the consultation.

Mitigation Measures: Mitigation Measure 4.9-1 (cease work and consult with archeologist) and 4.9-2 (cease work and consult with paleontologist) remain applicable to the proposed project.

VI. Geology and Soils

	Where Impact Was Analyzed In Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	Section 4.7	No	No	No	None
i) Ruptures of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	Same	No	No	No	None
ii) Strong seismic ground shaking?	Same	No	No	No	None
iii) Seismic-related ground failure, including liquefaction?	Same	No	No	No	None
iv) Landslides?	Same	No	No	No	None
b) Result in substantial soil erosion or the loss of topsoil?	Same	No	No	No	None
c) Be located in a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Same	No	No	No	None
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	Same	No	No	No	None

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	Same	No	No	No	None

Discussion: The SVSP EIR indicated that compliance with existing regulations and permit requirements would be sufficient to avoid impacts related to these issues. This conclusion remains appropriate for this Project because there is no new information indicating that geologic conditions are different than previously understood.

Mitigation Measures: None required.

VII. Hazards and Hazardous Materials

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Section 4.10	No	No	No	None
b) Create a significant hazard to the public or the environment though reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Same	No	No	No	Yes
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within on-quarter mile of an existing or proposed school?	Same	No	No	No	None

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Same	No	No	No	None
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	Same	No	No	No	None
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area?	Same	No	No	No	None
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Same	No	No	No	None
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	Same	No	No	No	None

Discussion: The SVSP EIR includes a brief overview for each impact topic, concluding that compliance with existing federal, state, and local regulations regarding the use, transport and disposal of hazardous materials would ensure most impacts will be less than significant. The exception was for unknown soil contamination, as land which was used for agricultural purposes may include undiscovered, underground storage tanks or other contamination issues; mitigation for this was included. The project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The SVSP EIR analysis also found that there would be sufficient emergency services and facilities and that the area was not located within an airport land use plan or other aviation hazard area. These conclusions still fit for the proposed project, which is within the same development footprint and contains the same types of uses.

The California Department of Forestry and Fire Protection (CAL FIRE) is the state agency responsible for wildland fire protection and management. As part of that task, CAL FIRE maintains maps designating Wildland Fire Hazard Severity zones. The City is not located within a Very High Fire Hazard Severity Zone, and is not in a CAL FIRE responsibility area; fire suppression is entirely within local responsibility. The project site is in an urban area, and therefore would not expose people to any risk from wildland fire.

Mitigation Measures: The SVSP EIR included a mitigation measure to address the low possibility that some contamination of soils still lingered due to past use of the land for agricultural purposes. The measure, Mitigation Measure 4.10-1, indicates that if evidence of contamination is observed (stained soils, unearthing of a tank, etc.) then proper testing and remediation is required, in coordination with the appropriate City Departments. This measure remains applicable to the project.

VIII. Hydrology and Water Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Violate any water quality standards or waste discharge requirements?	Section 4.13	No	No	No	None
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	Same	No	No	No	None
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?	Same	No	No	No	None
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site?	Same	No	No	No	None

e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted water?	Same	No	No	No	None
f) Otherwise substantially degrade water quality?	Same	No	No	No	Yes
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	Same	No	No	No	None
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	Same	No	No	No	None
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	Same	No	No	No	None
j) Inundation by seiche, tsunami, or mudflow?	Same	No	No	No	None

Discussion: A Drainage and Storm water Master Plan was prepared and approved by the City as part of the SVSP EIR. As noted in the EIR, the Drainage and Storm water Master Plan demonstrated that the increases in impervious surfaces being caused by buildout of the SVSP would be offset by proposed drainage facilities and storm water improvements. The project would offset increases in peak flow, no development would occur within the 100-year floodplain area, and consistency with existing City regulations would ensure that all homes would be elevated at least two feet above the 100-year water surface elevation. With regard to storm water quality, the EIR notes that there are existing programs, regulations, and permits in place to ensure that the project would not have significant effects related to water pollution from construction or operation, though a mitigation measure is included to require compliance with this regulations. The project is in an area of flat topography and is not near any large water bodies or dams/levees, so would not be subject to losses due to dam/levee failure, seiche, tsunami, or mudflow. The project falls within the development footprint of the SVSP, and includes the same types of land uses (residential, commercial, etc.), so the impacts previously analyzed in the EIR remain applicable to the currently proposed project.

Mitigation Measures: Mitigation Measure 4.13-1 was included to require compliance with the City's storm water quality standards, including preparation of a Storm water Pollution Prevention Plan. This measure remains applicable to the proposed project.

IX. Land Use and Planning

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Physically divide an established community?	Section 4.1	No	No	No	None
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	Same	No	No	No	Yes
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	Same	No	No	No	None

Discussion: The SVSP EIR concluded that there were some potential land use incompatibilities, but that these could be addressed by a mix of mitigation and compliance with the City Noise Ordinance and Grading Ordinance. Land use issues discussed and addressed included noise from McClellan overflights, agricultural uses in Placer County next to urban uses in the SVSP, and construction noise, and commercial land use noise. Note that overflight noise is a potential nuisance discussion requiring disclosure to future purchasers within the Project area; noise volumes do not exceed standards. It was concluded that the project would not physically divide an established community and that the project did not conflict with any land use policies or regulations, or with a Habitat Conservation Plan (or similar). The EIR concluded that all impacts of the SVSP could be reduced to less than significant levels with mitigation. The removal of 7.02 acres of P/QP land use from the project area does not conflict with any land use policy, as P/QP parcels are identified elsewhere in the plan area. The P/QP site that will be converted to HDR with this project was identified for a church use. Churches are permitted on parcels with a commercial, industrial and residential land uses. This project therefore does not have a new or more severe significant impact on land use policies related to mix of land uses. Furthermore, the project involves the same use types within the same development footprint, and therefore the conclusions of SVSP EIR remain applicable to the proposed project.

Mitigation Measures: Mitigation Measure 4.1-3 (McClellan overflight disclosure), 4.6-1 (construction noise) and 4.6-2 (commercial noise controls). The measure regarding disclosure ensure that people purchasing property within the project area which could be affected by overflight noise are aware of this potential affects. The disclosure measure is implemented by including a Condition of Approval requiring that the deed disclosures are a component of the Covenants, Conditions, and Restrictions for all affected properties. The condition has been addressed in the Development Agreement for the project area, so the measures are already complete. The construction noise and commercial noise control measures are applied during construction, so remain applicable to the proposed project.

X. Mineral Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	Section 4.7	No	No	No	None

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	Same	No	No	No	None

Discussion: The SVSP EIR indicated that there were no significant mineral resources in the area. This conclusion remains appropriate for this Project.

Mitigation Measures: None required.

XI. Noise

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Exposer of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Section 4.6	No	No	No	Yes
b) Exposure of persons to or generation of excessive ground borne vibration of ground borne noise levels?	Same	No	No	No	Yes
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	Same	No	No	No	None
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	Same	No	No	No	Yes

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	Same	No	No	No	None
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	Same	No	No	No	None

Discussion: The SVSP EIR addressed construction noise, roadway noise, noise from non-residential land uses, and aircraft overflight noise. Overflight noise has already been addressed in the Land Use section. Construction noise in general was discussed, and addressed via mitigation. For non-residential noise, two items were discussed in the EIR: commercial parcels adjacent to residential uses and parks next to residential uses. It was determined that commercial uses could generate noise incompatible with residential development, but that mitigation was sufficient to reduce this impact to less than significant levels. Park noise impacts were found to be less than significant, as the park is a neighborhood park with residential-compatible operational characteristics. The project includes these same use types and use interfaces, and the same construction area, so the conclusions and mitigation of the EIR remain applicable to the project.

Noise was determined to be an issue for all of the major roadways in the SVSP area. Mitigation was found to reduce noise volumes to levels within General Plan standards, and so impacts were found to be less than significant. As discussed in Air Quality, the proposed project will reduce trip generation as compared to the SVSP EIR, which will in turn reduce the number of vehicles traveling on roads and contributing to noise generation. The project would not result in new or more severe impacts than described in the SVSP EIR, and the impact conclusions of the EIR are unchanged.

Mitigation Measures: Mitigation Measures 4.1-3 (McClellan overflight disclosure), 4.6-1 (construction noise), 4.6-2 (commercial noise controls), and 4.6-4 (traffic noise attenuation) were applied in the SVSP EIR. Construction noise controls in the mitigation includes located fixed equipment away from noise sensitive uses and having a construction disturbance coordinator to address noise concerns. Commercial noise controls include locating equipment, delivery areas, and other noise sources away from sensitive receptors, and also use masonry walls between commercial sites and residential uses. Traffic noise attenuation also calls for the use of masonry walls along major roadways. These mitigation measures remain applicable to the proposed project.

XII. Population and Housing

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, though extension of roads or other infrastructure)?	Section 4.2	No	No	No	None
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	Same	No	No	No	None
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	Same	No	No	No	None

Discussion: The SVSP EIR indicated the SVSP would increase the number of housing units above those which had been anticipated in the General Plan, and analysis the effect on supporting services, infrastructure, and other issues related to environmental impacts. It was concluded that impacts would be significant and unavoidable. The proposed project involves the same number of housing units as analyzed in the SVSP EIR, but the project increase the amount of LDR units and decreases the amount of MDR units. For the purpose of population estimates, LDR and MDR population rates are the same, so the project will not have anew or more severe impact on the population growth rate of the area. Thus, the project will result in the same previously identified impacts. There are no existing houses in the project area, so no displacement of housing or people would occur.

Mitigation Measures: None required.

XIII. Public Services

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any the public services:					
a) Fire protection?	Section 4.11	No	No	No	None
b) Police protection?	Same	No	No	No	None
c) Schools?	Same	No	No	No	Yes
d) Parks?	Same	No	No	No	None
e) Other public facilities?	Same	No	No	No	None

Discussion: The SVSP EIR concluded that fire and police protection services, and other public services would not be negatively affected by the project. Parkland dedications where required with the SVSP and therefore impacts to park facilities was less than significant. The project will not change the number or housing units nor the type of land uses, and therefore the conclusions of SVSP EIR remain applicable to the proposed project.

An analysis of impacts to schools was included in the SVSP EIR, which concluded that two new elementary schools and one new intermediate school would be required in the project area. The high school students generated from the SVSP were assumed in the nearby high schools located outside the plan area. A portion of the SVSP lay within the Center School District and a portion lay within the Roseville City School District. While the project will not change the number of students generated from the project area, with the relocation of the HDR site to the P/QP site, the project would slightly increase the number of students anticipated for the Center School District and slightly decrease the number of students anticipated for the Roseville City School District. The project would increase the student population in the Center School district by eight (8) elementary students, five (5) middle school students, and seven (7) high school students. This increase is insignificant and can be accommodated within the planned schools' capacities. Both school districts were notified of the project and identified with payment of the per-

unit school fees, the project would not have a negative impact on schools. The developer is required to work with the School Districts to identify a Safe Routes to School program. Impacts to public services were determined to be less than significant, with mitigation.

Mitigation Measures: Mitigation Measure 4.11-3 requires a Safe Routes to School program, which would be implemented at the time of school construction, and remains applicable to the proposed project.

XIV. Recreation

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would occur or be accelerated?	Section 4.11	No	No	No	None
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Same	No	No	No	None

Discussion: The SVSP indicates that the required parkland dedication was met by dedication of parkland and through payment of park dedication in-lieu fees. As noted in the EIR, the payment of Citywide and neighborhood park fees will be required, and the payment of fees combined with the dedication of parkland will ensure that impacts to park services are less than significant. The project will not increase the number of residents anticipated for the SVSP nor decrease the amount of area dedicated to park and recreation uses and therefore, this significance conclusion remains applicable to the proposed project.

Mitigation Measures: None required.

XV. Transportation/Traffic

	Where Impact Was Analyzed In Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	Section 4.3	No	No	No	Yes
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	Same	No	No	No	Yes
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	Same	No	No	No	None
d) Substantially increase hazards due to a design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Same	No	No	No	None
e) Result in inadequate emergency access?	Same	No	No	No	None

f) Conflict with adopted policies, plans, or programs supporting public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	Same	No	No	No	None

Discussion: The SVSP EIR evaluated the traffic impacts to existing and future roadways from traffic being generated by the anticipated uses within the plan area. The EIR concluded that with mitigation, impacts to City roadways would be less than significant. Impacts to adjacent agency roadways was identified as a significant and unavoidable impact, and mitigation to lessen the impact was accepted. For the proposed project, the City Engineering Division reviewed the scope of changes and it was concluded that an updated traffic study was not required. With the elimination of the 7.02 acre P/QP site, the project will result in approximately 165 less peak hour trips and 1,650 less daily trips (this assumes a FAR of 0.30 on the 7.02 acres and a peak generation rate of 1.8 trips/1,000 SF of building). Therefore the project would not cause new or more severe impacts than already described in the SVSP EIR.

Mitigation Measures: Mitigation was included for each impacted facility, but these measures have already been incorporated into the City's Capital Improvement Program and fee programs. The measures are no longer necessary to impose on individual projects, as a mechanism for their funding and construction is already implemented.

XVI. Utilities and Service Systems

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	Section 4.12	No	No	No	None
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Section 4.12.1 & 4.12.3	No	No	No	None
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Section 4.12.3	No	No	No	None
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Section 4.12.1	No	No	No	None
e) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?	Section 4.12.3	No	No	No	None
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	Section 4.12.4	No	No	No	Yes
g) Comply with federal, state, and local statutes and regulations related to solid waste?	Same	No	No	No	None

Discussion: The SVSP EIR addressed water demand for the plan area and determined there was adequate supply to meet the anticipated water demands from development of the plan area. The project is converting some of the anticipated land uses with a lower water demand to a use with a higher demand (HDR to LDR and MDR to LDR), but is also eliminating 7.02 acres of P/QP. A water analysis was prepared for the currently proposed project to determine the water demands from the project. The water analysis considered new City-required [?] water conservation measures that were not considered with the original SVSP water demand modeling. The water analysis found that the project would increase the water demands for SVSP by 15 AFY. However with required [?] water conservation measures and the implementation of the modified Water Efficient Landscape Ordinance (WELO), overall potable water use for the project is reduced by 106 AFY. Therefore, the impact conclusions of the SVSP EIR with respect to water supply are still applicable to this project.

Development of the project area will require the construction of water lines and sewer lines and facilities, but these were previously identified through the infrastructure master plans developed for the SVSP. The project land use changes do not require any major changes or need for expanded facilities.

Unlike water demand, wastewater generation is based on broad land use categories and there is less variation between categories. As the currently proposed project does not change the land use categories, the project will have no effect on wastewater generation beyond that previously analyzed in the SVSP EIR. Environmental Utilities determined that the proposed project changes fell within the scope of the prior assessment. The SVSP EIR concluded that the Pleasant Grove Wastewater Treatment Plan was sized to accommodate flow from the plan area and that impacts would be less than significant. This conclusion remains applicable to the proposed project.

The SVSP EIR indicated that the Western Placer Waste Management Authority facilities would be used to dispose of solid waste, and that there was sufficient capacity to accept solid waste from the SVSP. Solid waste generation is based on population, and as the project will not change the estimated population for the plan area, the project falls within the scope of the prior analysis, and does not result in any new or expanded impacts to this previously-identified significant and unavoidable impact.

Mitigation Measures: Mitigation Measures 4.12.4-1 (expand the landfill) and 4.12.4-2 (diversion of construction debris) were included to require payment of fees to be used for landfill expansion and to require a 50% reduction in the construction waste stream. The landfill expansion measure has already been implemented, as fees are already in place that will apply to the proposed project. The remaining measure regarding diversion of construction debris remains applicable, as it is a project-level measure that applies during construction.

XVII. Mandatory Findings of Significance

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory?	SVSP EIR	No	No	No	None
b) Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	SVSP EIR	No	No	No	None
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	SVSP EIR	No	No	No	None

Discussion: The SVSP EIR evaluated the potential for project specific and cumulative impacts. The proposed project would make minor modifications to the land uses plan, would slightly reduce the P/QP (church) uses, but would not change the total number of residential units. Buildout of the SVSP with the proposed changes would be substantially consistent with the development assumptions of the previous SVSP EIR; therefore the project would not substantially increase the severity of the identified significant cumulative impacts or cause new significant cumulative impacts. Thus, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" relative to the mandatory findings.

ENVIRONMENTAL DETERMINATION:

In reviewing the site specific information provided for this project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that the findings of CEQA Section 15162 concerning the decision not to prepare a subsequent EIR and the findings of CEQA Section 15164 concerning the decision to prepare an Addendum can be made. As supported by substantial evidence within the Sierra Vista Specific Plan EIR (SCH #2008032115, ADOPTED ON MAY 5, 2010), the Lead Agency makes the following findings:

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

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

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

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

Addendum Prepared by:

Gina McColl

Gina McColl Associate Planner
City of Roseville, Planning Division

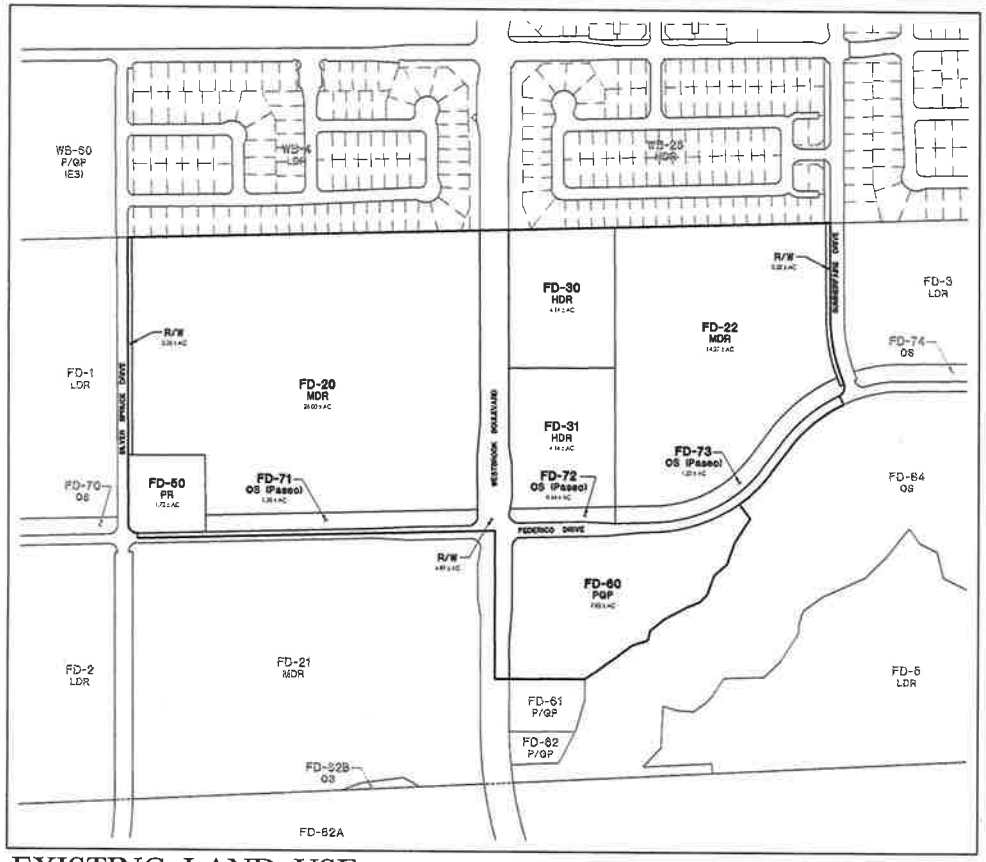
Attachments:

1. Environmental Document on which this Addendum relies: Sierra Vista Specific Plan Environmental Impact Report (this document can be found online at: http://www.roseville.ca.us/gov/development_services/_planning/specific_plans_n_planning_areas/sierra_vista_specific_plan.asp)
2. General Plan/Specific Plan Map Exhibit
3. General Plan Amendment – Redlines
4. Development Agreement Amendment
5. Specific Plan Amendment –Redlines (map amendment is reflected in Attachment 2)
6. Rezone Exhibit
7. Tentative Subdivision Map
8. Market Street Exhibit
9. Infrastructure Matrix
10. SVSP Federico Water Demand Technical Memo, Hydro Science, August 30, 2017
11. SVSP Federico Water Conservation Plan, Hydro Science, August 30, 2017
12. SVSP Federico Sanitary Sewer Master Plan Update Technical Memo, MacKay & Somps, August 16, 2017
13. Fiscal Analysis, EPS, August 7, 2017

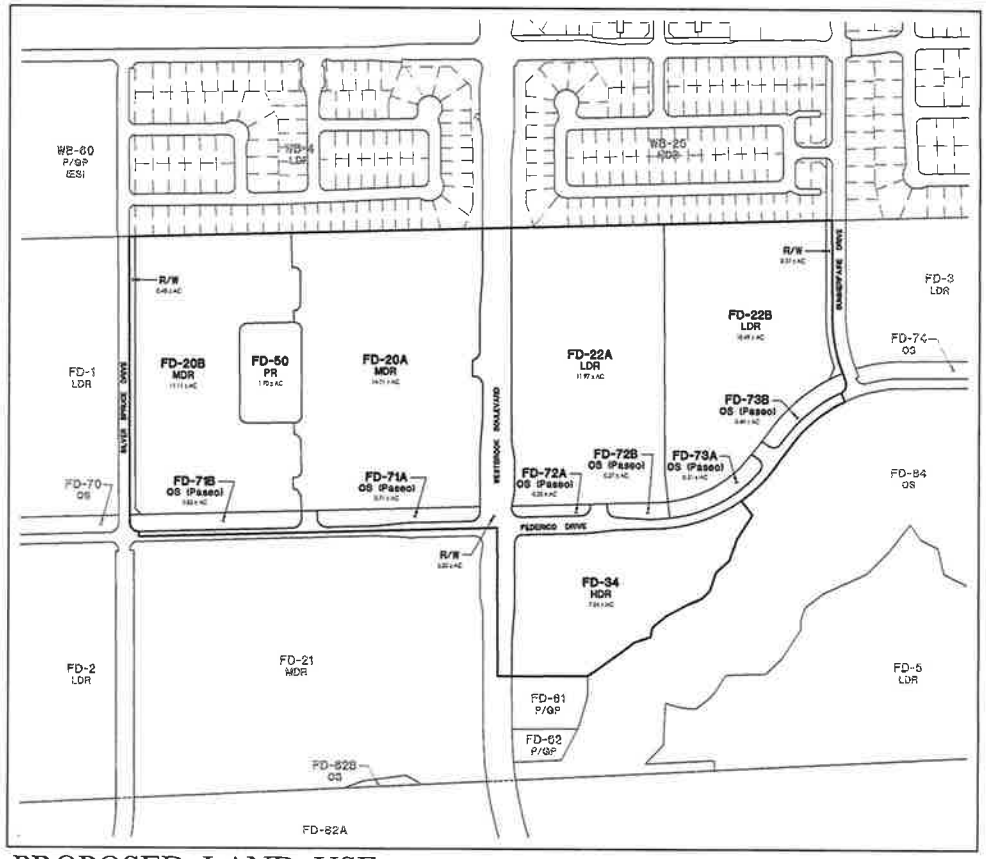
ATTACHMENT 1

Environmental Document on which this Addendum relies: Sierra Vista Specific Plan Environmental Impact Report (this document can be found online at:

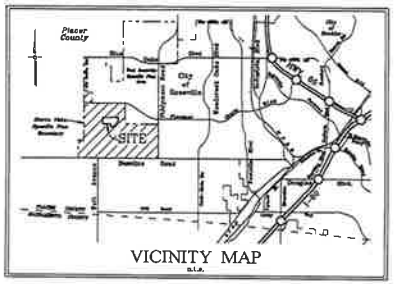
http://www.roseville.ca.us/gov/development_services/_planning/specific_plans_n_planning_areas/sierra_vista_specific_plan.asp)



EXISTING LAND USE



PROPOSED LAND USE



VICINITY MAP
n.t.s.

NORTH
0 100 200 400
SCALE: 1"=200'

EXISTING LAND USE SUMMARY

Parcel	Land Use	Acreage	Units	Density
FD-20	MDR (Residential)	26.00 ac	224 du	8.7 du/ac
FD-22	MDR (Residential)	14.27 ac	136 du	9.5 du/ac
FD-30	HDR (Residential)	4.14 ac	84 du	20.8 du/ac
FD-31	HDR (Residential)	4.14 ac	84 du	20.8 du/ac
FD-50	PR (Park)	1.72 ac		
FD-60	Public/Quasi Public (Church)	7.07 ac		
FD-71	Open Space (Passo)	.28 ac		
FD-72	Open Space (Passo)	0.84 ac		
FD-73	Open Space (Passo)	.32 ac		
ROW	Right-of-Way	3.38 ac		
Total		66.68 ac	528 du	

PROPOSED LAND USE SUMMARY

Parcel	Land Use	Acreage	Units	Density
FD-20A	MDR (Residential)	14.27 ac	110 du	7.7 du/ac
FD-20B	MDR (Residential)	11.11 ac	88 du	7.9 du/ac
FD-22A	LDR (Residential)	11.97 ac	74 du	6.3 du/ac
FD-22B	LDR (Residential)	10.49 ac	60 du	5.7 du/ac
FD-34	HDR (Condominiums)	7.04 ac	172 du	24.4 du/ac
FD-50	PR (Park)	1.72 ac		
FD-71A	Open Space (Passo)	0.71 ac		
FD-71B	Open Space (Passo)	0.82 ac		
FD-72A	Open Space (Passo)	0.70 ac		
FD-72B	Open Space (Passo)	0.27 ac		
FD-73A	Open Space (Passo)	0.51 ac		
FD-73B	Open Space (Passo)	0.49 ac		
ROW	Right-of-Way	6.11 ac		
Total		66.68 ac	504 du	

GENERAL PLAN AMENDMENT &
SPECIFIC PLAN AMENDMENT EXHIBIT

FEDERICO - PHASE 1

A portion of the Sierra Vista Specific Plan Area

Scale: 1" = 200' *Roseville, California* August 17, 201

WESTPARK communities

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-11

Sheet 1 of

Westpark Federico Phase 1 – GPA/SPA #3

ATTACHMENT 2

TABLE II-2
TOTAL LAND USE ALLOCATION

USE CATEGORY	GROSS[1] ACRES	% OF TOTAL ACRES
Residential (RES)	~~12,854~~ **12,861**	45%
Commercial (COM)	2,276	8%
Business Professional (BP)	792	3%
Industrial (IND)	2,369	8%
Open Space (OS)	3,151	11%
Park & Recreation (PR)	2,136	8%
Public/Quasi Public (P/QP)	~~2,719~~ ~~**2,712**~~	10%
Right of Way (ROW)	1,978	7%
TOTAL	**28,274**	**100%**

SOURCE: City of Roseville Planning Division
Updated: September 6, 2017

TABLE II-3
LAND USE ALLOCATION BY INCORPORATED SUBAREA (in acres)

SUBAREA	RES	COM[2]	BP	IND[3]	OS[4]	PR[5]	P/QP[6]	ROW	TOTAL ACRES
INFILL	3,349	571	201	914	479	465	2,109	426	8,514
SERSP	559	83	99	0	74	111	20	78	1,024
NERSP	132	300	308	0	94	13	10	97	954
NWRSP	1,759	119	11	0	155	353	107	159	2,663
NCRSP	656	339	162	78	183	100	75	232	1,825
NIPA	307	68	6	1,287	173	53	9	129	2,031
DWSP	659	13	0	0	98	378	4	51	1,203
HRNSP	294	162	0	0	37	37	48	99	677
NRSP	998	81	0	0	184	117	68	121	1,569
SRSP	616	35	5	0	270	78	23	90	1,117
WRSP	1,758	55	0	88	705	251	147	190	3,194
RGSP	21	29	0	0	0	0	0	0	50
DTSP	27	110	0	2	0	37	0	0	176
SVSP	~~1,133~~ **1,140**	241	0	0	357	105	~~72~~ **65**	173	2,081
CSP	248	19	0	0	177	16	10	32	502
ARSP	338	51	0	0	165	22	17	101	694
TOTAL ACRES	~~**12,854**~~ **12,861**	**2,276**	**792**	**2,369**	**3,151**	**2,136**	~~**2,719**~~ **2,712**	**1,978**	**28,274**

SOURCE: City of Roseville Planning Division
Updated: September 6, 2017

[1] Gross acreage includes road and highway rights-of-way, easements, etc.
[2] Commercial includes neighborhood commercial, community commercial, regional commercial and central business district.
[3] Industrial includes general industrial, light industrial, and transfer station.
[4] Open Space includes open space, floodway open space, paseos, wildlife/vernal pool preserves, and 80 acres of Urban Reserve.
[5] Parks and Recreation includes developed park and recreation areas and golf courses.
[6] Public/Quasi Public includes:, schools, churches, fire stations, electrical substations, corporation yards, well sites, tank and pump station sites, solid waste recycled drop off and park & ride lots.

Parcel Number	Land Use	Zoning	Acres	Allocated Units	Density	Undeveloped Units	Public Facilities Services Capacity
CO-21	MDR	RS/DS	7.8	70	9.0	70	Y
CO-22	MDR	RS/DS	4.8	43	9.0	43	Y
DF-20	MDR	RS/DS	14.5	113	7.8	113	Y
FD-20	MDR	RS/DS	25.2	226	9.0	226	Y
FD-21	MDR	RS/DS	22.7	204	9.0	204	Y
FD-22	MDR	RS/DS	14.3	128	9.0	128	Y
FD-23	MDR	RS/DS	15.9	143	9.0	143	Y
FD-24	MDR	RS/DS	10.7	96	9.0	96	Y
JM-20A	MDR	RS/DS	21.1	190	9.0	190	Y
JM-20B	MDR	RS/DS	18.8	169	9.0	169	Y
JM-21	MDR	RS/DS	18.7	168	9.0	168	Y
KT-20	MDR	RS/DS	22.5	202	9.0	202	Y
KT-21A	MDR	RS/DS	18.6	167	9.0	167	Y
KT-21B	MDR	RS/DS	18.6	167	9.0	167	Y
WB-20	MDR	RS/DS	20.3	162	8.0	162	Y
WB-21	MDR	RS/DS	8.1	65	8.0	65	Y
WB-22	MDR	RS/DS	13.1	104	7.9	104	Y
WB-23	MDR	RS/DS	16.2	130	8.0	130	Y
WB-24	MDR	RS/DS	7.5	60	8.0	60	Y
WB-25	MDR	RS/DS	14.2	114	8.0	114	Y
MDR Subtotal			**327.9**	**2,849**		**2,849**	
CG-30	HDR	R3	14.0	420	30.0	420	Y
CG-31	HDR	R3	14.6	420	28.8	420	Y
~~FD-30~~	~~HDR~~	~~R3~~	~~4.1~~	~~86~~	~~21.0~~	~~86~~	~~Y~~
~~FD-31~~	~~HDR~~	~~R3~~	~~4.1~~	~~86~~	~~21.0~~	~~86~~	~~Y~~
FD-32	HDR	R3	8.9	178	20.0	178	Y
FD-33	HDR	R3	8.6	172	20.0	172	Y
FD-34	HDR	R3	7.04	172	24.4	172	Y
JM-30	HDR	R3	6.1	138	22.6	138	Y
KT-30	HDR	R3	7.5	150	20.0	150	Y
WB-30	HDR	R3	4.8	120	25.0	120	Y
WB-31	HDR	R3	8.2	207	25.2	207	Y
WB-32	HDR	R3	8.0	200	25.0	200	Y
WB-33	HDR	R3	6.5	162	24.9	162	Y
HDR Subtotal			**95.4**	**2,339**		**2,339**	
FD-41	CMU	CMU/SA	5.7	40	7.0	40	Y
JM-40	CMU	CMU/SA	5.7	40	7.0	40	Y
KT-40A	CMU	CMU/SA	5.2	39	7.5	39	Y
KT-40B	CMU	CMU/SA	18.3	136	7.4	136	Y
Mixed Use Subtotal			**34.9**	**255**		**255**	
Total			**1,103.1**	**8,679**		**8,679**	

FIG. X-12

Sierra Vista Specific Plan

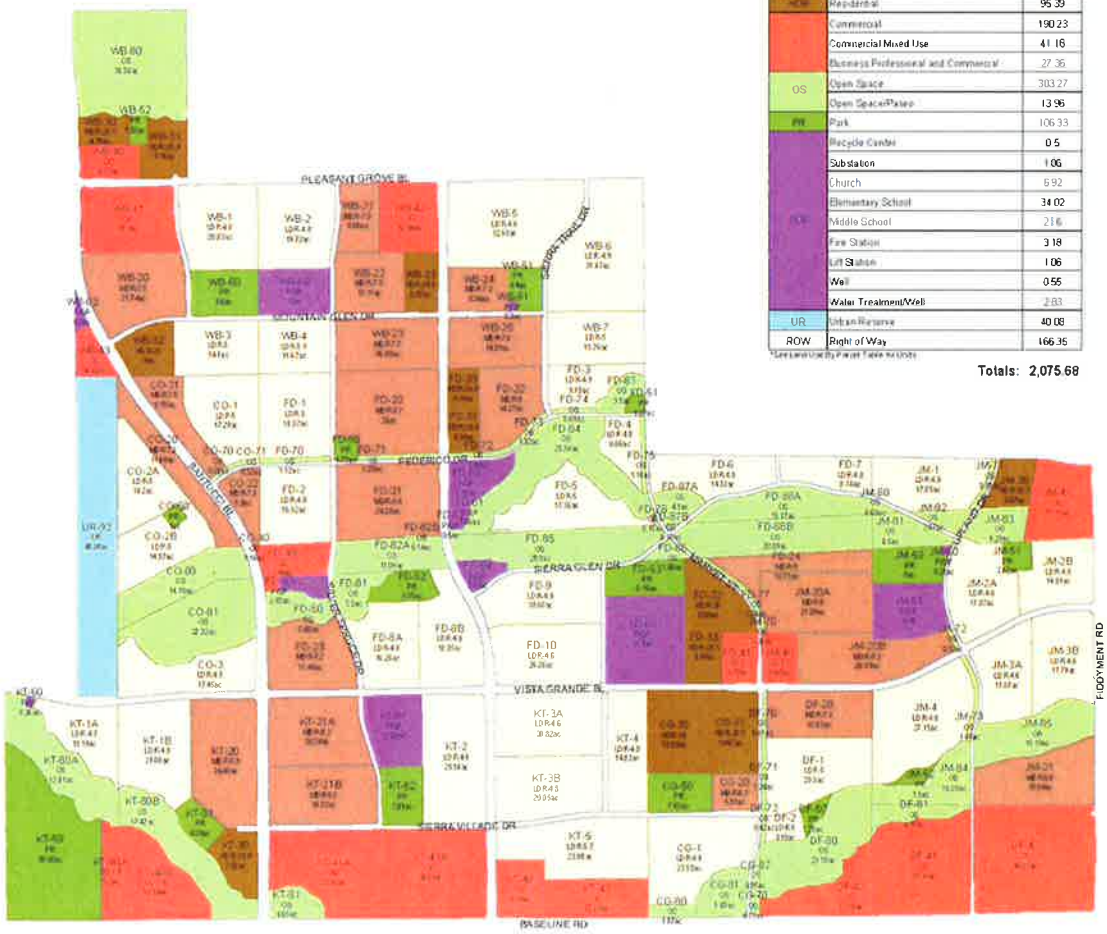
Undeveloped Residential Land Inventory

Update figure with GPA land Use.
Affordable Housing site relocated to parcel FD-60

	Land Use Designation	Acres
LDR	Residential	670.55
MDR	Residential	349.26
HDR	Residential	95.39
	Commercial	190.23
	Commercial Mixed Use	41.16
	Business Professional and Commercial	27.36
OS	Open Space	303.27
	Open Space/Plaza	13.96
PR	Park	106.33
PQF	Recycle Center	0.5
	Substation	1.06
	Church	6.92
	Elementary School	34.02
	Middle School	21.6
	Fire Station	3.18
	Lift Station	1.06
	Well	0.55
	Water Treatment/Well	2.83
UR	Urban Reserve	40.08
ROW	Right of Way	166.35

*See Land Use By Parcel Table for Units

Totals: 2,075.68



Note:
Underlying parcel basemap used in this figure is not regularly updated
Refer to the City's website for the most current Specific Plan and Planning Area land use maps

0 0.15 0.3 0.6
Miles

S:\Arcdata\planning\Map Library\Projects\Housing Element Update 2012\GP Maps\GP_Fig.X-12_SVSP.mxd

CITY OF ROSEVILLE GENERAL PLAN

FIRST AMENDMENT OF DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND WESTPARK SIERRA VISTA, LLC, AS ASSIGNEE OF WESTPARK FEDERICO, LLC, MOURIER INVESTMENTS, LLC, AND FEDERICO-TYLER FAMILY LIMITED PARTNERSHIP RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN

This First Amendment of Development Agreement is entered into this ____ day of _____, 2017, by and between the CITY OF ROSEVILLE, a municipal corporation ("City") and WESTPARK SIERRA VISTA, LLC, a California limited liability company ("Westpark Sierra Vista"), as Assignee of WESTPARK FEDERICO, LLC, a California limited liability company ("Westpark Federico"), MOURIER INVESTMENTS, LLC, a California limited liability company ("Mourier"), and FEDERICO-TYLER FAMILY LIMITED PARTNERSHIP, a California limited partnership ("Federico") (collectively, "Landowner"), pursuant to Sections 65864 through 65869.5 of the Government Code of California.

RECITALS

A. Westpark Sierra Vista's predecessor in interest, Westpark Federico, along with Mourier and Federico and City, entered into a Development Agreement (the "Development Agreement") which was approved by the City Council of City on May 19, 2010, and recorded on June 18, 2010, in the Official Records of Placer County as Document No. 2010-0045943-00. Westpark Federico assigned its interest in the Development Agreement to Westpark Sierra Vista pursuant to that certain Assignment and Assumption Agreement Relative to the Sierra Vista Specific Plan Development Agreement dated as of January 5, 2011, and recorded January 12, 2011, as Document No. 2011-0003089-00, in the Official Records of Placer County, California. Except as otherwise defined herein, all capitalized terms used herein shall have the meanings ascribed thereto in the Development Agreement.

B. Westpark Sierra Vista's predecessor in interest, Westpark Federico, along with Mourier, Federico, and City entered into the Development Agreement relative to development within a portion of the Sierra Vista Specific Plan Area ("Specific Plan", "SVSP" or "Plan Area"), as such is more precisely defined in Exhibits "A" and "B" of the Development Agreement (the "Property").

C. This First Amendment to the Development Agreement (the "First Amendment") affects certain portions of the Property (the "First Amendment

Property"), as described in Exhibit "A" and Exhibit "B" attached to this First Amendment, and shall run with the land described in Exhibits "A" and "B" hereto. This First Amendment does not affect or apply in any manner with respect to the remainder of the Property described in the Development Agreement.

D. Concurrent with its consideration of this First Amendment, City is processing a General Plan Amendment (Resolution No. _____), Specific Plan Amendment (Resolution No. _____), Rezone (Ordinance No. _____), and a Small Lot Tentative Subdivision Map (SUB-_____) for purposes of redesignating, rezoning, and subdividing the First Amendment Property. City and Landowner wish to enter into this First Amendment in order to provide consistency with these land use approvals for the First Amendment Property.

E. The First Amendment is authorized by Section 1.4 of the Development Agreement.

NOW THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. AMENDMENT OF DEVELOPMENT AGREEMENT. The following sections and exhibits of the Development Agreement are hereby amended as follows to reflect and incorporate the land use changes for the First Amendment Property:

a. REVISED SECTION 2.2. The summary table of Section 2.2 ("Vested Entitlements") is revised as follows:

"Low Density Residential	951 units on	189.9 Net Acres;
Medium Density Residential	641 units on	77.8 Net Acres;
High Density Residential	522 units on	24.5 Net Acres;
Community Commercial		7.5 Net Acres;
Community Commercial/Commercial Mixed Use	40 units on	5.7 Net Acres;
Park		16.5 Net Acres;
Open Space		112.0 Net Acres;
Open Space (paseo)		7.5 Net Acres;
Schools		21.6 Net Acres;
Electric Substation		1.1 Net Acres;
Water Treatment/Well Site		2.8 Net Acres;
Church		6.9 Net Acres;
Recycle Center		0.5 Net Acres;
Fire Station		3.2 Net Acres;
Right of Way		37.6 Net Acres."

b. REVISED SECTION 2.6.2.1. Section 2.6.2.1 is revised in its entirety to read as follows:

"2.6.2.1 Affordable Obligation. Landowner agrees that one hundred and seventy-two (172) affordable rental units will be reserved within the First Amendment Property, including eighty-six (86) units for rental to very low income households and eighty-six (86) units for rental to low income households as follows:

Parcel	Total Units In Parcel	Total Affordable Unit Allocation	Very Low Income Rental Units	Low Income Rental Units
FD-34	172	172	86	86
Total	172	172	86	86

c. REVISED SECTION 3.12. Section 3.12 is revised in its entirety to read as follows to reflect and incorporate the land use changes for the First Amendment Property:

"3.12. Parks, Open Space, and Bike Trails. Landowner shall dedicate to City a total of 16.54 acres of active park land and 119.54 acres of open space lands, pay fees for construction of park improvements, paseo improvements, road improvements, open space frontage improvements, and trail improvements and construct park frontage improvements as set forth in this Section and the Phasing Plan as shown in Exhibit "BB".

Landowner shall not construct any private single family access gates or private access from single family homeowner's property onto public spaces, such as parks, preserves, and paseos. Additionally, Landowner shall place the foregoing restriction as applicable to homeowners in the CC&Rs for any single family residential subdivision."

d. REVISED SECTION 3.12.1. Section 3.12.1 is revised in its entirety to read as follows to reflect and incorporate the land use changes for the First Amendment Property:

"3.12.1 Park and Open Space Dedications. Landowner shall dedicate to City a total of 16.5 acres of active neighborhood parkland, 7.54 acres open space paseo and 112.0 acres of open space. The following four park parcels, eight open space paseo parcels, and twelve open space parcels shall be dedicated to City as described below and shown in Exhibit "BB":

1. A 1.7-acre, more or less, portion of the Property for the purposes of a public park, shown as Parcel FD-50;

2. A 1.1-acre, more or less, portion of the Property for the purpose of a public park, shown as Parcel FD-51;

3. A 5.5-acre, more or less, portion of the Property for the purpose of a public park, shown as Parcel FD-52;

4. A 8.1-acre, more or less, portion of the Property for the purpose of a public park, shown as Parcel FD-53;

5. A 1.12-acre, more or less, portion of the Property for the purpose of an open space paseo, shown as Parcel FD-70;

6. A 0.71-acre, more or less, portion of the Property for the purpose of an open space paseo, shown as Parcel FD-71A, and a 0.82-acre, more or less, portion of the Property for the purpose of an open space paseo, shown as Parcel FD-71B;

7. A 0.25-acre, more or less, portion of the Property for the purpose of an open space paseo, shown as Parcel FD-72A, and a 0.27-acre, more or less, portion of the Property for the purpose of an open space paseo, shown as Parcel FD-72B;

8. A 0.51-acre, more or less, portion of the Property for the purpose of an open space paseo, shown as Parcel FD-73A, and a 0.49-acre, more or less, portion of the Property for the purpose of an open space paseo, shown as Parcel FD-73B;

9. A 0.27-acre, more or less, portion of the Property for the purpose of an open space paseo, shown as Parcel FD-74A, and a 0.33-acre, more or less, portion of the Property for the purpose of an open space paseo, shown as Parcel FD-74B;

10. A 1.17-acre, more or less, portion of the Property for the purpose of an open space paseo, shown as Parcel

FD-75;

11. A 0.15-acre, more or less, portion of the Property for the purpose of an open space paseo, shown as Parcel FD-76;

12. A 1.36-acre, more or less, portion of the Property for the purpose of an open space paseo, shown as Parcel FD-77;

13. A 5.7-acre, more or less, portion of the Property for the purposes of drainage, flood control, bike trails, fuel modification (i.e., fire breaks), and preservation of wetland habitat and open space, shown as Parcel FD-80;

14. A 5.5-acre, more or less, portion of the Property for the purposes of drainage, flood control, bike trails, fuel modification (i.e., fire breaks), and preservation of wetland habitat and open space, shown as Parcel FD-81;

15. A 11.1-acre, more or less, portion of the Property for the purposes of drainage, flood control, bike trails, fuel modification (i.e., fire breaks), and preservation of wetland habitat and open space, shown as Parcel FD-82A;

16. A 0.1-acre, more or less, portion of the Property for the purposes of drainage, flood control, bike trails, fuel modification (i.e., fire breaks), and preservation of wetland habitat and open space, shown as Parcel FD-82B;

17. A 3.4-acre, more or less, portion of the Property for the purposes of drainage, flood control, bike trails, fuel modification (i.e., fire breaks), and preservation of wetland habitat and open space, shown as Parcel FD-83;

18. A 25.3-acre, more or less, portion of the Property for the purposes of drainage, flood control, bike trails, fuel modification (i.e., fire breaks), and preservation

of wetland habitat and open space, shown as Parcel FD-84;

19. A 20.8-acre, more or less, portion of the Property for the purposes of drainage, flood control, bike trails, fuel modification (i.e., fire breaks), and preservation of wetland habitat and open space, shown as Parcel FD-85;

20. A 1.7-acre, more or less, portion of the Property for the purposes of drainage, flood control, bike trails, fuel modification (i.e., fire breaks), and preservation of wetland habitat and open space, shown as Parcel FD-86;

21. A 4.1-acre, more or less, portion of the Property for the purposes of drainage, flood control, bike trails, fuel modification (i.e., fire breaks), and preservation of wetland habitat and open space, shown as Parcel FD-87A;

22. A 0.2-acre, more or less, portion of the Property for the purposes of drainage, flood control, bike trails, fuel modification (i.e., fire breaks), and preservation of wetland habitat and open space, shown as Parcel FD-87B;

23. A 13.2-acre, more or less, portion of the Property for the purposes of drainage, flood control, bike trails, fuel modification (i.e., fire breaks), and preservation of wetland habitat and open space, shown as Parcel FD-88A; and

24. A 20.9-acre, more or less, portion of the Property for the purposes of drainage, flood control, bike trails, fuel modification (i.e., fire breaks), and preservation of wetland habitat and open space, shown as Parcel FD-88B.

Landowner shall dedicate any park lands, open space paseos and open space Parcels within the Property provided that the applicable final Large Lot Subdivision Map creating a separate parcel for the subject site has been recorded. City shall accept such dedication of any park lands, open space paseos

and open space Parcels at the time when all infrastructure improvements (e.g., curb and gutter, roadway, utilities, utility stubs, etc.) adjacent to the parcels, i.e., frontage along the parcel, are substantially complete. In the event the Landowner uses any of the above mentioned parcels for temporary construction activity or staging (e.g., detention basins, rock crushing operations, dirt/debris stockpiling, etc.), the Landowner shall, prior to acceptance by City, restore the site to a like condition to what existed prior to such temporary construction or staging activity."

e. REVISED SECTION 3.17.1.2. Section 3.17.1.2 is revised in its entirety to reflect and incorporate the land use changes for the First Amendment Property, including adding a new final paragraph which is only applicable to the First Amendment Property, to read as follows:

"3.17.1.2 If Landowner, by itself or in conjunction with Participating Owners, desires to pursue a Community Facilities District, City and Landowner (and Participating Owners, if applicable), agree that, with the consent of Landowner (and Participating Owners, if applicable), and to the extent permitted by law, City and Landowner (and Participating Owners, if applicable), shall use their best efforts to cause bonds to be issued and in amounts sufficient to affect the purposes of this section. City and Landowner (and Participating Owners, if applicable), further agree that, with the consent of Landowner (and Participating Owners, if applicable), or their successor(s) in interest, and to the extent permitted by law, the City agrees to the following:

(a) Maximum Annual Taxes for residential units, when aggregated with all other existing or expected taxes and assessments (excluding homeowners association assessments), shall not exceed 2.00% of the assessed valuation, net of the homeowner's exemption (2% Test).

(b) The Special Tax shall be levied for as long as needed to service the principal and interest on bond debt, and to pay for any additional authorized facilities not reimbursed with bond proceeds as defined in the Funding, Construction, and Acquisition Agreement. However, the Special Tax shall be levied for a period that allows for at least two non-overlapping bond sales to cover deferred fees as set forth in (i) below. The Special Tax levied may exceed 50 years.

(c) City shall not unreasonably deny the Maximum

Annual Tax escalating at 2% per year.

(d) Authorized facilities shall include, among other items, development impact fees for public improvements.

(e) Annual Costs shall provide that special taxes not used for debt service and City administration be paid to Participating Owners, including Landowner, for any authorized facilities not reimbursed with bond proceeds (pay-as-you-go). City shall reasonably consider a reasonable interest component for any authorized facilities reimbursed with pay-as-you-go provided for in the Funding, Construction and Acquisition Agreement defined below.

(f) Landowner and Participating Owners, if applicable, may utilize the Statewide Community Infrastructure Program ("SCIP") program for any eligible impact fees.

(g) Landowner, and Participating Owners, if applicable, may utilize a phased bond sale or sales.

(h) Landowner, and Participating Owners, if applicable, may utilize private placement of bonds.

(i) Except for the First Amendment Property, bond proceeds from bond sales commencing in the year 31 timeframe shall include an amount no greater than $5,600 per residential unit, adjusted as the SPRTA Tier II Traffic Fee may be subsequently adjusted, consisting of a portion or all of the following fees set forth in this Agreement or otherwise provided in the Roseville Municipal Code that would normally be paid at the time of issuance of building permits for low, medium or high density residential dwelling units:

(1) City-Wide Park Fee (Section 3.12.4)

(2) City Public Facilities Fee (Roseville Municipal Code Chapter 4.52);

(3) Public Benefit Fee (Section 3.14.3).

City reserves the discretion to determine which portions (amount) of each of the fees described in above subsections (1), (2), and (3) may be deferred to the bond sale. Notwithstanding any provision in this Agreement to the contrary, any amount exceeding $5,600, adjusted as the SPRTA Tier II Traffic Fee may be subsequently adjusted (or exceeding such actual lesser amount for MDR or HDR units determined by City), per residential unit shall be due and payable to City upon issuance of a building permit commencing with the first applicable building permit for the SVSP. Notwithstanding any other provision in this Agreement to the contrary, if any of the fees described in above subsections (1), (2), and (3) are required by City for non-residential development then such fees shall be collected upon issuance of building permit commencing with the first applicable building permit.

Should SPRTA approve any portion or all of the Tier II Traffic Fee for portions of the Property other than the First Amendment Property being likewise deferred to payment from bond sale proceeds commencing in the year 31 timeframe, then such amount per residential unit deferred for the Tier II Traffic Fee shall reduce dollar-for-dollar the above-referenced per residential unit fees otherwise deferred to future bond sale proceeds as provided for in this Section 3.17.1.2 (i). For portions of the Property other than the First Amendment Property, if SPRTA Tier II traffic fees cannot be so deferred to payment from bond sale proceeds commencing in the year 31 timeframe, City shall within the rate and method for Project CFD(s) other than for the First Amendment Property provided for in Section 3.17 accommodate total additional pay-as-you-go revenue up to $500 per residential unit for City-Wide park improvements from the pay-as-you-go financing over a period starting in year 10 of the Project CFD(s) for other than the First Amendment Property, up to $100 per residential unit per year for 5 years, provided, however, that City constructs City-Wide park

improvements in either the SVSP or WRSP within twenty-four (24) months of commencement of collection of such additional pay-as-you-go revenues. In the event that City does collect such additional pay-as-you-go revenues, and proceeds forward to construct such improvements, the City Public Facilities Fee referenced herein to be deferred to payment from bond sale proceeds commencing in the year 31 timeframe shall be reduced by $500 per unit to account for the additional pay-as-you-go revenues required by City.

Each Participating Owner shall only be responsible for its pro-rata share of special taxes as set forth in the rate and method for the Project CFD(s).

For the First Amendment Property, the only fee deferral eligible to be paid with bond proceeds from future bond sales commencing in the year 31 timeframe shall be, should SPRTA approve such deferral, up to fifty percent (50%) of the SPRTA Tier II Traffic Fee that would otherwise be paid at the time of issuance of building permits for low, medium, and high density residential dwelling units, and there shall be no fee deferral of any City fees for such residential dwelling units in the First Amendment Property to bond proceeds from bond sales commencing in the year 31 timeframe.

Should the Project CFD(s) including the Property (but excluding the First Amendment Property) not be formed at the time that any particular building permit is issued within a large lot map parcel on the Property outside of the First Amendment Property, or any property owner in the SVSP desires to pay such fees in this Section 3.17.1.1 (i) rather than defer payment to such future CFD bond proceeds, the fees set forth in this Section 3.17.1.2 (i) for such building permit(s) shall not be eligible to be paid in such CFD bond proceeds but, notwithstanding any provision in this Agreement to the contrary, shall be paid at the time of issuance of such building permit(s). Upon formation of the Project CFD(s) including the Property (but excluding the First Amendment Property), the fees set forth in this Section 3.17.1.2 (i) for unbuilt residential units shall be paid from bond proceeds in such bond sales commencing in the year 31 timeframe, unless an SVSP property owner desires to pay such fees at the time of issuance of building permit(s).

f. EXHIBITS. The exhibits attached to the Development Agreement are proposed to be either deleted and replaced by new exhibits attached to this First Amendment, in the case of Exhibits E, F, BB, and DD, or are attached to this First Amendment as exhibits for this First Amendment only, in the case of Exhibits A and B, as follows:

Exhibit A – Legal Description of First Amendment Property
Exhibit B - Plat of First Amendment Property
Exhibit E – Land Use Plan
Exhibit F - Affordable Housing Sites
Exhibit BB – Parks and Open Space
Exhibit DD – Bikeway Master Plan

2. CONSISTENCY WITH GENERAL PLAN. The City Council has found and determined that this First Amendment of the Development Agreement is consistent with the General Plan and the Sierra Vista Specific Plan.

3. AMENDMENT. This First Amendment amends, but does not replace or supersede, the Development Agreement, except as specified herein, and is limited and applies only to development of the First Amendment Property, and does not affect or apply in any manner with respect to the development of any other property within the Sierra Vista Specific Plan Area, including, without limitation, any other portion of the Property. As amended hereby, the Development Agreement remains in full force and effect.

4. FORM OF AMENDMENT. This First Amendment is executed in two duplicate originals, each of which is deemed to be an original.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this First Amendment in duplicate by its City Manager and attested to by its City Clerk under the authority of Ordinance No. _____, adopted by the Council of the City of Roseville on the ____ day of _____, 2017.

[Signatures on following pages]

CITY OF ROSEVILLE,
A municipal corporation

By:_____
Rob Jensen
City Manager

ATTEST:

By:_____
Sonia Orozco
City Clerk

APPROVED AS TO FORM;

By:_____
Robert R. Schmitt
City Attorney

APPROVED AS TO SUBSTANCE:

By:_____
Kevin Payne
Development Services Director

LANDOWNER:

Federico/Tyler Family Limited Partnership, a California limited partnership

By:_____
Leonard A. Federico, Trustee of James A. and Grace R. Federico Family Revocable Trust, as Amended and restated in 2005
Partner

By:_____
Grace R. Federico, Trustee of the James A. and Grace R. Federico Family Revocable Trust, as Amended and restated in 2005
Partnership

By:_____
Anna Starks, Trustee of the Anna J. Starks Revocable Trust UTA February 14, 2000
Partner

By:_____
Leonard A. Federico, Trustee of the Leonard and Virginia Federico Family Trust dated November 20, 2001
Partner

By:_____
Janet M. Wright, Trustee of the Michael M. Wright Family Trust dated March 22, 2002
Partner

By:_____
Gary J. Federico, Trustee of the Gary J. and Annie L. Federico Family Revocable Trust UTA dated

June 29, 2000
Partner

MOURIER INVESTMENTS, LLC
a California limited liability company

By:_____
John L. Mourier, III
Managing Member

WESTPARK SIERRA VISTA, LLC, a California limited liability company

By:_____
Its:_____

EXHIBIT A

Legal Description of First Amendment Property

Lots 2 through 10, inclusive, and Lot 14 as shown and so designated on that certain Final Map entitled "Sierra Vista – Federico Large Lot Subdivision, Subdivision No. PL 15-0192" filed for record on _____, 2017 in Book ___ of Maps, at Page _____, Placer County Records.

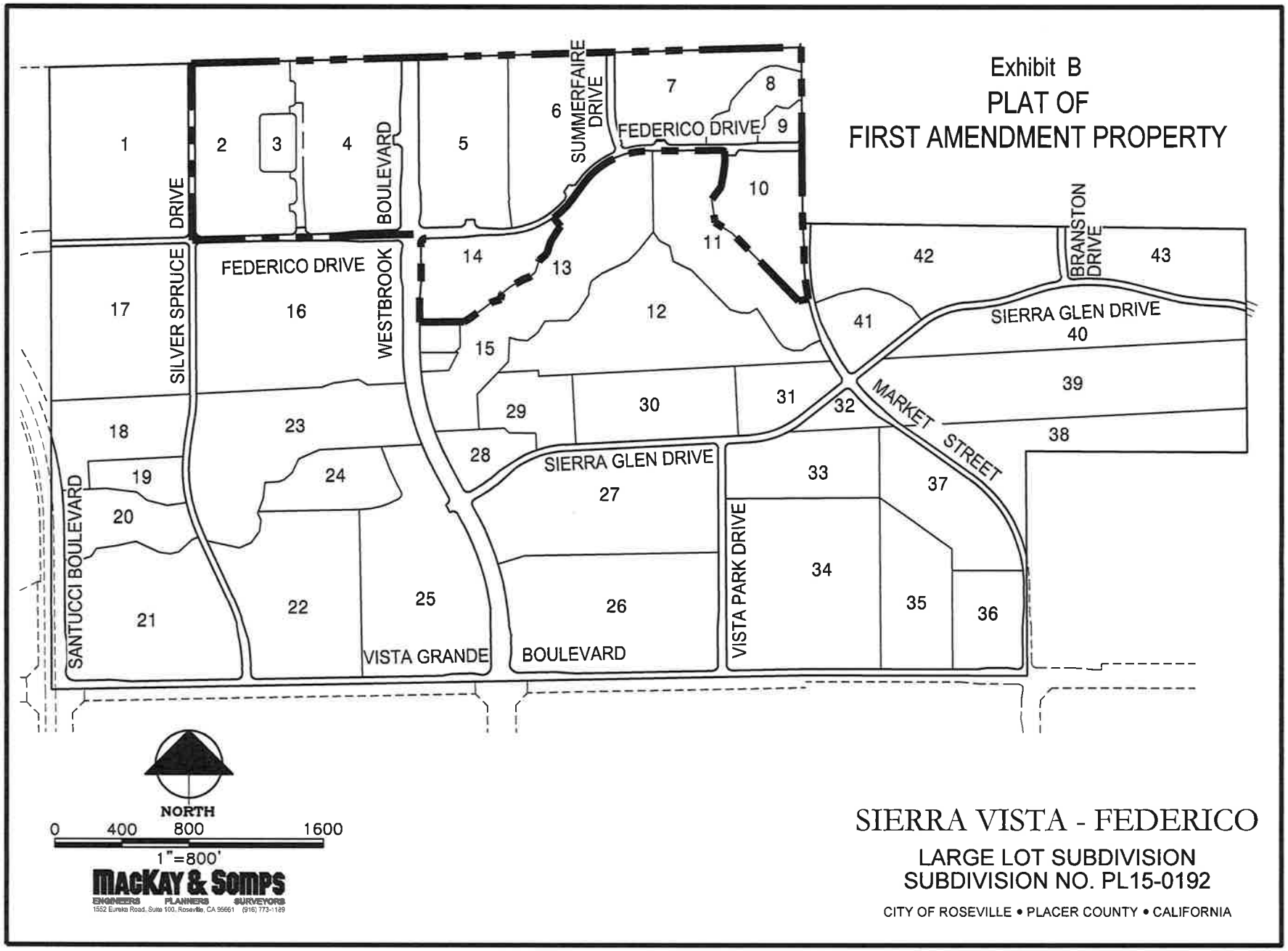


Exhibit B
PLAT OF
FIRST AMENDMENT PROPERTY
SILVER SPRUCE DRIVE
FEDERICO DRIVE
WESTBROOK BOULEVARD
SUMMERFAIRE DRIVE
FEDERICO DRIVE
BRANSTON DRIVE
SIERRA GLEN DRIVE
MARKET STREET
SIERRA GLEN DRIVE
SANTUCCI BOULEVARD
VISTA GRANDE BOULEVARD
VISTA PARK DRIVE
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NORTH
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1"=800'
MacKay & Somps
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189
SIERRA VISTA - FEDERICO
LARGE LOT SUBDIVISION
SUBDIVISION NO. PL15-0192
CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

Exhibit BB

Parks and Open Space

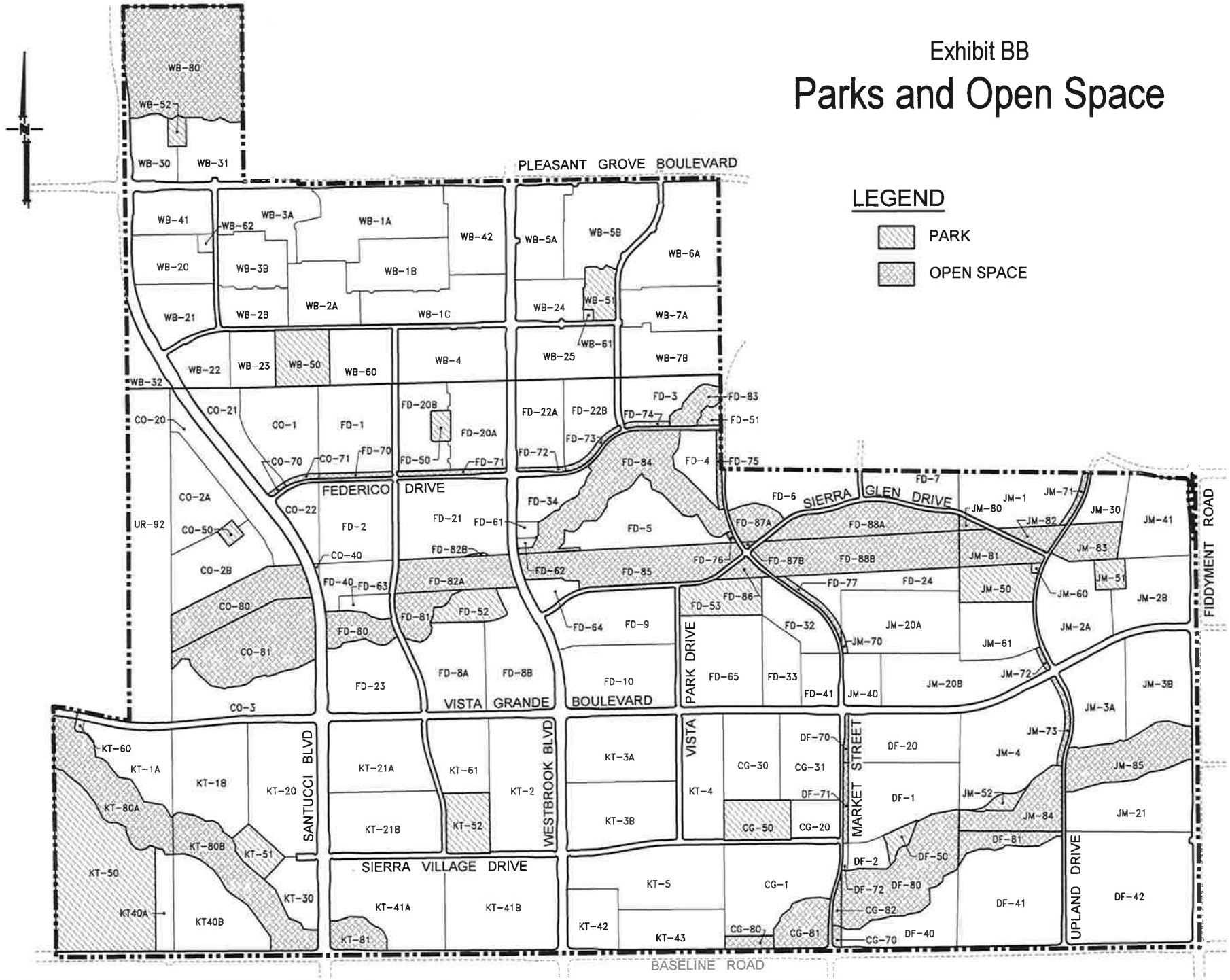


Exhibit BB

Exhibit DD

Bikeway Master Plan

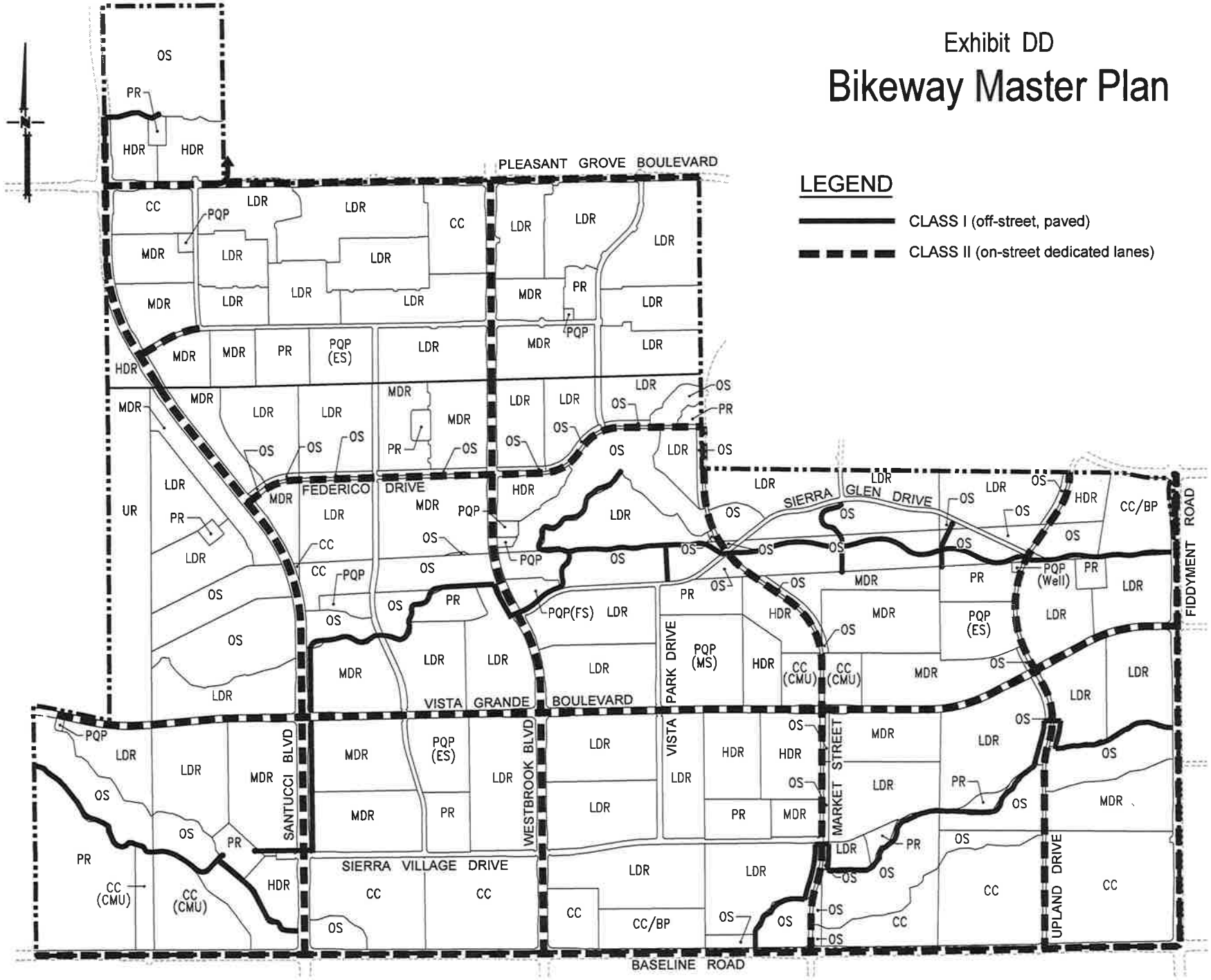


Exhibit DD

Exhibit E

Land Use Plan

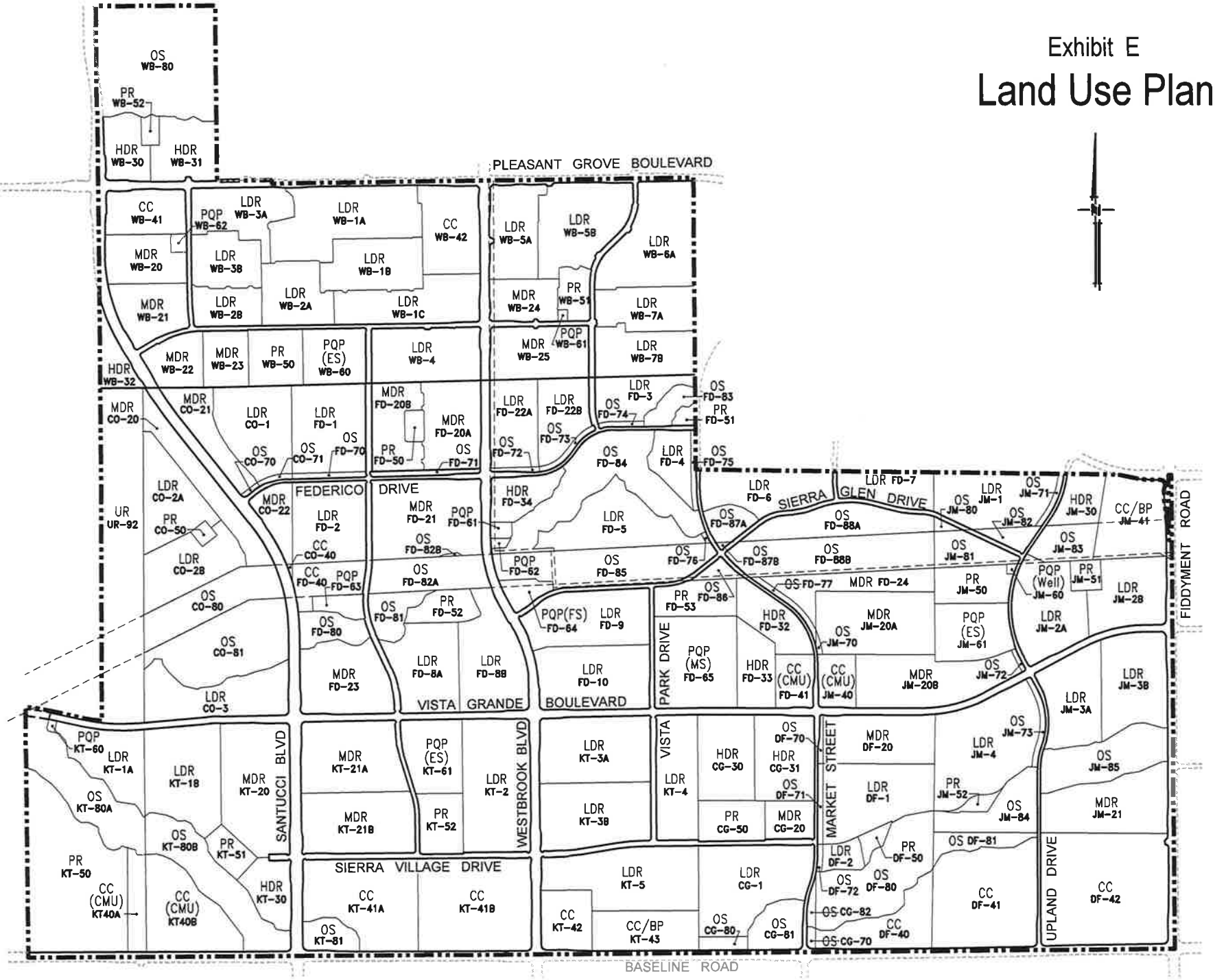


Exhibit E

Exhibit F

Affordable Housing Sites

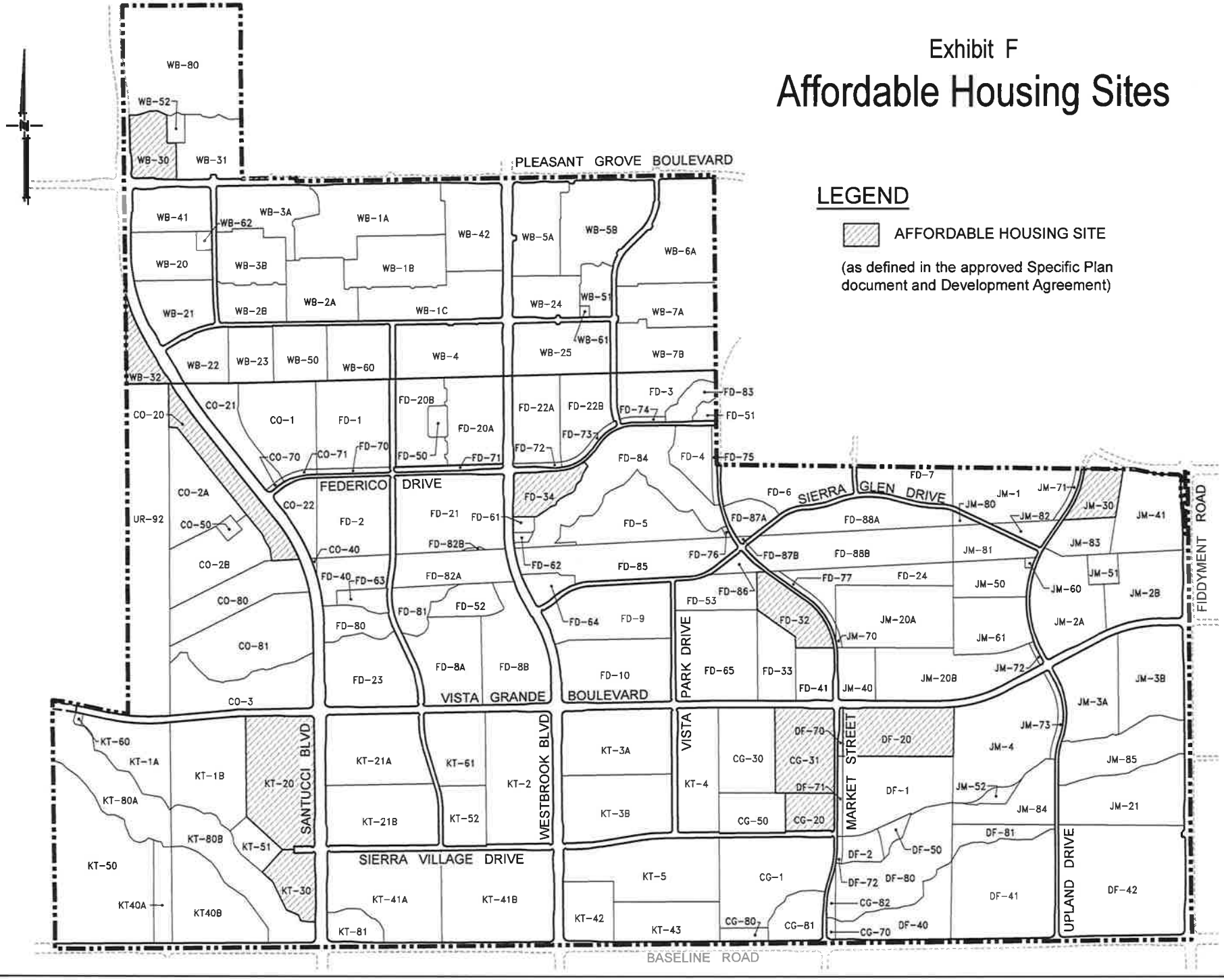


Exhibit F

ATTACHMENT 5

Federico Phase 1 SPA

Redline Change Pages
for
Sierra Vista Specific Plan

City Submittal Draft #1
June 6, 2017

1.2 Project Objectives

The ultimate development pattern and urban framework for the SVSP are guided by the following objectives:

- **Complete Comprehensive Planning for the SVSP Area:** Formulate a specific plan and related land use planning documents and regulatory approvals for the SVSP as a means of expanding the City in an orderly manner, and that accommodates Roseville's share of future regional population growth, that is compatible with surrounding land uses, that complements the pattern and intensity of existing development in the City, and that provides new benefits to the City.
- **Mix of Land Uses:** Provide for a mix of land uses within the SVSP to create a balanced community with 8,679 residential units on approximately 1,139 ~~1,133~~ acres; 241 acres of commercial, commercial mixed-use, and business professional uses; 487 ~~494~~ acres of parks and open space, and supporting public/quasi-public uses; and 40 acres of urban reserve.
- **Existing Policies:** Satisfy the City policies, regulations and expectations as defined in the General Plan, City/Placer County Memorandum of Understanding (MOU), City/USFWS MOU, Growth Management Visioning Committee recommendations, Council Edge Policy, Zoning Ordinance, Improvement Standards, and other applicable plans, documents, and programs adopted by the City.
- **Blueprint Consistency:** Provide for development that meets the City's nine identified Blueprint implementation strategies to achieve the Blueprint Principles adopted by the City Council in June 2005. Achieve project design characteristics that are reflective of the general policy direction embodied in the City's adopted General Plan and Blueprint implementation strategies, including connectivity between neighborhoods commercial uses, and schools and parks. By focusing development on lands adjacent to existing urban areas and infrastructure, the Blueprint strives to reduce the pressure to urbanize other agricultural or habitat lands within the greater Sacramento region, and thereby minimize long-term environmental impacts within the region.
- **Commercial/Employment Center:** Provide for retail/commercial and office opportunities along key sub-regional transportation corridors such as Baseline Road and Santucci Blvd.
- **Jobs/Housing Balance:** Strive for a land use mix and pattern of development that provides linkages between jobs and employment uses, will provide a reasonable jobs/housing balance, and will maintain the fiscal viability of the City.
- **Housing Opportunities:** Plan for approximately 8,679 residential units to provide housing choices in varying densities that respond to all market segments, including opportunities for rental units and affordable housing consistent with the City's General Plan.

Table 4-1: Plan Area Land Use Summary

Land Use Designation		Applied Zoning Districts	Acres	% of Total Acres	Units	% of Total Units
Residential Neighborhoods						
LDR	Low Density Residential	RS/DS	645.0 ~~622.7~~	31.1 ~~30.0~~%	3,182 ~~3,026~~	36.7 ~~34.8~~%
LDR	LDR – Age Restricted	RS/DS	91.6	4.4%	493	5.7%
MDR	Medium Density Residential	RS/DS	311.3 ~~326.2~~	15.0 ~~15.7~~%	2,479 ~~2,635~~	28.6 ~~30.4~~%
HDR	High Density Residential	R3	90.8 ~~92.0~~	4.4%	2,270	26.2%
Sub-totals			**1,138.7** ~~**1,132.5**~~	**54.9%** ~~**54.5%**~~	**8,424**	**97.1%**
Commercial and Employment						
CC	Community Commercial (Commercial Mixed Use)	CMU/SA	35.0	1.7%	255	2.94%
CC/BP	Community Commercial/ Business Professional (Mixed Use)	CC/SA	27.4 ~~39~~	1.32%	--	--
CC	Community Commercial	CC & GC	178.2	8.6%	--	--
Sub-totals			**240.6**	**11.6%**	**255**	**2.94%**
Open Space/Public						
P/QP	Public/Quasi-Public	P/QP	64.7 ~~71.72~~	3.1 ~~3.45~~%	--	--
PR	Parks & Recreation	PR	105.4	5.1%	--	--
OS	Open Space	OS	303.2~~7~~	14.6~~1~~%	--	--
OS	Paseo (60'-wide)	OS	13.9~~6~~	0.7 ~~0.67~~%	--	--
UR	Urban Reserve	UR	40.1 ~~08~~	1.9~~3~~%	--	--
Sub-totals			**527.3** ~~**534.5**~~	**25.4** ~~**25.8**~~**%**	**--**	**--**
Right of Way/ Landscape Corridor			169.1 ~~168.1~~	8.1%	--	--
TOTAL			**2075.7 ac**	**100%**	**8,679 du**	**100%**

Note: See Table 7-4 for net Paseo total acres

Last Updated: May 9, 2017~~April 20, 2016~~

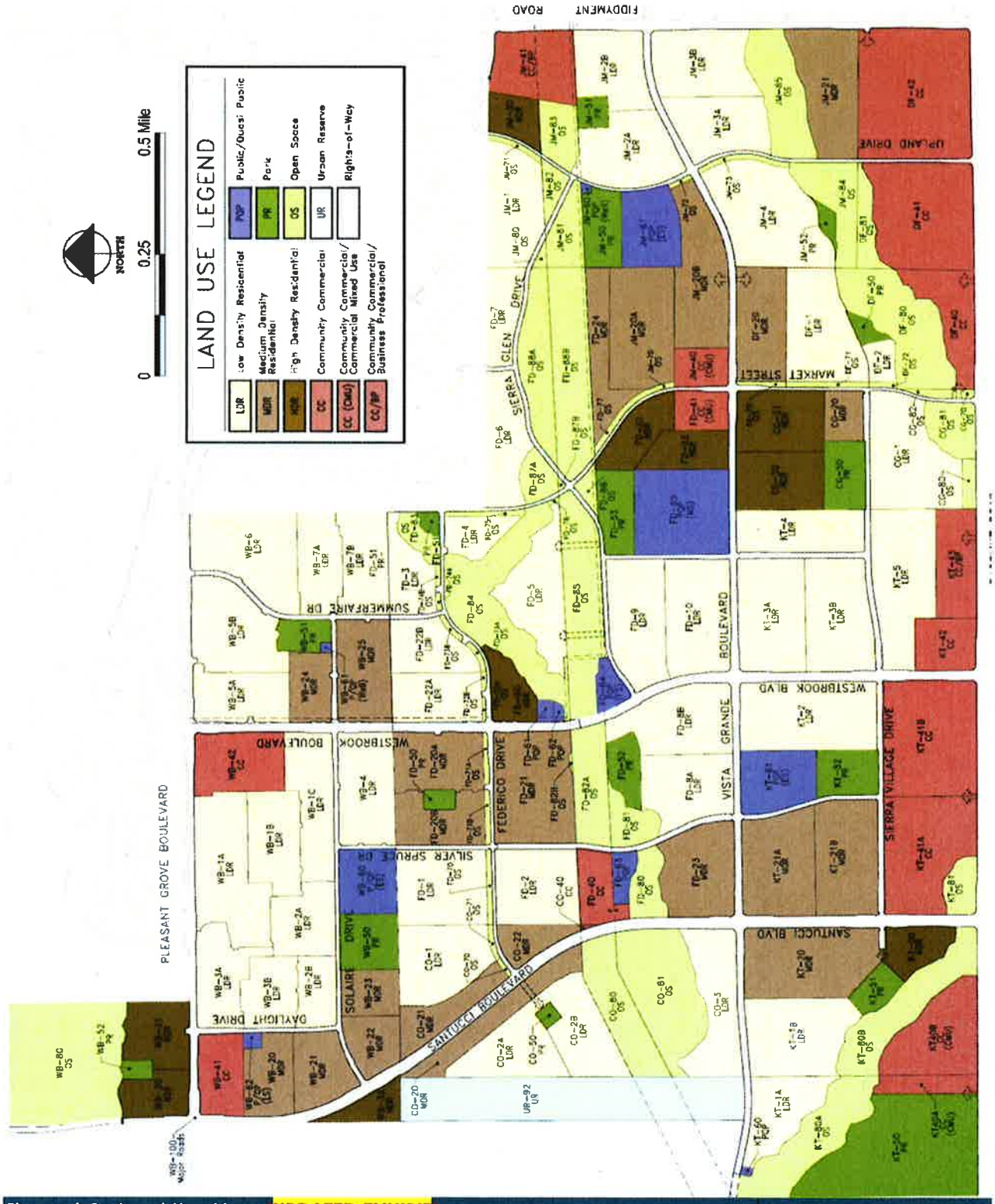


Figure 4-1: Land Use Map **UPDATED EXHIBIT**

Map Updated April 20, 2016 – Westbrook Phase 2 & 3

Table 4-2: Land Use, Zoning, & Acreage by Parcel (cont.)

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	FINALED UNITS	AVAILABLE UNITS	DENSITY
FD-1	LDR (Residential)	RS/DS	18.37	91	0	0	5.0
FD-2	LDR (Residential)	RS/DS	16.92	81	0	0	4.8
FD-3	LDR (Residential)	RS/DS	9.15	46 ~~45~~	0	0	5.0 ~~4.9~~
FD-4	LDR (Residential)	RS/DS	6.52~~6.66~~	33 ~~32~~	0	0	5.1 ~~4.8~~
FD-5	LDR (Residential)	RS/DS	17.36	87	0	0	5.0
FD-6	LDR (Residential)	RS/DS	14.32	69	0	0	4.8
FD-7	LDR (Residential)	RS/DS	8.74	42	0	0	4.8
FD-8A	LDR (Residential)	RS/DS	16.26	78	0	0	4.8
FD-8B	LDR (Residential)	RS/DS	18.85	86	0	0	4.6
FD-9	LDR (Residential)	RS/DS	18.68	109 ~~91~~	0	0	5.8 ~~4.9~~
FD-10	LDR (Residential)	RS/DS	20.26	93	0	0	4.6
FD-20A	MDR (Residential)	RS/DS	14.21 ~~26.00~~	110 ~~226~~	0	0	7.7 ~~8.7~~
FD-20B	MDR (Residential)	RS/DS	11.11	88	0	0	7.9
FD-21	MDR (Residential)	RS/DS	24.28	204	0	0	8.4
FD-22A	LDR ~~MDR~~ (Residential)	RS/DS	11.97 ~~14.27~~	76 ~~128~~	0	0	6.3 ~~9.0~~
FD-22B	LDR (Residential)	RS/DS	10.49	60	0	0	5.7
FD-23	MDR (Residential)	RS/DS	17.46	143	0	0	8.2
FD-24	MDR (Residential)	RS/DS	10.71	96	0	0	9.0
~~FD-30~~	~~HDR (Residential)~~	~~R3~~	~~4.14~~	~~86~~	~~0~~	~~0~~	~~20.8~~
~~FD-31~~	~~HDR (Residential)~~	~~R3~~	~~4.14~~	~~86~~	~~0~~	~~0~~	~~20.8~~
FD-32	HDR (Residential)	R3	8.88	178	0	0	20.0
FD-33	HDR (Residential)	R3	8.56	172	0	0	20.1
FD-34	HDR (Residential)	R3	7.04	172	0	0	24.4
FD-40	CC (Commercial)	CC	7.46				
FD-41	Commercial Mixed Use	CMU/SA	5.75	40	0	0	20.0
FD-50	PR (Park)	PR	1.70 ~~1.73~~				
FD-51	PR (Park)	PR	1.12 ~~1.07~~				
FD-52	PR (Park)	PR	5.51				
FD-53	PR (Park)	PR	8.15				
~~FD-60~~	~~Public/Quasi-Public (Church)~~	~~P/QP~~	~~6.92~~				
FD-61	Public/Quasi-Public (Electrical Substation)	P/QP	1.06				
FD-62	Public/Quasi-Public (Recycle Center)	P/QP	0.50				
FD-63	Public/Quasi-Public (Water Treatment/Well)	P/QP	2.83				
FD-64	Public/Quasi-Public (Fire Station)	P/QP	3.18				
FD-65	Public/Quasi-Public (Middle School)	P/QP	21.60				
FD-70	OS (Open Space/Paseo)	OS	1.12				
FD-71	OS (Open Space/Paseo)	OS	1.53 ~~1.28~~				
FD-72	OS (Open Space/Paseo)	OS	0.52 ~~0.44~~				
FD-73	OS (Open Space/Paseo)	OS	1.00 ~~1.32~~				
FD-74	OS (Open Space/Paseo)	OS	0.60 ~~0.69~~				
FD-75	OS (Open Space/Paseo)	OS	1.17 ~~1.16~~				
FD-76	OS (Open Space/Paseo)	OS	0.15				
FD-77	OS (Open Space/Paseo)	OS	1.36				
FD-80	OS (Open Space)	OS	5.66				
FD-81	OS (Open Space)	OS	5.50				
FD-82A	OS (Open Space)	OS	11.09				
FD-82B	OS (Open Space)	OS	0.14				
FD-83	OS (Open Space)	OS	3.38 ~~3.50~~				
FD-84	OS (Open Space)	OS	25.34				
FD-85	OS (Open Space)	OS	20.80				
FD-86	OS (Open Space)	OS	1.68				
FD-87A	OS (Open Space)	OS	4.10				
FD-87B	OS (Open Space)	OS	0.18				
FD-88A	OS (Open Space)	OS	13.17				
FD-88B	OS (Open Space)	OS	20.89				
Sub-totals (Federico)			**468.38~~469.35~~**	**2,154**	**0**	**0**	

Table 4-2: Land Use, Zoning, & Acreage by Parcel (cont.)

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	FINALED UNITS	AVAILABLE UNITS	DENSITY
UR-92	Urban Reserve	UR	40.08				
Sub-totals (Urban Reserve)			**40.08**	**0**	**0**	**0**	
WB-1A	LDR (Residential – Age-Restricted)	RS/DS	22.5	87	0	0	4.0
WB-1B	LDR (Residential – Age-Restricted)	RS/DS	14.2	87	0	0	6.0
WB-1C	LDR (Residential – Age-Restricted)	RS/DS	14.8	85	0	0	6.0
WB-2A	LDR (Residential – Age-Restricted)	RS/DS	11.4	66	0	0	6.0
WB-2B	LDR (Residential – Age-Restricted)	RS/DS	6.9	35	0	0	5.0
WB-3A	LDR (Residential – Age-Restricted)	RS/DS	11.6	66	0	0	6.0
WB-3B	LDR (Residential – Age-Restricted)	RS/DS	10.2	67	0	0	7.0
WB-4	LDR (Residential)	RS/DS	16.0	100	0	0	6.3
WB-5	LDR (Residential)	RS/DS	30.5	157	0	0	5.0
WB-6	LDR (Residential)	RS/DS	21.6	103	0	0	5.0
WB-7	LDR (Residential)	RS/DS	25.1	145	0	0	5.8
WB-20	MDR (Residential)	RS/DS	10.0	73	0	0	7.3
WB-21	MDR (Residential)	RS/DS	10.0	72	0	0	7.2
WB-22	MDR (Residential)	RS/DS	7.4	54	0	0	7.3
WB-23	MDR (Residential)	RS/DS	7.2	59	0	0	8.0
WB-24	MDR (Residential)	RS/DS	7.5	53	0	0	7.0
WB-25	MDR (Residential)	RS/DS	14.3	100	0	0	7.0
WB-30	HDR (Residential)	R3	7.9	237	0	0	30.0
WB-31	HDR (Residential)	R3	11.1	255	0	0	29.0*
WB-32	HDR (Residential)	R3	5.1	128	0	0	25.0
WB-41	CC (Commercial)	CC	10.0				
WB-42	CC (Commercial)	CC	14.5				
WB-50	PR (Park)	PR	8.7				
WB-51	PR (Park)	PR	4.40				
WB-52	PR (Park)	PR	1.5				
WB-60	Public/Quasi-Public (Elementary School)	P/QP	10.00				
WB-61	Public/Quasi-Public (Well)	P/QP	0.30				
WB-62	Public/Quasi-Public (Lift Station)	P/QP	0.80				
WB-80	OS (Open Space)	OS	36.6				
Sub-totals (Westbrook)			**352.1**	**2,029**	**0**	**0**	
ROW	Right of Way/Landscape Corridors		169.1 ~~168.1~~				
Sub-totals (ROW)			**169.1 ~~168.1~~**	**0**	**0**	**0**	
Total			2,075.7	8,679	0	0	

Table Updated May 9, 2017 – Federico Phase 1 SLTM and SPA ~~March 9, 2017 – WB-4 & WB-7 Unit Transfer~~

High Density Residential (HDR)	
Density:	13.0 to 30.0 dwelling units per acre
Applied Zoning District:	R3 Attached Housing
Description:	The High Density Residential (HDR) land use designation primarily accommodates attached housing, but depending on the unit type, could also include detached housing, within the density range noted above. The types of housing units that could be accommodated in this designation include, but are not limited to, detached townhomes, courtyard townhomes/condominiums, garden-style apartments, and podium design apartments/ condominiums. Where an HDR site abuts a substation site, a minimum 12-foot separation is required between structures on the HDR site and an adjoining property line on the substation site. In addition, these types of multi-family housing provide for both a mix of for-sale and for-rent units and may be utilized to help achieve the SVSP's affordable housing plan.
Permitted Uses and Development Standards	As specified in the City of Roseville Zoning Ordinance.

Residential Unit Transfers

There may be a desire or need to adjust (reduce or increase) the number of units assigned to some large-lot residential parcels. These adjustments may be permitted, pursuant to the provisions outlined in section 10.8 (Residential Unit Transfers) of this Specific Plan.

Custom Homes

Custom homes may be designated for construction in any low density residential subdivision in the SVSP. Custom homes are single-family residential units that have unique exterior styling and individualized interior floor plans, such that each home's architectural design is distinct from others in the subdivision. Typically, custom homes have detailed architectural features and upscale amenities that give them an appearance and character similar to, or qualitatively exceeding that of individually designed homes found in the City's other custom and/or executive housing neighborhoods.

While the SVSP does not predetermine the location of custom home subdivisions, they may be created subject to market demand and

C. Parks, Open Space, and Public Areas

Approximately ~~24%~~ 25% of the Sierra Vista Specific Plan has been designated for public uses and open space. As illustrated on the land use plan, this includes parcels for Public/Quasi-Public (P/QP), Parks and Recreation (PR), Open Space, and Paseos (OS). The SVSP incorporates several parcels for P/QP uses to support development of schools and public facilities. Numerous park sites are also provided throughout the Plan Area's residential neighborhoods. Among these is a planned "Signature Park" that would function as a citywide amenity. Open Space areas are a significant component of the SVSP, which provide areas for habitat preserves or passive recreation. All open space and public uses have been designated and are sized consistent with General Plan policies and standards. Open Space parcels were identified in cooperation with federal resource agencies as part of the City's Resource Agency Early Consultation Process. In addition, approximately 2% of the Plan Area is designated as Urban Reserve (UR), which is a holding designation that anticipates future urbanization.

Public/Quasi-Public (P/QP)	
Applied Zoning Districts:	P/QP
Description:	The Public/ Quasi-Public land use designation accommodates a variety of public-serving uses and facilities. These sites will provide for public schools (one middle school and three elementary schools), ~~a church,~~ and a fire station. In addition, sites for the construction of various essential service facilities are provided throughout the Plan Area, in accordance with requirements of the City's utility departments. These include facilities for an electric substation, groundwater wells, water treatment, water storage tanks, and solid waste recycling. Municipal and school facilities are discussed in more detail in Public Services Plan and Utilities Plan (Chapters 7 and 8).
Permitted Uses and Development Standards	As specified in the City of Roseville Zoning Ordinance.

Table 5-2: Affordable Housing Goal	
Income Category	**Units Required to Meet Goal**
40% Very-Low-Income	347 du
40% Low-Income	347 du
20% Middle-Income	174 du
Total Affordable Housing Need	868 du (10% of 8,679 du)

Allocation of Affordable Housing Goal

The affordable housing units within the SVSP have been allocated to specific MDR and HDR parcels as identified in Table 5-3, with designated parcels reflected on Figure 5-1. The intent is to distribute affordable units throughout the Plan Area. In addition, through implementation of the Affordable Housing Plan, the City should work with property owners to define alternative solutions, such as carriage units or granny flats in LDR and MDR areas, which also meet the intent of the Program.

Table 5-3: Affordable Housing Allocation

Parcel	Land Use	Total Units in Parcel	Total Affordable Allocation	Very Low Income Rental	Low Income Rental	Middle[2] Income Purchase
CG-20	MDR	44	20			20
CO-20	MDR	84	34			34
DF-20[1]	MDR	113	23	9	9	5
KT-20	MDR	202	31			31
CG-31	HDR	420	80	40	40	
~~**FD-30**~~	~~HDR~~	~~86~~	~~86~~	~~43~~	~~43~~	
~~**FD-31**~~	~~HDR~~	~~86~~	~~86~~	~~43~~	~~43~~	
FD-32	HDR	178	43			43
FD-34	HDR	172	172	86	86	
KT-30	HDR	150	124	62	62	
JM-30	HDR	138	138	69	69	
WB-30	HDR	237	237[3]	68	169[3]	
WB-32	HDR	128	128[3]	92	36[3]	
Total			**1,030[3]**	**426**	**471[3]**	**133**

1 Carriage units are intended to fulfill the very-low and low income obligation
2 Middle-income purchase unit obligations may also be fulfilled via additional low-income rental units. 41 middle-income units were converted to low-income units via the Westbrook SPA approved in 2016.
3. Includes 162 units transferred to Westbrook from WRSP Parcel W-16.

NOTE: SVSP Section 5.4 allows for the transfer of affordable units. Check with the Housing Division to confirm current affordable housing obligations.

Parks and Open Space Provided

Approximately 423 acres of the Sierra Vista Specific Plan has been designated for citywide parks, neighborhood parks, paseos, and open space Preserves. Specifically, the Plan Area designates approximately 105 acres for citywide and neighborhood parks, 14 acres for paseos, and 304 acres for open space areas. Sierra Vista's park lands are summarized in Table 7-3 and sited throughout the Plan Area as illustrated on Figure 7-1.

Credited Parks and Open Space

A total of 195.6 acres of credited park land are required within the Plan Area in order to comply with the General Plan's park land dedication requirements. This includes land for citywide and neighborhood parks, as well as open space.

Each acre set aside for active park use is credited as a full acre towards meeting the General Plan park dedication requirement. Depending on the ultimate use, recreational value, or application of Sierra Vista's open space parcels, full or partial credit may be granted for open space land containing informal recreational facilities, paseos, open space amenities, or natural features.

Park land credits for each parcel are outlined in Table 7-3, with a cumulative summary summarized in Table 7-4, below. The credits applied are reflective of each parcel's recreational value as a park or open space amenity.

Table 7-3: Park and Open Space Lands and Credits by Parcel

Parcel	Type	Acreage	Credit Ratio	Credited Ac.
Citywide Park Facilities				
KT-50	Citywide Park	39.95	1:1	39.95
Subtotal		*39.95 ac.*		*39.95 ac.*
Neighborhood Parks				
CG-50	Neighborhood Park	7.63	1:1	7.63
CO-50	Neighborhood Park	1.00	1:1	1.00
DF-50	Neighborhood Park	1.79	1:1	1.79
FD-50	Neighborhood Park	1.70 ~~1.73~~	1:1	1.70 ~~1.73~~
FD-51	Neighborhood Park	1.12 ~~1.07~~	1:1	1.12 ~~1.07~~
FD-52	Neighborhood Park	5.51	1:1	5.51
FD-53	Neighborhood Park/School	8.15	1:1	8.15
JM-50	Neighborhood Park/School	8.00	1:1	8.00
JM-51	Neighborhood Park	2.62	1:1	2.62
JM-52	Neighborhood Park	1.50	1:1	1.50
KT-51	Neighborhood Park	4.24	1:1	4.24

Table 7-3: Park and Open Space Lands and Credits by Parcel

Parcel	Type	Acreage	Credit Ratio	Credited Ac.
KT-52	Neighborhood Park/School	7.61	1:1	7.61
WB-50	Neighborhood Park/School	8.7	1:1	8.7
WB-51	Neighborhood Park	4.40	1:1	4.40
WB-52	Neighborhood Park	1.53	1:1	1.53
Subtotal		65.50 ~~48~~ ac.		65.50 ~~48~~ ac.
Open Space				
CG-80	Open Space	1.87	1:5	0.37
CG-81	Open Space	6.83	1:5	1.37
CG-82	Open Space	0.95	1:5	0.19
CO-80	Open Space - powerline	14.18	1:10	1.42
CO-81	Open Space	22.92	1:5	4.58
DF-80	Open Space	21.58	1:5	4.32
DF-81	Open Space	4.71	1:5	0.94
FD-80	Open Space	5.66	1:5	1.13
FD-81	Open Space	5.50	1:5	1.10
FD-82A	Open Space - powerline	11.09	1:10	1.11
FD-82B	Open Space	0.14	1:5	0.03
FD-83	Open Space	3.38 ~~50~~	1:5	0.68 ~~70~~
FD-84	Open Space	25.34	1:5	5.07
FD-85	Open Space - powerline	20.80	1:10	2.08
FD-86	Open Space - powerline	1.68	1:10	0.17
FD-87A	Open Space	4.10	1:5	0.82
FD-87B	Open Space - powerline	0.18	1:10	0.02
FD-88A	Open Space	13.17	1:5	2.63
FD-88B	Open Space - powerline	20.89	1:10	2.09
JM-80	Open Space	0.63	1:5	0.13
JM-81	Open Space - powerline	6.50	1:10	0.65
JM-82	Open Space - powerline	2.67	1:10	0.27
JM-83	Open Space - powerline	6.25	1:10	0.63
JM-84	Open Space	10.38	1:5	2.08
JM-85	Open Space	15.19	1:5	3.04
KT-80A	Open Space	17.91	1:5	3.58
KT-80B	Open Space	17.42	1:5	3.48
KT-81	Open Space	4.65	1:5	0.93
WB-80	Open Space	36.58	1:5	7.32
Paseos	Open Space – Paseos (see Table 7-5)	13.89 ~~13.96~~	1.1	6.03 ~~6.05~~
Subtotal		317.04 ~~317.23~~ ac.		58.26 ~~58.30~~ ac.
TOTAL		**422.49 ~~422.66~~ ac.**		**163.71 ~~164.03~~ ac.**

Table 7-4: Park Credit Summary

Park Type	Credited Acreage Required	Total Acreage Provided	Credited Acreage Received	Surplus/ Shortfall
Citywide	65.2 acres	40.0 acres	40.0 acres	-25.2 acres
Neighborhood	65.2 acres	65.5 acres	65.5 ~~65.2~~ acres	+0.3 acres
Open Space (includes paseos)	65.2 acres	317.0 ~~317.2~~ acres	58.3 acres	-6.9 acres
Total Requirement	**195.6 acres**	**422.5 ~~422.7~~ acres**	**163.8 ~~163.5~~ acres**	**-31.8 acres**

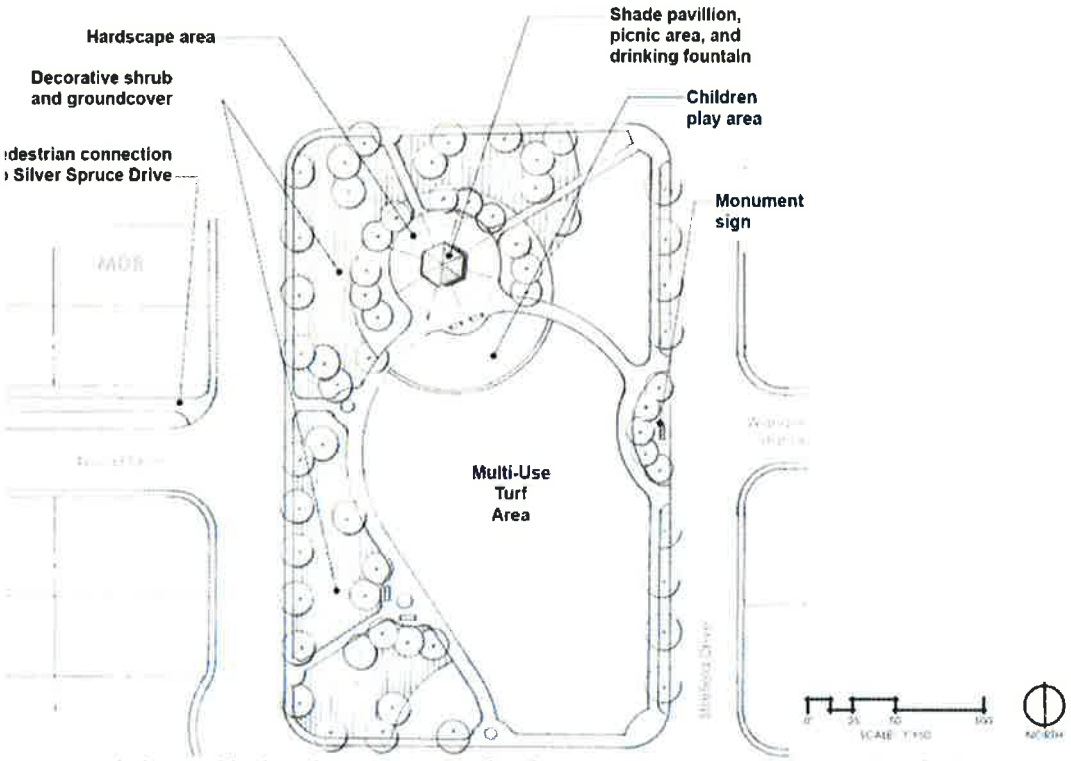
As illustrated above, Sierra Vista satisfies the City's neighborhood park land dedication requirements. However, there is a shortfall in the citywide park and open space components. The Citywide and open space land dedication shortfall is to be satisfied via the City's park in-lieu fee pursuant to General Plan policy.

In addition, paseos are eligible for open space credit. The SVSP includes a paseo design whereby the typical landscape corridors along collector streets (Market Street, Upland Drive, and Federico Drive), are widened by a total width of 26 feet along the collector roadway edge. This additional widened portion of landscape is referred to as paseo and is eligible to receive a 1:1 acre open space parkland credit. A total of 6.03 ~~6.05~~ acres of paseo landscaping will augment the required collector roadway's typical landscape corridor. Therefore, this portion of the paseo is eligible for a total open space credit of 6.03 ~~6.05~~ acres. The specific design for the collector roadways includes one side of the street with a total landscape & paseo width of 60', and the other side with a 30'-wide landscape & paseo. Combined, the total landscape easement and widened paseo component total approximately 13.89 ~~13.96~~ acres as noted in Table 7-3, above. Table 7-5, below, includes a detailed summary of each paseo parcel and its applied open space credit.

Table 7-5: Paseo Credit Summary

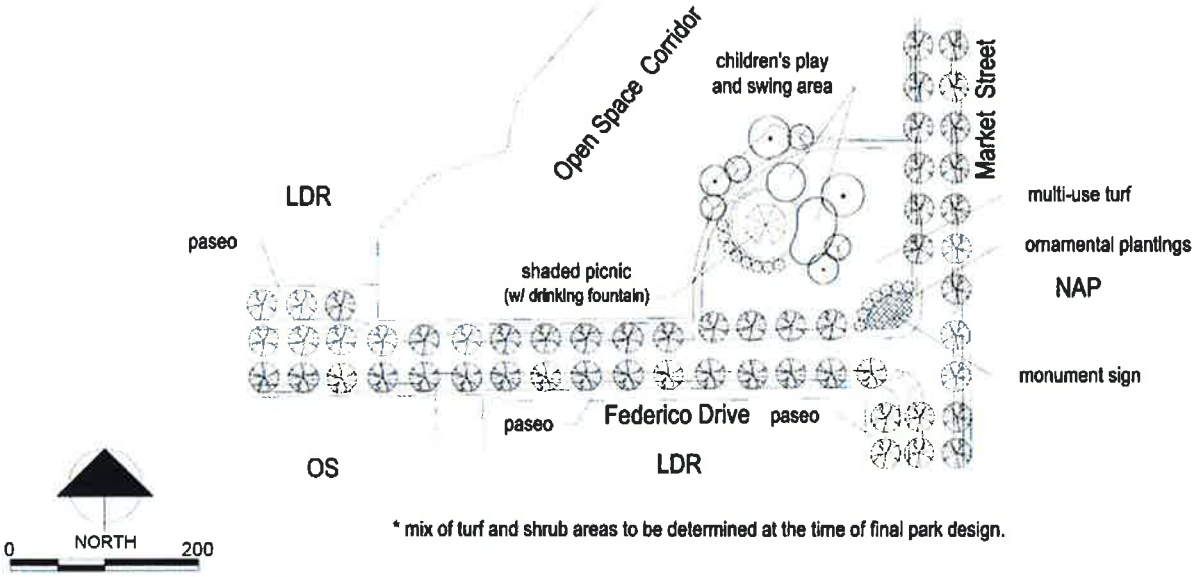
Paseo Corridor/ Parcel Designation	Parcel Size (60'-wide corridor)	Paseo Credit at 1:1*
Federico Drive		
CO-70	0.25 ac.	0.11 ac.
CO-71	0.52 ac.	0.23 ac.
FD-70	1.12 ac.	0.49 ac.
FD-71	1.53 ~~1.28~~ ac.	0.66 ~~0.55~~ ac.
FD-72	0.52 ~~0.44~~ ac.	0.23 ~~0.19~~ ac.
FD-73	1.00 ~~1.32~~ ac.	0.43 ~~0.57~~ ac.
FD-74	0.60 ~~0.69~~ ac.	0.26 ~~0.30~~ ac.
subtotal	5.54 ~~5.62~~ ac.	2.41 ~~2.44~~ ac.
Market Street		
CG-70	0.53 ac.	0.23 ac.
DF-70	0.61 ac.	0.26 ac.
DF-71	1.24 ac.	0.54 ac.
DF-72	0.42 ac.	0.18 ac.
FD-75	1.17 ~~1.16~~ ac.	0.51 ~~0.50~~ ac.
FD-76	0.15 ac.	0.07 ac.
FD-77	1.36 ac.	0.59 ac.
JM-70	0.26 ac.	0.11 ac.
subtotal	5.74 ~~5.73~~ ac.	2.49 ~~2.48~~ ac.
Upland Drive		
JM-71	0.88 ac.	0.38 ac.
JM-72	0.32 ac.	0.14 ac.
JM-73	1.41 ac.	0.61 ac.
subtotal	2.61 ac.	1.13 ac.
Total	**13.89 ~~13.96~~ ac.**	**6.03 ~~6.05~~ ac.**

* **Note:** Open space park credit is given for the incremental widening/ upsizing of a standard collector street and associated landscape corridor, which constitutes that 26'-wide portion of the paseo, as described above.



Note: *This concept plan is subject to change based on funding, environmental conditions, or other factors.*

Concept Plan for Neighborhood Park Parcel FD-50 UPDATED EXHIBIT



* mix of turf and shrub areas to be determined at the time of final park design.

Parcel FD-51 PR (± 1.1 ac)

Note: *This concept plan is subject to change based on funding, environmental conditions, or other factors.*

Concept Plan for Neighborhood Park Parcel FD-51

7.3 Schools

A. School Requirements

As shown on Figure 7-2, the majority of the Plan Area is located within the Center Unified School District (CUSD), which serves kindergarten through 12th grade students. The SVSP generates an estimated 1,670 ~~1,662~~ elementary school (K-6) students, 779 ~~774~~ middle school (7-8) students, and 1,300 ~~1,293~~ high school (9-12) students within the CUSD boundaries, as shown in Table 7-6. These Plan Area students generate the need for between two and three new elementary schools and one new middle school in the CUSD.

The remaining portion of the Plan Area is located within the Roseville City School District (RCSD) and Roseville Joint Union High School District (RJUHSD). The RCSD serves kindergarten through 8th grade students, while the RJUHSD serves 9th through 12th grade students. At buildout, the SVSP generates an estimated 372 ~~396~~ elementary school (K-5) students and 158 ~~166~~ middle school (6-8) students in the RCSD, and 205 ~~211~~ high school (9-12) students in the RJUHSD.

Table 7-6: Student Generation

	LDR/ MDR Factor	HDR Factor	CMU Factor	Students Generated	School Capacity	Schools Required
Center Unified School District [1]						
Grades K-6	0.354	0.046	0.046	1,670 ~~1,662~~	800	2.1 ~~2.0~~
Grades 7-8	0.158	0.034	0.034	779 ~~774~~	900	0.9
Grades 9-12	0.272	0.042	0.042	1,300 ~~1,293~~	2,000	0.7 ~~0.6~~
Roseville City School District [2]						
Grades K-5	0.2930	0.1365	n/a	372 ~~396~~	600	0.6 ~~0.7~~
Grades 6-8	0.1247	0.0407	n/a	158 ~~166~~	1,000	0.2
Roseville Joint Union High School District [2]						
Grades 9-12	.161	0.036	n/a	205 ~~211~~	1,800	0.1

1. 4,390 LDR/MDR units, 39 Age-Restricted LDR units, 2,270 ~~2,098~~ HDR units, and 255 CMU units assumed. Age restricted units not included in student generation calculations.
2. 1,271 LDR/MDR units, 454 Age-Restricted LDR units, and 0 ~~172~~ HDR units assumed. Age restricted units not included in student generation calculations.

Note: Student generation rates provided by Center Unified School District, Roseville City School District, and Roseville Joint Union High School District.

Table 10-1: Land Use & Residential Units by Phase

Phase	LDR	MDR	HDR	CMU	Comm.	Park	P/QP	Total
A	204.6 ac 993 ~~973~~ du	52.2 ac. 455 du	23.6 ac. 488 du	11.4 ac. 80 du	15.1 ac.	21.3 ac.	37.0 ac.	365.2 ac. 2,016 ~~1,996~~ du
B	126.6 ac. 632 du	40.5 ac. 325 du	28.6 ac. 840 du		103.1 ac.	9.4 ac.		308.2 ac. 1,797 du
C	175.4 ac. 835 du	108.5 ac. 876 du	7.5 ac. 150 du	23.6 ac. 175 du	62.9 ac.	58.3 ac.	15.1 ac	451.3 ac. 2,036 du
D	40.9 ~~18.4~~ ac. 227 ~~91~~ du	50.3 ~~64.6~~ ac. 402 ~~558~~ du	7.0 ~~8.3~~ ac. 172 du			1.7 ac.	1.5 ~~8.5~~ ac.	101.4 ~~101.5~~ ac. 801 ~~821~~ du
E	77.2 ac. 394 du	21.8 ac. 153 du				4.4 ac.	0.3 ac.	103.7 ac. 547 du
F	107.6 ac. 582 du	7.2 ac. 59 du			14.5 ac.	8.7 ac.	10.8 ac.	148.8 ac. 641 du
G		27.4 ac. 221 du	24.1 ac. 620 du		10.0 ac.	1.5 ac.		63.0 ac. 841 du
Total	**732.3 ~~709.8~~ ac. 3,663 ~~3,507~~ du**	**307.9 ~~322.2~~ ac. 2,491 ~~2,647~~ du**	**90.8 ~~92.1~~ ac. 2,270 du**	**35.0 ac. 255 du**	**205.6 ac.**	**105.3 ac.**	**64.7 ~~71.7~~ ac**	**1541.6 ~~1,541.7~~ ac. 8,679 du**

B.8 Residential Subdivision Design

Residential subdivisions are subject to the design requirements of the City's Subdivision Ordinance. In order to ensure that neighborhoods provide cross connectivity for automobiles, bicyclists, and pedestrians, subdivision design should be guided by the design goals in this sub-section. The intent is that individual subdivisions are designed in a manner that blur the lines between subdivision edges, and are walkable and well-connected. While connectivity is desired, some neighborhoods may be gated in the locations indicated on Figure B-25, provided they do not limit access to a public park. The guidelines for residential subdivisions address three key design characteristics:

- **Neighborhood Connectivity –** how common edges between subdivisions should be integrated;
- **Gated Subdivisions –** how gated subdivisions can be incorporated in the Plan Area;
- **Edge Conditions –** how to treat neighborhood/subdivision edges along arterials, collectors, open space preserves, and paseos; ~~and~~
- **Residential Grading Adjacent to Pleasant Grove Boulevard –** how to treat the grading of lots in Neighborhoods WB-1, WB-2, WB-5, WB-6, and WB-21 that back to Pleasant Grove Blvd; and~~.~~
- **HDR Interface with Substation Site –** how to treat the edge between HDR Parcel FD-34 and P/QP Parcel FD-61.

A. Neighborhood Connectivity

As outlined in Chapter 3, Vision and Principles, one of the SVSP's goals is to create highly-connected residential neighborhoods. It is recognized that it is a design challenge to create neighborhood connectivity across hard edges such as arterial roadways, open space preserves, and other site features. However, where large lot parcel edges are between subdivisions and the types of hard edges described above do not exist, providing connectivity between subdivisions is encouraged. This type of connectivity is typically achieved through street connections between residential subdivisions, but can also be provided via pedestrian passage ways.

The SVSP identifies parcels where connectivity is required between neighborhood units, which are illustrated on Figure B-25. The exact location of street connections is to be determined through small-lot subdivision design. If subdivisions for adjacent large lot parcels are processed at separate times, the first subdivision to be processed by the City will establish the location for cross connection points. Guidelines that

D. Residential Grading Adjacent to Pleasant Grove Boulevard

The future finished grade elevation of Pleasant Grove Boulevard adjacent to Neighborhoods WB-1, WB-2, WB-5, WB-6 or WB-2 is likely to be from 2 feet to 6 feet higher than the adjacent lots that may back or side onto the right-of-way. The landscape corridor adjacent to Pleasant Grove Boulevard in this location is to be designed to at a similar grade as the roadway with positive drainage (minimum 2% slope) away from the residential neighborhood. As described in Figure B-26, a slope bank will be used on the residential side of the wall at the back of the landscape corridor to transition the grade of the right-of-way to the residential lot. The design of the residential neighborhoods shall provide for a minimum flat area in the rear yard of these homes of fourteen feet (14') measured from the toe of the slope to the future home to be constructed on the lot. Retaining walls may be used in these locations to achieve or expand the minimum flat area of the rear yard, however for retaining walls in excess of three feet (3') a minimum space between the wall at the back of the landscape corridor and the retaining wall shall be six feet (6') to provide appropriate space for tree and shrub planting.

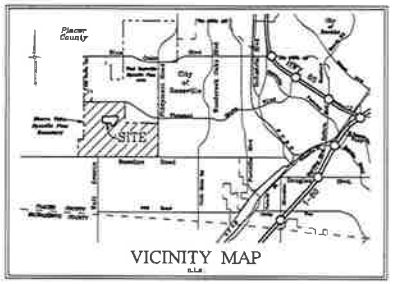
E. HDR Interface with Substation Site

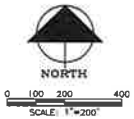
A High Density Residential (HDR) site (Parcel FD-34) is located adjacent to a Public/Quasi-Public (P/QP) site (Parcel FD-61) on Westbrook Boulevard. The P/QP site is designated for construction of an electric substation. In order to create an appropriate interface between each land use, the following design measures should guide the final design of the HDR site:

- ❑ A minimum 12-foot wide buffer shall be provided along the common property line between the HDR site and the substation site. The buffer may consist of a combination of landscaping, parking, and/or a drive aisle.
- ❑ Residential buildings shall maintain a minimum 30-foot setback from the substation site.
- ❑ Carports, garages, and non-residential accessory structures, including roof overhangs, shall maintain a minimum 12-foot setback from the substation site.
- ❑ Landscaping within 12-feet of the substation site shall have a growth habit that does not exceed 6-feet in height at maturity and shall consist of plant materials that do not facilitate the ability for people to climb over the masonry wall surrounding the substation.
- ❑ Tree plantings that provide additional screening of the substation from residential buildings shall be reviewed and approved as part of the design review process for the HDR site. No trees shall be permitted within 20 feet of the substation site.

EXISTING ZONING

PROPOSED ZONING





EXISTING ZONING SUMMARY

Parcel	Zoning	Acreage	Units	Density
FD-20	RS/DS	26.00 ac	224 du	8.6 du/ac
FD-22	RS/DS	14.27 ac	128 du	9.0 du/ac
FD-30	R3	4.14 ac	84 du	20.3 du/ac
FD-31	R3	4.14 ac	84 du	20.3 du/ac
FD-50	PR	1.72 ac		
FD-60	P/QP	7.00 ac		
FD-71	OS	1.38 ac		
FD-72	OS	0.44 ac		
FD-73	OS	1.39 ac		
ROW	Right-of-Way	5.32 ac		
Total		65.68 ac	524 du	

PROPOSED ZONING SUMMARY

Parcel	Zoning	Acreage	Units	Density
FD-20A	RS/DS	14.3 ac	110 du	7.7 du/ac
FD-20B	RS/DS	11.11 ac	88 du	7.9 du/ac
FD-22A	RS/DS	11.97 ac	74 du	6.3 du/ac
FD-22B	RS/DS	16.49 ac	60 du	3.7 du/ac
FD-34	R3	7.04 ac	172 du	24.4 du/ac
FD-50	PR	1.72 ac		
FD-71A	OS	0.71 ac		
FD-71B	OS	0.82 ac		
FD-72A	OS	0.71 ac		
FD-72B	OS	0.37 ac		
FD-73A	OS	0.31 ac		
FD-73B	OS	0.49 ac		
ROW	Right-of-Way	6.11 ac		
Total		65.68 ac	504 du	

REZONE EXHIBIT

FEDERICO - PHASE 1

A portion of the Sierra Vista Specific Plan Area

Scale: 1" = 200' *Roseville, California* August 17, 2017

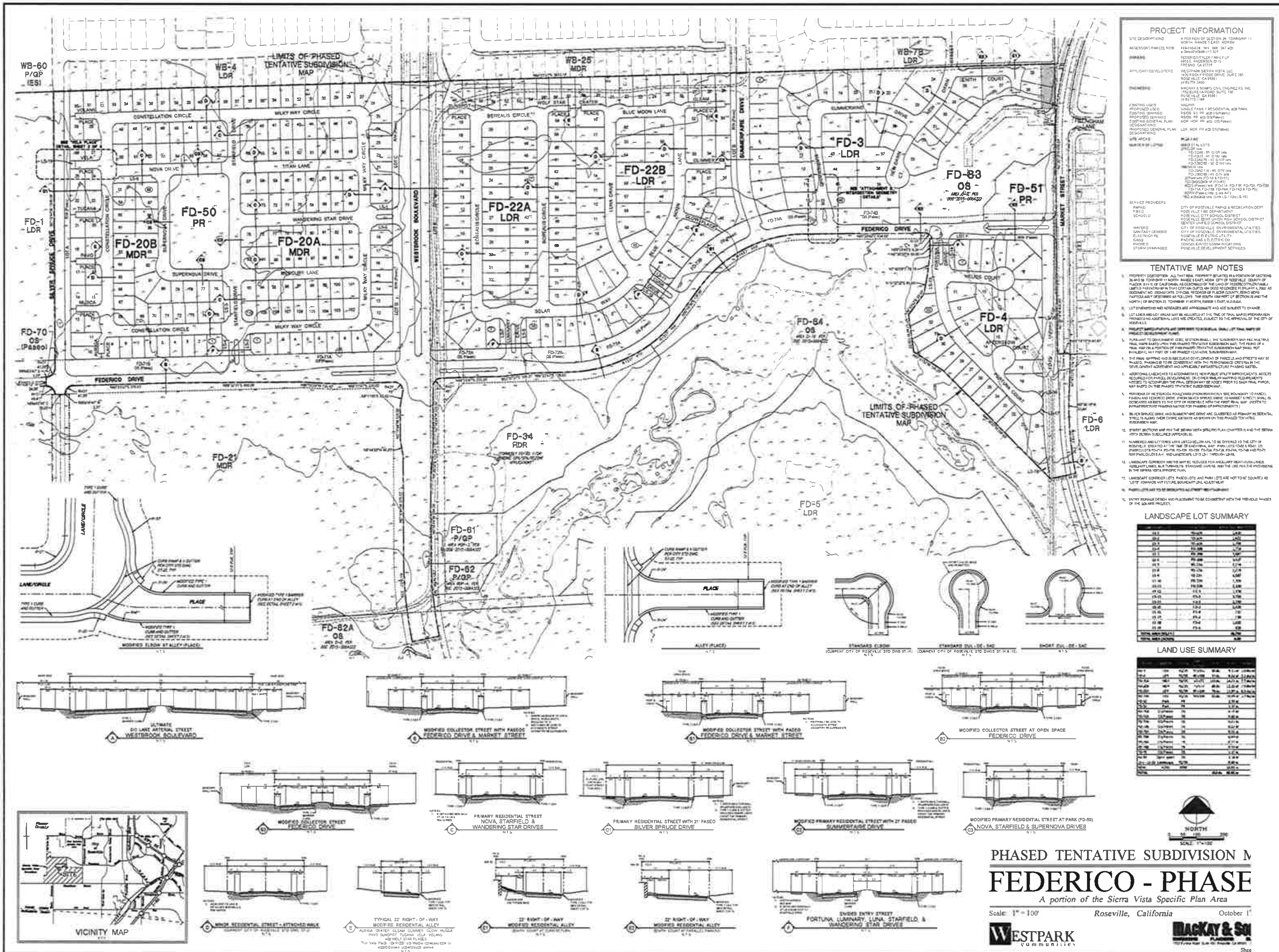
WESTPARK communities

MacKay & Somps CIVIL ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville CA 95661 (916) 773-1159

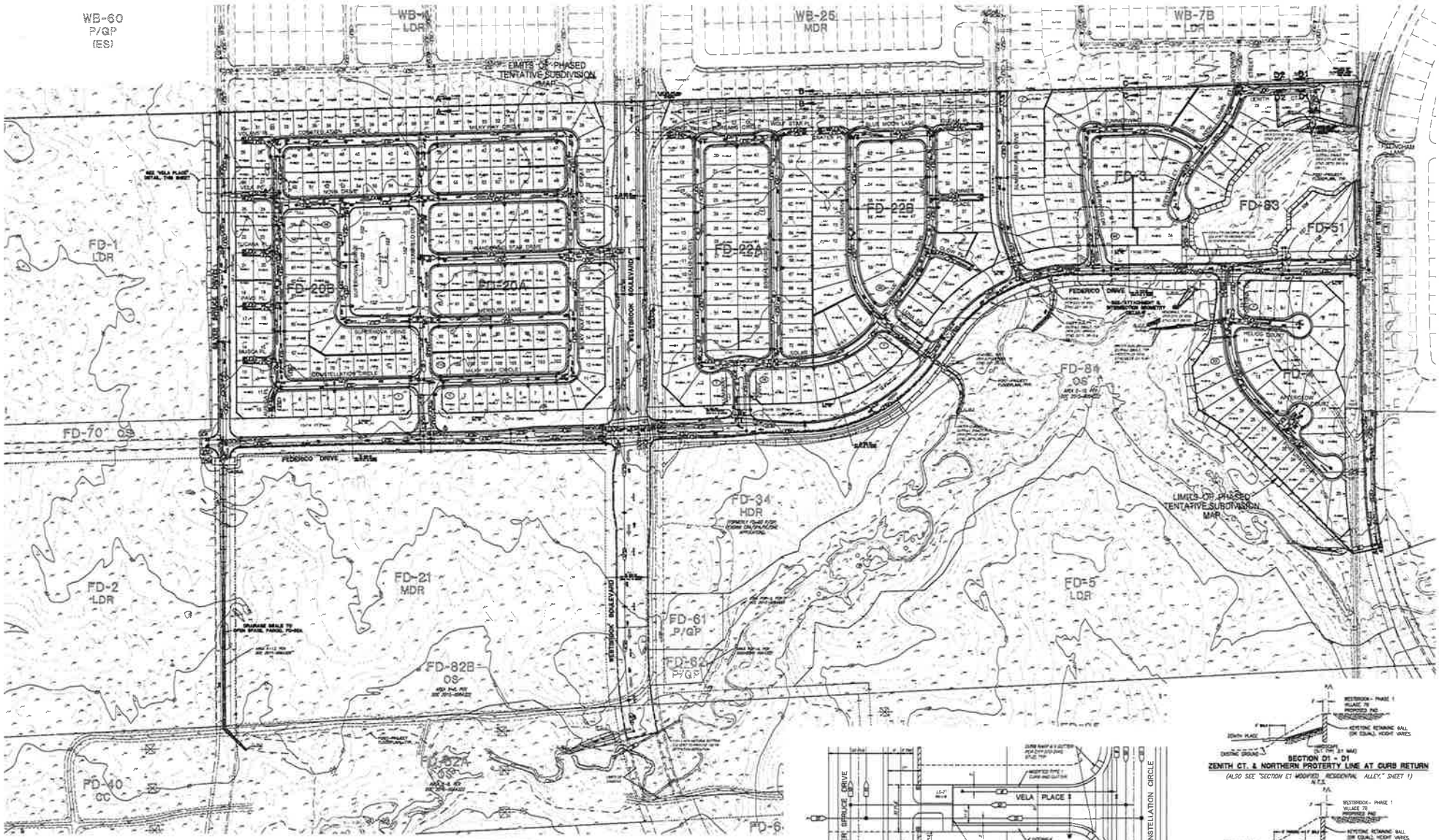
Sheet 1 of 1

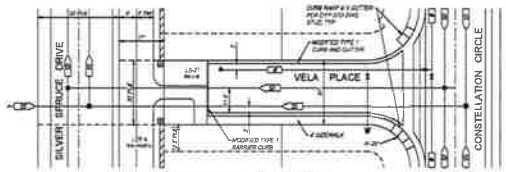
Westpark Federico Phase 1 – REZONE #3 – 182

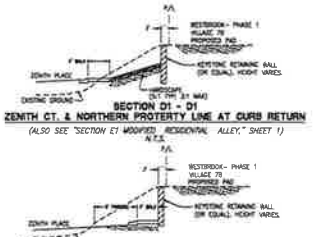
ATTACHMENT 6



ATTACHMENT 7







LEGEND

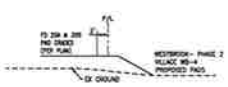
PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER PIPE	
	SANITARY SEWER MANHOLE	
	WATER LINE	
	RECYCLED WATER LINE	
	GATE VALVE	
	FIRE HYDRANT	
	BLOW-OFF VALVE	
	STORM DRAIN PIPE	
	STORM DRAIN MANHOLE	
	DROP INLET	
P=XXX.X	PAD GRADE	P=XXX.X
	OVERLAND RELEASE FOR DRAINAGE	

NOTES:

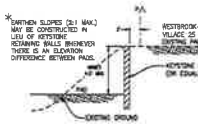
1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
2. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
3. THE PROPOSED WATER AND SEWER INFRASTRUCTURE LOCATION AND SIZES ARE SUBJECT TO CHANGE DURING FINAL DESIGN.
4. ALL TREES ON THE SITE ARE NON-ORDINANCE TREES AND WILL BE REMOVED.
5. ANY OFFSITE GRADING SHALL REQUIRE RIGHT OF ENTRY FROM ADJOINING PROPERTY OWNER.
6. IN LIEU OF THE PLANNED STORM DRAINAGE PIPELINES AND OUTFALLS IN WESTBROOK BOULEVARD AND SILVER SPRUCE DRIVE, SOUTH OF FEDERICO DRIVE, TEMPORARY STORM DRAINAGE FACILITIES MAY BE CONSTRUCTED IN THE FORM OF DRAINAGE SWALES OR FACILITIES AS APPROVED BY THE CITY OF ROSEVILLE UNTIL SUCH TIME THAT WESTBROOK BOULEVARD AND SILVER SPRUCE DRIVE ARE IMPROVED SOUTH OF FEDERICO DRIVE, SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF ROSEVILLE.

TYPICAL FINAL
LOT GRADING DETAIL
N.T.S.

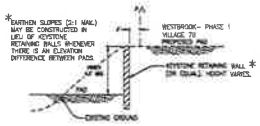
ESTIMATED EARTHWORK SUMMARY	
CUT:	238,000 c.y.
FILL:	238,000 c.y.
NET:	0



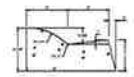
SECTION A - A
NORTHERN PROPERTY LINE AT WB-4
N.T.S.



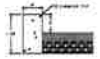
SECTION B - B
RETAINING WALL AT REAR LOT LINE
N.T.S.



SECTION C - C
RETAINING WALL AT REAR LOT LINE
N.T.S.



MODIFIED TYPE I CURB & GUTTER FOR RESIDENTIAL ALLEY (PLACE)
N.T.S.



MODIFIED TYPE I BARRIER CURB FOR RESIDENTIAL ALLEY (PLACE)
N.T.S.

NORTH
SCALE: 1"=100'

CONCEPTUAL GRADING, DRAINAGE & UTILITIES
PHASED TENTATIVE SUBDIVISION MAP

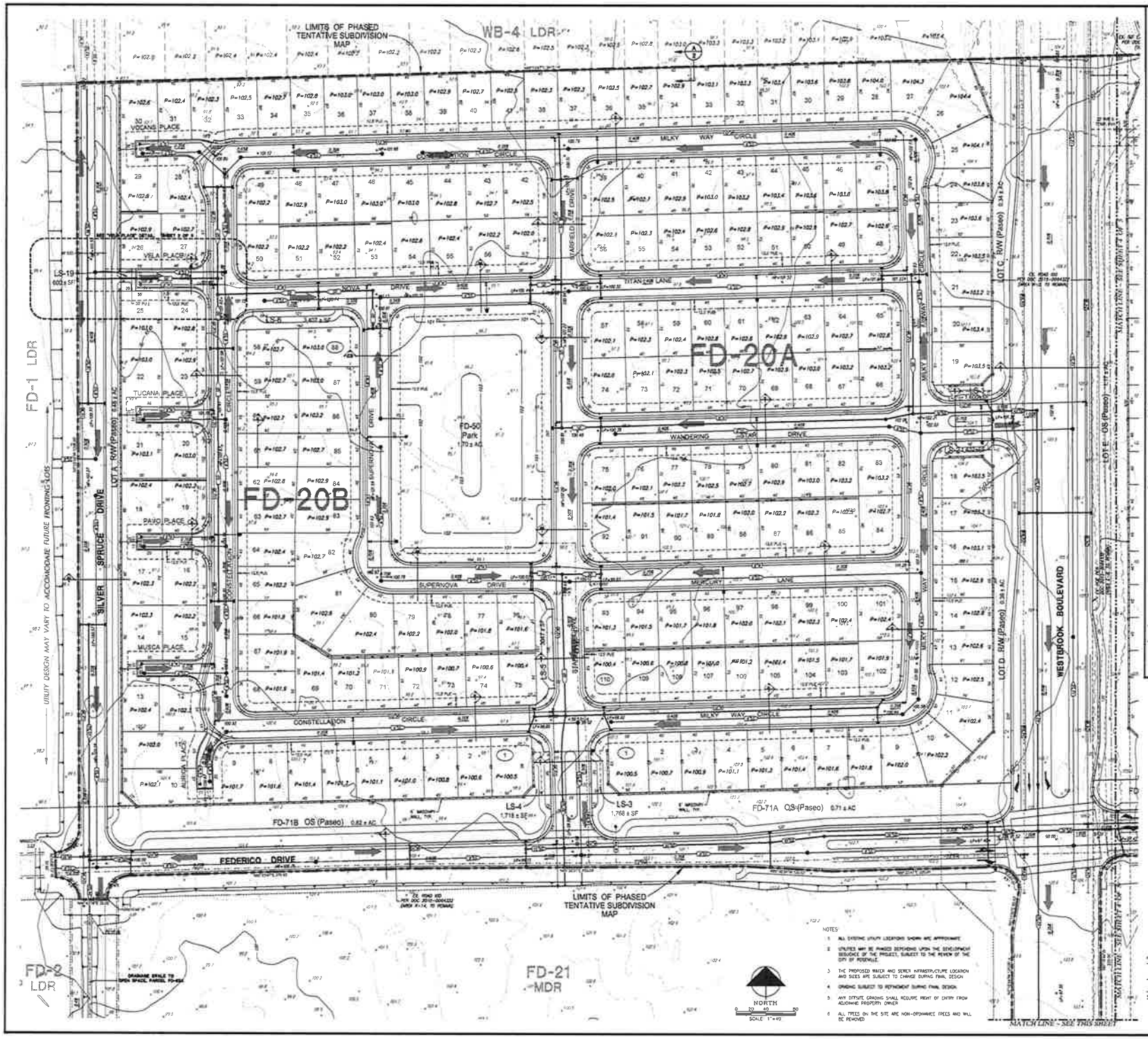
FEDERICO - PHASE 1

A portion of the Sierra Vista Specific Plan Area

Scale: 1" = 100' Roseville, California October 17, 2017

MacKay & Somps

Sheet 2 of 5



NOTES

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5. ANY OFFSITE GRADING SHALL REQUIRE RIGHT OF ENTRY FROM ADJOINING PROPERTY OWNER
6. ALL TREES ON THE SITE ARE NON-ORDINANCE TREES AND WILL BE REMOVED

LEGEND

PROPOSED	DESCRIPTION	EXISTING
8"	SANITARY SEWER PIPE	8"
	SANITARY SEWER MANHOLE	
12" W	WATER LINE	12" W
12" RW	RECYCLED WATER LINE	12" RW
	GATE VALVE	
	FIRE HYDRANT	
	BLOW-OFF VALVE	
12"	STORM DRAIN PIPE	12"
	STORM DRAIN MANHOLE	
	DROP INLET	
P=XXX.X	PAD GRADE	P=XXX.X
	OVERLAND RELEASE FOR DRAINAGE	

CONCEPTUAL GRADING, DRAINAGE & UTILITIES
PHASED TENTATIVE SUBDIVISION MAP

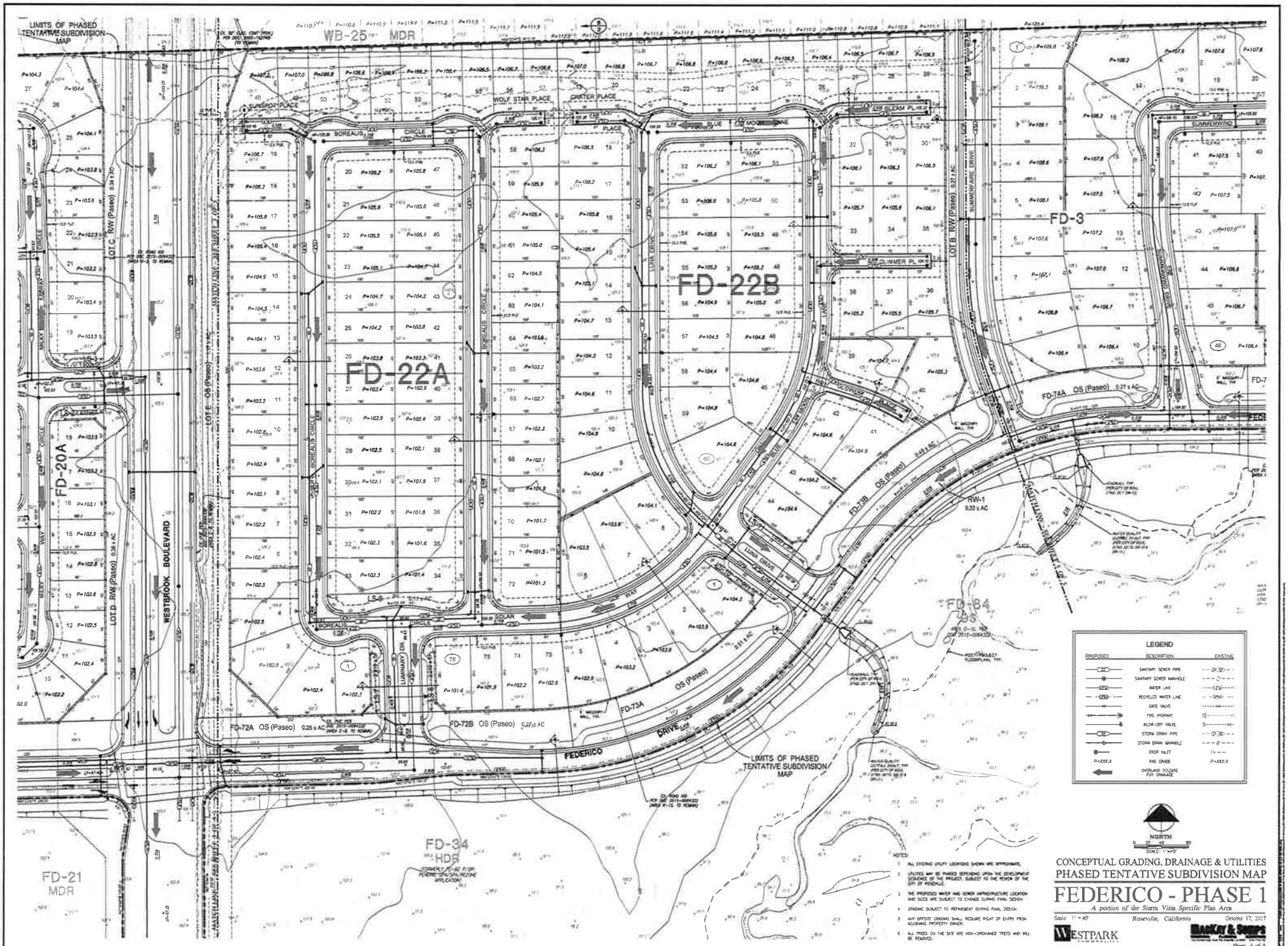
FEDERICO - PHASE 1

A portion of the Sierra Vista Specific Plan Area

Scale As Noted | *Roseville, California* | October 17, 2017

MacKay & Somps

Sheet 3 of 5



CONCEPTUAL GRADING, DRAINAGE & UTILITIES
PHASED TENTATIVE SUBDIVISION MAP

FEDERICO - PHASE 1

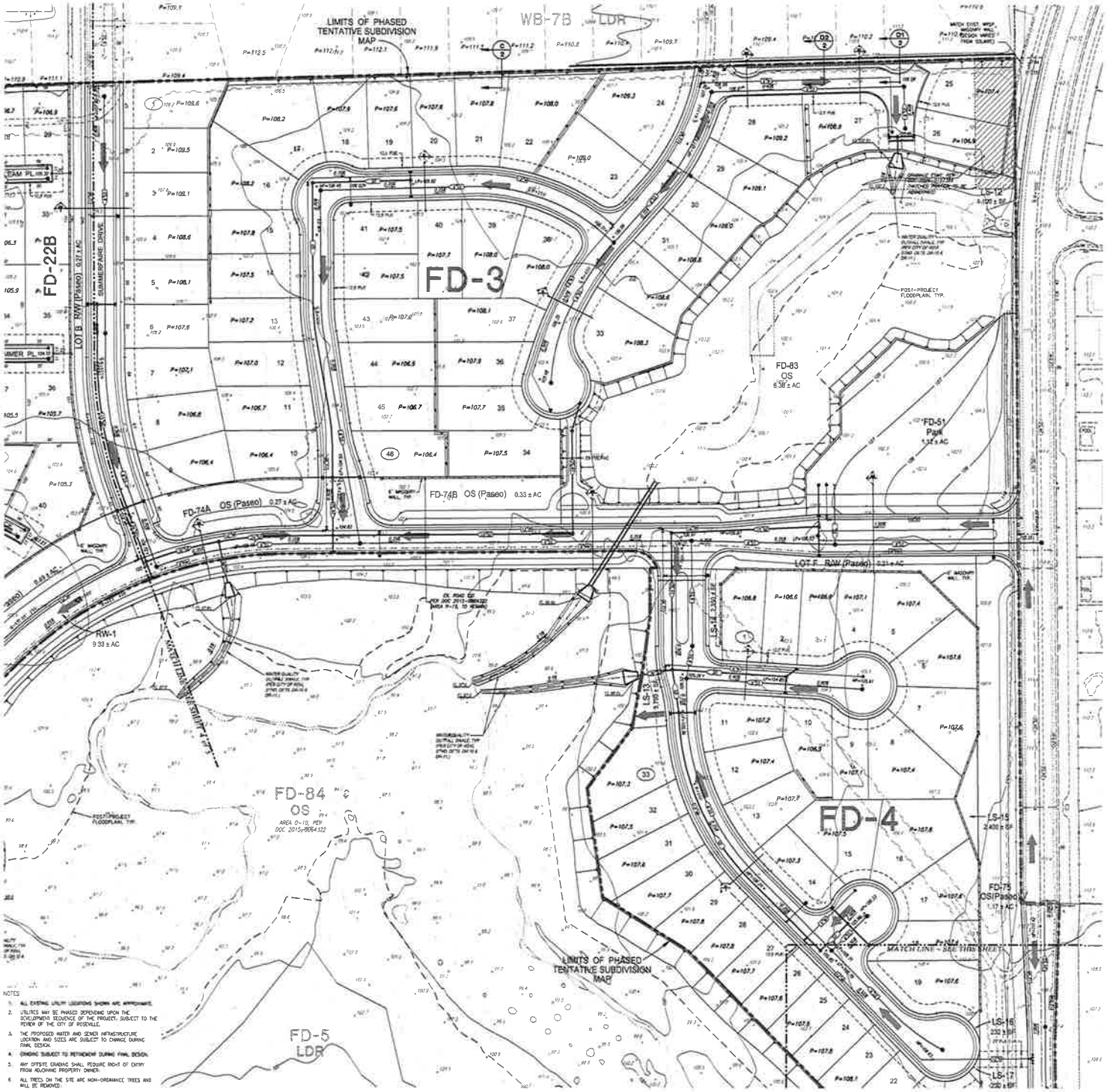
A portion of the Sierra Vista Specific Plan Area

Scale 1" = 40' Roseville, California October 17, 2017

WESTPARK COMMUNITIES

MacKay & Somps

Sheet 4 of 5



NOTES

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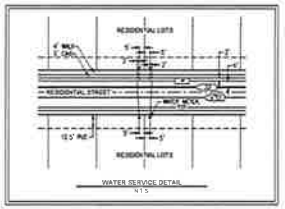
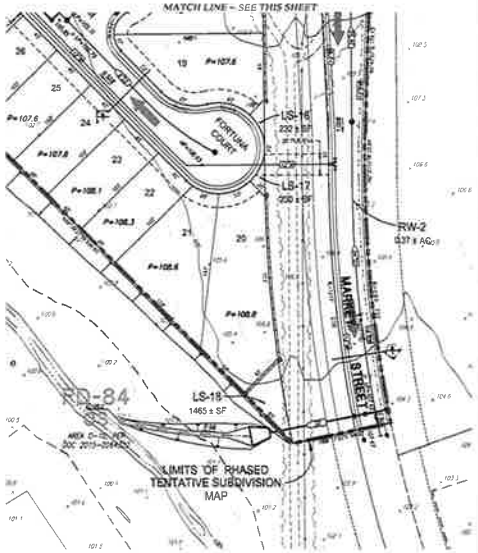
LEGEND

PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER PIPE	
	SANITARY SEWER MANHOLE	
	WATER LINE	
	RECYCLED WATER LINE	
	GATE VALVE	
	FIRE HYDRANT	
	BLOW-OFF VALVE	
	STORM DRAIN PIPE	
	STORM DRAIN MANHOLE	
	DROP INLET	
P=XXX.X	PAD GRADE	P=XXX.X
	OVERLAND RELEASE FOR DRAINAGE	





NORTH

SCALE: 1"=40'

CONCEPTUAL GRADING, DRAINAGE & UTILITIES
PHASED TENTATIVE SUBDIVISION MAP

FEDERICO - PHASE 1

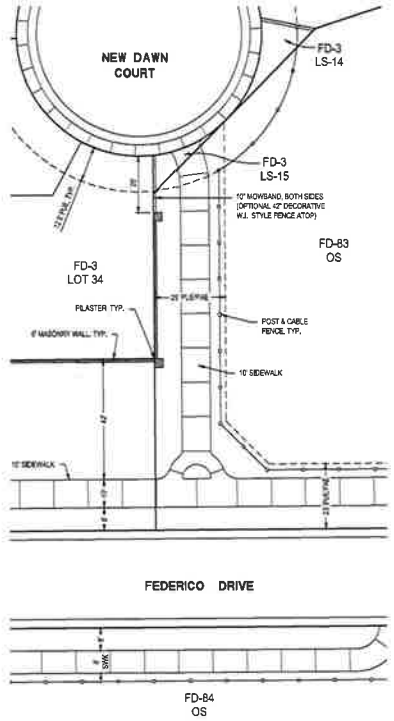
A portion of the Sierra Vista Specific Plan Area

Scale 1" = 40' | Roseville, California | October 13, 2017

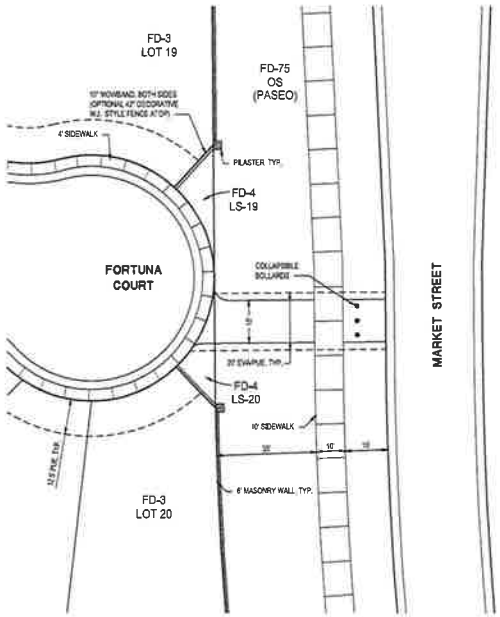
WESTPARK COMMUNITIES | MACKAY & SOMPS

Sheet 3 of 3

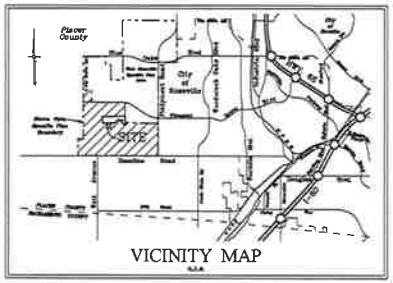
LOT LS-21 - 30' PASEO/PUE
(A) VELA PLACE TO SILVER SPRUCE DRIVE



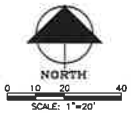
PASEO CONNECTION
(B) NEW DAWN COURT AT FD-83 OPEN SPACE
ALSO PUE & PAE



EVA CONNECTION
(C) FORTUNA COURT TO MARKET STREET



VICINITY MAP



Attachment A

CONCEPTUAL PASEO, PUE & EVA CORRIDORS
for
PHASED TENTATIVE SUBDIVISION MAP

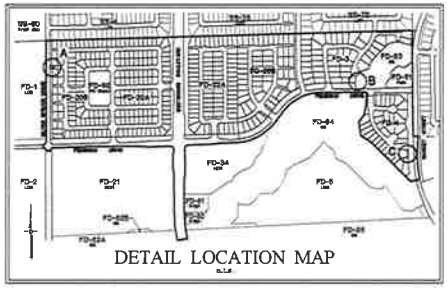
FEDERICO - PHASE 1

A portion of the Sierra Vista Specific Plan Area

Scale: 1"=20' *Roseville, California* June 6, 2017

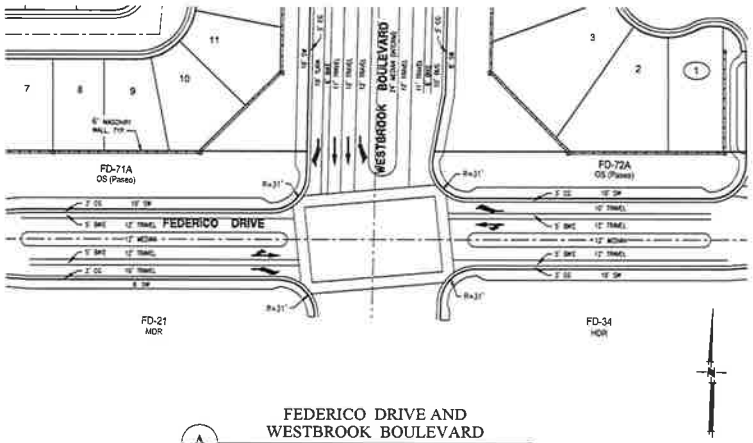
WESTPARK communities

MacKay & Somps
ENGINEERING PLANNING SURVEYING
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189



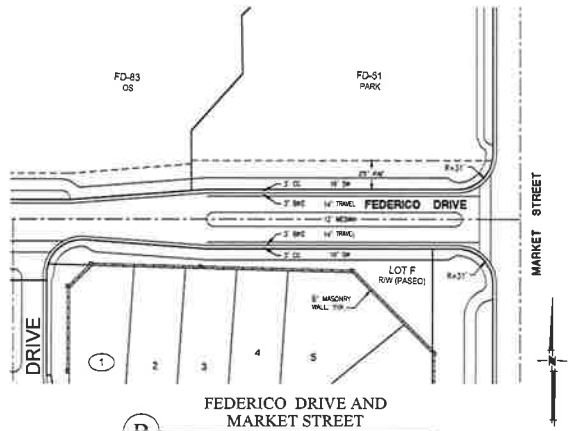
DETAIL LOCATION MAP

Sheet 1 of 1



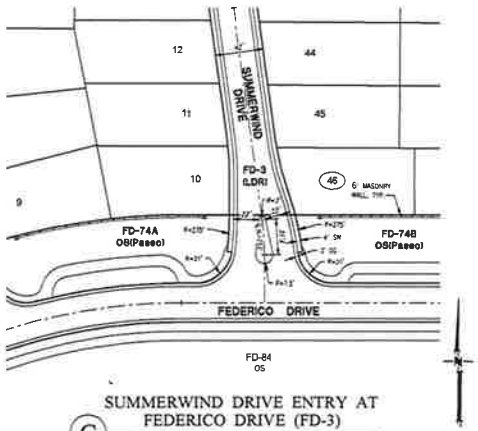
A — FEDERICO DRIVE AND WESTBROOK BOULEVARD

Scale 1"=50'



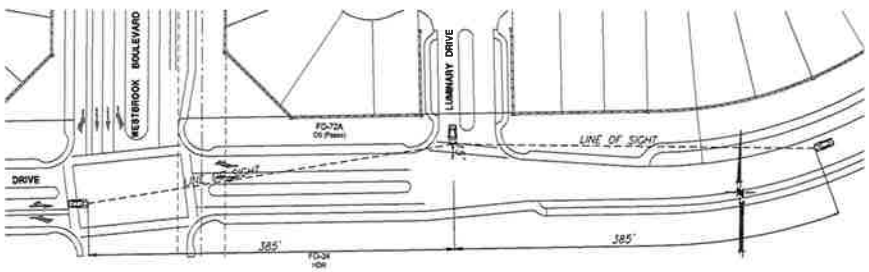
B — FEDERICO DRIVE AND MARKET STREET

Scale 1"=50'



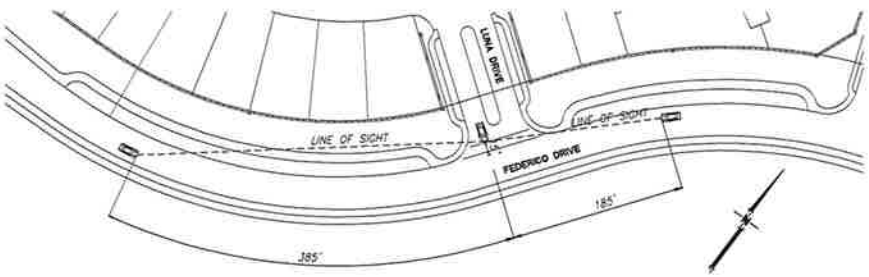
C — SUMMERWIND DRIVE ENTRY AT FEDERICO DRIVE (FD-3)

Scale 1"=50'



SIGHT DISTANCE - LUMINARY DRIVE

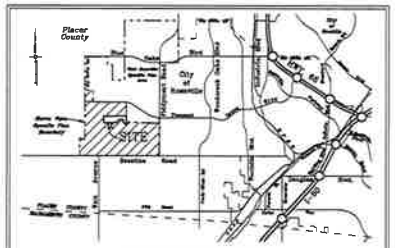
Scale 1"=100'



SIGHT DISTANCE - LUNA DRIVE

Scale 1"=60'

NORTH



VICINITY MAP

n.t.s.

Attachment B

INTERSECTION GEOMETRY & SIGHT DISTANCE DETAILS

for

PHASED TENTATIVE SUBDIVISION MAP

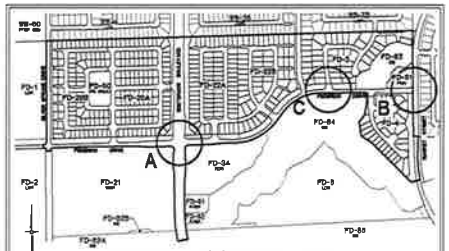
FEDERICO - PHASE 1

A portion of the Sierra Vista Specific Plan Area

Scale: As Noted — *Roseville, California* — June 6, 2017

WESTPARK communities

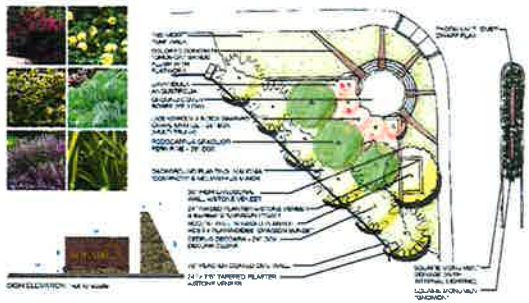
MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road Suite 100, Roseville, CA 95661 (916) 773-1189



DETAIL LOCATION MAP

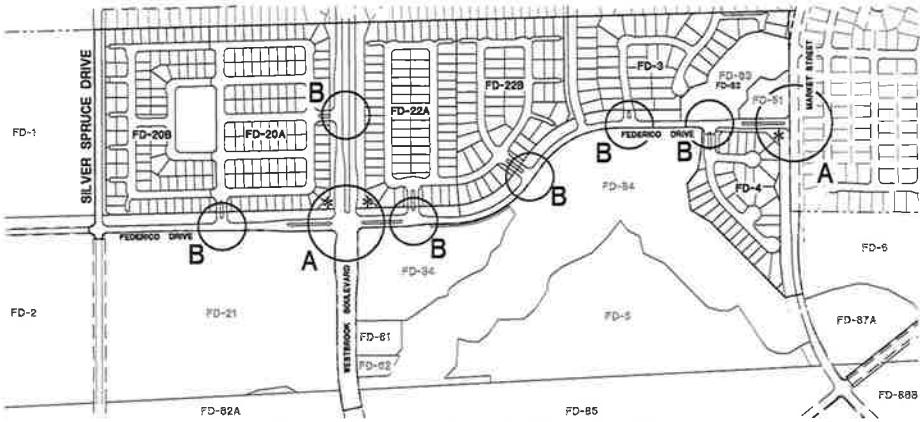
n.t.s.

Sheet 1 of 1



A MINOR ENTRY MONUMENTS
(N.T.S.)

B VILLAGE ENTRY MONUMENTS
(N.T.S.)

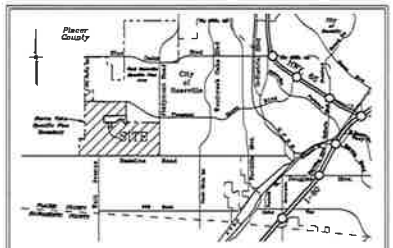


ENTRY MONUMENT LOCATION MAP
(Scale: 1"=300')

NOTES:

1. ALL FEDERICO-PHASE 1 LANDSCAPING, SIGNAGE, MONUMENTS, COLORS AND LIGHTING SHALL BE CONSISTENT WITH SOLAIRE PHASE 1.

NORTH



VICINITY MAP

Attachment C

ENTRY MONUMENT DETAILS

for

PHASED TENTATIVE SUBDIVISION MAP

FEDERICO - PHASE 1

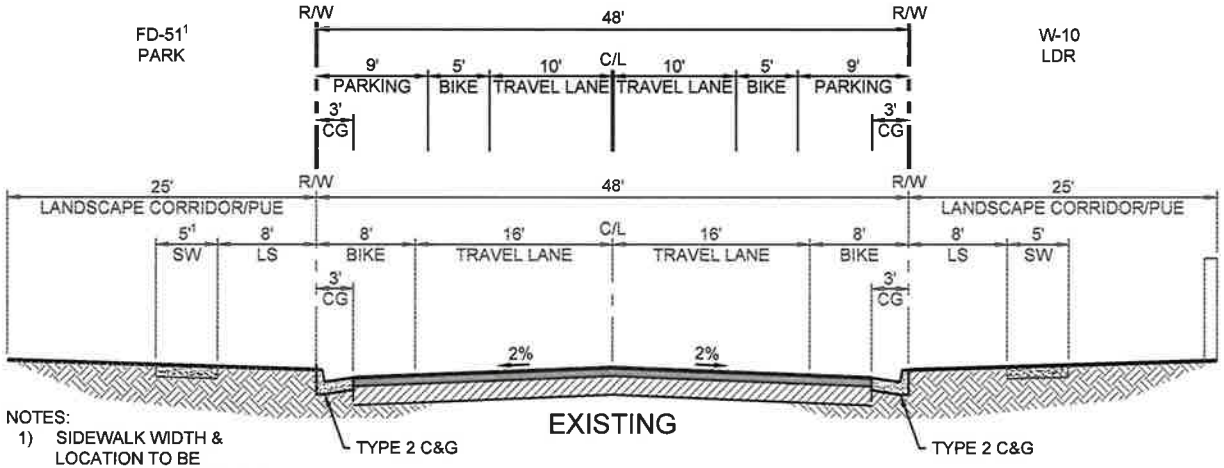
A portion of the Sierra Vista Specific Plan Area

Scale: As noted | *Roseville, California* | June 6, 2017

WESTPARK communities | FUHRMAN LEAMY LAND GROUP | MACKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

Sheet 1 of 1

PROPOSED R/W RECONFIGURATION



NOTES:
1) SIDEWALK WIDTH & LOCATION TO BE DETERMINED AT TIME OF PARK DESIGN.

MARKET STREET AT PARK FD-51*
(COLLECTOR STREET)

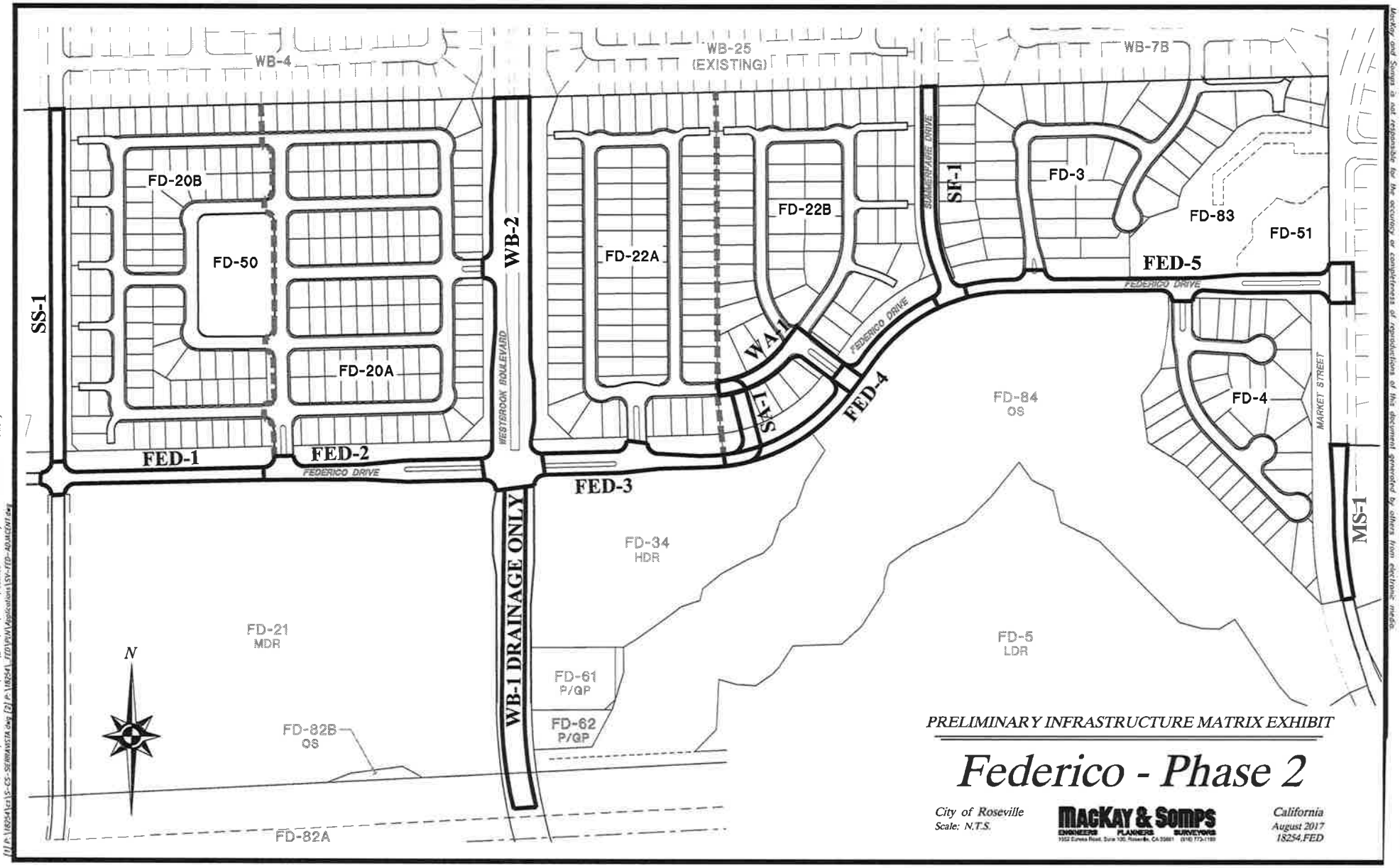
(NTS)

* POSSIBLE RECONFIGURATION OF MARKET STREET TO ACCOMODATE ON-STREET PARALLEL PARKING ADJACENT TO PARK FD-51. FINAL DESIGN TO BE DETERMINED BY THE CITY OF ROSEVILLE AT THE TIME OF IMPROVEMENT PLANS.

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

October 31, 2017

ATTACHMENT 8



PRELIMINARY - Subject to Revision

ATTACHMENT 9

MacKay and Somps is not responsible for the accuracy or completeness of reproductions of this document generated by others from electronic media.

8-03-2017 07:34:48 gjines P:\18254_FED\R\N\Eng-P\Federico Preliminary Infrastructure Matrix Exhibit.dwg
[1] P:\18254\ca\S-CS-SERRANSTA.dwg [2] P:\18254_FED\R\N\Applications\SV-FED-ADMCOM.dwg

Federico / Westpark Phase I ~ Infrastructure Matrix (includes second points of access)

Based on the Phase 1 Tentative Map prepared by MacKay & Somps

Prepared by:
MacKay & Somps Civil Engineers, Inc
1551 Eureka Rd Suite 100
Roseville, CA 95661

Element		From - To	Description (Infrastructure + on-site and / or off-site utilities)	FD-20B	FD-20A	FD-22A	FD-22B	FD-3	FD-4
OFFSITE ROADWAYS									
WB-1	Westbrook Blvd	Federico Drive south to FD-82A Drain outfall	Access Road over the Drain System		X	X			
WB-2	Westbrook Blvd	North tie in to existing WB South to Federico Drive	4 lanes + 2 bike lanes + wide median		X	X			
FED-1	Federico Drive	SS Intersection to West side Starfield Dr.	2 lanes + 2 bike lanes	X					
FED-2	Federico Drive	West side Starfield Dr. to West side WB Blvd.	2 lanes + 2 bike lanes		X				
FED-3	Federico Drive	East side WB Blvd. to Easterly Boundary of FD22A	2 lanes + 2 bike lanes			X			
FED-4	Federico Drive	Easterly Boundary of FD-22A to West side of Summerfaire Dr.	2 lanes + 2 bike lanes				X		
FED-5	Federico Drive	East side of Summerfaire Dr. to Market Street	2 lanes + 2 bike lanes					X	X
SF-1	Summerfaire Drive	N. Bndy to Federico Drive including the intersection	2 lanes				X	X	
SS-1	Silver Spruce Drive	N. Bndy to Federico Drive	2 lanes	X					
MS-1	Market Street	S. Bndy to to the tie into the existing Market St.	2 lanes + 2 bike lanes						X
TEMPORARY SECOND POINTS OF ACCESS/CONNECTION									
SA-1	EVA	Solar Way to FED-3	Access through FD-22B for the benefit of FD-22A			X			
WA-1	Water Loop	Solar Way - Luna Drive - FED 3 to FED 4	925 LF 12" Water to close 12" loop			X			
UTILITIES									
Storm Drain	WB-1	Federico Drive south to FD-82A Drain outfall	960 lf 42" & 48" Pipe includes Manholes and Outfall Headwall	X	X	X	X		
Traffic Signal	Interim Signalization	Westbrook Blvd & Federico Drive	Conduit install only	X	X	X	X		

Notes

1.**Sequencing...** The above plan has made some assumption about the order of construction of the Villages and are listed below.
Should the order vary from below it is understood that a new matrix may need to be developed to the satisfaction of the City

2 **Roads...** Includes all underground infrastructure and dry utilities.

Village FD 20B is dependent on 20A being constructed
Village FD 20A can be constructed as stand alone
Village FD-22A can be constructed as stand alone
Village FD-22B is dependent on 22A being constructed
Village FD-3 can be constructed as stand alone.
Village FD-4 can be constructed as stand alone.

Technical Memorandum

HydroScience
Strategic Water Solutions

Sacramento • Berkeley • San Jose • Concord

To: John Tallman, West Park Communities

From: Kyle Horn, P.E,

Reviewed By: Curtis Lam P.E.

Subject: Sierra Vista – WestPark Federico Land Use Modifications – Potable Water Demand Technical Memorandum

Date: August 30, 2017

The WestPark Federico (Federico) development is a portion of the Sierra Vista Specific Plan Area (see attached **Figure**). The currently approved land use plan is comprised of a mix of land use types such as low/medium/high density residential, commercial, commercial mixed-use, public facilities, parks, and open space. The Federico area is in process of applying for an approved change in land use. This change will modify the shape, size, and location of each parcel while maintaining the land use types of the currently approved plan. A summary of the existing and proposed land uses is provided in **Table 1**.

Table 1: Existing and Proposed Land Use Summary

Land Use	Acreage		Unit Allocation	
	Existing	Proposed	Existing	Proposed
LDR (Residential)	179.84	187.89	923	951
MDR (Residential)	78.45	77.70	669	641
HDR (Residential)	25.72	24.48	522	522
CC (Commercial)	7.46	7.46	-	-
Commercial Mixed Use	5.75	5.75	40	40
PR (Park)	16.46	16.55	-	-
Public/Quasi-Public (Public Facilities)	14.59	7.57	-	-
Public/Quasi-Public (Middle School)	21.60	21.60	-	-
OS (Open Space/Paseo)	7.52	7.45	-	-
OS (Open Space)	112.05	111.93	-	-
Total	**469.44**	**468.38**	**2154**	**2154**

This technical memorandum is intended to analyze the impact the proposed change in land use type will have on the potable water demand and additionally assess any impacts to the planned water infrastructure. This analysis will be done by comparing the average day potable water demand and the peak day potable water demand for the existing and proposed land use plans for the Federico area.

Assumptions

The following assumptions were made for purposes of this analysis:

- Roads and right-of-way were not calculated as applicable land area to this report.
- To calculate potable water demands, the *Sierra Vista Potable Water Master Plan* (HydroScience 2009) methodology was utilized.

Existing Land Use Plan – Potable Water Demand

The potable water demand for the Federico area is based on the existing land use plan and was calculated using the methods outlined in the *Sierra Vista Potable Water Master Plan* (HydroScience 2009). For further detail on water use factors, the calculation methods, etc., the reader is referred to that document. **Table 2** presents a summary of the potable water demand for the currently approved land use. A full breakdown of water demand by parcel is appended to this TM.

Table 2: Currently Approved Land Use, Potable Water Demand

Land Use	Zoning	Total Area	Dwelling Units	Water Demand Factor	Average Day Demand (24 Hours)	Avg Annual Demand	Peak Day Demand
		(Acres)	(du)	(gpd/acres)	(GPD)	(AFY)	(gpm)
LDR (Residential)	LDR	179.84	923.00	600	518,344.0	580.6	1209.5
MDR (Residential)	MDR	78.45	669.00	323	216,087.0	242.0	504.2
HDR (Residential)	HDR	25.72	522.00	177	92,394.0	103.5	215.6
CC (Commercial)	CC	7.46		2,598	19,381.1	21.7	45.2
Commercial Mixed Use	CMU	5.75	40.00	430 / 2,598	32,138.5	36.0	75.0
PR (Park)	PR	16.46		2,988	49,182.5	55.1	114.8
Public/Quasi-Public (Public Facilities)	P/QP	14.59		1,780	25,977.3	29.1	60.6
Public/Quasi-Public (Middle School)	P/QP	21.60		3,454	74,606.4	83.6	174.1
OS (Open Space/Paseo)	OS	7.52		2,988	22,469.8	25.2	52.4
OS (Open Space)	OS	112.05		0	0.0	0.0	0.0
TOTAL		**469.4**	**2,154**		**1,050,580.5**	**1,176.8**	**2,451.4**

Proposed Land Use Plan – Potable Water Demand

The proposed recycled water demand for the Federico area was also calculated using the methods outlined in the *Sierra Vista Potable Water Master Plan* (HydroScience 2009). **Table 3** presents a summary of the potable water demand for the proposed land use. A full breakdown of water demand by parcel is appended to this TM.

Table 3 – Proposed Land Use, Potable Water Demand

Land Use	Zoning	Total Area	Dwelling Units	Water Demand Factor	Average Day Demand (24 Hours)	Average Annual Demand	Peak Day Demand
		(Acres)	(du)	(gpd/ac)	(GPD)	(AFY)	(gpm)
LDR (Residential)	LDR	187.89	951.00	600	541,722.0	606.8	1,264.0
MDR (Residential)	MDR	77.70	641.00	430	218,706.0	245.0	510.3
HDR (Residential)	HDR	24.48	522.00	177	92,394.0	103.5	215.6
CC (Commercial)	CC	7.46		2598	19,381.1	21.7	45.2
Commercial Mixed Use	CMU	5.75	40.00	430 / 2598	32,138.5	36.0	75.0
PR (Park)	PR	16.55		2988	49,451.4	55.4	115.4
Public/Quasi-Public (Public Facilities)	P/QP	7.57		1780	13,474.6	15.1	31.4
Public/Quasi-Public (Middle School)	P/QP	21.60		3454	74,606.4	83.6	174.1
OS (Open Space/Paseo)	OS	7.45		2988	22,260.6	24.9	51.9
OS (Open Space)	OS	111.93		0	0.0	0.0	0.0
		468.4	**2,154**		**1,064,134.6**	**1,192.0**	**2,483.0**

Water Conservation

The *Sierra Vista Specific Plan Water Conservation Plan* (HydroScience 2009) and the *WestPark Federico Land Use Modifications - Water Conservation Plan Update* (HydroScience 2017) identified water conservation measures that would reduce the overall water demand for the project by 17.1 and 22.2% respectively. For more information on the specific conservation measures and how the water savings were calculated, the reader is referred to those documents. The 17.1% and 22.2% reductions were applied to both the existing and proposed land use water demand figures and is summarized in the conclusions section below.

Conclusions

Table 4 presents the overall effect of the proposed land use modifications on potable water demand while accounting for water conservation.

Table 4: Existing Approved and Proposed Land Use Potable Water Demand

Land Use Plan	Annual Demand (AFY)	Peak Demand (gpm)	Annual Demand w/Conservation[1] (AFY)	Peak Demand w/Conservation (gpm)
Existing	1,177	2,451	975	2,230
Proposed	1,192	2,483	928	1,935

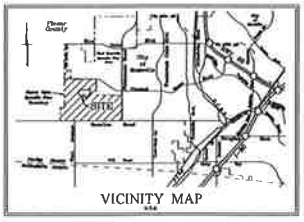
Notes:
1. Water conservation percentage for the existing land use plan is taken from the *Sierra Vista Specific Plan Water Conservation Plan* (HydroScience 2009). Water conservation percentage for the proposed land use plan is taken from the *WestPark Federico – Land Use Modifications – Water Conservation Plan Update* (HydroScience 2017).

Potable water demands for the Federico area initially increase by 15 AFY due to the proposed land use modifications. This can be attributed to an increase in LDR parcels from HDR and MDR parcels which have a higher water use factor. However, with the water conservation measures identified in the *WestPark Federico – Land Use Modifications – Water Conservation Plan Update* (HydroScience 2017), overall potable water use for the Federico area is reduced by 47 AFY. This is due to the implementation of additional water conservation measures, particularly the Modified WELO which was not adopted at the time of original project approval.

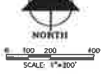
Additionally, due to land use designation changes to parcels FD-22 (MDR to LDR), FD-34 (PQP to HDR), and FD 80/81 (HDR to LDR) the fire flow requirements for each of these parcels decreased. Therefore the potable water infrastructure planned for the development and surrounding areas will be more than sufficient to support the project.

EXISTING LAND USE

PROPOSED LAND USE



VICINITY MAP



EXISTING LAND USE SUMMARY

Parcel	Land Use	Acreage	Units	Density
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]		
[illegible]	[illegible]	[illegible]		
[illegible]	Open Space (Paseo)	[illegible]		
[illegible]	Open Space (Paseo)	[illegible]		
[illegible]	Open Space (Paseo)	[illegible]		
[illegible]	Right of Way	[illegible]		
Total		[illegible]	[illegible]	

PROPOSED LAND USE SUMMARY

Parcel	Land Use	Acreage	Units	Density
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]		
[illegible]	Open Space (Paseo)	[illegible]		
[illegible]	Open Space (Paseo)	[illegible]		
[illegible]	Open Space (Paseo)	[illegible]		
[illegible]	Open Space (Paseo)	[illegible]		
[illegible]	Open Space (Paseo)	[illegible]		
[illegible]	Open Space (Paseo)	[illegible]		
[illegible]	Right of Way	[illegible]		
Total		[illegible]	[illegible]	

GENERAL PLAN AMENDMENT &
SPECIFIC PLAN AMENDMENT EXHIBIT

FEDERICO - PHASE 1

A portion of the Sierra Vista Specific Plan Area

Scale: 1" = 200' *Roseville, California* January 18, 2017

WESTPARK communities

MacKay & Somps
CIVIL ENGINEERS PLANNERS SURVEYORS
9961 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1149

Sheet 1 of 1

Westpark Federico Phase 1 - GPA/SPA p1 16214.100

WestPark Federico - Base Water Demand

No.	ID	Land Use	Zoning	Total Area	Dwelling Units	Density	Water Demand Factor	Average Day Demand (24 Hours)	Average Day Demand	Average Annual Demand	Max Day Demand	Peak Day Demand
				(Acres)		(du/ac)	(gpd/du) (gpd/ac)	(GPD)	(gpm)	(AFY)	(gpm)	(gpm)
1	FD-1	LDR (Residential)	RS/DS	18.37	91	5.0	600	54,600	37.92	61.16	75.83	128.92
2	FD-2	LDR (Residential)	RS/DS	16.92	81	4.8	600	48,600	33.75	54.44	67.50	114.75
3	FD-3	LDR (Residential)	RS/DS	9.15	46	5.0	600	27,600	19.17	30.92	38.33	65.17
4	FD-4	LDR (Residential)	RS/DS	6.52	33	5.1	521	17,193	11.94	19.26	23.88	40.59
5	FD-5	LDR (Residential)	RS/DS	17.36	87	5.0	600	52,200	36.25	58.47	72.50	123.25
6	FD-6	LDR (Residential)	RS/DS	14.32	69	4.8	600	41,400	28.75	46.37	57.50	97.75
7	FD-7	LDR (Residential)	RS/DS	8.74	42	4.8	600	25,200	17.50	28.23	35.00	59.50
8	FD-8A	LDR (Residential)	RS/DS	16.26	78	4.8	600	46,800	32.50	52.42	65.00	110.50
9	FD-8B	LDR (Residential)	RS/DS	18.85	86	4.6	600	51,600	35.83	57.80	71.67	121.83
10	FD-9	LDR (Residential)	RS/DS	18.68	109	5.8	521	56,789	39.44	63.61	78.87	134.09
11	FD-10	LDR (Residential)	RS/DS	20.26	93	4.6	600	55,800	38.75	62.50	77.50	131.75
12	FD-20/20A	MDR (Residential)	RS/DS	14.21	109	7.7	430	46,870	32.55	52.50	65.10	110.67
13	FD-20B	MDR (Residential)	RS/DS	11.04	89	8.1	323	28,747	19.96	32.20	39.93	67.87
14	FD-21	MDR (Residential)	RS/DS	24.28	204	8.4	323	65,892	45.76	73.81	91.52	155.58
15	FD-22/22A	LDR (Residential)	RS/DS	11.97	76	6.3	430	32,680	22.69	36.61	45.39	77.16
16	FD-22B	LDR (Residential)	RS/DS	10.49	60	5.7	521	31,260	21.71	35.02	43.42	73.81
17	FD-23	MDR (Residential)	RS/DS	17.46	143	8.2	323	46,189	32.08	51.74	64.15	109.06
18	FD-24	MDR (Residential)	RS/DS	10.71	96	9.0	323	31,008	21.53	34.73	43.07	73.21
19	FD-30	HDR (Residential)	R3	0			177	0	0.00	0.00	0.00	0.00
20	FD-31	HDR (Residential)	R3	0			177	0	0.00	0.00	0.00	0.00
21	FD-32	HDR (Residential)	R3	8.88	178	20.0	177	31,506	21.88	35.29	43.76	74.39
22	FD-33	HDR (Residential)	R3	8.56	172	20.1	177	30,444	21.14	34.10	42.28	71.88
23	FD-34	HDR (Residential)	R3	7.04	172	24.4	177	30,444	21.14	34.10	42.28	71.88
24	FD-40	CC (Commercial)	CC	7.46			2598	19,381	13.46	21.71	26.92	45.76
25	FD-41	Commercial Mixed Use	CMU/SA	5.75	40	7.0	430 / 2598	32,139	22.32	36.00	44.64	75.88
26	FD-50	PR (Park)	PR	1.77			2988	5,289	3.67	5.92	7.35	12.49
27	FD-51	PR (Park)	PR	1.12			2988	3,347	2.32	3.75	4.65	7.90
28	FD-52	PR (Park)	PR	5.51			2988	16,464	11.43	18.44	22.87	38.87
29	FD-53	PR (Park)	PR	8.15			2988	24,352	16.91	27.28	33.82	57.50
30	FD-60	Public/Quasi-Public (Church)	P/QP	0			1780	0	0.00	0.00	0.00	0.00
31	FD-61	Public/Quasi-Public (Electrical Substation)	P/QP	1.06			1780	1,887	1.31	2.11	2.62	4.45
32	FD-62	Public/Quasi-Public (Recycle Center)	P/QP	0.5			1780	890	0.62	1.00	1.24	2.10
33	FD-63	Public/Quasi-Public (Water Treatment/Well)	P/QP	2.83			1780	5,037	3.50	5.64	7.00	11.89
34	FD-64	Public/Quasi-Public (Fire Station)	P/QP	3.18			1780	5,660	3.93	6.34	7.86	13.36
35	FD-65	Public/Quasi-Public (Middle School)	P/QP	21.6			3454	74,606	51.81	83.57	103.62	176.15
36	FD-70	OS (Open Space/Paseo)	OS	1.12			2988	3,347	2.32	3.75	4.65	7.90
37	FD-71/71A	OS (Open Space/Paseo)	OS	0.71			2988	2,121	1.47	2.38	2.95	5.01
38	FD-71B	OS (Open Space/Paseo)	OS	0.82			2988	2,450	1.70	2.74	3.40	5.79
39	FD-72/72A	OS (Open Space/Paseo)	OS	0.25			2988	747	0.52	0.84	1.04	1.76
40	FD-72B	OS (Open Space/Paseo)	OS	0.27			2988	807	0.56	0.90	1.12	1.90
41	FD-73/73A	OS (Open Space/Paseo)	OS	0.51			2988	1,524	1.06	1.71	2.12	3.60
42	FD-73B	OS (Open Space/Paseo)	OS	0.49			2988	1,464	1.02	1.64	2.03	3.46
43	FD-74/74A	OS (Open Space/Paseo)	OS	0.27			2988	807	0.56	0.90	1.12	1.90
44	FD-74B	OS (Open Space/Paseo)	OS	0.33			2988	986	0.68	1.10	1.37	2.33
45	FD-75	OS (Open Space/Paseo)	OS	1.17			2988	3,496	2.43	3.92	4.86	8.25
46	FD-76	OS (Open Space/Paseo)	OS	0.15			2988	448	0.31	0.50	0.62	1.06
47	FD-77	OS (Open Space/Paseo)	OS	1.36			2988	4,064	2.82	4.55	5.64	9.59
48	FD-80	OS (Open Space)	OS	5.66			0	0	0.00	0.00	0.00	0.00
49	FD-81	OS (Open Space)	OS	5.5			0	0	0.00	0.00	0.00	0.00
50	FD-82A	OS (Open Space)	OS	11.09			0	0	0.00	0.00	0.00	0.00
51	FD-82B	OS (Open Space)	OS	0.14			0	0	0.00	0.00	0.00	0.00
52	FD-83	OS (Open Space)	OS	3.38			0	0	0.00	0.00	0.00	0.00
53	FD-84	OS (Open Space)	OS	25.34			0	0	0.00	0.00	0.00	0.00
54	FD-85	OS (Open Space)	OS	20.8			0	0	0.00	0.00	0.00	0.00
55	FD-86	OS (Open Space)	OS	1.68			0	0	0.00	0.00	0.00	0.00
56	FD-87A	OS (Open Space)	OS	4.1			0	0	0.00	0.00	0.00	0.00
57	FD-87B	OS (Open Space)	OS	0.18			0	0	0.00	0.00	0.00	0.00
58	FD-88A	OS (Open Space)	OS	13.17			0	0	0.00	0.00	0.00	0.00
59	FD-88B	OS (Open Space)	OS	20.89			0	0	0.00	0.00	0.00	0.00
	Subtotal			468.38	2,154			1,064,135	739	1,192	1,478	2,513

TOTALS

-		LDR (Residential)	LDR	187.89	951.00	5.10	600	541722.00	376.20	606.80	752.39	1279.07
-		MDR (Residential)	MDR	77.70	641.00	8.26	430	218706.00	151.88	244.98	303.76	516.39
-		HDR (Residential)	HDR	24.48	522.00	21.52	177	92394.00	64.16	103.49	128.33	218.15
-		CC (Commercial)	CC	7.46			2598	19381.08	13.46	21.71	26.92	45.76
-		Commercial Mixed Use	CMU	5.75	40.00	6.96	430 / 2598	32138.50	22.32	36.00	44.64	75.88
		PR (Park)	PR	16.55			2988	49451.40	34.34	55.39	68.68	116.76
		Public/Quasi-Public (Public Facilities)	P/QP	7.57			1780	13474.60	9.36	15.09	18.71	31.82
		Public/Quasi-Public (Middle School)	P/QP	21.60			3454	74606.40	51.81	83.57	103.62	176.15
		OS (Open Space/Paseo)	OS	7.45			2988	22260.60	15.46	24.93	30.92	52.56
-		OS (Open Space)	OS	111.93			0	0.00	0.00	0.00	0.00	0.00
Total				468.38	2,154			1,064,135	739	1,192	1,478	2,513

WestPark Federico - Existing plan demand

No.	ID	Land Use	Zoning	Total Area	Dwelling Units	Density	Water Demand Factor	Average Day Demand (24 Hours)	Average Day Demand	Average Annual Demand	Max Day Demand	Peak Day Demand
				(Acres)	(du)	(du/ac)	(gpd/acres)	(GPD)	(gpm)	(AFY)	(gpm)	(gpm)
1	FD-1	LDR (Residential)	RS/DS	18.37	91	5.0	600	54,600	37.92	61.16	75.83	128.92
2	FD-2	LDR (Residential)	RS/DS	16.92	81	4.8	600	48,600	33.75	54.44	67.50	114.75
3	FD-3	LDR (Residential)	RS/DS	9.15	45	4.9	600	27,000	18.75	30.24	37.50	63.75
4	FD-4	LDR (Residential)	RS/DS	6.66	32	4.8	600	19,200	13.33	21.51	26.67	45.33
5	FD-5	LDR (Residential)	RS/DS	17.36	87	5.0	600	52,200	36.25	58.47	72.50	123.25
6	FD-6	LDR (Residential)	RS/DS	14.32	69	4.8	600	41,400	28.75	46.37	57.50	97.75
7	FD-7	LDR (Residential)	RS/DS	8.74	42	4.8	600	25,200	17.50	28.23	35.00	59.50
8	FD-8A	LDR (Residential)	RS/DS	16.26	78	4.8	600	46,800	32.50	52.42	65.00	110.50
9	FD-8B	LDR (Residential)	RS/DS	18.85	86	4.6	600	51,600	35.83	57.80	71.67	121.83
10	FD-9	LDR (Residential)	RS/DS	18.68	91	4.9	600	54,600	37.92	61.16	75.83	128.92
11	FD-10	LDR (Residential)	RS/DS	20.26	93	4.6	600	55,800	38.75	62.50	77.50	131.75
12	FD-20/20A	MDR (Residential)	RS/DS	26	226	8.7	323	72,998	50.69	81.77	101.39	172.36
13	FD-20B	MDR (Residential)	RS/DS					0	0.00	0.00	0.00	0.00
14	FD-21	MDR (Residential)	RS/DS	24.28	204	8.4	323	65,892	45.76	73.81	91.52	155.58
15	FD-22/22A	LDR (Residential)	RS/DS	14.27	128	9.0	323	41,344	28.71	46.31	57.42	97.62
16	FD-22B	LDR (Residential)	RS/DS					0	0.00	0.00	0.00	0.00
17	FD-23	MDR (Residential)	RS/DS	17.46	143	8.2	323	46,189	32.08	51.74	64.15	109.06
18	FD-24	MDR (Residential)	RS/DS	10.71	96	9.0	323	31,008	21.53	34.73	43.07	73.21
19	FD-30	HDR (Residential)	R3	4.14	86	20.8	177	15,222	10.57	17.05	21.14	35.94
20	FD-31	HDR (Residential)	R3	4.14	86	20.8	177	15,222	10.57	17.05	21.14	35.94
21	FD-32	HDR (Residential)	R3	8.88	178	20.0	177	31,506	21.88	35.29	43.76	74.39
22	FD-33	HDR (Residential)	R3	8.56	172	20.1	177	30,444	21.14	34.10	42.28	71.88
23	FD-34	HDR (Residential)	R3					0	0.00	0.00	0.00	0.00
24	FD-40	CC (Commercial)	CC	7.46			2598	19,381	13.46	21.71	26.92	45.76
25	FD-41	Commercial Mixed Use	CMU/SA	5.75	40	7.0	430 / 2598	32,139	22.32	36.00	44.64	75.88
26	FD-50	PR (Park)	PR	1.73			2988	5,169	3.59	5.79	7.18	12.21
27	FD-51	PR (Park)	PR	1.07			2988	3,197	2.22	3.58	4.44	7.55
28	FD-52	PR (Park)	PR	5.51			2988	16,464	11.43	18.44	22.87	38.87
29	FD-53	PR (Park)	PR	8.15			2988	24,352	16.91	27.28	33.82	57.50
30	FD-60	Public/Quasi-Public (Church)	P/QP	7.024			1780	12,503	8.68	14.00	17.36	29.52
31	FD-61	Public/Quasi-Public (Electrical Substation)	P/QP	1.06			1780	1,887	1.31	2.11	2.62	4.45
32	FD-62	Public/Quasi-Public (Recycle Center)	P/QP	0.5			1780	890	0.62	1.00	1.24	2.10
33	FD-63	Public/Quasi-Public (Water Treatment/Well)	P/QP	2.83			1780	5,037	3.50	5.64	7.00	11.89
34	FD-64	Public/Quasi-Public (Fire Station)	P/QP	3.18			1780	5,660	3.93	6.34	7.86	13.36
35	FD-65	Public/Quasi-Public (Middle School)	P/QP	21.6			3454	74,606	51.81	83.57	103.62	176.15
36	FD-70	OS (Open Space/Paseo)	OS	1.12			2988	3,347	2.32	3.75	4.65	7.90
37	FD-71/71A	OS (Open Space/Paseo)	OS	1.28			2988	3,825	2.66	4.28	5.31	9.03
38	FD-71B	OS (Open Space/Paseo)	OS	0			2988	0	0.00	0.00	0.00	0.00
39	FD-72/72A	OS (Open Space/Paseo)	OS	0.44			2988	1,315	0.91	1.47	1.83	3.10
40	FD-72B	OS (Open Space/Paseo)	OS	0			2988	0	0.00	0.00	0.00	0.00
41	FD-73/73A	OS (Open Space/Paseo)	OS	1.32			2988	3,944	2.74	4.42	5.48	9.31
42	FD-73B	OS (Open Space/Paseo)	OS	0			2988	0	0.00	0.00	0.00	0.00
43	FD-74/74A	OS (Open Space/Paseo)	OS	0.69			2988	2,062	1.43	2.31	2.86	4.87
44	FD-74B	OS (Open Space/Paseo)	OS	0			2988	0	0.00	0.00	0.00	0.00
45	FD-75	OS (Open Space/Paseo)	OS	1.16			2988	3,466	2.41	3.88	4.81	8.18
46	FD-76	OS (Open Space/Paseo)	OS	0.15			2988	448	0.31	0.50	0.62	1.06
47	FD-77	OS (Open Space/Paseo)	OS	1.36			2988	4,064	2.82	4.55	5.64	9.59
48	FD-80	OS (Open Space)	OS	5.66			0	0	0.00	0.00	0.00	0.00
49	FD-81	OS (Open Space)	OS	5.5			0	0	0.00	0.00	0.00	0.00
50	FD-82A	OS (Open Space)	OS	11.09			0	0	0.00	0.00	0.00	0.00
51	FD-82B	OS (Open Space)	OS	0.14			0	0	0.00	0.00	0.00	0.00
52	FD-83	OS (Open Space)	OS	3.5			0	0	0.00	0.00	0.00	0.00
53	FD-84	OS (Open Space)	OS	25.34			0	0	0.00	0.00	0.00	0.00
54	FD-85	OS (Open Space)	OS	20.8			0	0	0.00	0.00	0.00	0.00
55	FD-86	OS (Open Space)	OS	1.68			0	0	0.00	0.00	0.00	0.00
56	FD-87A	OS (Open Space)	OS	4.1			0	0	0.00	0.00	0.00	0.00
57	FD-87B	OS (Open Space)	OS	0.18			0	0	0.00	0.00	0.00	0.00
58	FD-88A	OS (Open Space)	OS	13.17			0	0	0.00	0.00	0.00	0.00
59	FD-88B	OS (Open Space)	OS	20.89			0	0	0.00	0.00	0.00	0.00
	Subtotal			**469.44**	**2,154**			**1,050,581**	**729.57**	**1,177**	**1,459**	**2,481**

						TOTALS						
		LDR (Residential)	LDR	179.84	923.00	5.16	600	518344.00	359.96	580.62	719.92	1223.87
		MDR (Residential)	MDR	78.45	669.00	8.56	323	216087.00	150.06	242.05	300.12	510.21
		HDR (Residential)	HDR	25.72	522.00	20.42	177	92394.00	64.16	103.49	128.33	218.15
		CC (Commercial)	CC	7.46			2598	19381.08	13.46	21.71	26.92	45.76
		Commercial Mixed Use	CMU	5.75	40.00	6.96	430 / 2598	32138.50	22.32	36.00	44.64	75.88
		PR (Park)	PR	16.46			2988	49182.48	34.15	55.09	68.31	116.13
		Public/Quasi-Public (Public Facilities)	P/QP	14.59			1780	25977.32	18.04	29.10	36.08	61.34
		Public/Quasi-Public (Middle School)	P/QP	21.60			3454	74606.40	51.81	83.57	103.62	176.15
		OS (Open Space/Paseo)	OS	7.52			2988	22469.76	15.60	25.17	31.21	53.05
		OS (Open Space)	OS	112.05			0	0.00	0.00	0.00	0.00	0.00
Total				**469.44**	**2,154**			**1,050,581**	**730**	**1,177**	**1,459**	**2,481**

Technical Memorandum

HydroScience
Strategic Water Solutions

Sacramento • Berkeley • San Jose • Concord

To: John Tallman, Westpark Communities

From: Kyle Horn, P.E.

Reviewed by: Curtis Lam, P.E.

Subject: Sierra Vista – WestPark Federico Land Use Modifications – Water Conservation Plan Update

Date: August 30, 2017

The WestPark Federico (Federico) development is a portion of the Sierra Vista Specific Plan Area. The currently approved land use plan is comprised of a mix of land use types such as low/medium/high density residential, commercial, commercial mixed-use, public facilities, parks, and open space. The Federico area is in process of applying for an approved change in land use. This change will modify the shape, size, and location of each parcel while maintaining the land use types of the currently approved plan.

This technical memorandum is intended to analyze the water conservation opportunities available due to the modification of the currently approved land use plan. This analysis will be done by re-calculating the water conservation measures from the original *Sierra Vista Water Conservation Plan* (HydroScience 2009) as well as incorporating the recently adopted State Modified Water Efficient Landscape Ordinance (WELO) based on the proposed land use plan for the Federico area.

Baseline Water Use

The baseline water use for the project was established using the City's standard water use factors. These water use factors are based on historic data and water use trends developed by MWH in TM #1 (MWH, 2002). The baseline water use for the project is presented in **Table 1.** It was noted that these water demands include both potable and recycled water usage. Throughout this document, we have identified if the water conservation measure applies to either potable water or recycled water usage. Additionally, all water conservation calculations do not include the 2% system losses. A full breakdown of water demands by parcel can be found in the *Sierra Vista – WestPark Federico Land Use Modifications – Potable Water Demand Technical Memorandum* (HydroScience 2017).

Table 1: WestPark Federico – Land Use Modifications – Water Demands

Land Use	Zoning	Total Area	Dwelling Units	Water Demand Factor	Average Annual Demand
		(Acres)	(du)	(gpd/ac)	(AFY)
LDR (Residential)	LDR	187.89	951.00	600	606.8
MDR (Residential)	MDR	77.70	641.00	430	245.0
HDR (Residential)	HDR	24.48	522.00	177	103.5
CC (Commercial)	CC	7.46		2598	21.7
Commercial Mixed Use	CMU	5.75	40.00	430 / 2598	36.0
PR (Park)	PR	16.55		2988	55.4
Public/Quasi-Public (Public Facilities)	P/QP	7.57		1780	15.1
Public/Quasi-Public (Middle School)	P/QP	21.60		3454	83.6
OS (Open Space/Paseo)	OS	7.45		2988	24.9
OS (Open Space)	OS	111.93		0	0.0
Total		**468.4**	**2,154**		**1,192.0**

Notes:
1. Based on values from the *Sierra Vista – WestPark Federico Land Use Modifications – Potable Water Demand Technical Memorandum* (HydroScience, 2017).

For single-family residential areas, the annual water demands shown in **Table 1** were subdivided based upon an approximated residential water usage distribution as presented in **Table 2.** This estimate was used to quantify the impact the various conservation measures would have on the Project's water demand.

Table 2: Typical Residential Water Usage

Use	Percent of Total Use[1]
Landscaping	51%
Toilets	13%
Faucets, cooking, cleaning	10%
Shower	9%
Clothes washer	8%
Bath	6%
Toilet leaks	2%
Dishwasher	1%

Notes:
1. Typical water usage based on information in the City of Roseville FAQs regarding water conservation - http://www.roseville.ca.us/faqs/categoryqna.asp?id=7#790

Water demands for the front and back yards of LDR, and MDR parcels were separated to allow different water conservation measures to be applied in each yard. Water conservation measures that are feasible to implement in front yards may be more difficult to implement in back yards, which led to the segregation of these demands. LDR and MDR properties typically have a driveway in the front of the house, resulting in a slightly larger area in the back yard requiring irrigation. This resulted in an estimate of 60% of the total landscape demand applied to the back yard and 40% for the front yard.

The base front yard demand is 40% of the total landscape demand of 51% **(Table 2)**, or 20.4% of total residential water usage. The base backyard demand is 60% of the total landscape demand of 51% **(Table 2),** or 30.6% of total residential water usage. The estimated baseline water use is shown in **Table 3.**

High-density residential (HDR) properties do not distinguish between front and back yards, therefore the reductions will be applied over the entire landscape area. For HDR land usage, exterior irrigation demands were calculated based on the calculations contained in the *Sierra Vista – WestPark Federico Land Use Modifications – Recycled Water Demand Technical Memorandum*, since that area would be irrigated with recycled water.

Table 3: Residential Base Water Use

Land Use Designation	Annual Demand (AFY)	Annual Front Yard Demand (AFY)	Annual Back Yard Demand (AFY)	Total Annual Irrigation Demand (AFY)
Low Density Residential	607	124	186	310
Medium Density Residential	245	50	75	125
High Density Residential[1]	18	18	0	18
Total	**870**	**192**	**261**	**453**

Notes:
1. Demand for HDR parcels was calculated differently from LDR and MDR parcels, as described above. Demand for HDR parcels was not separated into front and back yard demands since HDR parcels do not traditional have typical front and back yards.

Methods for Reducing Water Consumption

The potentially feasible methods identified in this report can be used either in combination or independently to reduce water consumption among the Sierra Vista – WestPark Federico land use types. Each method of water conservation considered is discussed below.

Limiting the amount of turf in front yards and replacing turf with low water use plantings: One of the simplest and most effective ways to conserve water is to limit the area of turf being irrigated or exchanging higher water use plant materials such as turf for lower water using plant materials. Planting varieties are available that dramatically reduce water demand when used to replace turf while maintaining view shed quality. The actual demand for these plantings will depend on the individual species planted.

Residential: It was assumed that replacing turf with low water use plantings could be accomplished on all types of residential property, including low, medium, and high density residential parcels. In order to assess the potential impact of this change on residential parcels, the following assumptions were made:

- When accounting for driveways and hardscape areas, the landscaped area in the front yard for low and medium density residential properties represents 75% of the front yard area. Of this landscaped area, it was initially assumed that 70% of the front yard area was turf and 5% was low water use plantings. The turf area would be reduced to 42% of the front yard.
- Planting the remaining 28% of the front yard landscaped area with low water using materials results in:
  - 25% hardscape (driveway, paths)
  - 42% turf
  - 33% low water use plantings
- Low water use plantings can use 30% of the water used on turf (a 70% water savings). This estimate is based on data collected by the Fair Oaks Horticultural Center that low water use plantings use between 65-75% less water than an average turf lawn (Garden Notes, June 2008).
- Low water use plantings use low volume systems like a drip or micro spray system designed to achieve uniformity of 90% rather than an overhead spray irrigation system. This also assumes that landscaping is irrigated properly (no over- or under-watering).

Table 4 presents the base and new residential landscaped areas.

Table 4: Reduced Landscape Turf Areas

Land Use Designation	Front Yard Irrigated Area[1,3]	Base Condition		Base Condition with Water Conservation	
		Turf Area	Low Water Use Area	Turf Area	Low Water Use Area[2]
Low Density Residential	75%	70%	5%	42%	33%
Low Density Residential – Age Restricted	75%	70%	5%	42%	33%
Medium Density Residential	75%	70%	5%	42%	33%
High Density Residential	75%	70%	5%	42%	33%

Notes:
1. As a percentage of the front yard
2. Includes 5% existing low water use plantings + 28% new water use plantings.
3. Represents the percentage of the entire exterior area for HDRs.

Table 5 presents the results of the residential water savings for replacing landscape turf.

Table 5: Reduced Landscape Turf Water Savings – Residential

Land Use Designation	Annual Front Yard Demand[1,2]	Annual Front Yard Turf Demand	Reduced Turf Annual Front Yard Demand	Water Savings for Reduced Turf	Water System Savings
	(AFY)	(AFY)	(AFY)	(AFY)	
Low Density Residential	124	121	93	31	Potable
Medium Density Residential	50	49	37	13	Potable
High Density Residential	18	17	13	5	Recycled
Total	**192**	**188**	**143**	**49**	

Notes:
1. From Table 3.
2. Demands for High Density Residential parcels represent full irrigation demand since there is no distinction between front yard and back yard
3. Value rounded to nearest whole number.

As an example of how these values were calculated, the calculation for the annual front yard turf demand and the reduced annual front yard demand are presented below.

For the annual front yard turf demand, as calculated for low-density residential land-uses, 75% of the front yard area is landscaped; 70% turf and 5% low water use plantings. Since low water use plantings use 30% of the water required for turf, this 5% area is equal to 1.5% turf area. This resulted in the following annual front yard demands.

Turf: $124AFY*\left(\frac{70\%}{71.5\%}\right)=121AFY$ Low Water Use: $124AFY*\left(\frac{1.5\%}{71.5\%}\right)=3AFY$

For the reduced annual front yard demand, as calculated for low-density residential land uses, reducing the base turf area in the front yards from 70% to 42% and replacing that area (28%) with low water use plantings resulted in the following annual demands.

$$124AFY*\left(\frac{42\%}{70\%}+\frac{28\%*30\%}{70\%}\right)+3AFY=93AFY$$

Non-Residential: Turf reduction on non-residential parcels was assumed to be employed in all land uses including parks, commercial and commercial mixed-use properties, multi-use landscape corridors, schools, and public facilities. The assumptions used to estimate water conservation in these areas are as follows:

- The parks were assumed to use 98% of all water for landscape irrigation.
- The parks were estimated to irrigate approximately 80% of their parcel area. It was assumed the 80% turf would be reduced to 60%, with the remaining 20% turf being converted to low water use plantings.

- Low water usage plantings were assumed to use 30% of the water used on turf (a 70% water savings).
- Low volume irrigation systems like a drip or micro spray system design will be used for low water use areas to achieve uniformity of 90% rather than an overhead spray irrigation system.
- All commercial properties and public facilities were assumed to have approximately 15% of the irrigated area as turf, of which 10% would be converted to low water use plantings.
- Schools were assumed to use 40% of their water demand for landscape irrigation.
- Schools were assumed to have approximately 70% of their parcels irrigated area as turf. The overall turf area was reduced to 40% turf and 30% low water use plantings.

Table 6 presents the results of the water savings for replacing landscape turf for non-residential parcels.

Table 6: Reduced Landscape Turf Water Savings – Non-Residential

Land Use Designation	Annual Irrigation Demand[2] (AFY)	Base Turf Area[1]	New Turf Area[1]	Low Water Use Area[1]	Reduced Irrigation Demand (AFY)	Reduced Turf Water Savings (AFY)	Water System Savings
CC (Commercial)	1	15%	5%	10%	1	0	Recycled
Commercial Mixed Use	1	15%	5%	10%	1	0	Recycled
PR (Park)	44	80%	60%	20%	36	8	Recycled
Public/Quasi-Public (Public Facilities)	1	15%	5%	10%	1	0	Recycled
Public/Quasi-Public (Middle School)	22	40%	10%	30%	10	12	Recycled
OS (Open Space/Paseo)	23	80%	30%	50%	13	10	-
OS (Open Space)	-	-	-	-	-	-	Recycled
Total	**92**				**62**	**30**	

Notes:
1. As a percentage of the irrigated area.
2. As calculated in the *Sierra Vista – WestPark Federico Land Use Modifications – Potable Water Demand Technical Memorandum* (HydroScience 2017)

Smart Irrigation Controller: A smart irrigation controller restricts irrigation to only the times and water application rates that are really needed. Demand for water varies greatly with weather patterns and time of year. Standard irrigation schedules do not account for actual weather conditions during the day, week, or month that could vary significantly from normal weather patterns. This deviation can result in significant water waste. A smart irrigation controller can account for these variations by using information for both weather and soil moisture conditions.

Fourteen studies estimating the percentage of water conservation associated with the use of smart irrigation controllers were summarized in a paper published by the US Bureau of Reclamation (USBR, April 2008). These studies estimated the range of water savings associated with their use to be between 7 to 41%.

It was noted that the references estimated water savings when going from one type of controller to the smart irrigation controller. However, not all houses have controllers for both the front and back yards. Some existing houses use impact heads connected to a hose to irrigate their front or back yards. This irrigation method is less efficient and results in higher water waste. Additionally, the developer will educate the homeowner on how to use the smart irrigation controller. Considering these issues, the percent of water savings for this measure using smart irrigation controllers was estimated to be 20%.

The additional savings expected with the use of a smart irrigation controller are presented in **Table 7**. It is assumed that all irrigated area, including the land using turf reduction measures, will employ smart irrigation controllers. These calculations assume that the area of turf is reduced as described above.

Table 7: Smart Irrigation Controller Water Savings

Land Use Designation	Original Demand (AFY)	Reduced Demand (AFY)	Water Savings (AFY)	Water System Savings
Low Density Residential				
Front Yard	93	74	19	Potable
Back Yard	186	149	37	Potable
Medium Density Residential				
Front Yard	37	30	7	Potable
Back Yard	75	60	15	Potable
High Density Residential	13	10	3	Recycled
Non-Residential				
CC (Commercial)	1	1	0	Recycled
Commercial Mixed Use	1	1	0	Recycled
PR (Park)	36	29	7	Recycled
Public/Quasi-Public (Public Facilities)	1	1	0	Recycled
Public/Quasi-Public (Middle School)	10	8	2	Recycled
OS (Open Space/Paseo)	13	10	3	Recycled
OS (Open Space)	-	-	-	Recycled
Total	466	373	93	

Notes:
1. Original demand includes the turf reduction water conservation measures that were previously described.

Recirculating hot water: Recirculating hot water systems use a pump to keep the water in the hot water lines circulating back to the water heater to keep the water in the hot water lines hot. This provides hot water at the tap immediately and prevents having to let cold water flow until the water heats up. These systems can be operated in a number of different ways but all conserve water in the same manner. For this study, it was estimated that each draw for hot water would waste approximately 1.25 gallons per day per dwelling unit. This is equivalent to

drawing water through 50 ft of ¾-inch pipe with each draw, and drawing hot water in this manner six times per day per dwelling unit. The expected savings are presented in **Table 8.**

Table 8: Re-circulating Hot Water Savings

Land Use Designation	Dwelling Units (DU)	Water Savings (AFY)	Water System Savings
Low Density Residential	951	**8**	Potable
Medium Density Residential	641	**5**	Potable
High Density Residential	522	**4**	Potable
Total	**2,114**	**17**	

As an example of how these values were calculated, for the low-density residential land use, the total number of dwelling units is 951. The reduced water demand would be estimated to be:

$$951DU*7.5\frac{gal}{dayDU}*\frac{AF}{325{,}851gal}*365day/yr=8AFY$$

Model Water Efficient Landscape Ordinance: This ordinance was recently adopted by the California Water Commission, and became effective on December 1, 2015 for all landscape projects adding a landscape area of 500 square feet or more, or all modifications to landscaping equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check, or design review. For the purpose of this TM, it is expected that this ordinance is universally applicable. Components of this ordinance include turf reduction and the use of smart irrigation controllers, both of which have already been accounted for in the water conservation calculations listed above.

The key outcome with regards to quantifying water conservation for new landscapes is that the estimated total water use of the new landscape must be below the Maximum Applied Water Allowance (MAWA) for the property. The evapotranspiration (ET) adjustment factor was set to be a maximum of 0.55 for residential areas, and 0.45 for non-residential areas. In 2009 when the original Sierra Vista Water Conservation Plan was approved, the City WELO had an ET adjustment factor of 0.71. Thus, compliance with the Modified WELO has the net effect for the City of Roseville of reducing the net allowed water available for irrigation of residential areas by 16%, and 26% for non-residential areas. This reduction in exterior irrigation demands is inclusive of previously accounted for water reductions. To calculate the additional water conservation per the Modified WELO, the following formulas were utilized.

Water conservation per Modified WELO = Maximum Water Demand per 2009 WELO – Maximum Water Demand per 2015 WELO

Total additional water conservation = (Total Annual Irrigation Demand – Water conservation per Modified WELO – Already Accounted for reductions)

It should be noted that in irrigation intensive land uses, water conservation measures reduced the total irrigation demand below the MAWA per the modified WELO. In these cases, the conservation reductions were limited to match the MAWA. The net effect of this requirement is detailed in

Tables 9 and 10 for each type of land use. Water conservation was assumed to be potable for LDR and MDR land use designations. For all other land use designations, water conservation would be on recycled water.

Table 9: Additional Residential Water Conservation per Modified WELO

Land Use Designation	Total Annual Irrigation Demand (AFY)	Maximum Water Demand per 2015 WELO (AFY)	Maximum Water Demand per 2009 WELO (AFY)	Water Conservation per Modified WELO (AFY)	Already Accounted for Reductions (AFY)[1]	Total Additional Water Conservation (AFY)[2]
Low Density Residential	310	171	220	49	95	44
Medium Density Residential	125	69	89	20	40	16
High Density Residential	18	10	13	3	12	-
Total	**453**	**250**	**322**	**72**	**147**	**60**

Notes:
1. Calculated as the sum of the turf reduction water savings and the smart controller water savings.
2. In cases where water conservation measures reduced the total irrigation demand below the MAWA per the modified WELO, conservation reductions were limited to match the MAWA.
3. The totals shown in the table are actual numbers. All of the numbers have been rounded to the nearest integer.
4. The total additional water conservation equals the total irrigation demand, minus already accounted for reductions, minus the water conservation per the modified WELO.

Table 10: Additional Non-Residential Water Conservation per Modified WELO

Land Use Designation	Total Annual Irrigation Demand (AFY)	Maximum Water Demand per 2015 WELO (AFY)	Maximum Water Demand per 2009 WELO (AFY)	Water Conservation per Modified WELO (AFY)	Already Accounted for Reductions (AFY)[1]	Total Additional Water Conservation (AFY)[2]
CC (Commercial)	4	2	3	1	0	1
Commercial Mixed Use	3	1	2	1	0	1
PR (Park)	45	20	32	12	15	10
Public/Quasi-Public (Public Facilities)	4	2	3	1	0	1
Public/Quasi-Public (Middle School)	31	14	22	8	14	3
OS (Open Space/Paseo)	23	10	16	6	13	0
OS (Open Space)	-	-	-	-	-	-
Total	**110**	**50**	**78**	**29**	**42**	**15**

Notes:
1. Calculated as the sum of the turf reduction water savings and the smart controller water savings.
2. In cases where water conservation measures reduced the total irrigation demand below the MAWA per the modified WELO, conservation reductions were limited to match the MAWA.
3. The totals shown in the table are actual numbers. All of the numbers have been rounded to the nearest integer.
4. The total additional water conservation equals the total irrigation demand, minus already accounted for reductions, minus the water conservation per the modified WELO.

Summary

The water conservation measures identified in this TM are similar to the water conservation measures recently included in other local Water Conservation Plans. These measures were selected based on their ability to cost-effectively achieve the necessary water savings.

The total estimated volumes of water conserved for each of these water conservation measures for the WestPark Federico – land use modifications are summarized in **Table 11**.

Table 11: Water Conservation Estimates

Method	Original Total Water Demand (AFY)	Potable Water Savings (AFY)	Recycled Water Savings (AFY)	Total Volume of Water Savings (AFY)	Total Percentage of Water Savings [1]
Reduced landscape turf – residential	1,192	44	5	49	**4.1%**
Reduced landscape turf – non-residential		-	30	30	**2.5%**
Smart irrigation controllers – all types of land uses		78	15	93	**7.8%**
Re-circulating hot water – residential		17	-	17	**1.5%**
Modified WELO - Residential		60	-	60	**5.0%**
Modified WELO - Non-Residential		-	15	19	**1.3%**
Total		**199**	**65**	**264**	**22.2%**

Notes:
1. Percentages rounded to the nearest tenth of a percent, and represent overall water conservation percentages for both potable and recycled water.

If the water conservation measures described in this memorandum were implemented, it is estimated that the WestPark Federico overall water demand (potable + recycled water) would be reduced by 264 AFY yielding an adjusted water demand of 928 AFY. This represents a 22.2% reduction from the original water demand of 1,192 AFY.

Though the actual water conservation realized will depend, in part, on the participation of the homeowners or tenants of the affected parcels, it is expected that these measures could be implemented and maintained in the end by employing the following measures:

- Constructing the parcels with these water conservation measures in place. By simply having an available smart irrigation controller with the capacity to run the front and back yard systems pre-wired and in place, using this controller is a financially sound decision for the land owner versus replacing the controller with a different one.
- Landscape areas for non-single family land uses will be maintained by the City, the applicable school district, commercial owners, or a homeowners association. It is expected that these professionals will be able to maintain these water savings through the professional management of these landscapes and required adherence to the water budget.
- For single-family residences, it is expected that a two-fold measure will be required to realize long-term water savings.

1. Restrictions in the codes, covenants and restrictions for each parcel that would limit the types and/or locations of landscape in the front yards of each residence.
2. Ongoing outreach by the City to remind and reinforce the need for water conservation. This can include attachments to the water bill, water audits that can be made available to landowners by the City, the promotion of the water conservation on the City website, and the availability of water conservation staff to respond to specific questions.
3. Educating homeowners on how to incorporate their backyard irrigation system into the controller and provide education materials.

References

1. HydroScience Engineers, *Sierra Vista – WestPark Federico Land Use Modifications – Potable Water Demand Technical Memorandum*, August 2017.
2. HydroScience Engineers, *Sierra Vista – WestPark Federico Land Use Modifications – Recycled Water Demand Technical Memorandum*, June 2017..
3. MWH, Technical Memorandum 1; Unit Water Demand Factor Revision, November 6, 2002.
4. University of California Cooperative Extension, Sacramento County Agriculture and Natural Resources, Garden Notes, June 2008.
5. US Bureau of Reclamation, Summary of Smart Controller Water Savings Studies, April 2008.

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

Technical Memorandum

Date: **August 16, 2017** **Project Number: 18254.FED**

To: **Dave Samuelson, City of Roseville**

From: **Allison Wathen**

Subject: **Sierra Vista Specific Plan – Sanitary Sewer Master Plan Update**

Message:

This document updates the north shed of the Sierra Vista Specific Plan (SVSP) Sanitary Sewer Master Plan (SSMP) that was approved on July 6, 2009. Refer to Exhibit 2: SVSP SSMP, dated July 6, 2009.

Prior to this update, the Urban Reserve area had been entitled as the Westbrook project. An update incorporating these changes was approved on January 6, 2016. Refer to Exhibit 2: Westbrook SSMP, dated January 6, 2016.

The focus of this memo is to identify changes to the SVSP SSMP based on the Federico – Phase 1 Tentative Map. Changes to the north shed from the Westbrook SSMP are also incorporated into this update. Refer to the exhibit: A portion of the SVSP SSMP, dated April 19, 2017.

Changes reflected in this update include:

- Westbrook SSMP nodes 20, 60, 210, 220, 230, 240 and 300 have been added.
- What was parcel FD-20(MDR) (226 DUs) is now split into parcels FD-20A(MDR) (110 DUs) and FD-20B(MDR) (88 DUs). These parcels split their flows into nodes 522, 530 and 550. Node 550 has been added to show the portion of this flow that flows into the Westbrook SSMP area before reconnecting into the North Shed at node 250. Nodes 20, 60, 210, 220, 230, 240 and 300 from the Westbrook SSMP have been shown on this update to show that the sewer pipes have the capacity to convey the flows from the entire North Shed.
- Parcels FD-30(HDR) (86 DUs), FD-31 (HDR) (86 DUs) and FD-22 (MDR) (128 DUs) have been combined into parcels FD-22A(LDR) (76 DUs) and FD-22B(LDR) (60 DUs). These parcels flow south into nodes 515 and 520 in Federico Drive.
- Parcel FD-60(PQP) has been changed to now be parcel FD-34(HDR) (172 DUs).
- Parcel FD-1(LDR) (91 DUs) is unchanged, however the flow from this parcel are now split between nodes 521 and 550.
- Parcels FD-21(MDR) (204 DUs), FD-61(PQP) and FD-62(PQP) are unchanged.

Table E-2 shows a land use and average dry weather flow (ADWF) comparison between the original SVSP SSMP, the Westbrook SSMP update, and this SVSP SSMP update. As seen in this table, the ADWF calculated in this SVSP SSMP update has decreased 0.064 MGD from the original north shed of the SVSP SSMP.

— SINCE 1953 —
1552 EUREKA DRIVE, SUITE 100, ROSEVILLE, CALIFORNIA 95661 PHONE (916) 773-1189 FAX (916) 773-2595
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Technical Memorandum

Table 22 calculates and tabulates average weather and peak wet weather flows by node using the Westbrook and Federico updates. As seen in this table, the pipe sizes are adequate to convey the flows per the original pipe sizes.

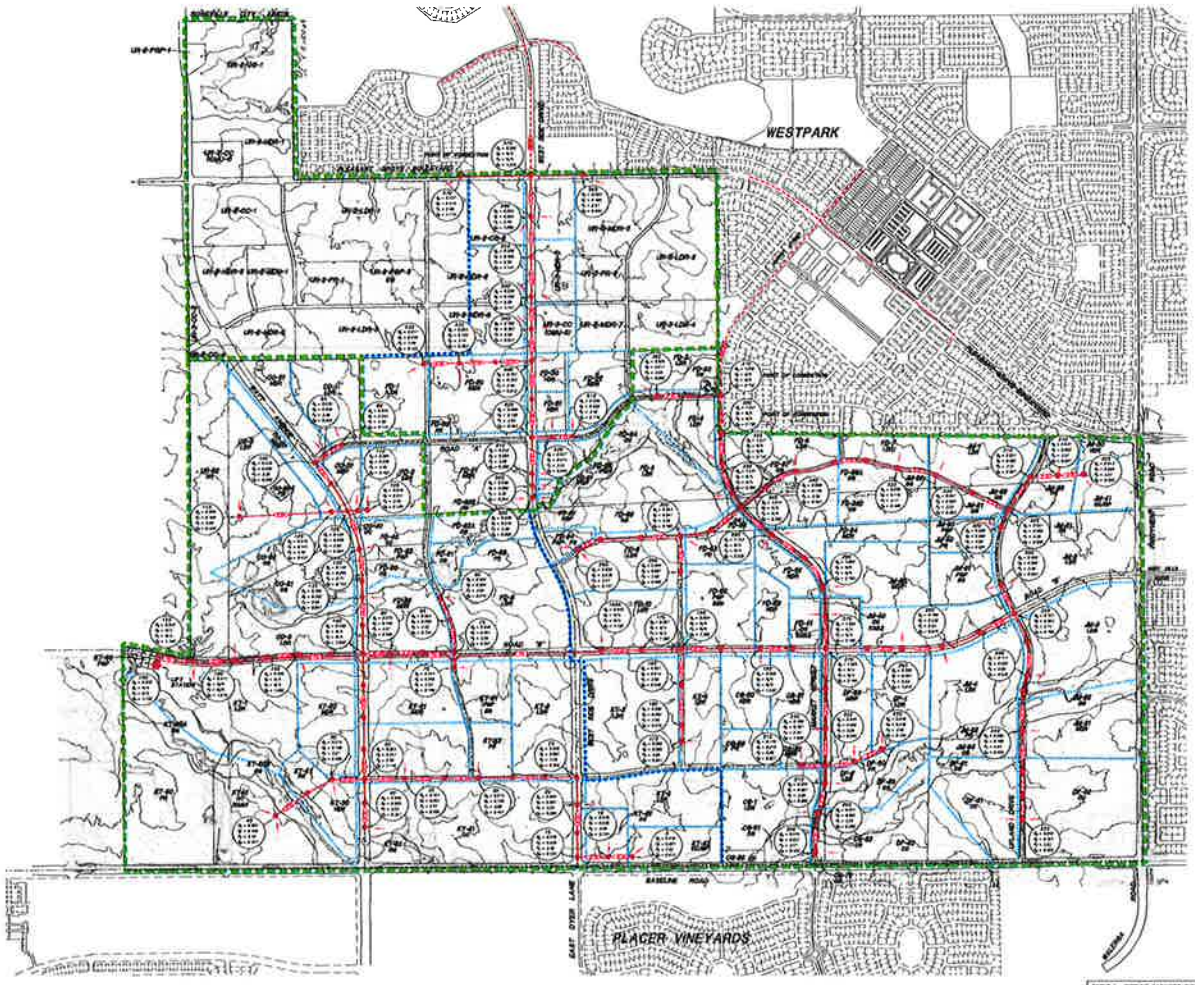
Included with this documents is:

- 36"x48" Exhibit 2: SVSP SSMP dated July 6, 2009
- 24"x36" Exhibit 2: Westbrook SSMP dated January 6, 2016
- 24"x36" Exhibit: A portion of the SVSP SSMP dated April 19, 2017
- Table 22: Updated sewer flow calculations in the system
- Table E-2: Land use and wastewater flow comparison

Best Regards,

MacKay & Somps Civil Engineers, Inc.

BY:.....



LEGEND

PHASE	AREA	PEAK DAILY FLOW (GPD)	PEAK DAILY FLOW (GPM)
[illegible]	[illegible]	[illegible]	[illegible]

NOTES:

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]

NORTH

SCALE: 1"=400'

SIERRA VISTA SPECIFIC PLAN

SANITARY SEWER MASTER PLAN

SVSP BASE + URBAN RESERVE CONDITION

SCALE: 1"=400'

JULY 6, 2009

MACKAY & SOMPS

TABLE 1 - PIPELINE CAPACITY SUMMARY

PIPE DIAMETER	MANNING SLOPE	0.7 FULL (GPM)	1.0 FULL (GPM)
8"	[illegible]	[illegible]	[illegible]
10"	[illegible]	[illegible]	[illegible]
12"	[illegible]	[illegible]	[illegible]
15"	[illegible]	[illegible]	[illegible]
18"	[illegible]	[illegible]	[illegible]
21"	[illegible]	[illegible]	[illegible]
24"	[illegible]	[illegible]	[illegible]

* USED FOR PRELIMINARY DESIGN

EXHIBIT 2

SHEET 1 OF 1

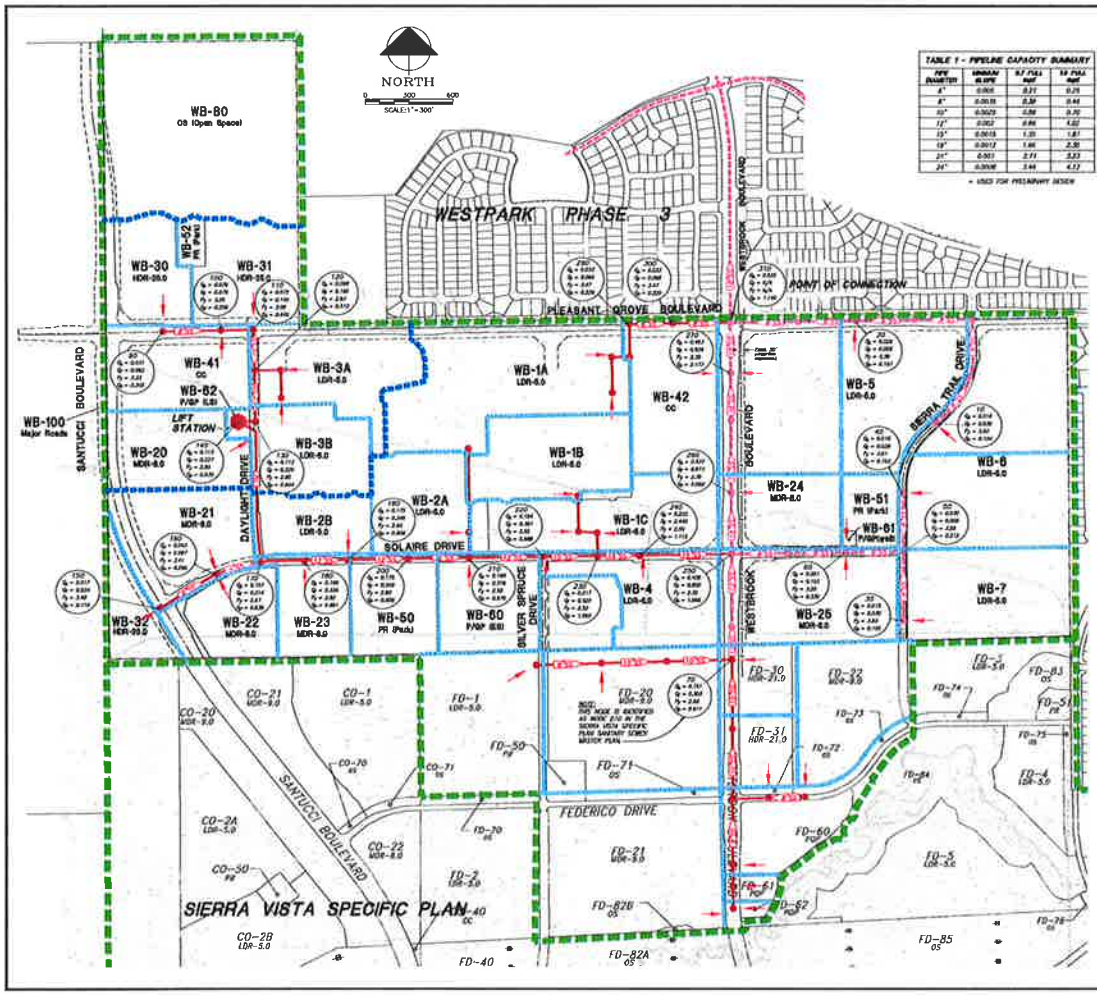


TABLE 1 - PIPELINE CAPACITY SUMMARY			
PIPE DIAMETER	MINIMUM SLOPE	0.7 FULL MGD	1.0 FULL MGD
8"	0.004	0.37	0.75
8"	0.0035	0.34	0.44
10"	0.0025	0.58	0.70
12"	0.002	0.84	1.02
15"	0.0015	1.35	1.61
18"	0.0012	1.96	2.36
21"	0.001	2.71	3.23
24"	0.0008	3.44	4.17

* USED FOR PRELIMINARY DESIGN

LEGEND

- PROPERTY BOUNDARY
- MAJOR SHED BOUNDARY
- MAJOR SHED LINE
- MINOR SHED LINE
- SEWER FORCE MAIN
- SEWER TRUNK LINE
- EXISTING SEWER LINE
- WB-6 LDR-5.0 — WESTBROOK SPECIFIC PLAN PARCEL ID AND LAND USE DESIGNATION
- SIERRA VISTA SPECIFIC PLAN PARCEL ID AND LAND USE DESIGNATION
- NODE POINT
- SHED FLOW DIRECTION
- NODE

NOTE:

1. MINOR WESTBROOK SHED BOUNDARY ADJUSTMENTS MAY BE NECESSARY DURING FINAL UTILITY AND GRADING DESIGN, SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF ROSEVILLE.
2. NODE 310 IS IDENTIFIED AS NODE 575 IN THE SIERRA VISTA SPECIFIC PLAN SANITARY SEWER MASTER PLAN. HYDRAULIC MODELING PERFORMED FOR THE SIERRA VISTA SPECIFIC PLAN SANITARY SEWER MASTER PLAN FOR SEWER PIPE DOWNSTREAM FROM NODE 575 YIELDED A PEAK FLOW OF 1.330 MGD BASED ON AN AVERAGE DRY WEATHER FLOW OF 0.552 MGD AT NODE 575, USING THE RESULTANT PEAKING FACTOR OF 2.1 AND AN AVERAGE DRY WEATHER FLOW OF 0.534 MGD AT NODE 310 IN THIS MASTER PLAN, A PEAK FLOW OF 1.121 MGD HAS BEEN ESTIMATED FOR NODE 310.

NODE DATA			
PARCEL	SHED AREA (ACRES)	PROJECTED DU	TRIBUTARY TO NODE
WB-1A	22.5	87	290
WB-1B	16.2	67	230, 290
WB-1C	16.8	85	230
WB-2A	11.4	68	210
WB-2B	6.9	35	190
WB-3A	11.6	66	120
WB-3B	10.2	67	120
WB-4	16.0	89	220, 240
WB-5	32.8	150	20, 270
WB-6	31.7	153	10, 40
WB-7	15.8	79	30
WB-20	10.0	80	130
WB-21	10.0	80	160
WB-22	7.4	61	160
WB-23	7.2	58	160
WB-24	8.2	60	260
WB-25	19.6	114	60
WB-30	7.9	237	50
WB-31	11.1	233	110
WB-32	5.1	128	160
WB-41	10.0		100
WB-42	16.5		270
WB-50	6.7		N/A
WB-51	4.4		N/A
WB-52	1.3		N/A
WB-60	10.0		210
WB-61	6.3		60
WB-62	0.8		160
WB-80	36.6		N/A
SIERRA VISTA SPECIFIC PLAN			10

EXHIBIT 2

WESTBROOK

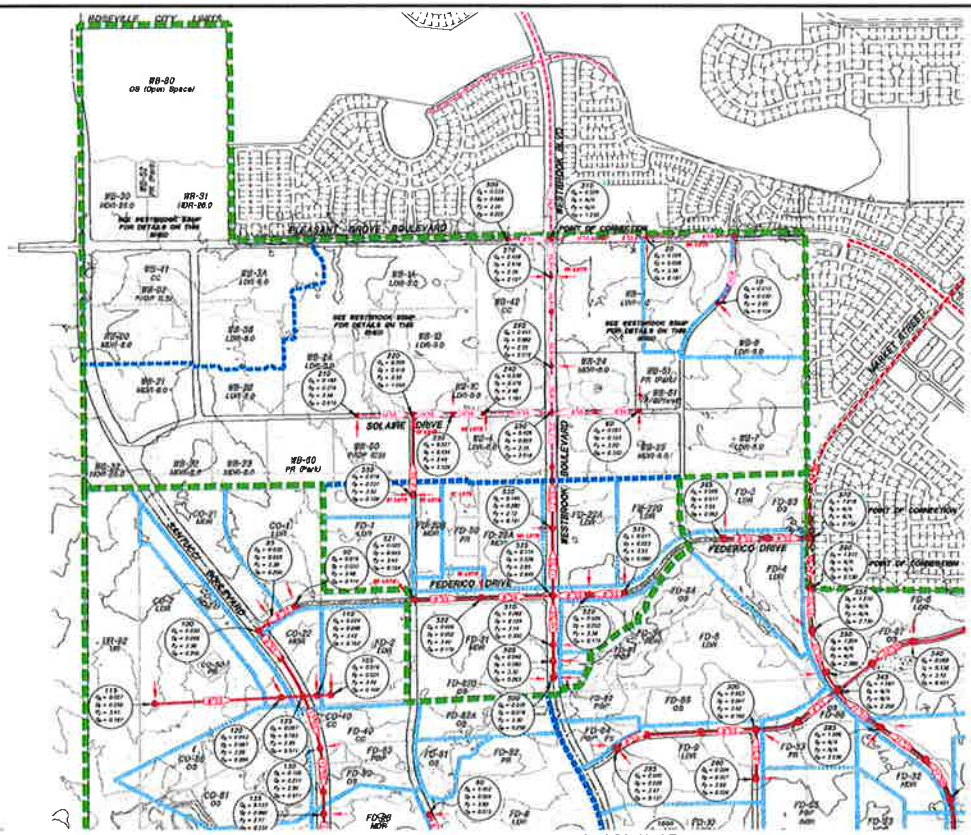
SANITARY SEWER MASTER PLAN

WB BASE + SVSP BASE TRIBUTARY AREA CONDITION

Westpark Associates MacKay & Somps Civil Engineers, Inc.

Scale: 1" = 300' *Roseville, California* January 6, 2016

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS



LEGEND

- MAJOR SHED BOUNDARY
- MINOR SHED LINE
- MINOR SHED LINE
- SEWER FORCE MAIN
- SEWER TRUNK LINE
- EXISTING SEWER LINE
- FD-10 LDR — PARCEL ID AND LAND USE DESIGNATION
- NODE POINT
- SHED FLOW DIRECTION

NODE

TABLE 1 - PIPELINE CAPACITY SUMMARY			
PIPE DIAMETER	MINIMUM SLOPE	0.7 FULL mgd	10 FULL mgd
6"	0.005	0.21	0.23
8"	0.0033	0.38	0.46
10"	0.0025	0.59	0.70
12"	0.002	0.85	1.02
15"	0.0015	1.33	1.61
18"	0.0012	1.96	2.36
21"	0.001	2.71	3.23
24"	0.0008	3.46	4.12

* = USED FOR PRELIMINARY DESIGN

NOTES:

1. COVER FROM TOP OF PIPE TO FLOW LINE OF CROSS CROSSINGS IS 3.0' MIN.
2. PEAK WET WEATHER FLOWS AT NODES 140, 145, 150, 155, 160, 170, 190, 195, 270, 275, 290, 295, 345, 350, 355, 360, AND 370 HAVE BEEN CALCULATED BASED ON HYDRAULIC MODELING.
3. PIPES DOWN STREAM FROM NODES 140, 145, 150, 155, 160, 170, 190, 195, 270, 275, 290, 295, 345, 350, 355, 360, AND 370 HAVE BEEN SIZED BASED ON HYDRAULIC MODELING
4. MINOR WASTEWATER SHED BOUNDARY ADJUSTMENTS WILL BE ALLOWED DURING FINAL UTILITY AND GRADING DESIGN, SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF ROSEVILLE

0 200 400 800
SCALE: 1"=400'

A PORTION OF

SIERRA VISTA SPECIFIC PLAN

SANITARY SEWER MASTER PLAN

SVSP BASE + URBAN RESERVE CONDITION

SCALE: 1"=400'

August 16, 2017

MacKay & Somps

PRELIMINARY - Subject to Revision

TABLE 22
WASTEWATER FLOWS BY NODE
NORTH SHED, SVSP BASE + WS BASE (URBAN RESERVE CONDITION)
SIERRA VISTA SPECIFIC PLAN

REFERENCE NODE	CONTRIB. BUTTING NODE	LDR / MDR (150 GPD / DU)			HDR (130 GPD / DU)			CMU (1000 GPD / ACRE)					SCHOOL (175 GPD / ACRE)			CC, CCMP (1000 GPD / AC)			PQP-PUB, PQP-REL (1000 GPD / AC)			PARK - Parks + 12 Acres (175 GPD / ACRE)			TOTAL	FACTORED FLOW	PEAKING FACTOR	TOTAL	PIPE SIZE	PIPE SLOPE	% FULL
#	#	DU	CUM. DU #	Q(GPM) MGD	DU	CUM. DU #	Q(GPM) MGD	DU	CUM. DU #	AREA ACRE	CUM. AREA ACRE	Q(GPM) MGD	AREA ACRE	CUM. AREA ACRE	Q(GPM) MGD	AREA ACRE	CUM. AREA ACRE	Q(GPM) MGD	AREA ACRE	CUM. AREA ACRE	Q(GPM) MGD	AREA ACRE	CUM. AREA ACRE	Q(GPM) MGD	Q(GPM) MGD	Q(GPM) MGD	FACTOR	Q(GPM) MGD	IN	FT/FT	Q(GPM)
500		204	204	0.008															0.5	0.5	0.000				0.009	0.075	3.30	0.250	4	0.0035	46
505	500		204	0.009															1.1	1.6	0.001				0.040	0.300	3.30	0.993	4	0.0035	46
510	505		204	0.009	172	172	0.022													1.6	0.001				0.062	0.124	3.14	0.390	10	0.0020	22
515		60	60	0.011																					0.011	0.022	3.53	0.080	3	0.0035	15
520	515	78	138	0.026																					0.026	0.053	3.39	0.175	4	0.0035	31
521		60	60	0.011																					0.011	0.021	3.43	0.076	4	0.0035	14
522	521	78	78	0.015																					0.015	0.030	3.43	0.101	4	0.0035	17
525	512,520,522		416	0.075		172	0.022													1.6	0.001				0.101	0.206	2.85	0.586	12	0.0020	21
530	525	137	553	0.105		172	0.022													1.6	0.001				0.129	0.258	2.72	0.701	12	0.0020	25
530		74	74	0.014																					0.014	0.028	3.50	0.098	4	0.0035	18
220	219, 530	42	625	0.119		828	0.081						10.0	0.002		10.0	0.009			0.6	0.001				0.210	0.420	2.52	1.059	12	0.0015	46
230	220	92	717	0.136		828	0.081						10.0	0.002		10.0	0.009			0.6	0.001				0.228	0.455	2.49	1.133	12	0.0015	51
240	230	56	773	0.147		828	0.081						10.0	0.002		10.0	0.009			0.6	0.001				0.239	0.477	2.48	1.183	12	0.0015	54
250	60, 240, 530		1600	0.304		792	0.103						10.0	0.002		10.0	0.009			2.7	0.002				0.418	0.836	2.35	1.965	18	0.0012	64
260	250	53	1653	0.314		792	0.103						10.0	0.002		10.0	0.009			2.7	0.002				0.429	0.858	2.35	2.016	18	0.0012	66
270	260	59	1712	0.325		792	0.103						10.0	0.002	14.3	24.3	0.021			2.7	0.002				0.453	0.905	2.35	2.127	18	0.0012	69
20	10	88	178	0.033																					0.033	0.067	3.38	0.226	4	0.0035	17
300	280, 290		174	0.033																					0.033	0.066	3.35	0.222	4	0.0035	55
310	20, 270, 300		2062	0.392		792	0.103		0		0	0.000	10.0	0.002		24.3	0.021			2.7	0.002				0.519	N/A	N/A	1.200	EQUIV 18		57
TOTAL			2062	0.392		792	0.103		0		0.0	0.000	10.0	0.002		24.3	0.021			2.7	0.002		0.0	0.000	0.519	N/A	N/A	1.200	EQUIV 18		57

NOTES
1 Peak Transmission Flow and Pipe Diameter based on hydraulic modeling prepared by RMC
2 Land use unit counts and acreages based on January 2017, Federico - Phase 1 Tentative Map.
3 Node input information for nodes 10, 210, 220, 230, and 240 are directly from the Westbrook Sanitary Sewer Master Plan.

TABLE E-2
LAND USE AND WASTEWATER FLOW COMPARISON
JULY, 2009 / JANUARY, 2016 / AUGUST, 2017 LAND USE PLANS
NORTH SHED
SVSP BASE + WB BASE (URBAN RESERVE CONDITION)
SIERRA VISTA SPECIFIC PLAN

	SVSP SSMP July 6, 2009			Westbrook SSMP January 6, 2016			SVSP SSMP Update August 17, 2017		
LAND USE	AREA SIZE (Acres) JULY, 2009	UNITS JULY, 2009	ADWF (MGD) JULY, 2009	AREA SIZE (Acres) JAN, 2016	UNITS JAN, 2016	ADWF (MGD) JAN, 2016	AREA SIZE (Acres) APRIL, 2017	UNITS APRIL, 2017	ADWF (MGD) APRIL, 2017
LDR, MDR - Low/Medium Density Residential		2019	0.384		2058	0.391		2062	0.392
HDR - High Density Residential		1058	0.138		792	0.103		792	0.103
CMU - Commercial Mixed Use	13.3	92	0.031	0.0	0	0.000	0.0	0	0.000
PQP-SCHOOL - Schools	10.0		0.002	10.0		0.002	10.0		0.002
CC, CC/BP - Community Commercial/ Business Park	37.7		0.032	24.5		0.021	24.5		0.021
PQP-PUB, PQP-REL - Public Facilities and Services, Religious Facilities	10.1		0.007	9.6		0.006	2.7		0.002
PARK - Parks > 10 Acres	0.0		0.000	0.0		0.000	0.0		0.000
TOTAL	**71.1**	**3169**	**0.594**	**44.1**	**2850**	**0.523**	**37.2**	**2854**	**0.520**

MEMORANDUM

To: Jeff Jones and John Tallman, Westpark Communities

From: Jamie Gomes and Frank Refuerzo

Subject: Proposed Westpark Federico Rezone Fiscal Impact Analysis; EPS #172094

Date: August 7, 2017

The Economics of Land Use

Westpark Communities (Client) proposes a change in the existing zoning allowed for its development of Westpark Federico (Project) in the Sierra Vista Specific Plan (SVSP) in the City of Roseville (City). The Client retained Economic & Planning Systems, Inc. (EPS) to conduct a high-level comparison of the existing and proposed zoning as it relates to the City's collection of applicable development impact fees and special taxes.

Executive Summary

The Client is proposing to change the Project's residential unit mix, while maintaining the same total number of units currently allowed under existing zoning. The total Project acreage is not affected by the proposed change; however, a different distribution of acres across land uses is proposed to accommodate the changes in residential unit mix. In particular, the proposed plan will eliminate a Public/Quasi-Public site to accommodate an increase in Lower Density single-family units.

The Client proposes an increase of 156 Low Density residential units and a decrease of 156 Medium Density residential units from existing zoning. The impact of these changes to the City's collection of development impact fees and special taxes is summarized in **Table 1**.

On a per-unit basis, Low Density residential units generate more development impact fee revenue than Medium Density residential units, resulting in an overall net increase of more than $795,000 in development impact fees under the proposed zoning changes. City Community Facilities District (CFD) No. 3 Special Taxes are identical for these two densities, leading to no change between the existing and proposed scenarios. Although the City will collect more development impact fee revenue under the proposed scenario, this increase in revenue is proportional to the impact the proposed unit mix will have on the financing of backbone infrastructure and public facilities.

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Sacramento, CA 95814
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916 649 2070 fax

Oakland
Sacramento
Denver
Los Angeles

www.epsys.com

EPS also estimated the assessed value per unit, which resulted in the proposed zoning having a total assessed value approximately $14.8 million higher than the Project's assessed value under the existing zoning. The proposed zoning changes likely will have a long-term positive fiscal impact on the City, as higher assessed values produce more property tax revenue, and the households capable of purchasing higher valued homes likely will have more spending power than households purchasing homes at lower price points, potentially resulting in more sales tax revenue captured by the City.

Project Background

The Client is developing the 470-acre Project located in the SVSP. The Project includes 2,154 residential units at varying densities, approximately 7.5 acres of commercial land uses, nearly 130 acres of parks and open space, and various Public/Quasi-Public land uses.

Proposed Land Use Changes

The Client is proposing changes to existing zoning, specifically changing the residential unit mix and the allocation of acreage among land uses. Overall, the proposed changes do not affect the Project's total acreage or the ultimate number of residential units, as shown in **Table 2**. Only Low Density and Medium Density residential unit counts are affected by the proposed changes in unit mix, with an increase of 156 Low Density residential units and a decrease of 156 Medium Density residential units from existing zoning conditions.

Adjustments to the amount of residential land acreage are proposed to accommodate the increase in Low Density residential units. Under the proposed scenario, changes in land acreage also have been identified for other land uses, most notably the net decrease of approximately 7 acres previously zoned for Church use (Public/Quasi-Public).

Development Impact Fees

This analysis evaluates City development impact fees that are used to finance public facilities and backbone infrastructure. Processing fees such as Building and Plan Check Fees and Building Permit Fees are excluded from this analysis because they are not used to finance public facilities or backbone infrastructure. Also excluded from this analysis are development impact fees that are collected by agencies other than the City, such as the Highway 65 Interchange Improvement Fee (Highway 65 JPA), the South Placer Regional Transportation Fee, various Placer County fees, as well as school mitigation fees.

The City development impact fees included in this analysis are shown on **Table 3** on a per-unit basis. Only fee amounts for Low Density and Medium Density residential units are shown, as these are the residential products for which changes are proposed. Some fee programs do not show a difference between the two densities (i.e., some fees charge a uniform amount to all single-family development, while others charge the same amount for these two particular densities).

Several development impact fees indicate different amounts for Low Density and Medium Density residential units, such as water connection fees, public facilities fees, and park fees. The Fire Service Construction Tax is based on a building's valuation by square footage, and this analysis is based on the assumption Low Density units have more square footage than Medium Density units. The development impact fees that vary between the two densities are summarized in

Table 4, which shows the difference in fees per unit, as well as the difference in total fees collected under the existing and proposed zoning scenarios. Altogether, the proposed zoning yields approximately $795,000 more in development impact fee revenue than the existing zoning scenario.

Conclusion

The land use changes proposed by the Client do not significantly impact the City's ability to finance backbone infrastructure and public facilities. Although the proposed zoning would lead to more development impact fee revenue generated for the City, this increase in fee revenue is proportional to the impact that the proposed changes would have on demand for backbone infrastructure and public facilities. The main benefit to the City is not in the increase in development fee revenue, but rather the higher overall assessed value of the Project under the proposed zoning changes. The proposed zoning changes likely will have a long-term positive fiscal impact on the City, as higher assessed values produce more property tax revenue, and households capable of purchasing higher valued homes likely will have more spending power than households purchasing homes at lower price points, potentially resulting in more sales tax revenue captured by the City.

Table 1
Roseville Westpark Federico Rezone Fiscal and Fee Analysis
Summary of City Fees, Special Taxes, and Assessed Value for Existing and Proposed Residential Uses

Item	Existing Zoning			Proposed Zoning			Difference		
	Low Density	Medium Density	Total	Low Density	Medium Density	Total	Low Density	Medium Density	Total
Number of Units	795	797	1,592	951	641	1,592	156	(156)	0
Development Impact Fees [1]									
Amount per Unit	$38,297	$33,198		$38,297	$33,198				
Total Fees Generated	**$30,446,163**	**$26,458,854**	**$56,905,017**	**$36,420,504**	**$21,279,956**	**$57,700,461**	**$5,974,341**	**($5,178,897)**	**$795,444**
City CFD No. 3 Special Taxes									
Amount per Unit	$423	$423		$423	$423				
Total	**$336,408**	**$337,255**	**$673,663**	**$402,421**	**$271,242**	**$673,663**	**$66,012**	**($66,012)**	**$0**
Estimated Assessed Value (2017$)									
Amount per Unit	$525,000	$430,000		$525,000	$430,000				
Total	**$417,375,000**	**$342,710,000**	**$760,085,000**	**$499,275,000**	**$275,630,000**	**$774,905,000**	**$81,900,000**	**($67,080,000)**	**$14,820,000**

summ

Source: Westpark; MacKay & Somps Civil Engineers; City of Roseville; EPS.

[1] Based on selected development impact fees shown on Table 3.

Table 2
Roseville Westpark Federico Rezone Fiscal and Fee Analysis
Existing and Proposed Land Use Program and Unit Mix

Land Use	Dwelling Units per Acre	Acreage			Residential Unit Allocation		
		Existing	Proposed	Difference	Existing	Proposed	Difference
Residential [1]							
Low Density	4.6 - 6.3	165.57	187.89	22.32	795	951	156
Medium Density	7.7 - 9.0	92.72	77.77	(14.95)	797	641	(156)
High Density	20.0 - 24.4	25.72	24.48	(1.24)	522	522	0
Commercial Mixed Use	7.0	**5.75**	**5.75**	0.00	40	40	0
Subtotal		**289.76**	**295.89**	**6.13**	**2,154**	**2,154**	**0**
Commercial		**7.46**	**7.46**	**0.00**			
Parks		**16.46**	**16.48**	**0.02**			
Public/Quasi-Public							
Church		7.02	0.00	(7.02)			
Electrical Substation		1.06	1.06	0.00			
Recycle Center		0.50	0.50	0.00			
Water Treatment/Well		2.83	2.83	0.00			
Fire Station		3.18	3.18	0.00			
Middle School		21.60	21.60	0.00			
Subtotal		**36.19**	**29.17**	**(7.02)**			
Open Space		**112.05**	**111.93**	**(0.12)**			
Paseo		**7.52**	**7.45**	**(0.07)**			
Right of Way		**0.00**	**1.06**	**1.06**			
TOTAL		**469.44**	**469.44**	**(0.00)**	**2,154**	**2,154**	**0**

LU

Source: Westpark; MacKay & Somps Civil Engineers; City of Roseville; EPS.

[1] Per City of Roseville, low density residential is classified as less than 7 units per acre, medium density residential is 7 to 12.9 units per acre, and high density residential is 13 units per acre or higher.

Table 3
Roseville Westpark Federico Rezone Fiscal and Fee Analysis
Development Impact Fees Per Unit

Item	Low Density	Medium Density
Assumptions		
Residential Type	Single-Family	Single-Family
Average Square Feet	2,850	2,250
Building Valuation [1]	$313,500	$247,500
Estimated Assessed Value (2017$)	$525,000	$430,000
City of Roseville Development Impact Fees per Unit [2]		
Backbone Infrastructure		
Regional Sewer Fee	$7,634	$7,634
Local Sewer Fee	$353	$353
Water Connection Fee - Domestic	$9,090	$5,454
Water Connection Fee - Irrigation	$0	$0
Drainage Fees	$462	$462
Solid Waste Fee	$410	$410
Electric Backbone Fee	$698	$698
Subtotal Backbone Infrastructure	**$18,647**	**$15,011**
Traffic		
Traffic Mitigation Fee	$4,698	$4,698
City-County Traffic Fee	$1,518	$1,518
Subtotal Traffic	**$6,217**	**$6,217**
Public Facilities		
Public Facilities Fee [3]	$3,087	$2,859
Public Benefit Fee [3]	$1,280	$1,280
Fire Service Construction Tax	$1,568	$1,238
Parks	$1,280	$1,280
Citywide Park Fees [3]	$2,062	$1,762
Neighborhood Park Fees	$3,379	$2,887
Paseo Fee	$0	$0
Bike Trail Fee	$778	$665
Subtotal Parks	**$6,219**	**$5,314**
Subtotal Public Facilities	**$13,434**	**$11,971**
SVSP Fee Program	[4]	[4]
Total City of Roseville Fees	**$38,297**	**$33,198**

city fees

Source: City of Roseville; EPS.

[1] Group 2012 IBC. New construction in the R-3 Residential, one and two family category is valued at $110.00 per square foot.
[2] Includes select citywide and SVSP Westpark Federico development impact fees that fund backbone infrastructure and public facility improvements.
[3] Fee obligation may be paid by bond proceeds per Westpark Federico SVSP Development Agreement.
[4] SVSP fee amount varies by land use type and by SVSP ownership. Provisions in the fee program will ensure no loss of revenue as a result of rezones.

Table 4
Roseville Westpark Federico Rezone Fiscal and Fee Analysis
Comparison of Development Impact Fees that Vary By Density

Item	Fees per Unit		Existing Zoning Total Fees			Proposed Zoning Total Fees			Total Difference
	Low Density	Medium Density	Low Density	Medium Density	Total	Low Density	Medium Density	Total	
Assumptions									
Number of Units			795	797	1,592	951	641	1,592	0
Formula	*a*	*b*	*d = a * 795*	*e = b * 797*	*f = d + e*	*g = a * 951*	*h = b * 641*	*i = g + h*	*j = i - f*
Development Impact Fees per Unit [1]									
Water Connection Fee - Domestic	$9,090	$5,454	$7,226,550	$4,346,838	$11,573,388	$8,644,590	$3,496,014	$12,140,604	**$567,216**
Public Facilities Fee [2]	$3,087	$2,859	$2,454,165	$2,278,623	$4,732,788	$2,935,737	$1,832,619	$4,768,356	**$35,568**
Fire Service Construction Tax	$1,568	$1,238	$1,246,163	$986,288	$2,232,450	$1,490,693	$793,238	$2,283,930	**$51,480**
Citywide Park Fees [2]	$2,062	$1,762	$1,639,290	$1,404,314	$3,043,604	$1,960,962	$1,129,442	$3,090,404	**$46,800**
Neighborhood Park Fees	$3,379	$2,887	$2,686,305	$2,300,939	$4,987,244	$3,213,429	$1,850,567	$5,063,996	**$76,752**
Bike Trail Fee	$778	$665	$618,510	$530,005	$1,148,515	$739,878	$426,265	$1,166,143	**$17,628**
Total City of Roseville Fees	**$19,964**	**$14,865**	**$15,870,983**	**$11,847,007**	**$27,717,989**	**$18,985,289**	**$9,528,145**	**$28,513,433**	**$795,444**
									varying fees

Source: City of Roseville; EPS.

[1] Includes City of Roseville fees listed on Table 3 that vary between Low Density and Medium Density residential development.
[2] Fee obligation may be paid by bond proceeds per Westpark Federico SVSP Development Agreement.

EXHIBIT B

EXISTING LAND USE

PROPOSED LAND USE

VICINITY MAP

NORTH

0 100 200 400

SCALE: 1"=200'

EXISTING LAND USE SUMMARY

Parcel	Land Use	Acreage	Units	Density
FD-20	MDR (Residential)	26.00 ac	226 du	8.7 du/ac
FD-22	MDR (Residential)	14.27 ac	128 du	9.0 du/ac
FD-30	HDR (Residential)	4.14 ac	86 du	20.8 du/ac
FD-31	HDR (Residential)	4.14 ac	86 du	20.8 du/ac
FD-50	PR (Park)	1.72 ac		
FD-60	Public/Quasi-Public (Church)	7.02 ac		
FD-71	Open Space (Paseo)	1.28 ac		
FD-72	Open Space (Paseo)	0.44 ac		
FD-73	Open Space (Paseo)	1.32 ac		
ROW	Right-of-Way	5.35 ac		
Total		**65.68 ac**	**526 du**	

PROPOSED LAND USE SUMMARY

Parcel	Land Use	Acreage	Units	Density
FD-20A	MDR (Residential)	14.21 ac	110 du	7.7 du/ac
FD-20B	MDR (Residential)	11.11 ac	88 du	7.9 du/ac
FD-22A	LDR (Residential)	11.97 ac	76 du	6.3 du/ac
FD-22B	LDR (Residential)	10.49 ac	60 du	5.7 du/ac
FD-34	HDR (Residential)	7.04 ac	172 du	24.4 du/ac
FD-50	PR (Park)	1.70 ac		
FD-71A	Open Space (Paseo)	0.71 ac		
FD-71B	Open Space (Paseo)	0.82 ac		
FD-72A	Open Space (Paseo)	0.25 ac		
FD-72B	Open Space (Paseo)	0.27 ac		
FD-73A	Open Space (Paseo)	0.51 ac		
FD-73B	Open Space (Paseo)	0.49 ac		
ROW	Right-of-Way	6.11 ac		
Total		**65.68 ac**	**506 du**	

GENERAL PLAN AMENDMENT &
SPECIFIC PLAN AMENDMENT EXHIBIT

FEDERICO - PHASE 1

A portion of the Sierra Vista Specific Plan Area

Scale: 1" = 200' *Roseville, California* August 17, 2017

WESTPARK communities

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

Sheet 1 of 1

Westpark Federico Phase 1 ~ GPA/SPA #3 18254.FED

TABLE II-2
TOTAL LAND USE ALLOCATION

USE CATEGORY	GROSS[1] ACRES	% OF TOTAL ACRES
Residential (RES)	~~12,854~~ 12,861	45%
Commercial (COM)	2,276	8%
Business Professional (BP)	792	3%
Industrial (IND)	2,369	8%
Open Space (OS)	3,151	11%
Park & Recreation (PR)	2,136	8%
Public/Quasi Public (P/QP)	~~2,719~~ ~~2,712~~	10%
Right of Way (ROW)	1,978	7%
TOTAL	**28,274**	**100%**

SOURCE: City of Roseville Planning Division
Updated: September 6, 2017

TABLE II-3
LAND USE ALLOCATION BY INCORPORATED SUBAREA (in acres)

SUBAREA	RES	COM[2]	BP	IND[3]	OS[4]	PR[5]	P/QP[6]	ROW	TOTAL ACRES
INFILL	3,349	571	201	914	479	465	2,109	426	8,514
SERSP	559	83	99	0	74	111	20	78	1,024
NERSP	132	300	308	0	94	13	10	97	954
NWRSP	1,759	119	11	0	155	353	107	159	2,663
NCRSP	656	339	162	78	183	100	75	232	1,825
NIPA	307	68	6	1,287	173	53	9	129	2,031
DWSP	659	13	0	0	98	378	4	51	1,203
HRNSP	294	162	0	0	37	37	48	99	677
NRSP	998	81	0	0	184	117	68	121	1,569
SRSP	616	35	5	0	270	78	23	90	1,117
WRSP	1,758	55	0	88	705	251	147	190	3,194
RGSP	21	29	0	0	0	0	0	0	50
DTSP	27	110	0	2	0	37	0	0	176
SVSP	~~1,133~~ 1,140	241	0	0	357	105	~~72~~ 65	173	2,081
CSP	248	19	0	0	177	16	10	32	502
ARSP	338	51	0	0	165	22	17	101	694
TOTAL ACRES	~~12,854~~ 12,861	**2,276**	**792**	**2,369**	**3,151**	**2,136**	~~2,719~~ 2,712	**1,978**	**28,274**

SOURCE: City of Roseville Planning Division
Updated: September 6, 2017

[1] Gross acreage includes road and highway rights-of-way, easements, etc.
[2] Commercial includes neighborhood commercial, community commercial, regional commercial and central business district.
[3] Industrial includes general industrial, light industrial, and transfer station.
[4] Open Space includes open space, floodway open space, paseos, wildlife/vernal pool preserves, and 80 acres of Urban Reserve.
[5] Parks and Recreation includes developed park and recreation areas and golf courses.
[6] Public/Quasi Public includes:, schools, churches, fire stations, electrical substations, corporation yards, well sites, tank and pump station sites, solid waste recycled drop off and park & ride lots.

Parcel Number	Land Use	Zoning	Acres	Allocated Units	Density	Undeveloped Units	Public Facilities Services Capacity
CO-21	MDR	RS/DS	7.8	70	9.0	70	Y
CO-22	MDR	RS/DS	4.8	43	9.0	43	Y
DF-20	MDR	RS/DS	14.5	113	7.8	113	Y
FD-20	MDR	RS/DS	25.2	226	9.0	226	Y
FD-21	MDR	RS/DS	22.7	204	9.0	204	Y
FD-22	MDR	RS/DS	14.3	128	9.0	128	Y
FD-23	MDR	RS/DS	15.9	143	9.0	143	Y
FD-24	MDR	RS/DS	10.7	96	9.0	96	Y
JM-20A	MDR	RS/DS	21.1	190	9.0	190	Y
JM-20B	MDR	RS/DS	18.8	169	9.0	169	Y
JM-21	MDR	RS/DS	18.7	168	9.0	168	Y
KT-20	MDR	RS/DS	22.5	202	9.0	202	Y
KT-21A	MDR	RS/DS	18.6	167	9.0	167	Y
KT-21B	MDR	RS/DS	18.6	167	9.0	167	Y
WB-20	MDR	RS/DS	20.3	162	8.0	162	Y
WB-21	MDR	RS/DS	8.1	65	8.0	65	Y
WB-22	MDR	RS/DS	13.1	104	7.9	104	Y
WB-23	MDR	RS/DS	16.2	130	8.0	130	Y
WB-24	MDR	RS/DS	7.5	60	8.0	60	Y
WB-25	MDR	RS/DS	14.2	114	8.0	114	Y
MDR Subtotal			**327.9**	**2,849**		**2,849**	
CG-30	HDR	R3	14.0	420	30.0	420	Y
CG-31	HDR	R3	14.6	420	28.8	420	Y
~~FD-30~~	~~HDR~~	~~R3~~	~~4.1~~	~~86~~	~~21.0~~	~~86~~	~~Y~~
~~FD-31~~	~~HDR~~	~~R3~~	~~4.1~~	~~86~~	~~21.0~~	~~86~~	~~Y~~
FD-32	HDR	R3	8.9	178	20.0	178	Y
FD-33	HDR	R3	8.6	172	20.0	172	Y
FD-34	HDR	R3	7.04	172	24.4	172	Y
JM-30	HDR	R3	6.1	138	22.6	138	Y
KT-30	HDR	R3	7.5	150	20.0	150	Y
WB-30	HDR	R3	4.8	120	25.0	120	Y
WB-31	HDR	R3	8.2	207	25.2	207	Y
WB-32	HDR	R3	8.0	200	25.0	200	Y
WB-33	HDR	R3	6.5	162	24.9	162	Y
HDR Subtotal			**95.4**	**2,339**		**2,339**	
FD-41	CMU	CMU/SA	5.7	40	7.0	40	Y
JM-40	CMU	CMU/SA	5.7	40	7.0	40	Y
KT-40A	CMU	CMU/SA	5.2	39	7.5	39	Y
KT-40B	CMU	CMU/SA	18.3	136	7.4	136	Y
Mixed Use Subtotal			**34.9**	**255**		**255**	
Total			**1,103.1**	**8,679**		**8,679**	

FIG. X-12

Sierra Vista Specific Plan

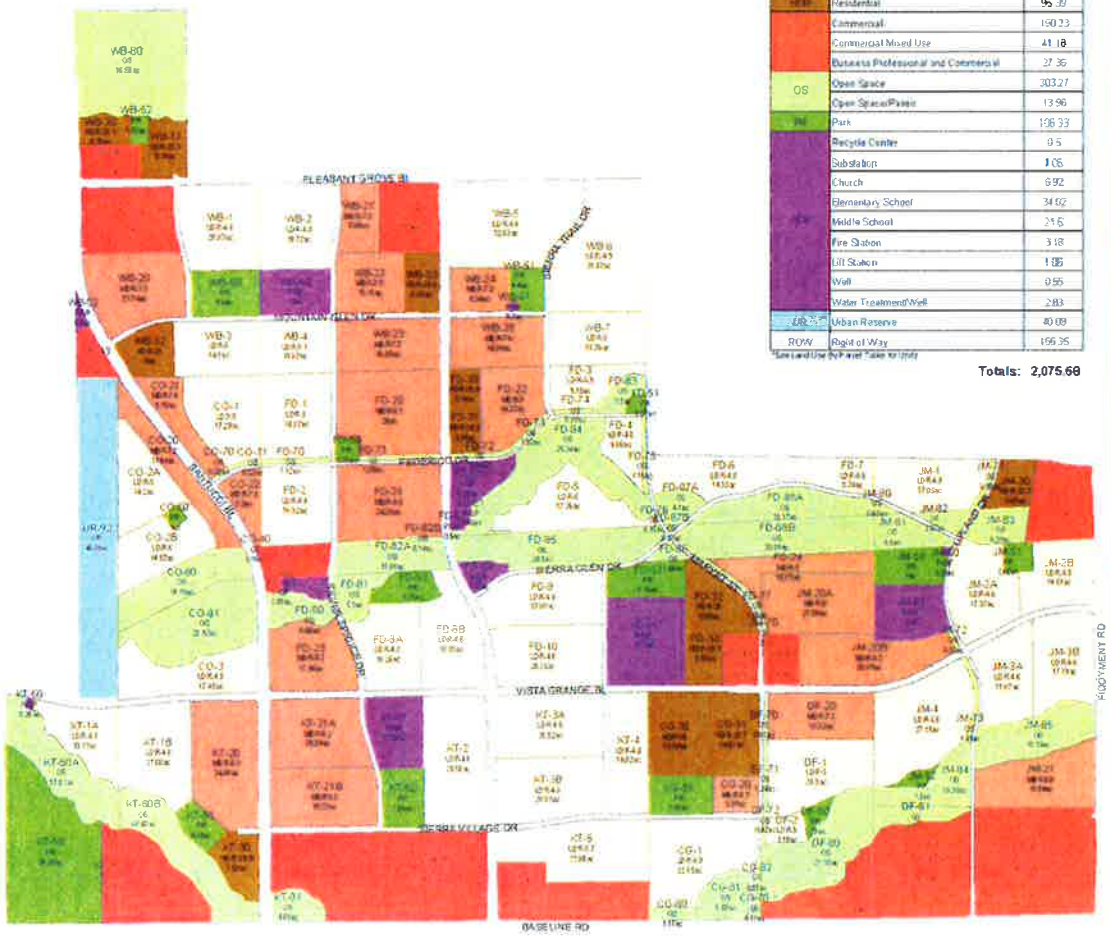
Undeveloped Residential Land Inventory

Update figure with GPA land Use.
Affordable Housing site relocated to parcel FD-60

	Land Use Designation	Acres
LDR	Residential	670.55
MDR	Residential	349.26
HDR	Residential	95.39
	Commercial	150.33
	Commercial Mixed Use	41.18
	Business Professional and Commercial	27.35
OS	Open Space	303.27
	Open Space/Passive	13.96
PM	Park	136.33
PF	Recycle Center	0.5
	Substation	1.06
	Church	9.92
	Elementary School	34.92
	Middle School	21.6
	Fire Station	3.18
	Lift Station	1.86
	Well	0.55
	Water Treatment/Well	2.83
UR	Urban Reserve	40.09
ROW	Right of Way	156.35

*Site Land Use to Parcel Table to Unit

Totals: 2,075.68



Note:
Underlying parcel basemap used in this figure is not regularly updated.
Refer to the City's website for the most current Specific Plan and Planning Area land use maps

0 0.15 0.3 0.6
Miles

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CITY OF ROSEVILLE GENERAL PLAN

EXHIBIT D

FIRST AMENDMENT OF DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND WESTPARK SIERRA VISTA, LLC, AS ASSIGNEE OF WESTPARK FEDERICO, LLC, MOURIER INVESTMENTS, LLC, AND FEDERICO-TYLER FAMILY LIMITED PARTNERSHIP RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN

This First Amendment of Development Agreement is entered into this ____ day of _____, 2017, by and between the CITY OF ROSEVILLE, a municipal corporation ("City") and WESTPARK SIERRA VISTA, LLC, a California limited liability company ("Westpark Sierra Vista"), as Assignee of WESTPARK FEDERICO, LLC, a California limited liability company ("Westpark Federico"), MOURIER INVESTMENTS, LLC, a California limited liability company ("Mourier"), and FEDERICO-TYLER FAMILY LIMITED PARTNERSHIP, a California limited partnership ("Federico") (collectively, "Landowner"), pursuant to Sections 65864 through 65869.5 of the Government Code of California.

RECITALS

A. Westpark Sierra Vista's predecessor in interest, Westpark Federico, along with Mourier and Federico and City, entered into a Development Agreement (the "Development Agreement") which was approved by the City Council of City on May 19, 2010, and recorded on June 18, 2010, in the Official Records of Placer County as Document No. 2010-0045943-00. Westpark Federico assigned its interest in the Development Agreement to Westpark Sierra Vista pursuant to that certain Assignment and Assumption Agreement Relative to the Sierra Vista Specific Plan Development Agreement dated as of January 5, 2011, and recorded January 12, 2011, as Document No. 2011-0003089-00, in the Official Records of Placer County, California. Except as otherwise defined herein, all capitalized terms used herein shall have the meanings ascribed thereto in the Development Agreement.

B. Westpark Sierra Vista's predecessor in interest, Westpark Federico, along with Mourier, Federico, and City entered into the Development Agreement relative to development within a portion of the Sierra Vista Specific Plan Area ("Specific Plan", "SVSP" or "Plan Area"), as such is more precisely defined in Exhibits "A" and "B" of the Development Agreement (the "Property").

C. This First Amendment to the Development Agreement (the "First Amendment") affects certain portions of the Property (the "First Amendment

Property"), as described in Exhibit "A" and Exhibit "B" attached to this First Amendment, and shall run with the land described in Exhibits "A" and "B" hereto. This First Amendment does not affect or apply in any manner with respect to the remainder of the Property described in the Development Agreement.

D. Concurrent with its consideration of this First Amendment, City is processing a General Plan Amendment (Resolution No. _____), Specific Plan Amendment (Resolution No. _____), Rezone (Ordinance No. _____), and a Small Lot Tentative Subdivision Map (SUB-_____) for purposes of redesignating, rezoning, and subdividing the First Amendment Property. City and Landowner wish to enter into this First Amendment in order to provide consistency with these land use approvals for the First Amendment Property.

E. The First Amendment is authorized by Section 1.4 of the Development Agreement.

NOW THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. AMENDMENT OF DEVELOPMENT AGREEMENT. The following sections and exhibits of the Development Agreement are hereby amended as follows to reflect and incorporate the land use changes for the First Amendment Property:

a. REVISED SECTION 2.2. The summary table of Section 2.2 ("Vested Entitlements") is revised as follows:

"Low Density Residential	951 units on	189.9 Net Acres;
Medium Density Residential	641 units on	77.8 Net Acres;
High Density Residential	522 units on	24.5 Net Acres;
Community Commercial		7.5 Net Acres;
Community Commercial/Commercial Mixed Use	40 units on	5.7 Net Acres;
Park		16.5 Net Acres;
Open Space		112.0 Net Acres;
Open Space (paseo)		7.5 Net Acres;
Schools		21.6 Net Acres;
Electric Substation		1.1 Net Acres;
Water Treatment/Well Site		2.8 Net Acres;
Church		6.9 Net Acres;
Recycle Center		0.5 Net Acres;
Fire Station		3.2 Net Acres;
Right of Way		37.6 Net Acres."

b. REVISED SECTION 2.6.2.1. Section 2.6.2.1 is revised in its entirety to read as follows:

"2.6.2.1 Affordable Obligation. Landowner agrees that one hundred and seventy-two (172) affordable rental units will be reserved within the First Amendment Property, including eighty-six (86) units for rental to very low income households and eighty-six (86) units for rental to low income households as follows:

Parcel	Total Units In Parcel	Total Affordable Unit Allocation	Very Low Income Rental Units	Low Income Rental Units
FD-34	172	172	86	86
Total	172	172	86	86

c. REVISED SECTION 3.12. Section 3.12 is revised in its entirety to read as follows to reflect and incorporate the land use changes for the First Amendment Property:

"3.12. Parks, Open Space, and Bike Trails. Landowner shall dedicate to City a total of 16.54 acres of active park land and 119.54 acres of open space lands, pay fees for construction of park improvements, paseo improvements, road improvements, open space frontage improvements, and trail improvements and construct park frontage improvements as set forth in this Section and the Phasing Plan as shown in Exhibit "BB".

Landowner shall not construct any private single family access gates or private access from single family homeowner's property onto public spaces, such as parks, preserves, and paseos. Additionally, Landowner shall place the foregoing restriction as applicable to homeowners in the CC&Rs for any single family residential subdivision."

d. REVISED SECTION 3.12.1. Section 3.12.1 is revised in its entirety to read as follows to reflect and incorporate the land use changes for the First Amendment Property:

"3.12.1 Park and Open Space Dedications. Landowner shall dedicate to City a total of 16.5 acres of active neighborhood parkland, 7.54 acres open space paseo and 112.0 acres of open space. The following four park parcels, eight open space paseo parcels, and twelve open space parcels shall be dedicated to City as described below and shown in Exhibit "BB":

1. A 1.7-acre, more or less, portion of the Property for the purposes of a public park, shown as Parcel FD-50;

2. A 1.1-acre, more or less, portion of the Property for the purpose of a public park, shown as Parcel FD-51;

3. A 5.5-acre, more or less, portion of the Property for the purpose of a public park, shown as Parcel FD-52;

4. A 8.1-acre, more or less, portion of the Property for the purpose of a public park, shown as Parcel FD-53;

5. A 1.12-acre, more or less, portion of the Property for the purpose of an open space paseo, shown as Parcel FD-70;

6. A 0.71-acre, more or less, portion of the Property for the purpose of an open space paseo, shown as Parcel FD-71A, and a 0.82-acre, more or less, portion of the Property for the purpose of an open space paseo, shown as Parcel FD-71B;

7. A 0.25-acre, more or less, portion of the Property for the purpose of an open space paseo, shown as Parcel FD-72A, and a 0.27-acre, more or less, portion of the Property for the purpose of an open space paseo, shown as Parcel FD-72B;

8. A 0.51-acre, more or less, portion of the Property for the purpose of an open space paseo, shown as Parcel FD-73A, and a 0.49-acre, more or less, portion of the Property for the purpose of an open space paseo, shown as Parcel FD-73B;

9. A 0.27-acre, more or less, portion of the Property for the purpose of an open space paseo, shown as Parcel FD-74A, and a 0.33-acre, more or less, portion of the Property for the purpose of an open space paseo, shown as Parcel FD-74B;

10. A 1.17-acre, more or less, portion of the Property for the purpose of an open space paseo, shown as Parcel

FD-75;

11. A 0.15-acre, more or less, portion of the Property for the purpose of an open space paseo, shown as Parcel FD-76;

12. A 1.36-acre, more or less, portion of the Property for the purpose of an open space paseo, shown as Parcel FD-77;

13. A 5.7-acre, more or less, portion of the Property for the purposes of drainage, flood control, bike trails, fuel modification (i.e., fire breaks), and preservation of wetland habitat and open space, shown as Parcel FD-80;

14. A 5.5-acre, more or less, portion of the Property for the purposes of drainage, flood control, bike trails, fuel modification (i.e., fire breaks), and preservation of wetland habitat and open space, shown as Parcel FD-81;

15. A 11.1-acre, more or less, portion of the Property for the purposes of drainage, flood control, bike trails, fuel modification (i.e., fire breaks), and preservation of wetland habitat and open space, shown as Parcel FD-82A;

16. A 0.1-acre, more or less, portion of the Property for the purposes of drainage, flood control, bike trails, fuel modification (i.e., fire breaks), and preservation of wetland habitat and open space, shown as Parcel FD-82B;

17. A 3.4-acre, more or less, portion of the Property for the purposes of drainage, flood control, bike trails, fuel modification (i.e., fire breaks), and preservation of wetland habitat and open space, shown as Parcel FD-83;

18. A 25.3-acre, more or less, portion of the Property for the purposes of drainage, flood control, bike trails, fuel modification (i.e., fire breaks), and preservation

of wetland habitat and open space, shown as Parcel FD-84;

19. A 20.8-acre, more or less, portion of the Property for the purposes of drainage, flood control, bike trails, fuel modification (i.e., fire breaks), and preservation of wetland habitat and open space, shown as Parcel FD-85;

20. A 1.7-acre, more or less, portion of the Property for the purposes of drainage, flood control, bike trails, fuel modification (i.e., fire breaks), and preservation of wetland habitat and open space, shown as Parcel FD-86;

21. A 4.1-acre, more or less, portion of the Property for the purposes of drainage, flood control, bike trails, fuel modification (i.e., fire breaks), and preservation of wetland habitat and open space, shown as Parcel FD-87A;

22. A 0.2-acre, more or less, portion of the Property for the purposes of drainage, flood control, bike trails, fuel modification (i.e., fire breaks), and preservation of wetland habitat and open space, shown as Parcel FD-87B;

23. A 13.2-acre, more or less, portion of the Property for the purposes of drainage, flood control, bike trails, fuel modification (i.e., fire breaks), and preservation of wetland habitat and open space, shown as Parcel FD-88A; and

24. A 20.9-acre, more or less, portion of the Property for the purposes of drainage, flood control, bike trails, fuel modification (i.e., fire breaks), and preservation of wetland habitat and open space, shown as Parcel FD-88B.

Landowner shall dedicate any park lands, open space paseos and open space Parcels within the Property provided that the applicable final Large Lot Subdivision Map creating a separate parcel for the subject site has been recorded. City shall accept such dedication of any park lands, open space paseos

and open space Parcels at the time when all infrastructure improvements (e.g., curb and gutter, roadway, utilities, utility stubs, etc.) adjacent to the parcels, i.e., frontage along the parcel, are substantially complete. In the event the Landowner uses any of the above mentioned parcels for temporary construction activity or staging (e.g., detention basins, rock crushing operations, dirt/debris stockpiling, etc.), the Landowner shall, prior to acceptance by City, restore the site to a like condition to what existed prior to such temporary construction or staging activity."

e. REVISED SECTION 3.17.1.2. Section 3.17.1.2 is revised in its entirety to reflect and incorporate the land use changes for the First Amendment Property, including adding a new final paragraph which is only applicable to the First Amendment Property, to read as follows:

"3.17.1.2 If Landowner, by itself or in conjunction with Participating Owners, desires to pursue a Community Facilities District, City and Landowner (and Participating Owners, if applicable), agree that, with the consent of Landowner (and Participating Owners, if applicable), and to the extent permitted by law, City and Landowner (and Participating Owners, if applicable), shall use their best efforts to cause bonds to be issued and in amounts sufficient to affect the purposes of this section. City and Landowner (and Participating Owners, if applicable), further agree that, with the consent of Landowner (and Participating Owners, if applicable), or their successor(s) in interest, and to the extent permitted by law, the City agrees to the following:

(a) Maximum Annual Taxes for residential units, when aggregated with all other existing or expected taxes and assessments (excluding homeowners association assessments), shall not exceed 2.00% of the assessed valuation, net of the homeowner's exemption (2% Test).

(b) The Special Tax shall be levied for as long as needed to service the principal and interest on bond debt, and to pay for any additional authorized facilities not reimbursed with bond proceeds as defined in the Funding, Construction, and Acquisition Agreement. However, the Special Tax shall be levied for a period that allows for at least two non-overlapping bond sales to cover deferred fees as set forth in (i) below. The Special Tax levied may exceed 50 years.

(c) City shall not unreasonably deny the Maximum

Annual Tax escalating at 2% per year.

(d) Authorized facilities shall include, among other items, development impact fees for public improvements.

(e) Annual Costs shall provide that special taxes not used for debt service and City administration be paid to Participating Owners, including Landowner, for any authorized facilities not reimbursed with bond proceeds (pay-as-you-go). City shall reasonably consider a reasonable interest component for any authorized facilities reimbursed with pay-as-you-go provided for in the Funding, Construction and Acquisition Agreement defined below.

(f) Landowner and Participating Owners, if applicable, may utilize the Statewide Community Infrastructure Program ("SCIP") program for any eligible impact fees.

(g) Landowner, and Participating Owners, if applicable, may utilize a phased bond sale or sales.

(h) Landowner, and Participating Owners, if applicable, may utilize private placement of bonds.

(i) Except for the First Amendment Property, bond proceeds from bond sales commencing in the year 31 timeframe shall include an amount no greater than $5,600 per residential unit, adjusted as the SPRTA Tier II Traffic Fee may be subsequently adjusted, consisting of a portion or all of the following fees set forth in this Agreement or otherwise provided in the Roseville Municipal Code that would normally be paid at the time of issuance of building permits for low, medium or high density residential dwelling units:

(1) City-Wide Park Fee (Section 3.12.4)

(2) City Public Facilities Fee (Roseville Municipal Code Chapter 4.52);

(3) Public Benefit Fee (Section 3.14.3).

City reserves the discretion to determine which portions (amount) of each of the fees described in above subsections (1), (2), and (3) may be deferred to the bond sale. Notwithstanding any provision in this Agreement to the contrary, any amount exceeding $5,600, adjusted as the SPRTA Tier II Traffic Fee may be subsequently adjusted (or exceeding such actual lesser amount for MDR or HDR units determined by City), per residential unit shall be due and payable to City upon issuance of a building permit commencing with the first applicable building permit for the SVSP. Notwithstanding any other provision in this Agreement to the contrary, if any of the fees described in above subsections (1), (2), and (3) are required by City for non-residential development then such fees shall be collected upon issuance of building permit commencing with the first applicable building permit.

Should SPRTA approve any portion or all of the Tier II Traffic Fee for portions of the Property other than the First Amendment Property being likewise deferred to payment from bond sale proceeds commencing in the year 31 timeframe, then such amount per residential unit deferred for the Tier II Traffic Fee shall reduce dollar-for-dollar the above-referenced per residential unit fees otherwise deferred to future bond sale proceeds as provided for in this Section 3.17.1.2 (i). For portions of the Property other than the First Amendment Property, if SPRTA Tier II traffic fees cannot be so deferred to payment from bond sale proceeds commencing in the year 31 timeframe, City shall within the rate and method for Project CFD(s) other than for the First Amendment Property provided for in Section 3.17 accommodate total additional pay-as-you-go revenue up to $500 per residential unit for City-Wide park improvements from the pay-as-you-go financing over a period starting in year 10 of the Project CFD(s) for other than the First Amendment Property, up to $100 per residential unit per year for 5 years, provided, however, that City constructs City-Wide park

improvements in either the SVSP or WRSP within twenty-four (24) months of commencement of collection of such additional pay-as-you-go revenues. In the event that City does collect such additional pay-as-you-go revenues, and proceeds forward to construct such improvements, the City Public Facilities Fee referenced herein to be deferred to payment from bond sale proceeds commencing in the year 31 timeframe shall be reduced by $500 per unit to account for the additional pay-as-you-go revenues required by City.

Each Participating Owner shall only be responsible for its pro-rata share of special taxes as set forth in the rate and method for the Project CFD(s).

For the First Amendment Property, the only fee deferral eligible to be paid with bond proceeds from future bond sales commencing in the year 31 timeframe shall be, should SPRTA approve such deferral, up to fifty percent (50%) of the SPRTA Tier II Traffic Fee that would otherwise be paid at the time of issuance of building permits for low, medium, and high density residential dwelling units, and there shall be no fee deferral of any City fees for such residential dwelling units in the First Amendment Property to bond proceeds from bond sales commencing in the year 31 timeframe.

Should the Project CFD(s) including the Property (but excluding the First Amendment Property) not be formed at the time that any particular building permit is issued within a large lot map parcel on the Property outside of the First Amendment Property, or any property owner in the SVSP desires to pay such fees in this Section 3.17.1.1 (i) rather than defer payment to such future CFD bond proceeds, the fees set forth in this Section 3.17.1.2 (i) for such building permit(s) shall not be eligible to be paid in such CFD bond proceeds but, notwithstanding any provision in this Agreement to the contrary, shall be paid at the time of issuance of such building permit(s). Upon formation of the Project CFD(s) including the Property (but excluding the First Amendment Property), the fees set forth in this Section 3.17.1.2 (i) for unbuilt residential units shall be paid from bond proceeds in such bond sales commencing in the year 31 timeframe, unless an SVSP property owner desires to pay such fees at the time of issuance of building permit(s).

f. EXHIBITS. The exhibits attached to the Development Agreement are proposed to be either deleted and replaced by new exhibits attached to this First Amendment, in the case of Exhibits E, F, BB, and DD, or are attached to this First Amendment as exhibits for this First Amendment only, in the case of Exhibits A and B, as follows:

Exhibit A – Legal Description of First Amendment Property
Exhibit B - Plat of First Amendment Property
Exhibit E – Land Use Plan
Exhibit F - Affordable Housing Sites
Exhibit BB – Parks and Open Space
Exhibit DD – Bikeway Master Plan

2. CONSISTENCY WITH GENERAL PLAN. The City Council has found and determined that this First Amendment of the Development Agreement is consistent with the General Plan and the Sierra Vista Specific Plan.

3. AMENDMENT. This First Amendment amends, but does not replace or supersede, the Development Agreement, except as specified herein, and is limited and applies only to development of the First Amendment Property, and does not affect or apply in any manner with respect to the development of any other property within the Sierra Vista Specific Plan Area, including, without limitation, any other portion of the Property. As amended hereby, the Development Agreement remains in full force and effect.

4. FORM OF AMENDMENT. This First Amendment is executed in two duplicate originals, each of which is deemed to be an original.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this First Amendment in duplicate by its City Manager and attested to by its City Clerk under the authority of Ordinance No. _____, adopted by the Council of the City of Roseville on the ____ day of _____, 2017.

[Signatures on following pages]

CITY OF ROSEVILLE,
A municipal corporation

By:_____
Rob Jensen
City Manager

ATTEST:

By:_____
Sonia Orozco
City Clerk

APPROVED AS TO FORM;

By:_____
Robert R. Schmitt
City Attorney

APPROVED AS TO SUBSTANCE:

By:_____
Kevin Payne
Development Services Director

LANDOWNER:

Federico/Tyler Family Limited Partnership, a California limited partnership

By:_____
Leonard A. Federico, Trustee of James A. and Grace R. Federico Family Revocable Trust, as Amended and restated in 2005
Partner

By:_____
Grace R. Federico, Trustee of the James A. and Grace R. Federico Family Revocable Trust, as Amended and restated in 2005
Partnership

By:_____
Anna Starks, Trustee of the Anna J. Starks Revocable Trust UTA February 14, 2000
Partner

By:_____
Leonard A. Federico, Trustee of the Leonard and Virginia Federico Family Trust dated November 20, 2001
Partner

By:_____
Janet M. Wright, Trustee of the Michael M. Wright Family Trust dated March 22, 2002
Partner

By:_____
Gary J. Federico, Trustee of the Gary J. and Annie L. Federico Family Revocable Trust UTA dated

June 29, 2000
Partner

MOURIER INVESTMENTS, LLC
a California limited liability company

By:_____
John L. Mourier, III
Managing Member

WESTPARK SIERRA VISTA, LLC, a California limited liability company

By:_____
Its:_____

EXHIBIT A

Legal Description of First Amendment Property

Lots 2 through 10, inclusive, and Lot 14 as shown and so designated on that certain Final Map entitled "Sierra Vista – Federico Large Lot Subdivision, Subdivision No. PL 15-0192" filed for record on _____, 2017 in Book ___ of Maps, at Page _____, Placer County Records.

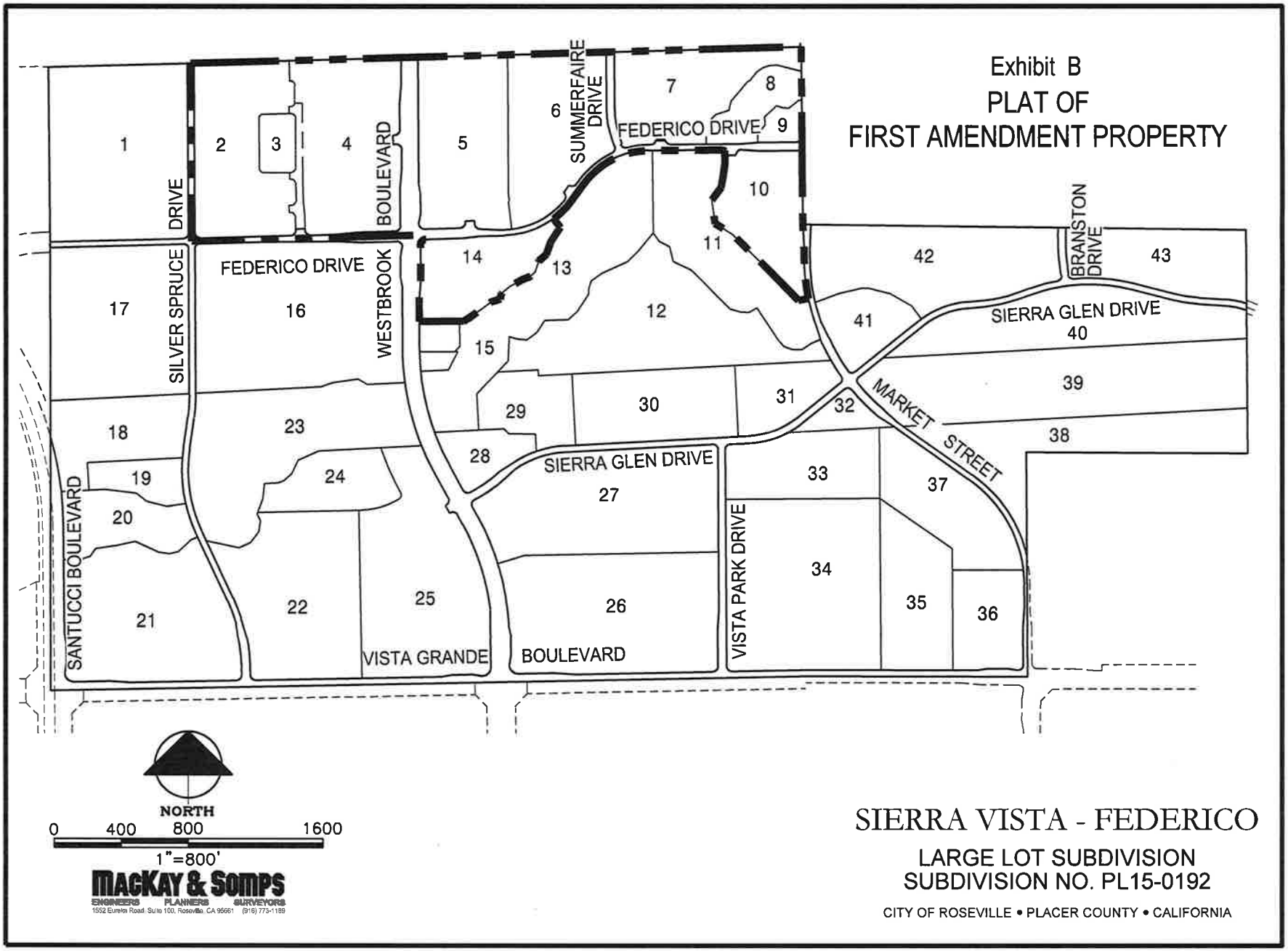
Exhibit B
PLAT OF
FIRST AMENDMENT PROPERTY
SILVER SPRUCE DRIVE
FEDERICO DRIVE
WESTBROOK BOULEVARD
SUMMERFAIRE DRIVE
FEDERICO DRIVE
BRANSTON DRIVE
SIERRA GLEN DRIVE
MARKET STREET
SIERRA GLEN DRIVE
SANTUCCI BOULEVARD
VISTA GRANDE
BOULEVARD
VISTA PARK DRIVE
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NORTH
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MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189
SIERRA VISTA - FEDERICO
LARGE LOT SUBDIVISION
SUBDIVISION NO. PL15-0192
CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

Exhibit BB

Parks and Open Space

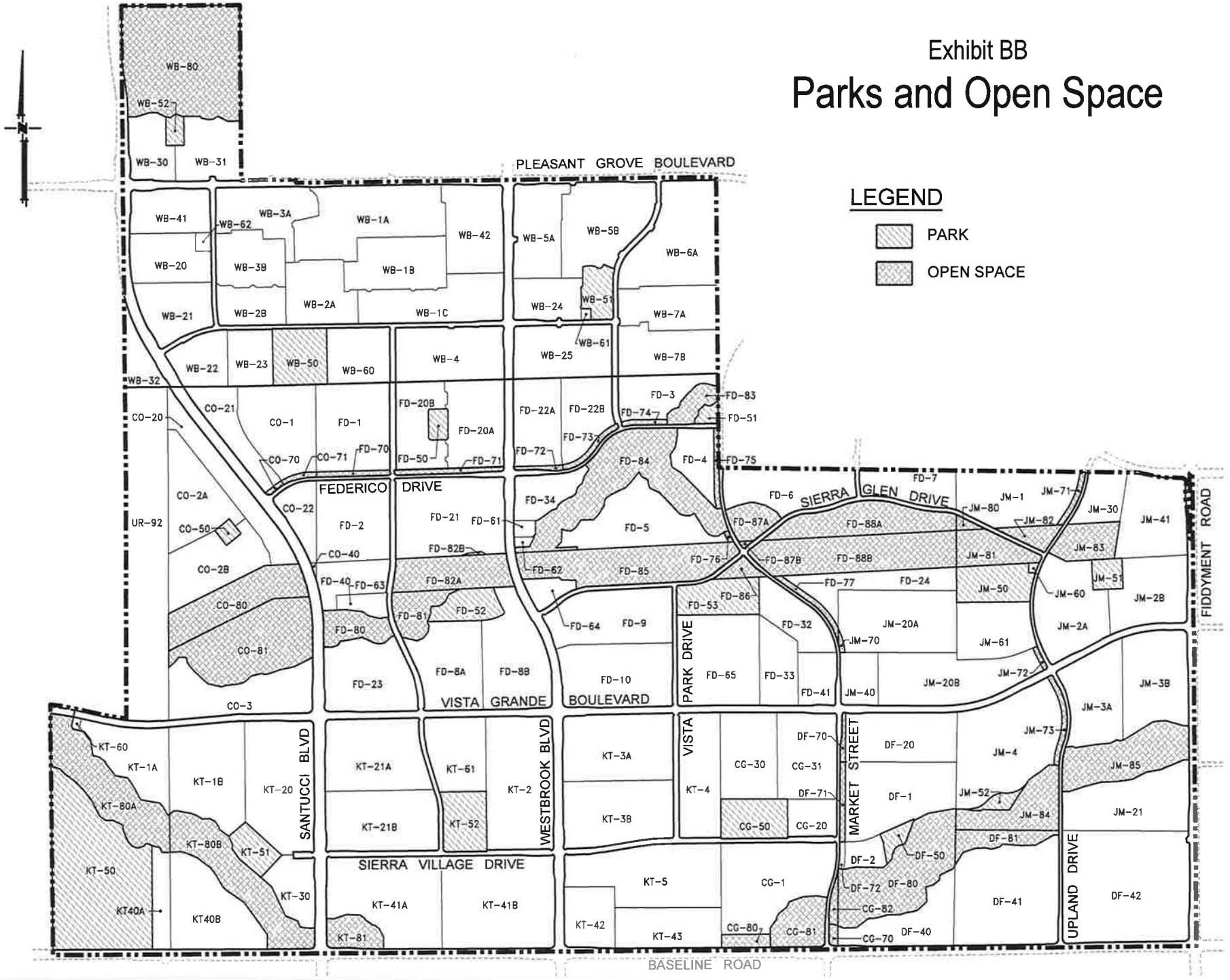


Exhibit BB

Exhibit DD

Bikeway Master Plan

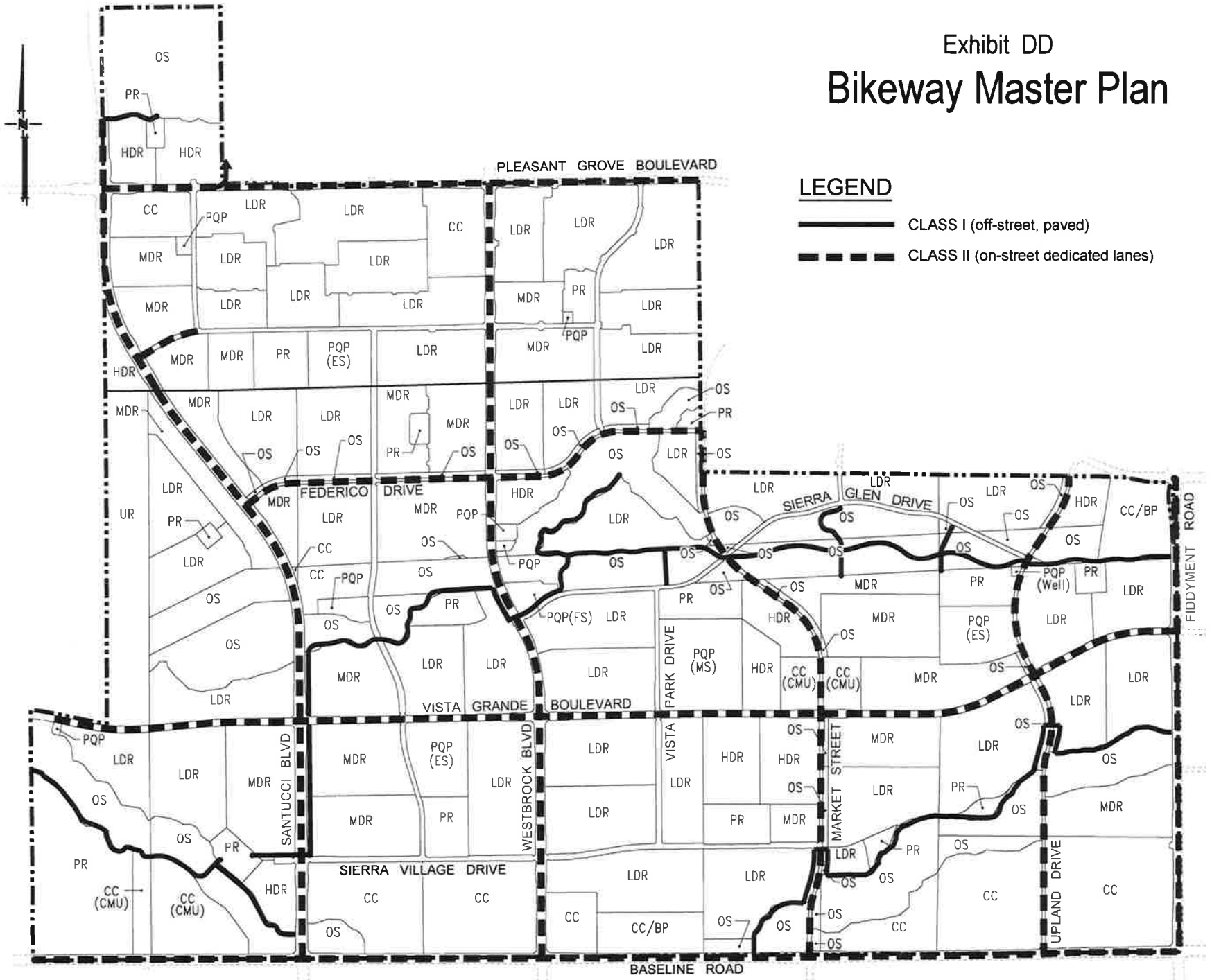


Exhibit DD

Exhibit E

Land Use Plan

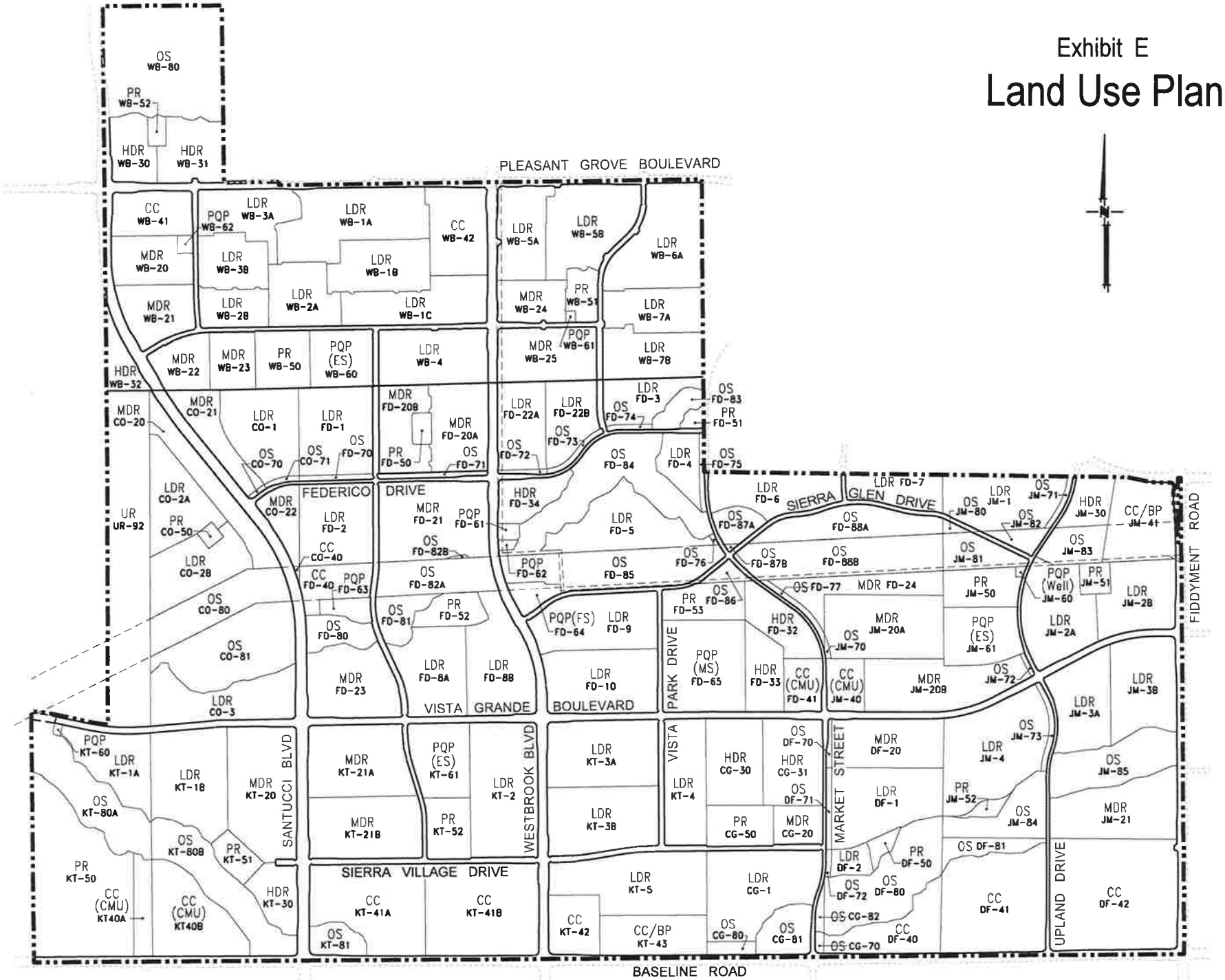


Exhibit E

Exhibit F

Affordable Housing Sites

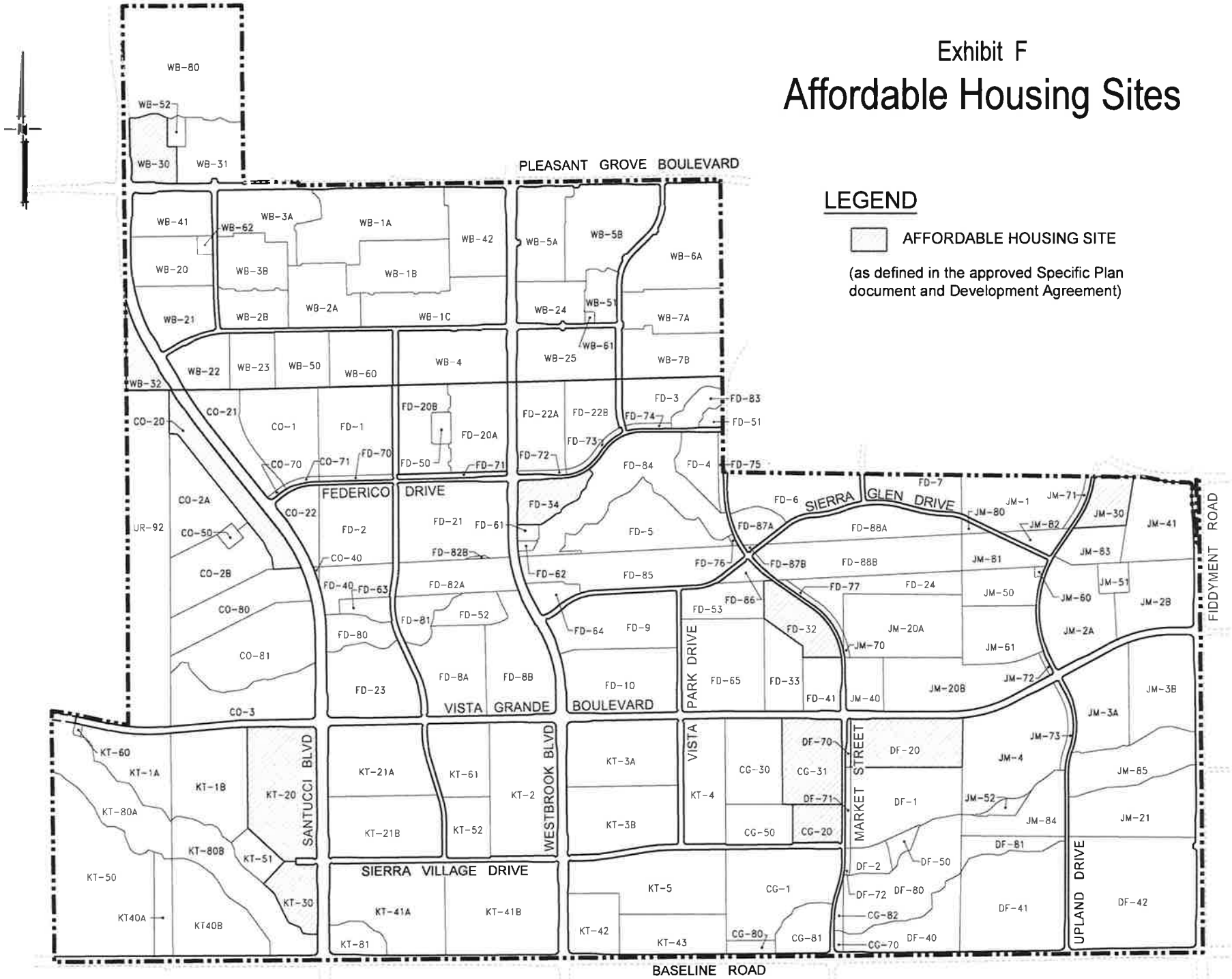


Exhibit F

EXHIBIT E

Federico Phase 1 SPA

Redline Change Pages
for
Sierra Vista Specific Plan

City Submittal Draft #1
June 6, 2017

1.2 Project Objectives

The ultimate development pattern and urban framework for the SVSP are guided by the following objectives:

- **Complete Comprehensive Planning for the SVSP Area:** Formulate a specific plan and related land use planning documents and regulatory approvals for the SVSP as a means of expanding the City in an orderly manner, and that accommodates Roseville's share of future regional population growth, that is compatible with surrounding land uses, that complements the pattern and intensity of existing development in the City, and that provides new benefits to the City.
- **Mix of Land Uses:** Provide for a mix of land uses within the SVSP to create a balanced community with 8,679 residential units on approximately 1,139 ~~1,133~~ acres; 241 acres of commercial, commercial mixed-use, and business professional uses; 487 ~~494~~ acres of parks and open space, and supporting public/quasi-public uses; and 40 acres of urban reserve.
- **Existing Policies:** Satisfy the City policies, regulations and expectations as defined in the General Plan, City/Placer County Memorandum of Understanding (MOU), City/USFWS MOU, Growth Management Visioning Committee recommendations, Council Edge Policy, Zoning Ordinance, Improvement Standards, and other applicable plans, documents, and programs adopted by the City.
- **Blueprint Consistency:** Provide for development that meets the City's nine identified Blueprint implementation strategies to achieve the Blueprint Principles adopted by the City Council in June 2005. Achieve project design characteristics that are reflective of the general policy direction embodied in the City's adopted General Plan and Blueprint implementation strategies, including connectivity between neighborhoods commercial uses, and schools and parks. By focusing development on lands adjacent to existing urban areas and infrastructure, the Blueprint strives to reduce the pressure to urbanize other agricultural or habitat lands within the greater Sacramento region, and thereby minimize long-term environmental impacts within the region.
- **Commercial/Employment Center:** Provide for retail/commercial and office opportunities along key sub-regional transportation corridors such as Baseline Road and Santucci Blvd.
- **Jobs/Housing Balance:** Strive for a land use mix and pattern of development that provides linkages between jobs and employment uses, will provide a reasonable jobs/housing balance, and will maintain the fiscal viability of the City.
- **Housing Opportunities:** Plan for approximately 8,679 residential units to provide housing choices in varying densities that respond to all market segments, including opportunities for rental units and affordable housing consistent with the City's General Plan.

Table 4-1: Plan Area Land Use Summary

Land Use Designation		Applied Zoning Districts	Acres	% of Total Acres	Units	% of Total Units
Residential Neighborhoods						
LDR	Low Density Residential	RS/DS	645.0 ~~622.7~~	31.1 ~~30.0~~%	3,182 ~~3,026~~	36.7 ~~34.8~~%
LDR	LDR – Age Restricted	RS/DS	91.6	4.4%	493	5.7%
MDR	Medium Density Residential	RS/DS	311.3 ~~326.2~~	15.0 ~~15.7~~%	2,479 ~~2,635~~	28.6 ~~30.4~~%
HDR	High Density Residential	R3	90.8 ~~92.0~~	4.4%	2,270	26.2%
Sub-totals			**1,138.7** ~~**1,132.5**~~	**54.9%** ~~**54.5%**~~	**8,424**	**97.1%**
Commercial and Employment						
CC	Community Commercial (Commercial Mixed Use)	CMU/SA	35.0	1.7%	255	2.94%
CC/BP	Community Commercial/ Business Professional (Mixed Use)	CC/SA	27.4 ~~39~~	1.32%	--	--
CC	Community Commercial	CC & GC	178.2	8.6%	--	--
Sub-totals			**240.6**	**11.6%**	**255**	**2.94%**
Open Space/Public						
P/QP	Public/Quasi-Public	P/QP	64.7 ~~71.72~~	3.1 ~~3.45~~%	--	--
PR	Parks & Recreation	PR	105.4	5.1%	--	--
OS	Open Space	OS	303.2~~7~~	14.6~~1~~%	--	--
OS	Paseo (60'-wide)	OS	13.9~~6~~	0.7 ~~0.67~~%	--	--
UR	Urban Reserve	UR	40.1 ~~08~~	1.9~~3~~%	--	--
Sub-totals			**527.3** ~~**534.5**~~	**25.4** ~~**25.8**~~%	--	--
Right of Way/ Landscape Corridor			169.1 ~~168.1~~	8.1%	--	--
TOTAL			**2075.7 ac**	**100%**	**8,679 du**	**100%**

Note: See Table 7-4 for net Paseo total acres

Last Updated: May 9, 2017~~April 20, 2016~~

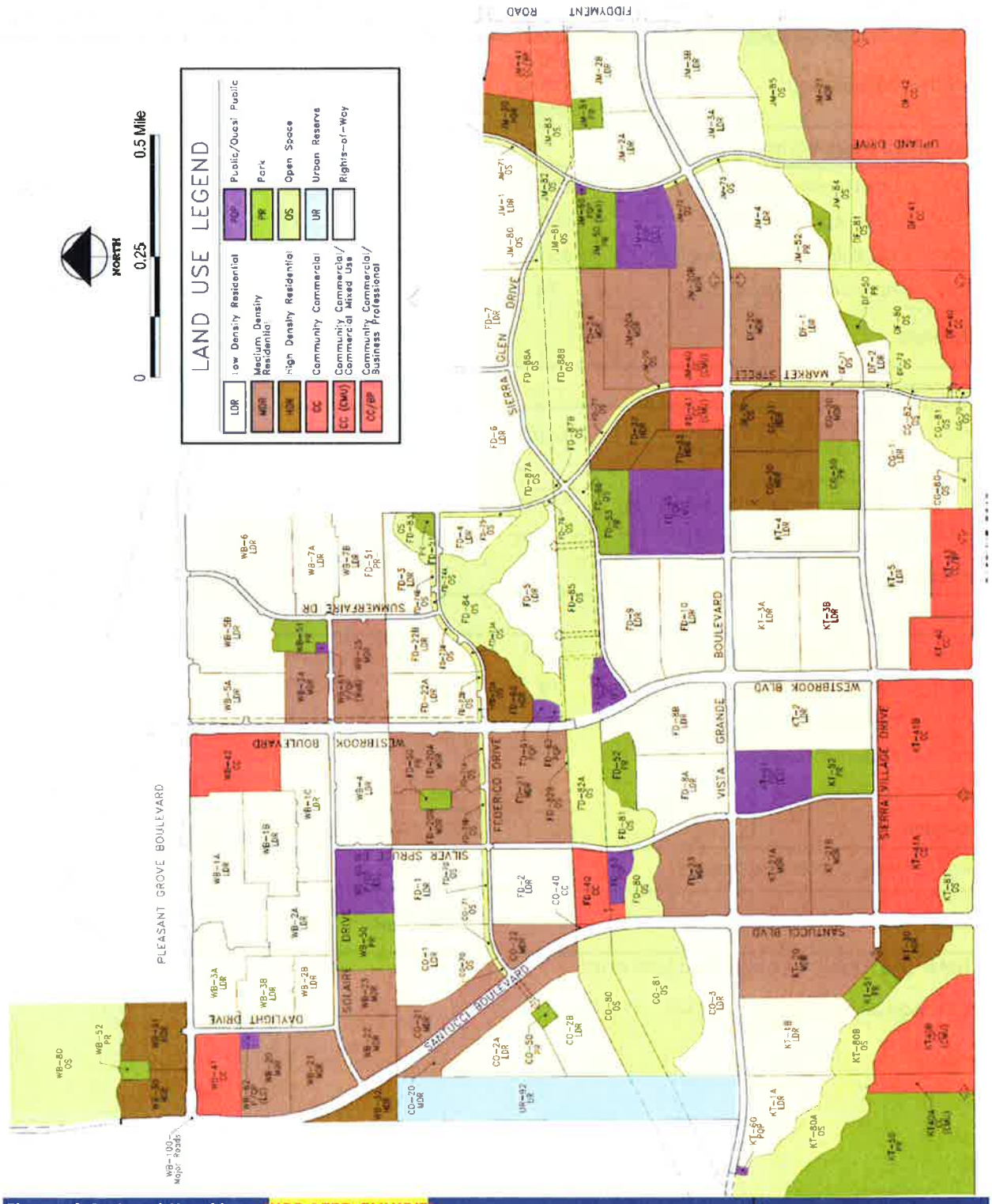


Figure 4-1: Land Use Map UPDATED EXHIBIT

Map Updated April 20, 2016 – Westbrook Phase 2 & 3

Table 4-2: Land Use, Zoning, & Acreage by Parcel (cont.)

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	FINALED UNITS	AVAILABLE UNITS	DENSITY
FD-1	LDR (Residential)	RS/DS	18.37	91	0	0	5.0
FD-2	LDR (Residential)	RS/DS	16.92	81	0	0	4.8
FD-3	LDR (Residential)	RS/DS	9.15	46 ~~45~~	0	0	5.0 ~~4.9~~
FD-4	LDR (Residential)	RS/DS	6.52~~6.66~~	33 ~~32~~	0	0	5.1 ~~4.8~~
FD-5	LDR (Residential)	RS/DS	17.36	87	0	0	5.0
FD-6	LDR (Residential)	RS/DS	14.32	69	0	0	4.8
FD-7	LDR (Residential)	RS/DS	8.74	42	0	0	4.8
FD-8A	LDR (Residential)	RS/DS	16.26	78	0	0	4.8
FD-8B	LDR (Residential)	RS/DS	18.85	86	0	0	4.6
FD-9	LDR (Residential)	RS/DS	18.68	109 ~~91~~	0	0	5.8 ~~4.9~~
FD-10	LDR (Residential)	RS/DS	20.26	93	0	0	4.6
FD-20A	MDR (Residential)	RS/DS	14.21 ~~26.00~~	110 ~~226~~	0	0	7.7 ~~8.7~~
FD-20B	MDR (Residential)	RS/DS	11.11	88	0	0	7.9
FD-21	MDR (Residential)	RS/DS	24.28	204	0	0	8.4
FD-22A	LDR ~~MDR~~ (Residential)	RS/DS	11.97 ~~14.27~~	76 ~~128~~	0	0	6.3 ~~9.0~~
FD-22B	LDR (Residential)	RS/DS	10.49	60	0	0	5.7
FD-23	MDR (Residential)	RS/DS	17.46	143	0	0	8.2
FD-24	MDR (Residential)	RS/DS	10.71	96	0	0	9.0
~~FD-30~~	~~HDR (Residential)~~	~~R3~~	~~4.14~~	~~86~~	~~0~~	~~0~~	~~20.8~~
~~FD-31~~	~~HDR (Residential)~~	~~R3~~	~~4.14~~	~~86~~	~~0~~	~~0~~	~~20.8~~
FD-32	HDR (Residential)	R3	8.88	178	0	0	20.0
FD-33	HDR (Residential)	R3	8.56	172	0	0	20.1
FD-34	HDR (Residential)	R3	7.04	172	0	0	24.4
FD-40	CC (Commercial)	CC	7.46				
FD-41	Commercial Mixed Use	CMU/SA	5.75	40	0	0	20.0
FD-50	PR (Park)	PR	1.70 ~~1.73~~				
FD-51	PR (Park)	PR	1.12 ~~1.07~~				
FD-52	PR (Park)	PR	5.51				
FD-53	PR (Park)	PR	8.15				
~~FD-60~~	~~Public/Quasi-Public (Church)~~	~~P/QP~~	~~6.92~~				
FD-61	Public/Quasi-Public (Electrical Substation)	P/QP	1.06				
FD-62	Public/Quasi-Public (Recycle Center)	P/QP	0.50				
FD-63	Public/Quasi-Public (Water Treatment/Well)	P/QP	2.83				
FD-64	Public/Quasi-Public (Fire Station)	P/QP	3.18				
FD-65	Public/Quasi-Public (Middle School)	P/QP	21.60				
FD-70	OS (Open Space/Paseo)	OS	1.12				
FD-71	OS (Open Space/Paseo)	OS	1.53 ~~1.28~~				
FD-72	OS (Open Space/Paseo)	OS	0.52 ~~0.44~~				
FD-73	OS (Open Space/Paseo)	OS	1.00 ~~1.32~~				
FD-74	OS (Open Space/Paseo)	OS	0.60 ~~0.69~~				
FD-75	OS (Open Space/Paseo)	OS	1.17 ~~1.16~~				
FD-76	OS (Open Space/Paseo)	OS	0.15				
FD-77	OS (Open Space/Paseo)	OS	1.36				
FD-80	OS (Open Space)	OS	5.66				
FD-81	OS (Open Space)	OS	5.50				
FD-82A	OS (Open Space)	OS	11.09				
FD-82B	OS (Open Space)	OS	0.14				
FD-83	OS (Open Space)	OS	3.38 ~~3.50~~				
FD-84	OS (Open Space)	OS	25.34				
FD-85	OS (Open Space)	OS	20.80				
FD-86	OS (Open Space)	OS	1.68				
FD-87A	OS (Open Space)	OS	4.10				
FD-87B	OS (Open Space)	OS	0.18				
FD-88A	OS (Open Space)	OS	13.17				
FD-88B	OS (Open Space)	OS	20.89				
Sub-totals (Federico)			**468.38~~469.35~~**	**2,154**	**0**	**0**	

Table 4-2: Land Use, Zoning, & Acreage by Parcel (cont.)

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	FINALED UNITS	AVAILABLE UNITS	DENSITY
UR-92	Urban Reserve	UR	40.08				
Sub-totals (Urban Reserve)			**40.08**	**0**	**0**	**0**	
WB-1A	LDR (Residential – Age-Restricted)	RS/DS	22.5	87	0	0	4.0
WB-1B	LDR (Residential – Age-Restricted)	RS/DS	14.2	87	0	0	6.0
WB-1C	LDR (Residential – Age-Restricted)	RS/DS	14.8	85	0	0	6.0
WB-2A	LDR (Residential – Age-Restricted)	RS/DS	11.4	66	0	0	6.0
WB-2B	LDR (Residential – Age-Restricted)	RS/DS	6.9	35	0	0	5.0
WB-3A	LDR (Residential – Age-Restricted)	RS/DS	11.6	66	0	0	6.0
WB-3B	LDR (Residential – Age-Restricted)	RS/DS	10.2	67	0	0	7.0
WB-4	LDR (Residential)	RS/DS	16.0	100	0	0	6.3
WB-5	LDR (Residential)	RS/DS	30.5	157	0	0	5.0
WB-6	LDR (Residential)	RS/DS	21.6	103	0	0	5.0
WB-7	LDR (Residential)	RS/DS	25.1	145	0	0	5.8
WB-20	MDR (Residential)	RS/DS	10.0	73	0	0	7.3
WB-21	MDR (Residential)	RS/DS	10.0	72	0	0	7.2
WB-22	MDR (Residential)	RS/DS	7.4	54	0	0	7.3
WB-23	MDR (Residential)	RS/DS	7.2	59	0	0	8.0
WB-24	MDR (Residential)	RS/DS	7.5	53	0	0	7.0
WB-25	MDR (Residential)	RS/DS	14.3	100	0	0	7.0
WB-30	HDR (Residential)	R3	7.9	237	0	0	30.0
WB-31	HDR (Residential)	R3	11.1	255	0	0	29.0*
WB-32	HDR (Residential)	R3	5.1	128	0	0	25.0
WB-41	CC (Commercial)	CC	10.0				
WB-42	CC (Commercial)	CC	14.5				
WB-50	PR (Park)	PR	8.7				
WB-51	PR (Park)	PR	4.40				
WB-52	PR (Park)	PR	1.5				
WB-60	Public/Quasi-Public (Elementary School)	P/QP	10.00				
WB-61	Public/Quasi-Public (Well)	P/QP	0.30				
WB-62	Public/Quasi-Public (Lift Station)	P/QP	0.80				
WB-80	OS (Open Space)	OS	36.6				
Sub-totals (Westbrook)			**352.1**	**2,029**	**0**	**0**	
ROW	Right of Way/Landscape Corridors		169.1 ~~168.1~~				
Sub-totals (ROW)			**169.1 ~~168.1~~**	**0**	**0**	**0**	
Total			**2,075.7**	**8,679**	**0**	**0**	

Table Updated May 9, 2017 – Federico Phase 1 SLTM and SPA ~~March 9, 2017 – WB-4 & WB-7 Unit Transfer~~

High Density Residential (HDR)	
Density:	13.0 to 30.0 dwelling units per acre
Applied Zoning District:	R3 Attached Housing
Description:	The High Density Residential (HDR) land use designation primarily accommodates attached housing, but depending on the unit type, could also include detached housing, within the density range noted above. The types of housing units that could be accommodated in this designation include, but are not limited to, detached townhomes, courtyard townhomes/condominiums, garden-style apartments, and podium design apartments/ condominiums. Where an HDR site abuts a substation site, a minimum 12-foot separation is required between structures on the HDR site and an adjoining property line on the substation site. In addition, these types of multi-family housing provide for both a mix of for-sale and for-rent units and may be utilized to help achieve the SVSP's affordable housing plan.
Permitted Uses and Development Standards	As specified in the City of Roseville Zoning Ordinance.

Residential Unit Transfers

There may be a desire or need to adjust (reduce or increase) the number of units assigned to some large-lot residential parcels. These adjustments may be permitted, pursuant to the provisions outlined in section 10.8 (Residential Unit Transfers) of this Specific Plan.

Custom Homes

Custom homes may be designated for construction in any low density residential subdivision in the SVSP. Custom homes are single-family residential units that have unique exterior styling and individualized interior floor plans, such that each home's architectural design is distinct from others in the subdivision. Typically, custom homes have detailed architectural features and upscale amenities that give them an appearance and character similar to, or qualitatively exceeding that of individually designed homes found in the City's other custom and/or executive housing neighborhoods.

While the SVSP does not predetermine the location of custom home subdivisions, they may be created subject to market demand and

C. Parks, Open Space, and Public Areas

Approximately ~~24%~~ 25% of the Sierra Vista Specific Plan has been designated for public uses and open space. As illustrated on the land use plan, this includes parcels for Public/Quasi-Public (P/QP), Parks and Recreation (PR), Open Space, and Paseos (OS). The SVSP incorporates several parcels for P/QP uses to support development of schools and public facilities. Numerous park sites are also provided throughout the Plan Area's residential neighborhoods. Among these is a planned "Signature Park" that would function as a citywide amenity. Open Space areas are a significant component of the SVSP, which provide areas for habitat preserves or passive recreation. All open space and public uses have been designated and are sized consistent with General Plan policies and standards. Open Space parcels were identified in cooperation with federal resource agencies as part of the City's Resource Agency Early Consultation Process. In addition, approximately 2% of the Plan Area is designated as Urban Reserve (UR), which is a holding designation that anticipates future urbanization.

Public/Quasi-Public (P/QP)	
Applied Zoning Districts:	P/QP
Description:	The Public/ Quasi-Public land use designation accommodates a variety of public-serving uses and facilities. These sites will provide for public schools (one middle school and three elementary schools), ~~a church,~~ and a fire station. In addition, sites for the construction of various essential service facilities are provided throughout the Plan Area, in accordance with requirements of the City's utility departments. These include facilities for an electric substation, groundwater wells, water treatment, water storage tanks, and solid waste recycling. Municipal and school facilities are discussed in more detail in Public Services Plan and Utilities Plan (Chapters 7 and 8).
Permitted Uses and Development Standards	As specified in the City of Roseville Zoning Ordinance.

Table 5-2: Affordable Housing Goal	
Income Category	**Units Required to Meet Goal**
40% Very-Low-Income	347 du
40% Low-Income	347 du
20% Middle-Income	174 du
Total Affordable Housing Need	868 du (10% of 8,679 du)

Allocation of Affordable Housing Goal

The affordable housing units within the SVSP have been allocated to specific MDR and HDR parcels as identified in Table 5-3, with designated parcels reflected on Figure 5-1. The intent is to distribute affordable units throughout the Plan Area. In addition, through implementation of the Affordable Housing Plan, the City should work with property owners to define alternative solutions, such as carriage units or granny flats in LDR and MDR areas, which also meet the intent of the Program.

Table 5-3: Affordable Housing Allocation

Parcel	Land Use	Total Units in Parcel	Total Affordable Allocation	Very Low Income Rental	Low Income Rental	Middle[2] Income Purchase
CG-20	MDR	44	20			20
CO-20	MDR	84	34			34
DF-20[1]	MDR	113	23	9	9	5
KT-20	MDR	202	31			31
CG-31	HDR	420	80	40	40	
~~**FD-30**~~	~~HDR~~	~~86~~	~~86~~	~~43~~	~~43~~	
~~**FD-31**~~	~~HDR~~	~~86~~	~~86~~	~~43~~	~~43~~	
FD-32	HDR	178	43			43
FD-34	HDR	172	172	86	86	
KT-30	HDR	150	124	62	62	
JM-30	HDR	138	138	69	69	
WB-30	HDR	237	237[3]	68	169[3]	
WB-32	HDR	128	128[3]	92	36[3]	
Total			**1,030**[3]	**426**	**471**[3]	**133**

1 Carriage units are intended to fulfill the very-low and low income obligation
2 Middle-income purchase unit obligations may also be fulfilled via additional low-income rental units. 41 middle-income units were converted to low-income units via the Westbrook SPA approved in 2016.
3. Includes 162 units transferred to Westbrook from WRSP Parcel W-16.

NOTE: SVSP Section 5.4 allows for the transfer of affordable units. Check with the Housing Division to confirm current affordable housing obligations.

Parks and Open Space Provided

Approximately 423 acres of the Sierra Vista Specific Plan has been designated for citywide parks, neighborhood parks, paseos, and open space Preserves. Specifically, the Plan Area designates approximately 105 acres for citywide and neighborhood parks, 14 acres for paseos, and 304 acres for open space areas. Sierra Vista's park lands are summarized in Table 7-3 and sited throughout the Plan Area as illustrated on Figure 7-1.

Credited Parks and Open Space

A total of 195.6 acres of credited park land are required within the Plan Area in order to comply with the General Plan's park land dedication requirements. This includes land for citywide and neighborhood parks, as well as open space.

Each acre set aside for active park use is credited as a full acre towards meeting the General Plan park dedication requirement. Depending on the ultimate use, recreational value, or application of Sierra Vista's open space parcels, full or partial credit may be granted for open space land containing informal recreational facilities, paseos, open space amenities, or natural features.

Park land credits for each parcel are outlined in Table 7-3, with a cumulative summary summarized in Table 7-4, below. The credits applied are reflective of each parcel's recreational value as a park or open space amenity.

Table 7-3: Park and Open Space Lands and Credits by Parcel

Parcel	Type	Acreage	Credit Ratio	Credited Ac.
Citywide Park Facilities				
KT-50	Citywide Park	39.95	1:1	39.95
Subtotal		*39.95 ac.*		*39.95 ac.*
Neighborhood Parks				
CG-50	Neighborhood Park	7.63	1:1	7.63
CO-50	Neighborhood Park	1.00	1:1	1.00
DF-50	Neighborhood Park	1.79	1:1	1.79
FD-50	Neighborhood Park	1.70 ~~1.73~~	1:1	1.70 ~~1.73~~
FD-51	Neighborhood Park	1.12 ~~1.07~~	1:1	1.12 ~~1.07~~
FD-52	Neighborhood Park	5.51	1:1	5.51
FD-53	Neighborhood Park/School	8.15	1:1	8.15
JM-50	Neighborhood Park/School	8.00	1:1	8.00
JM-51	Neighborhood Park	2.62	1:1	2.62
JM-52	Neighborhood Park	1.50	1:1	1.50
KT-51	Neighborhood Park	4.24	1:1	4.24

Table 7-3: Park and Open Space Lands and Credits by Parcel

Parcel	Type	Acreage	Credit Ratio	Credited Ac.
KT-52	Neighborhood Park/School	7.61	1:1	7.61
WB-50	Neighborhood Park/School	8.7	1:1	8.7
WB-51	Neighborhood Park	4.40	1:1	4.40
WB-52	Neighborhood Park	1.53	1:1	1.53
Subtotal		65.50 ~~48~~ ac.		65.50 ~~48~~ ac.
Open Space				
CG-80	Open Space	1.87	1:5	0.37
CG-81	Open Space	6.83	1:5	1.37
CG-82	Open Space	0.95	1:5	0.19
CO-80	Open Space - powerline	14.18	1:10	1.42
CO-81	Open Space	22.92	1:5	4.58
DF-80	Open Space	21.58	1:5	4.32
DF-81	Open Space	4.71	1:5	0.94
FD-80	Open Space	5.66	1:5	1.13
FD-81	Open Space	5.50	1:5	1.10
FD-82A	Open Space - powerline	11.09	1:10	1.11
FD-82B	Open Space	0.14	1:5	0.03
FD-83	Open Space	3.38 ~~50~~	1:5	0.68 ~~70~~
FD-84	Open Space	25.34	1:5	5.07
FD-85	Open Space - powerline	20.80	1:10	2.08
FD-86	Open Space - powerline	1.68	1:10	0.17
FD-87A	Open Space	4.10	1:5	0.82
FD-87B	Open Space - powerline	0.18	1:10	0.02
FD-88A	Open Space	13.17	1:5	2.63
FD-88B	Open Space - powerline	20.89	1:10	2.09
JM-80	Open Space	0.63	1:5	0.13
JM-81	Open Space - powerline	6.50	1:10	0.65
JM-82	Open Space - powerline	2.67	1:10	0.27
JM-83	Open Space - powerline	6.25	1:10	0.63
JM-84	Open Space	10.38	1:5	2.08
JM-85	Open Space	15.19	1:5	3.04
KT-80A	Open Space	17.91	1:5	3.58
KT-80B	Open Space	17.42	1:5	3.48
KT-81	Open Space	4.65	1:5	0.93
WB-80	Open Space	36.58	1:5	7.32
Paseos	Open Space – Paseos (see Table 7-5)	13.89 ~~13.96~~	1.1	6.03 ~~6.05~~
Subtotal		317.04 ~~317.23~~ ac.		58.26 ~~58.30~~ ac.
TOTAL		**422.49 ~~422.66~~ ac.**		**163.71 ~~164.03~~ ac.**

Table 7-4: Park Credit Summary

Park Type	Credited Acreage Required	Total Acreage Provided	Credited Acreage Received	Surplus/ Shortfall
Citywide	65.2 acres	40.0 acres	40.0 acres	-25.2 acres
Neighborhood	65.2 acres	65.5 acres	65.5 ~~65.2~~ acres	+0.3 acres
Open Space (includes paseos)	65.2 acres	317.0 ~~317.2~~ acres	58.3 acres	-6.9 acres
Total Requirement	**195.6 acres**	**422.5 ~~422.7~~ acres**	**163.8 ~~163.5~~ acres**	**-31.8 acres**

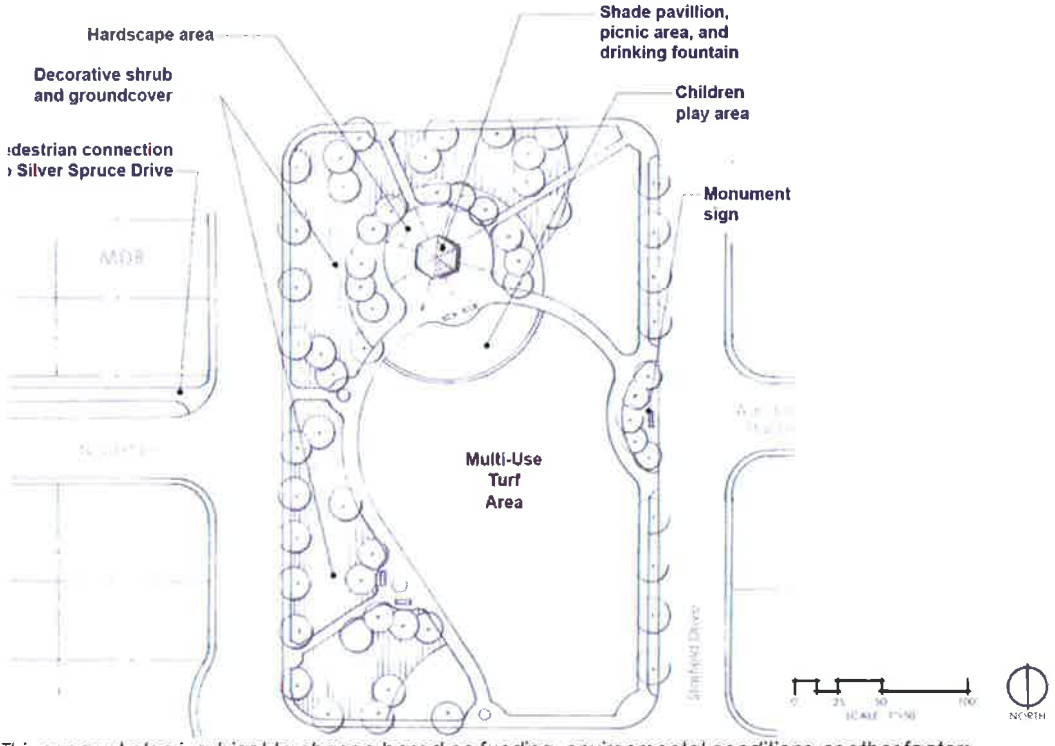
As illustrated above, Sierra Vista satisfies the City's neighborhood park land dedication requirements. However, there is a shortfall in the citywide park and open space components. The Citywide and open space land dedication shortfall is to be satisfied via the City's park in-lieu fee pursuant to General Plan policy.

In addition, paseos are eligible for open space credit. The SVSP includes a paseo design whereby the typical landscape corridors along collector streets (Market Street, Upland Drive, and Federico Drive), are widened by a total width of 26 feet along the collector roadway edge. This additional widened portion of landscape is referred to as paseo and is eligible to receive a 1:1 acre open space parkland credit. A total of 6.03 ~~6.05~~ acres of paseo landscaping will augment the required collector roadway's typical landscape corridor. Therefore, this portion of the paseo is eligible for a total open space credit of 6.03 ~~6.05~~ acres. The specific design for the collector roadways includes one side of the street with a total landscape & paseo width of 60', and the other side with a 30'-wide landscape & paseo. Combined, the total landscape easement and widened paseo component total approximately 13.89 ~~13.96~~ acres as noted in Table 7-3, above. Table 7-5, below, includes a detailed summary of each paseo parcel and its applied open space credit.

Table 7-5: Paseo Credit Summary

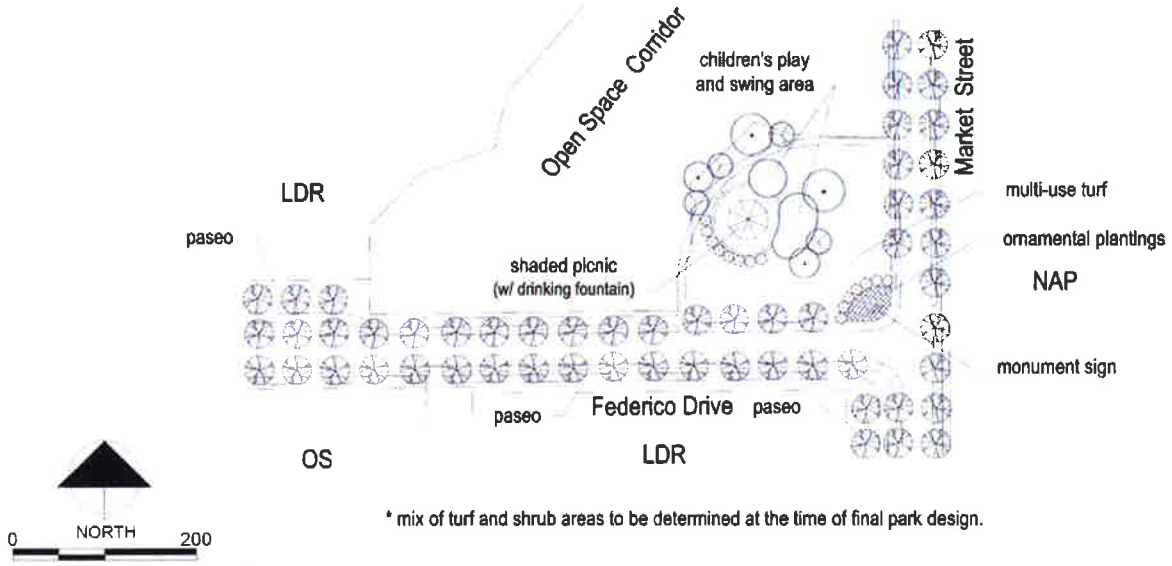
Paseo Corridor/ Parcel Designation	Parcel Size (60'-wide corridor)	Paseo Credit at 1:1*
Federico Drive		
CO-70	0.25 ac.	0.11 ac.
CO-71	0.52 ac.	0.23 ac.
FD-70	1.12 ac.	0.49 ac.
FD-71	1.53 ~~1.28~~ ac.	0.66 ~~0.55~~ ac.
FD-72	0.52 ~~0.44~~ ac.	0.23 ~~0.19~~ ac.
FD-73	1.00 ~~1.32~~ ac.	0.43 ~~0.57~~ ac.
FD-74	0.60 ~~0.69~~ ac.	0.26 ~~0.30~~ ac.
subtotal	5.54 ~~5.62~~ ac.	2.41 ~~2.44~~ ac.
Market Street		
CG-70	0.53 ac.	0.23 ac.
DF-70	0.61 ac.	0.26 ac.
DF-71	1.24 ac.	0.54 ac.
DF-72	0.42 ac.	0.18 ac.
FD-75	1.17 ~~1.16~~ ac.	0.51 ~~0.50~~ ac.
FD-76	0.15 ac.	0.07 ac.
FD-77	1.36 ac.	0.59 ac.
JM-70	0.26 ac.	0.11 ac.
subtotal	5.74 ~~5.73~~ ac.	2.49 ~~2.48~~ ac.
Upland Drive		
JM-71	0.88 ac.	0.38 ac.
JM-72	0.32 ac.	0.14 ac.
JM-73	1.41 ac.	0.61 ac.
subtotal	2.61 ac.	1.13 ac.
Total	**13.89 ~~13.96~~ ac.**	**6.03 ~~6.05~~ ac.**

* **Note:** Open space park credit is given for the incremental widening/ upsizing of a standard collector street and associated landscape corridor, which constitutes that 26'-wide portion of the paseo, as described above.



Note: *This concept plan is subject to change based on funding, environmental conditions, or other factors.*

Concept Plan for Neighborhood Park Parcel FD-50 UPDATED EXHIBIT



* mix of turf and shrub areas to be determined at the time of final park design.

Parcel FD-51 PR (± 1.1 ac)

Note: *This concept plan is subject to change based on funding, environmental conditions, or other factors.*

Concept Plan for Neighborhood Park Parcel FD-51

7.3 Schools

A. School Requirements

As shown on Figure 7-2, the majority of the Plan Area is located within the Center Unified School District (CUSD), which serves kindergarten through 12th grade students. The SVSP generates an estimated 1,670 ~~1,662~~ elementary school (K-6) students, 779 ~~774~~ middle school (7-8) students, and 1,300 ~~1,293~~ high school (9-12) students within the CUSD boundaries, as shown in Table 7-6. These Plan Area students generate the need for between two and three new elementary schools and one new middle school in the CUSD.

The remaining portion of the Plan Area is located within the Roseville City School District (RCSD) and Roseville Joint Union High School District (RJUHSD). The RCSD serves kindergarten through 8th grade students, while the RJUHSD serves 9th through 12th grade students. At buildout, the SVSP generates an estimated 372 ~~396~~ elementary school (K-5) students and 158 ~~166~~ middle school (6-8) students in the RCSD, and 205 ~~211~~ high school (9-12) students in the RJUHSD.

Table 7-6: Student Generation

	LDR/ MDR Factor	HDR Factor	CMU Factor	Students Generated	School Capacity	Schools Required
Center Unified School District [1]						
Grades K-6	0.354	0.046	0.046	1,670 ~~1,662~~	800	2.1 ~~2.0~~
Grades 7-8	0.158	0.034	0.034	779 ~~774~~	900	0.9
Grades 9-12	0.272	0.042	0.042	1,300 ~~1,293~~	2,000	0.7 ~~0.6~~
Roseville City School District [2]						
Grades K-5	0.2930	0.1365	n/a	372 ~~396~~	600	0.6 ~~0.7~~
Grades 6-8	0.1247	0.0407	n/a	158 ~~166~~	1,000	0.2
Roseville Joint Union High School District [2]						
Grades 9-12	.161	0.036	n/a	205 ~~211~~	1,800	0.1

1. 4,390 LDR/MDR units, 39 Age-Restricted LDR units, 2,270 ~~2,098~~ HDR units, and 255 CMU units assumed. Age restricted units not included in student generation calculations.
2. 1,271 LDR/MDR units, 454 Age-Restricted LDR units, and 0 ~~172~~ HDR units assumed. Age restricted units not included in student generation calculations.

Note: Student generation rates provided by Center Unified School District, Roseville City School District, and Roseville Joint Union High School District.

Table 10-1: Land Use & Residential Units by Phase

Phase	LDR	MDR	HDR	CMU	Comm.	Park	P/QP	Total
A	204.6 ac 993 ~~973~~ du	52.2 ac. 455 du	23.6 ac. 488 du	11.4 ac. 80 du	15.1 ac.	21.3 ac.	37.0 ac.	365.2 ac. 2,016 ~~1,996~~ du
B	126.6 ac. 632 du	40.5 ac. 325 du	28.6 ac. 840 du		103.1 ac.	9.4 ac.		308.2 ac. 1,797 du
C	175.4 ac. 835 du	108.5 ac. 876 du	7.5 ac. 150 du	23.6 ac. 175 du	62.9 ac.	58.3 ac.	15.1 ac	451.3 ac. 2,036 du
D	40.9 ~~18.4~~ ac. 227 ~~91~~ du	50.3 ~~64.6~~ ac. 402 ~~558~~ du	7.0 ~~8.3~~ ac. 172 du			1.7 ac.	1.5 ~~8.5~~ ac.	101.4 ~~101.5~~ ac. 801 ~~821~~ du
E	77.2 ac. 394 du	21.8 ac. 153 du				4.4 ac.	0.3 ac.	103.7 ac. 547 du
F	107.6 ac. 582 du	7.2 ac. 59 du			14.5 ac.	8.7 ac.	10.8 ac.	148.8 ac. 641 du
G		27.4 ac. 221 du	24.1 ac. 620 du		10.0 ac.	1.5 ac.		63.0 ac. 841 du
Total	**732.3 ~~709.8~~ ac. 3,663 ~~3,507~~ du**	**307.9 ~~322.2~~ ac. 2,491 ~~2,647~~ du**	**90.8 ~~92.1~~ ac. 2,270 du**	**35.0 ac. 255 du**	**205.6 ac.**	**105.3 ac.**	**64.7 ~~71.7~~ ac**	**1541.6 ~~1,541.7~~ ac. 8,679 du**

B.8 Residential Subdivision Design

Residential subdivisions are subject to the design requirements of the City's Subdivision Ordinance. In order to ensure that neighborhoods provide cross connectivity for automobiles, bicyclists, and pedestrians, subdivision design should be guided by the design goals in this sub-section. The intent is that individual subdivisions are designed in a manner that blur the lines between subdivision edges, and are walkable and well-connected. While connectivity is desired, some neighborhoods may be gated in the locations indicated on Figure B-25, provided they do not limit access to a public park. The guidelines for residential subdivisions address three key design characteristics:

- **Neighborhood Connectivity –** how common edges between subdivisions should be integrated;
- **Gated Subdivisions –** how gated subdivisions can be incorporated in the Plan Area;
- **Edge Conditions –** how to treat neighborhood/subdivision edges along arterials, collectors, open space preserves, and paseos; ~~and~~
- **Residential Grading Adjacent to Pleasant Grove Boulevard –** how to treat the grading of lots in Neighborhoods WB-1, WB-2, WB-5, WB-6, and WB-21 that back to Pleasant Grove Blvd; and~~.~~
- **HDR Interface with Substation Site –** how to treat the edge between HDR Parcel FD-34 and P/QP Parcel FD-61.

A. Neighborhood Connectivity

As outlined in Chapter 3, Vision and Principles, one of the SVSP's goals is to create highly-connected residential neighborhoods. It is recognized that it is a design challenge to create neighborhood connectivity across hard edges such as arterial roadways, open space preserves, and other site features. However, where large lot parcel edges are between subdivisions and the types of hard edges described above do not exist, providing connectivity between subdivisions is encouraged. This type of connectivity is typically achieved through street connections between residential subdivisions, but can also be provided via pedestrian passage ways.

The SVSP identifies parcels where connectivity is required between neighborhood units, which are illustrated on Figure B-25. The exact location of street connections is to be determined through small-lot subdivision design. If subdivisions for adjacent large lot parcels are processed at separate times, the first subdivision to be processed by the City will establish the location for cross connection points. Guidelines that

D. Residential Grading Adjacent to Pleasant Grove Boulevard

The future finished grade elevation of Pleasant Grove Boulevard adjacent to Neighborhoods WB-1, WB-2, WB-5, WB-6 or WB-2 is likely to be from 2 feet to 6 feet higher than the adjacent lots that may back or side onto the right-of-way. The landscape corridor adjacent to Pleasant Grove Boulevard in this location is to be designed to at a similar grade as the roadway with positive drainage (minimum 2% slope) away from the residential neighborhood. As described in Figure B-26, a slope bank will be used on the residential side of the wall at the back of the landscape corridor to transition the grade of the right-of-way to the residential lot. The design of the residential neighborhoods shall provide for a minimum flat area in the rear yard of these homes of fourteen feet (14') measured from the toe of the slope to the future home to be constructed on the lot. Retaining walls may be used in these locations to achieve or expand the minimum flat area of the rear yard, however for retaining walls in excess of three feet (3') a minimum space between the wall at the back of the landscape corridor and the retaining wall shall be six feet (6') to provide appropriate space for tree and shrub planting.

E. HDR Interface with Substation Site

A High Density Residential (HDR) site (Parcel FD-34) is located adjacent to a Public/Quasi-Public (P/QP) site (Parcel FD-61) on Westbrook Boulevard. The P/QP site is designated for construction of an electric substation. In order to create an appropriate interface between each land use, the following design measures should guide the final design of the HDR site:

- A minimum 12-foot wide buffer shall be provided along the common property line between the HDR site and the substation site. The buffer may consist of a combination of landscaping, parking, and/or a drive aisle.
- Residential buildings shall maintain a minimum 30-foot setback from the substation site.
- Carports, garages, and non-residential accessory structures, including roof overhangs, shall maintain a minimum 12-foot setback from the substation site.
- Landscaping within 12-feet of the substation site shall have a growth habit that does not exceed 6-feet in height at maturity and shall consist of plant materials that do not facilitate the ability for people to climb over the masonry wall surrounding the substation.
- Tree plantings that provide additional screening of the substation from residential buildings shall be reviewed and approved as part of the design review process for the HDR site. No trees shall be permitted within 20 feet of the substation site.

EXHIBIT F

EXISTING ZONING

PROPOSED ZONING

VICINITY MAP

NORTH

0 100 200 400

SCALE: 1"=200'

EXISTING ZONING SUMMARY

Parcel	Zoning	Acreage	Units	Density
FD-20	RS/DS	26.00 ac	226 du	8.7 du/ac
FD-22	RS/DS	14.27 ac	128 du	9.0 du/ac
FD-30	R3	4.14 ac	86 du	20.8 du/ac
FD-31	R3	4.14 ac	86 du	20.8 du/ac
FD-50	PR	1.72 ac		
FD-60	P/QP	7.02 ac		
FD-71	OS	1.28 ac		
FD-72	OS	0.44 ac		
FD-73	OS	1.32 ac		
ROW	Right-of-Way	5.35 ac		
Total		**65.68 ac**	**526 du**	

PROPOSED ZONING SUMMARY

Parcel	Zoning	Acreage	Units	Density
FD-20A	RS/DS	14.21 ac	110 du	7.7 du/ac
FD-20B	RS/DS	11.11 ac	88 du	7.9 du/ac
FD-22A	RS/DS	11.97 ac	76 du	6.3 du/ac
FD-22B	RS/DS	10.49 ac	60 du	5.7 du/ac
FD-34	R3	7.04 ac	172 du	24.4 du/ac
FD-50	PR	1.70 ac		
FD-71A	OS	0.71 ac		
FD-71B	OS	0.82 ac		
FD-72A	OS	0.25 ac		
FD-72B	OS	0.27 ac		
FD-73A	OS	0.51 ac		
FD-73B	OS	0.49 ac		
ROW	Right-of-Way	6.11 ac		
Total		**65.68 ac**	**506 du**	

REZONE EXHIBIT

FEDERICO - PHASE 1

A portion of the Sierra Vista Specific Plan Area

Scale: 1" = 200' *Roseville, California* August 17, 2017

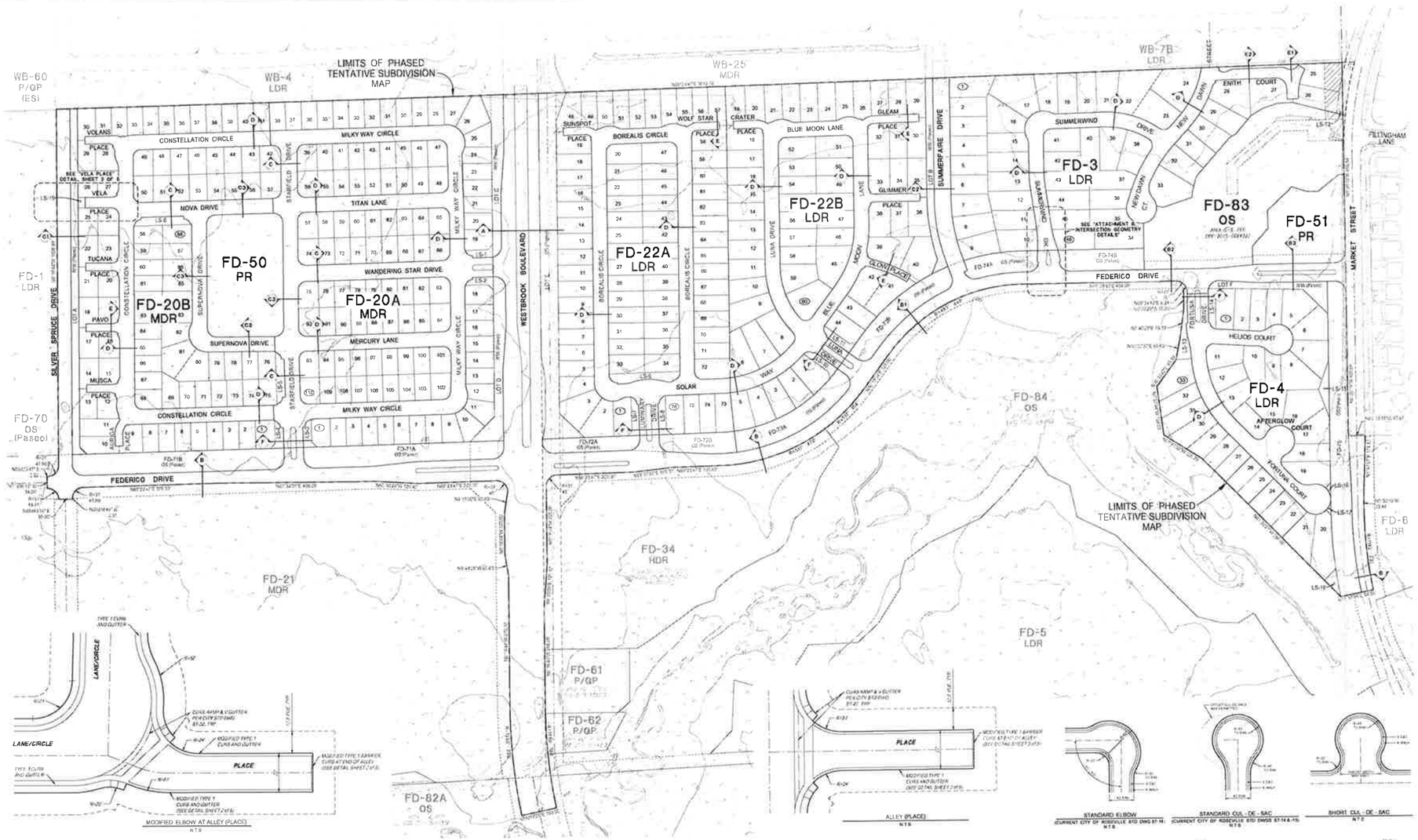
WESTPARK communities

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

Sheet 1 of 1

Westpark Federico Phase 1 - REZONE #3 18254.FED

EXHIBIT G



PROJECT INFORMATION

SITE DESCRIPTION:	A PORTION OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MDB&M
ASSESSOR'S PARCEL NO:	419-010-072, 045, 046, 047 & 048
OWNER:	FEDERICO TYLER FAMILY LP 4202 E. BRIDGEWALK TRE FRESNO CA 93727
APPLICANT/DEVELOPER:	WESTPARK SIERRA VISTA LLC 1000 ROCKLIN RIDGE DRIVE, SUITE 200 ROSEVILLE, CA 95661 (916) 774-3400
ENGINEER:	MACKAY & SOMPS CIVIL ENGINEERS INC 1552 EUREKA ROAD, SUITE 100 ROSEVILLE, CA 95661 (916) 772-1100
1. EXISTING PROPERTIES USE:	VACANT
2. SURROUNDING PROPERTIES USE:	SINGLE FAMILY RESIDENTIAL & OPEN SPACE
3. GENERAL PLAN DESIGNATION:	LDR, MDR, PR & OS (Paseo)
4. ZONING DESIGNATION:	MDR, PR & OS (Paseo)
5. PROPOSED GENERAL PLAN DESIGNATION:	LDR, MDR, PR & OS (Paseo)
6. SITE AREA:	69.94 AC
7. NUMBER OF LOTS:	262 TOTAL LOTS 256 VERTICAL FD-3 (LDR) 75 - 125 SFR FD-4 (LDR) 85 - 125 SFR FD-20A (MDR) 90 - 125 SFR FD-20B (MDR) 81 - 125 SFR FD-50 (PR) 40 - 75 SFR 6 HORIZONTAL FD-51 (PR) 6 SFR FD-83 (OS) 2 SFR FD-154, FD-158, FD-164, FD-165 & FD-170 FD-154, FD-158, FD-164, FD-165 & FD-170 4 PRIVATE FD-156, FD-157, FD-159 & FD-169
SERVICE PROVIDERS:	
PARK:	CITY OF ROSEVILLE PARKS & RECREATION DEPT
FIRE:	ROSEVILLE FIRE DEPARTMENT
SCHOOL:	ROSEVILLE CITY SCHOOL DISTRICT ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT DAVIS UNIFIED SCHOOL DISTRICT
WATER:	CITY OF ROSEVILLE ENVIRONMENTAL UTILITIES
SANITARY SEWER:	CITY OF ROSEVILLE ENVIRONMENTAL UTILITIES
ELECTRICITY:	ROSEVILLE ELECTRIC UTILITY
GAS:	PACIFIC GAS & ELECTRIC CO
PHONE:	CONSOLIDATED COMMUNICATIONS
STORM DRAINAGE:	ROSEVILLE DEVELOPMENT SERVICES

TENTATIVE MAP NOTES

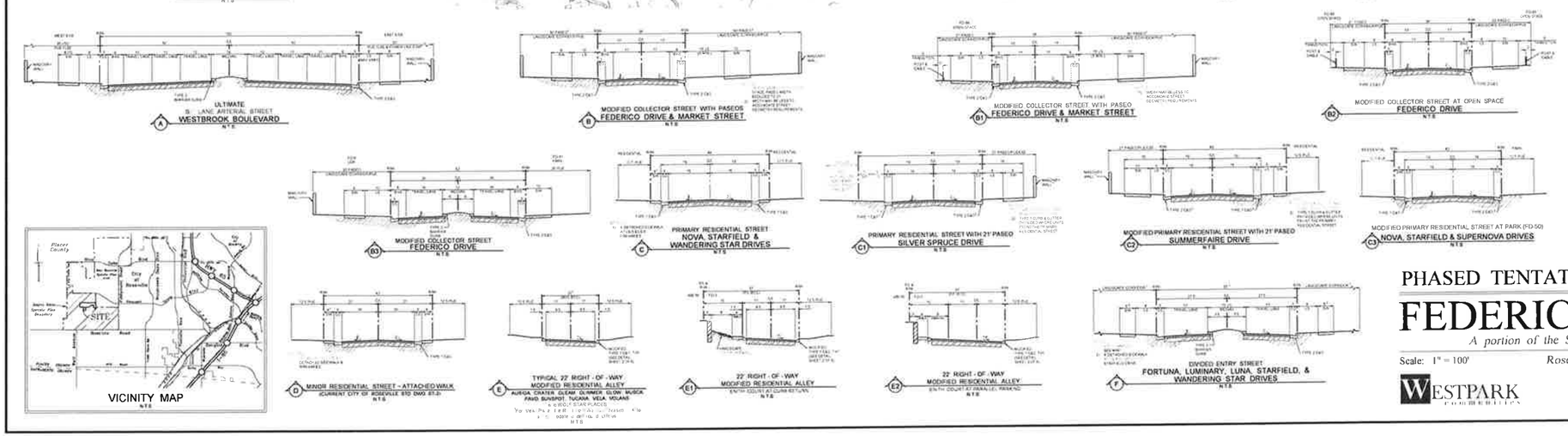
1. PROPERTY DESCRIPTION: ALL THAT REAL PROPERTY SITUATED IN A PORTION OF SECTIONS 36 AND 31, TOWNSHIP 11 NORTH, RANGE 5 EAST, MDB&M, CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA, AS DESCRIBED BY THE GRANT OF FEDERICO PROPERTIES, A FAMILY LIMITED PARTNERSHIP, THAT IS ONE (1) SINGLE GRANT DEED RECORDED FEBRUARY 4, 2020 AS DOCUMENT NO. 2020-0010478 OFFICIAL RECORDS OF PLACER COUNTY, STATE OF CALIFORNIA, AND DESCRIBED AS FOLLOWS: THE EAST HALF OF SECTION 36 AND THE NORTH 1/2 OF SECTION 31, TOWNSHIP 11 NORTH, RANGE 5 EAST, M.D.B.&M.
2. LOT DIMENSIONS AND ACREAGES ARE APPROXIMATE AND ARE SUBJECT TO CHANGE.
3. LOT LINES AND / OR AREAS MAY BE ADJUSTED AT THE TIME OF FINAL MAPS PREPARATION. PROPERTY AS ADDITIONAL DATA ARE OBTAINED, SUBJECT TO THE APPROVAL OF THE CITY OF ROSEVILLE.
4. PROJECT IMPROVEMENTS ARE DEFERRED TO INDIVIDUAL SMALL LOT FINAL MAPS AND PROJECT IMPROVEMENT PLANS.
5. PURSUANT TO GOVERNMENT CODE SECTION 66428, THE SUBDIVISION MAY BE VALID UPON FINAL MAPS BASED UPON THIS PHASED TENTATIVE SUBDIVISION MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS PHASED TENTATIVE SUBDIVISION MAP SHALL NOT INVALIDATE ANY PART OF THE PHASED TENTATIVE SUBDIVISION MAP.
6. THE FINAL MAPPING AND SUBSEQUENT DEVELOPMENT OF PARCEL B AND OTHER PARCELS MAY BE PHASED. PHASING TO BE CONSISTENT WITH THE REFORMULATED CONDITIONS FOR DEVELOPMENT, ADEQUATE VEHICULAR AND INFRASTRUCTURE PHASING MATRIX.
7. ADDITIONAL EASEMENTS TO ACCOMMODATE NECESSARY PUBLIC UTILITY IMPROVEMENTS, ACCESS REQUIRED FOR PARCEL DEVELOPMENT, OR OTHER SIMILAR MATTERS TO BE REQUIRED AS NEEDED TO ACCOMMODATE THE FINAL DESIGN MAY BE ADDED PRIOR TO EACH FINAL PARCEL MAP BASED ON THE PHASED TENTATIVE SUBDIVISION MAP.
8. PORTIONS OF THE EXTERIOR REQUIRED PARK SIDEWALK ARE OUTSIDE BOUNDARY TO PARCEL B (PARK) AND RECORDED UNDER FINAL MAP SILVER SPRUCE DRIVE. TO MAINTAIN STREET SIGNAGE BE DEDICATED AS PUBLIC RIGHT OF WAY TO ACCESS AND MAINTAIN THE FINAL MAP, INCLUDED AS PART OF FUTURE APPROVAL OF PARK DESIGN AND PLANS.
9. SILVER SPRUCE DRIVE AND SUMMERFAIRE DRIVE ARE TO BE PIPED AS PRIMARY RESIDENTIAL STREETS (NO PARKING EXCEPTED AS SHOWN ON THE PHASE 1 TENTATIVE SUBDIVISION MAP.
10. STREET SECTIONS ARE PER THE BOREALIS VILLAGE PUD GUIDELINES AND THE SIERRA VISTA DESIGN GUIDELINES, SUPPLEMENTS.
11. SLOPE RATIO AND LENGTHS ARE SPECIFIED BELOW AND TO BE DETERMINED BY THE CITY OF ROSEVILLE CREATED AT THE TIME OF TENTATIVE MAP. PARCELS STEEPER THAN 10% GRADE, OVER 10% GRADE FD-118, FD-119, FD-120, FD-121, FD-122, FD-123, FD-124, FD-125 AND FD-126 ARE ANTICIPATED TO BE PHASED IN FUTURE PHASES.
12. LANDSCAPE CORRIDORS MAY BE REQUIRED FOR PARCELS ADJACENT TO NON-PUBLIC LANDS, ADJACENT LANDS, BUILDING SETBACKS, STANDARD TRAILS, AND THE PRESERVE PROVIDED IN THE SIERRA VISTA SPECIFIC PLAN.
13. LANDSCAPE CORRIDOR LOTS, PASEO LOTS AND PARKLOTS ARE NOT TO BE COUNTED AS LOTS TOWARDS ANY FUTURE BOUNDARY LINE ADJUSTMENT.
14. PASEO LOTS ARE TO BE DEDICATED AS PUBLIC RIGHT-OF-WAY.
15. ENTRY SIGNAGE DESIGN AND PLACEMENT TO BE CONSISTENT WITH THE PREVIOUS PHASES OF THE SIERRA VISTA PROJECT.

LANDSCAPE LOT SUMMARY

LANDSCAPE LOT	LOCATION	AREA (SQUARE FEET)
LS-1	FD-106	1,980
LS-2	FD-106	1,852
LS-3	FD-104	1,598
LS-4	FD-100	3,715
LS-5	FD-100	3,047
LS-6	FD-100	1,877
LS-7	FD-101	2,515
LS-8	FD-101	2,519
LS-9	FD-105	8,667
LS-10	FD-108	2,187
LS-11	FD-108	2,130
LS-12	FD-1	3,500
LS-13	FD-3	3,791
LS-14	FD-3	2,870
LS-15	FD-3	2,870
LS-16	FD-4	232
LS-17	FD-4	730
LS-18	FD-6	1,995
LS-19	FD-6	900
TOTAL AREA (SQ.FT.)		38,750
TOTAL AREA (ACRES)		0.89

LAND USE SUMMARY

Parcel	Land Use	Zoning	Typical Lot Size	Units	Acres	Density
FD-3	LDR	PD/OS	75x100	46 du	5.33 ac	8.6 du/ac
FD-4	LDR	PD/OS	85x100	51 du	6.54 ac	8.1 du/ac
FD-20A	MDR	PD/OS	40x75	237 du	19.33 ac	7.7 du/ac
FD-20B	MDR	PD/OS	85x125	68 du	11.31 ac	7.5 du/ac
FD-22A	LDR	PD/OS	80x100	76 du	23.77 ac	3.2 du/ac
FD-22B	LDR	PD/OS	100x140	60 du	37.41 ac	1.7 du/ac
FD-50	Park	PR			1.75 ac	
FD-51	Park	PR			2.57 ac	
FD-78a	OS/Paseo	OS			0.75 ac	
FD-78b	OS/Paseo	OS			0.82 ac	
FD-78c	OS/Paseo	OS			0.83 ac	
FD-78d	OS/Paseo	OS			0.27 ac	
FD-78e	OS/Paseo	OS			0.12 ac	
FD-78f	OS/Paseo	OS			0.49 ac	
FD-78g	OS/Paseo	OS			0.17 ac	
FD-78h	OS/Paseo	OS			0.19 ac	
FD-79	OS/Paseo	OS			1.51 ac	
FD-83	Easement	OS			3.98 ac	
FD-6, 15, 16	Landscape	OS/OS			0.89 ac	
FD-84	NOS	NOS			10.80 ac	
TOTAL				262 du	69.96 ac	



VICINITY MAP
NTS

NORTH
SCALE: 1"=100'

PHASED TENTATIVE SUBDIVISION MAP

FEDERICO - PHASE 1

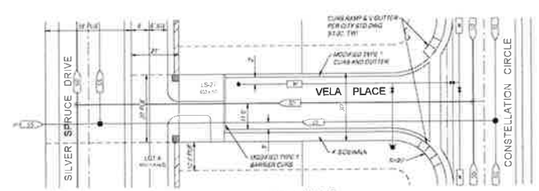
A portion of the Sierra Vista Specific Plan Area

Scale: 1" = 100' *Roseville, California* October 17, 2017

WESTPARK COMMUNITIES

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100 Roseville, CA 95661 (916) 772-1100

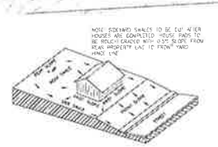
Sheet 1 of 5



VELA PLACE
1"=20'

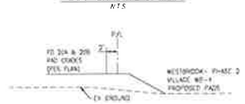
SECTION D1 - D1
ZENITH CT. & NORTHERN PROTERTY LINE AT CURB RETURN
(ALSO SEE "SECTION E1 MODIFIED RESIDENTIAL ALLEY," SHEET 1)
N.T.S

SECTION D2 - D2
ZENITH CT. & NORTHERN PROTERTY LINE AT PARALLEL PARKING
(ALSO SEE "SECTION E2 MODIFIED RESIDENTIAL ALLEY," SHEET 1)
N.T.S

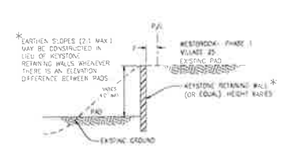


TYPICAL FINAL
LOT GRADING DETAIL
N.T.S

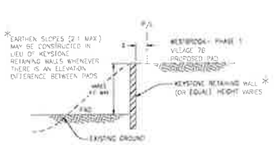
ESTIMATED EARTHWORK SUMMARY	
CUT:	238,000 c.y
FILL:	238,000 c.y.
NET:	0



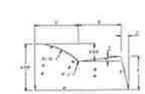
SECTION A - A
NORTHERN PROPERY LINE AT WB-4
N.T.S



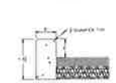
SECTION B - B
RETAINING WALL AT REAR LOT LINE
N.T.S



SECTION C - C
RETAINING WALL AT REAR LOT LINE
N.T.S



MODIFIED TYPE 1 CURB & GUTTER FOR
RESIDENTIAL ALLEY (PLACE)
N.T.S



MODIFIED TYPE 1 BARRIER CURB FOR
RESIDENTIAL ALLEY (PLACE)
N.T.S

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER PIPE	
	SANITARY SEWER MANHOLE	
	WATER LINE	
	RECYCLED WATER LINE	
	GATE VALVE	
	FIRE HYDRANT	
	BLOW-OFF VALVE	
	STORM DRAIN PIPE	
	STORM DRAIN MANHOLE	
	DROP INLET	
P=XXX.X	PAD GRADE	
	OVERLAND RELEASE FOR DRAINAGE	

NOTES

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE
2. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PRODUCT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE
3. THE PROPOSED WATER AND SEWER INFRASTRUCTURE LOCATION AND SIZES ARE SUBJECT TO CHANGE DURING FINAL DESIGN
4. ALL TREES ON THE SITE ARE NON-ORDINANCE TREES AND WILL BE REMOVED
5. ANY OFFSITE GRADING SHALL REQUIRE RIGHT OF ENTRY FROM ADJOINING PROPERTY OWNER
6. IN LIEU OF THE PLANNED STORM DRAINAGE PIPELINES AND OUTFALLS IN WESTBROOK BOULEVARD AND SILVER SPRUCE DRIVE, SOUTH OF FEDERICO DRIVE, TEMPORARY STORM DRAINAGE FACILITIES MAY BE CONSTRUCTED IN THE FORM OF DRAINAGE SWALES OR FACILITIES, AS APPROVED BY THE CITY OF ROSEVILLE UNTIL SUCH TIME THAT WESTBROOK BOULEVARD AND SILVER SPRUCE DRIVE ARE IMPROVED SOUTH OF FEDERICO DRIVE, SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF ROSEVILLE

CONCEPTUAL GRADING, DRAINAGE & UTILITIES
PHASED TENTATIVE SUBDIVISION MAP

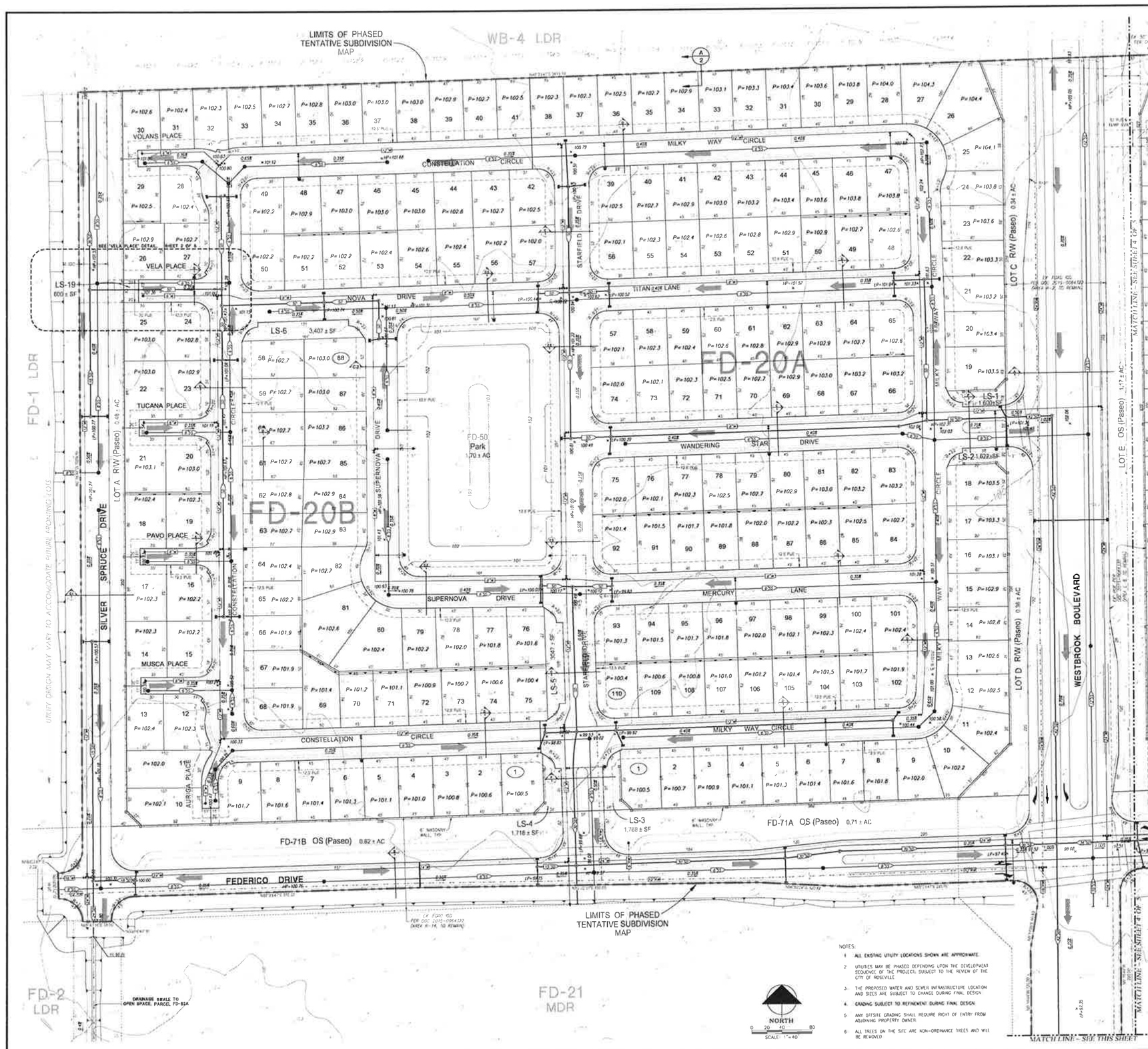
FEDERICO - PHASE 1

A portion of the Sierra Vista Specific Plan Area

Scale: 1" = 100' | Roseville, California | October 17, 2017

MacKay & Somps
CIVIL ENGINEERS PLANNERS SURVEYORS

Sheet 2 of 5



NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
2. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE
3. THE PROPOSED WATER AND SEWER INFRASTRUCTURE LOCATION AND SIZES ARE SUBJECT TO CHANGE DURING FINAL DESIGN
4. GRADING SUBJECT TO REFINEMENT DURING FINAL DESIGN
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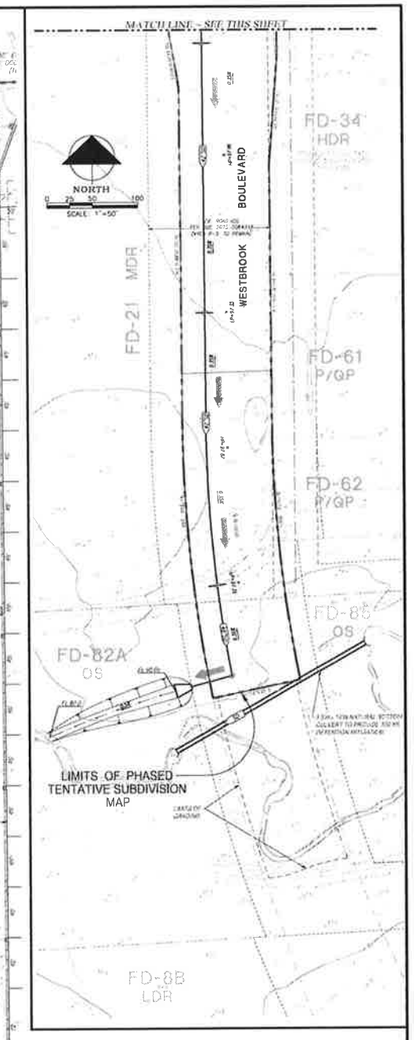
6. ALL TREES ON THE SITE ARE NON-ORDINANCE TREES AND WILL BE REMOVED



LEGEND

PROPOSED	DESCRIPTION	EXISTING
SS	SANITARY SEWER PIPE	
	SANITARY SEWER MANHOLE	
W	WATER LINE	
RW	RECYCLED WATER LINE	
	GATE VALVE	
	FIRE HYDRANT	
	BLOW-OFF VALVE	
SD	STORM DRAIN PIPE	
	STORM DRAIN MANHOLE	
	DROP INLET	
P=XXX.X	PAD GRADE	P=XXX.X
	OVERLAND RELEASE FOR DRAINAGE	

CONCEPTUAL GRADING, DRAINAGE & UTILITIES
PHASED TENTATIVE SUBDIVISION MAP

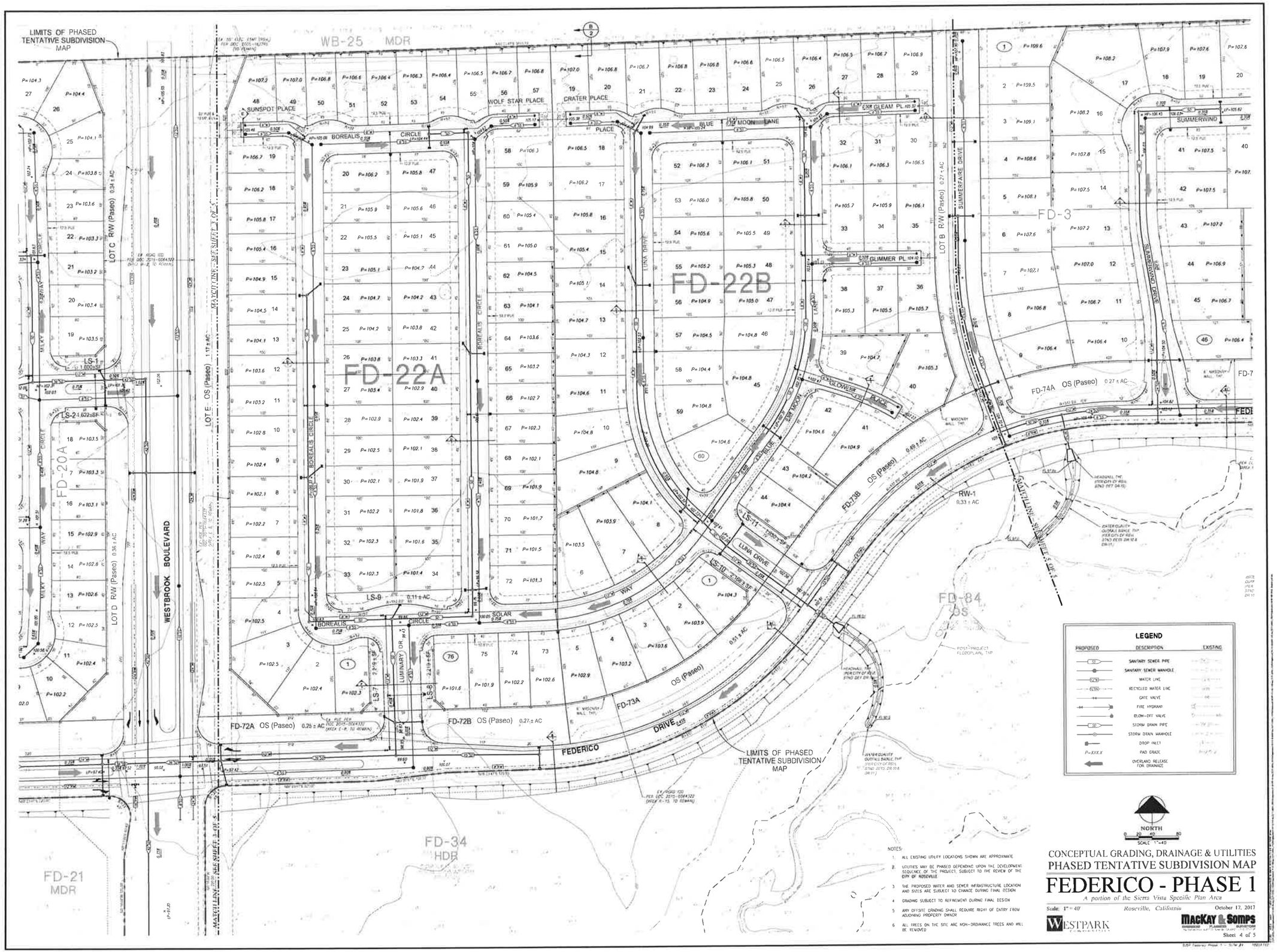
FEDERICO - PHASE 1

A portion of the Sierra Vista Specific Plan Area

Scale: As Noted — *Roseville, California* — October 17, 2017

MacKay & Somps
ENGINEERS PLANNERS SURVEYORS

Sheet 3 of 5



NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE
2. UTILITIES MAY BE PHASED DEPENDANT UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE
3. THE PROPOSED WATER AND SEWER INFRASTRUCTURE LOCATION AND SIZES ARE SUBJECT TO CHANGE DURING FINAL DESIGN
4. GRADING SUBJECT TO REFINEMENT DURING FINAL DESIGN
5. ANY OFFSITE GRADING SHALL REQUIRE RIGHT OF ENTRY FROM ADJOINING PROPERTY OWNER
6. ALL TREES ON THE SITE ARE NON-ORDINANCE TREES AND WILL BE REMOVED

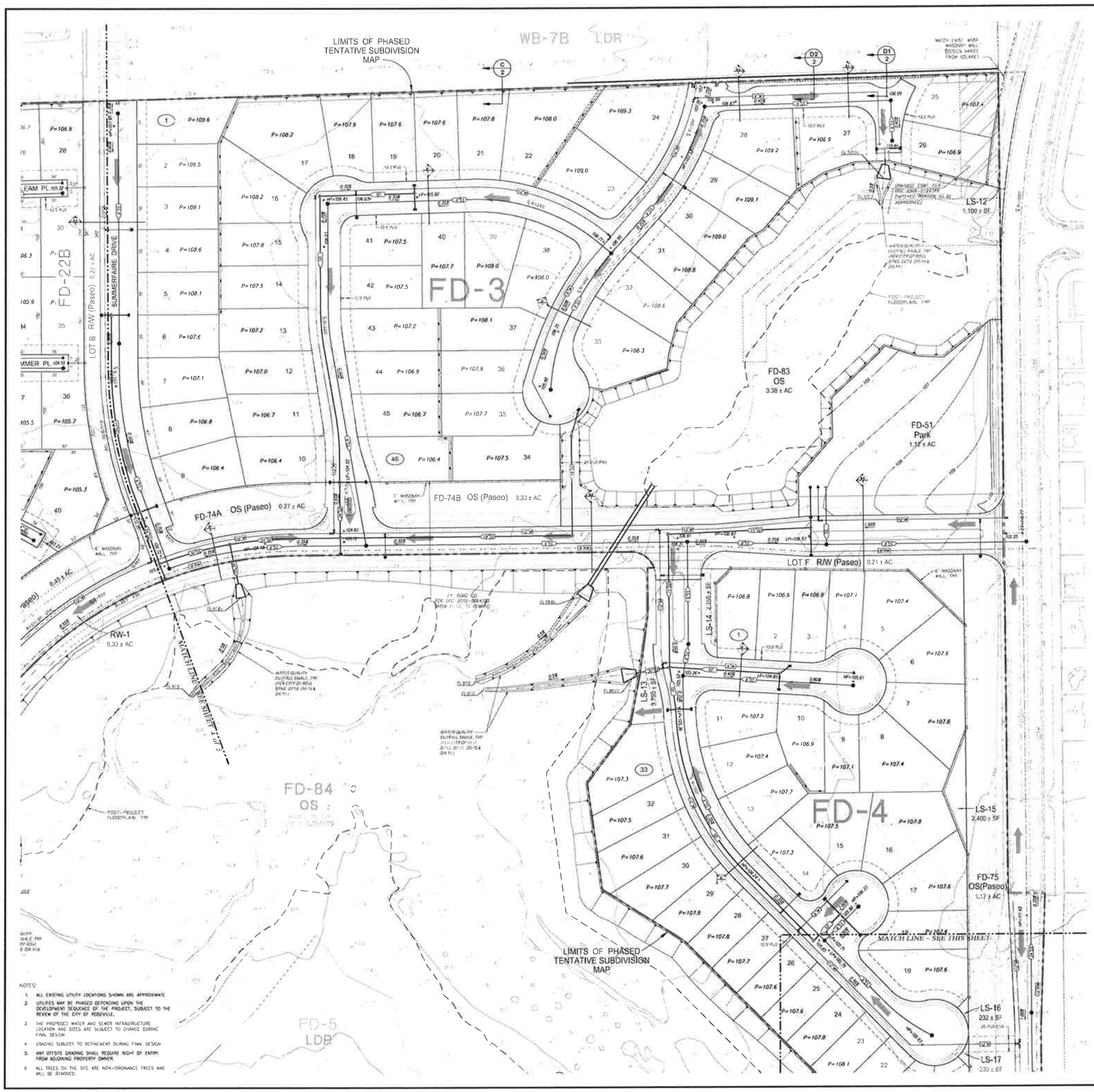
CONCEPTUAL GRADING, DRAINAGE & UTILITIES
PHASED TENTATIVE SUBDIVISION MAP

FEDERICO - PHASE 1

A portion of the Sierra Vista Specific Plan Area

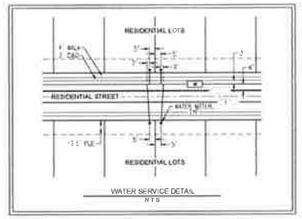
Scale: 1" = 40' | *Roseville, California* | October 17, 2017

WESTPARK COMMUNITIES | MACKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

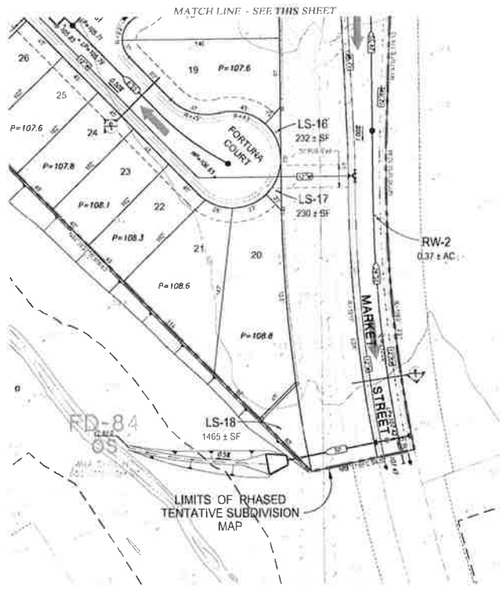


LEGEND

PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER PIPE	
	SANITARY SEWER MANHOLE	
	WATER LINE	
	RECYCLED WATER LINE	
	GATE VALVE	
	FIRE HYDRANT	
	BLOW-OFF VALVE	
	STORM DRAIN PIPE	
	STORM DRAIN MANHOLE	
	DROP INLET	
P=XXX.X	PAD GRADE	P=XXX.X
	OVERLAND RELEASE FOR DRAINAGE	



WATER SERVICE DETAIL
NTS



NORTH

SCALE 1"=40'

NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE
2. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
3. THE PROPOSED WATER AND SEWER INFRASTRUCTURE LOCATION AND SIZES ARE SUBJECT TO CHANGE DURING FINAL DESIGN
4. GRADING SUBJECT TO REFINEMENT DURING FINAL DESIGN
5. ANY OFFSITE GRADING SHALL REQUIRE RIGHT OF ENTRY FROM ADJOINING PROPERTY OWNER.
6. ALL TREES ON THE SITE ARE NON-ORDINANCE TREES AND WILL BE REMOVED.

CONCEPTUAL GRADING, DRAINAGE & UTILITIES
PHASED TENTATIVE SUBDIVISION MAP

FEDERICO - PHASE 1

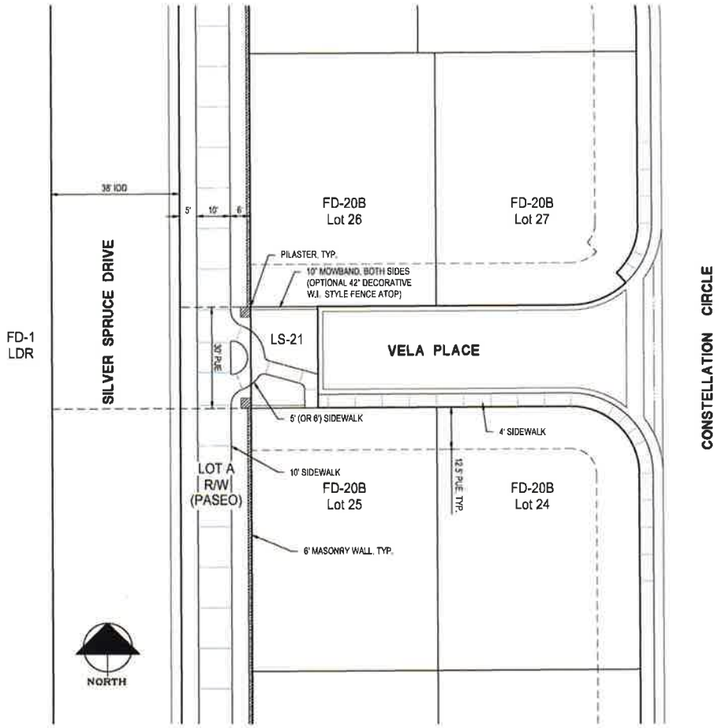
A portion of the Sierra Vista Specific Plan Area

Scale: 1" = 40' | *Roseville, California* | October 17, 2017

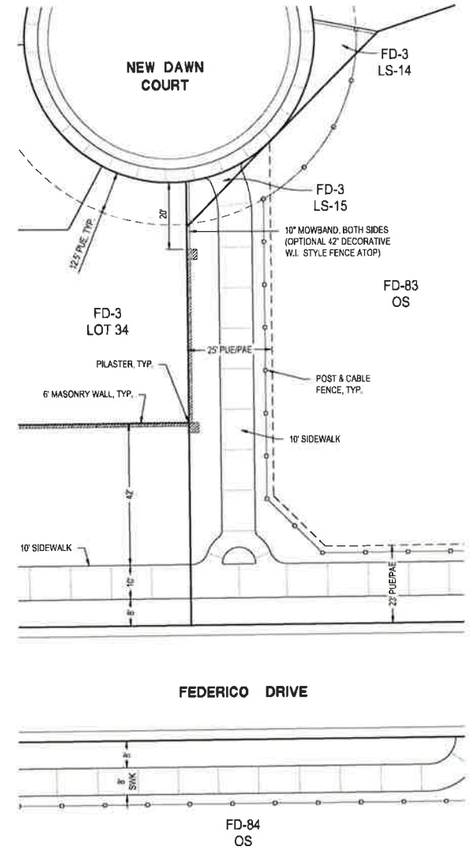
WESTPARK COMMUNITIES

MacKAY & SOMPS CIVIL ENGINEERS PLANNERS SURVEYORS

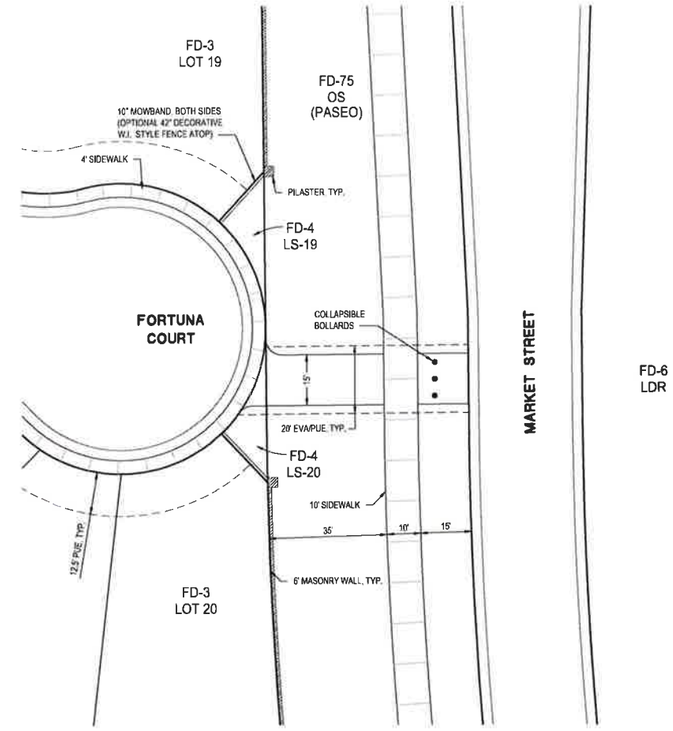
Sheet 5 of 5



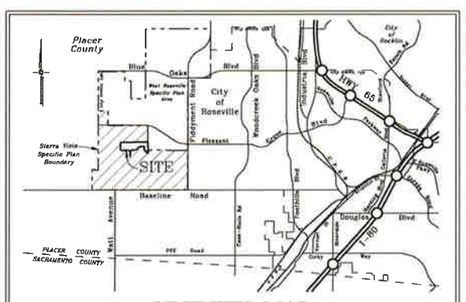
LOT LS-21 - 30' PASEO/PUE
(A) VELA PLACE TO SILVER SPRUCE DRIVE



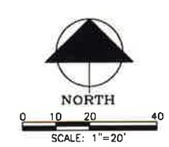
PASEO CONNECTION
(B) NEW DAWN COURT AT FD-83 OPEN SPACE
ALSO PUE & PAE



EVA CONNECTION
(C) FORTUNA COURT TO MARKET STREET



VICINITY MAP
n.t.s.



Attachment A

CONCEPTUAL PASEO, PUE & EVA CORRIDORS
for
PHASED TENTATIVE SUBDIVISION MAP

FEDERICO - PHASE 1

A portion of the Sierra Vista Specific Plan Area

Scale: 1"=20' | *Roseville, California* | June 6, 2017

WESTPARK communities

MacKay & Somps
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

DETAIL LOCATION MAP
n.t.s.

Sheet 1 of 1

18437.PH3

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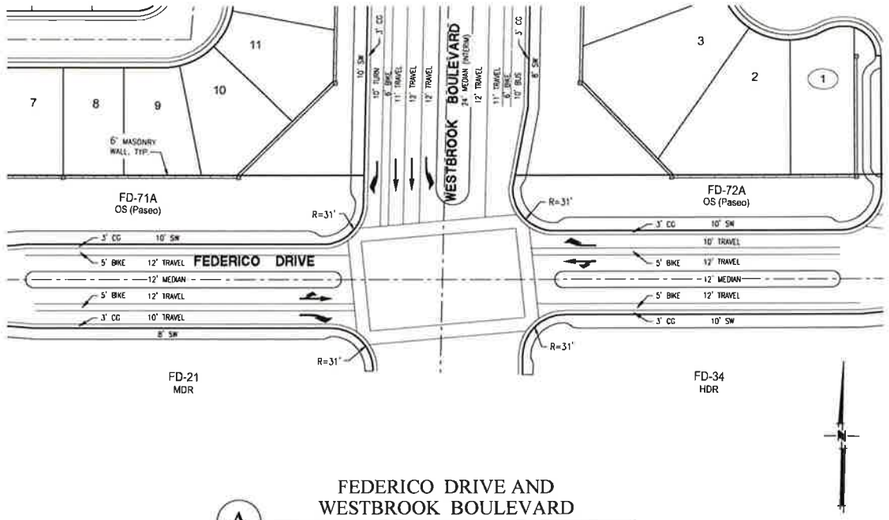
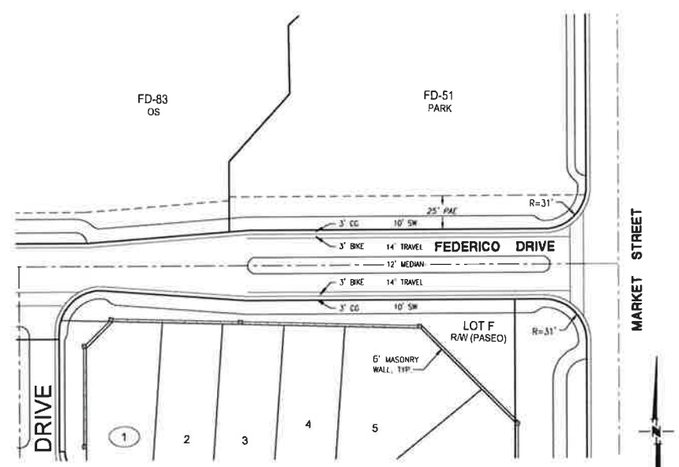


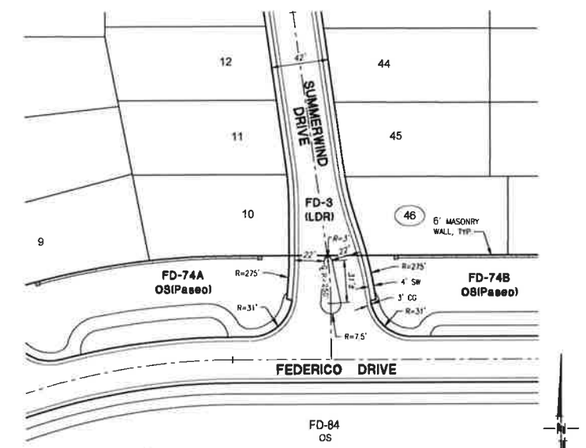
A — FEDERICO DRIVE AND WESTBROOK BOULEVARD

Scale: 1"=50'



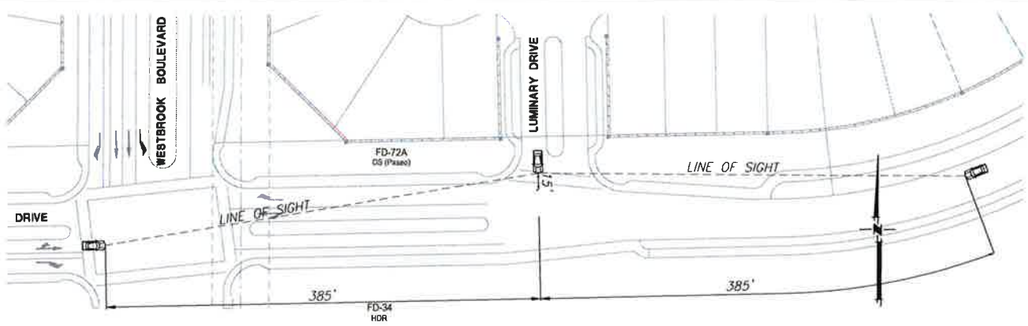
B — FEDERICO DRIVE AND MARKET STREET

Scale: 1"=50'



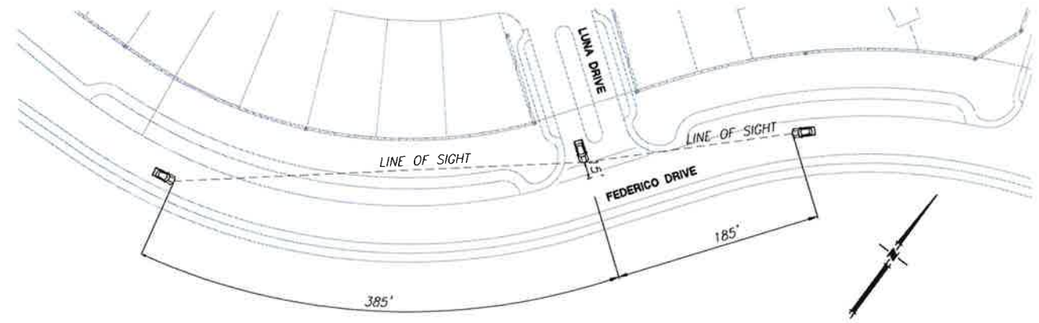
C — SUMMERWIND DRIVE ENTRY AT FEDERICO DRIVE (FD-3)

Scale: 1"=50'



SIGHT DISTANCE - LUMINARY DRIVE

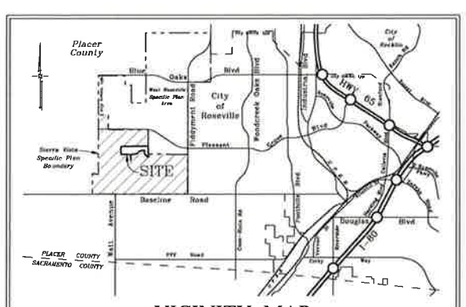
Scale: 1"=100'



SIGHT DISTANCE - LUNA DRIVE

Scale: 1"=60'

NORTH



VICINITY MAP

n.t.s.

Attachment B

INTERSECTION GEOMETRY & SIGHT DISTANCE DETAILS

for

PHASED TENTATIVE SUBDIVISION MAP

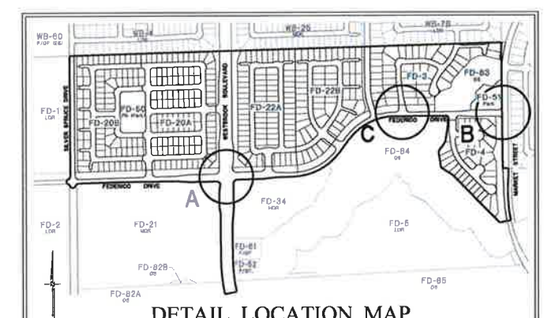
FEDERICO - PHASE 1

A portion of the Sierra Vista Specific Plan Area

Scale: As Noted — *Roseville, California* — June 6, 2017

WESTPARK communities

MacKay & Somps
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189



DETAIL LOCATION MAP

n.t.s.

Sheet 1 of 1

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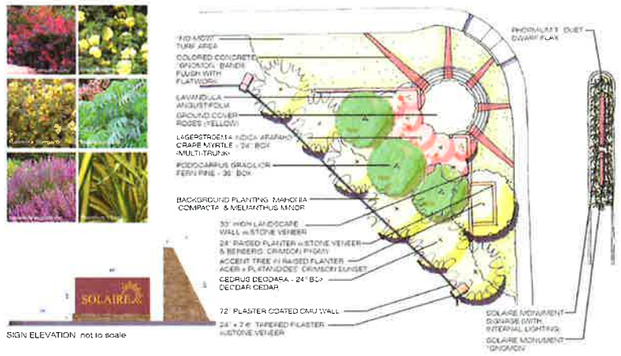
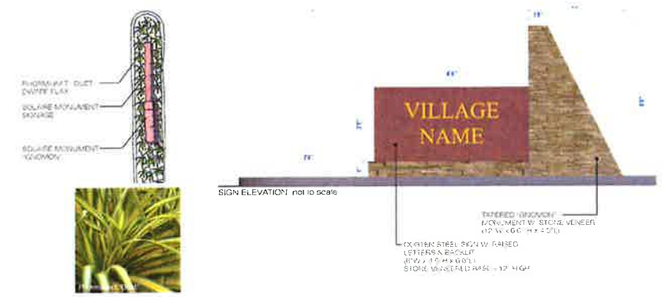
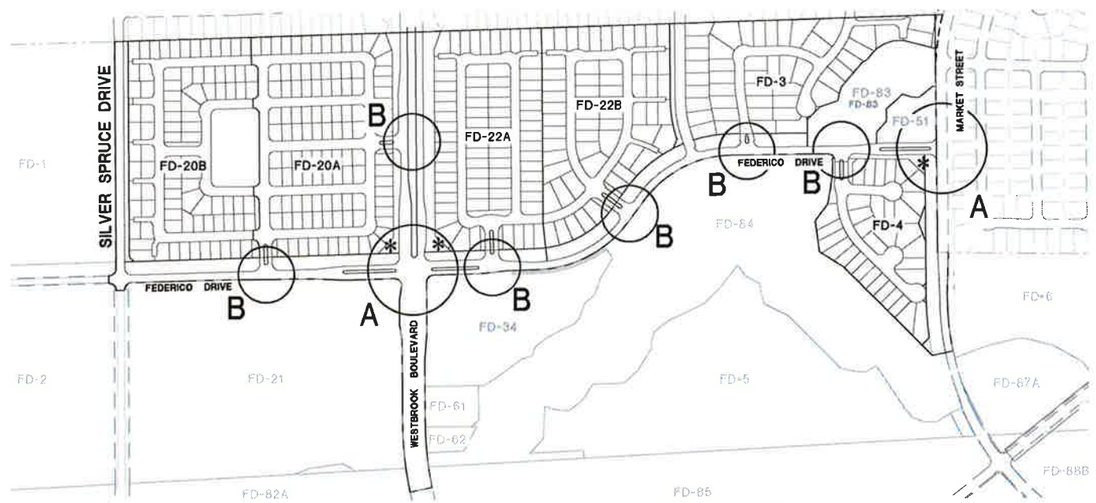


A MINOR ENTRY MONUMENTS
(N.T.S.)



B VILLAGE ENTRY MONUMENTS
(N.T.S.)

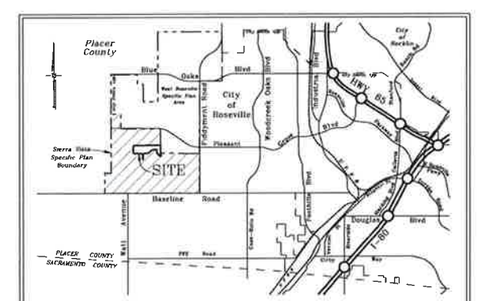


NOTES:

1. ALL FEDERICO-PHASE 1 LANDSCAPING, SIGNAGE, MONUMENTS, COLORS AND LIGHTING SHALL BE CONSISTENT WITH SOLAIRE PHASE 1.

ENTRY MONUMENT LOCATION MAP
(Scale: 1"=300')

NORTH



VICINITY MAP
n t s

Attachment C
ENTRY MONUMENT DETAILS
for
PHASED TENTATIVE SUBDIVISION MAP

FEDERICO - PHASE 1

A portion of the Sierra Vista Specific Plan Area

Scale: As noted | *Roseville, California* | June 6, 2017

WESTPARK communities

FUHRMAN LEAMY LAND GROUP
landscape architecture · urban design
parks & recreation · civil & master planning

MacKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

Sheet 1 of 1

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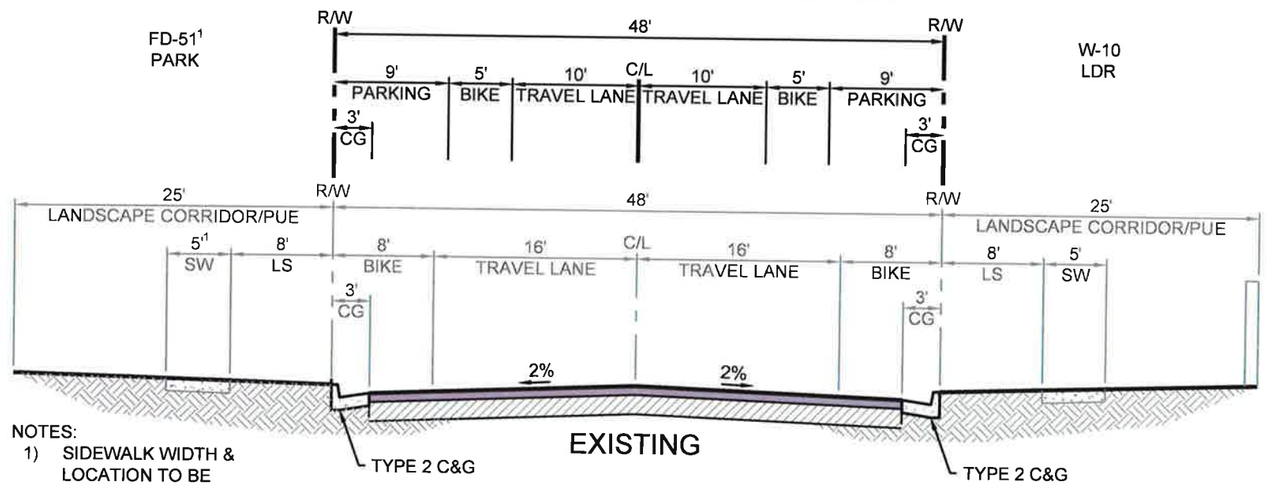
EXHIBIT H

PROPOSED R/W RECONFIGURATION



NOTES:
1) SIDEWALK WIDTH & LOCATION TO BE DETERMINED AT TIME OF PARK DESIGN.

MARKET STREET AT PARK FD-51*
(COLLECTOR STREET)

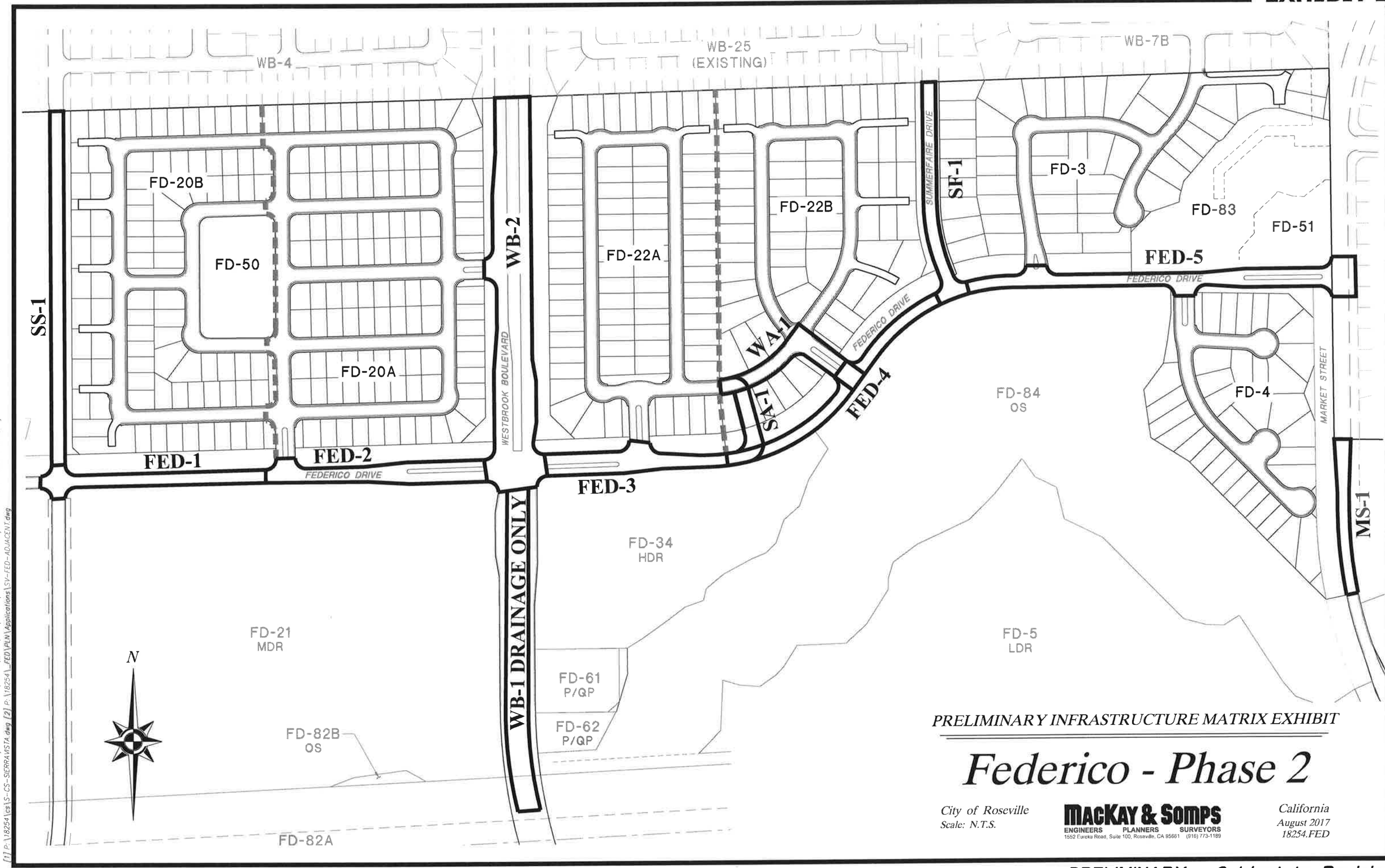
(NTS)

* POSSIBLE RECONFIGURATION OF MARKET STREET TO ACCOMODATE ON-STREET PARALLEL PARKING ADJACENT TO PARK FD-51. FINAL DESIGN TO BE DETERMINED BY THE CITY OF ROSEVILLE AT THE TIME OF IMPROVEMENT PLANS.

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

October 31, 2017

EXHIBIT I



PRELIMINARY INFRASTRUCTURE MATRIX EXHIBIT

Federico - Phase 2

City of Roseville
Scale: N.T.S.

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

California
August 2017
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PRELIMINARY - Subject to Revision

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Federico / Westpark Phase I ~ Infrastructure Matrix (includes second points of access)

Based on the Phase 1 Tentative Map prepared by MacKay & Somps

Prepared by:
MacKay & Somps Civil Engineers, Inc
1551 Eureka Rd Suite 100
Roseville, CA 95661

Element		From - To	Description (Infrastructure + on-site and / or off-site utilities)	FD-20B	FD-20A	FD-22A	FD-22B	FD-3	FD-4
		OFFSITE ROADWAYS							
WB-1	**Westbrook Blvd**	**Federico Drive south to FD-82A Drain outfall**	Access Road over the Drain System		X	X			
WB-2	**Westbrook Blvd**	**North tie in to existing WB South to Federico Drive**	4 lanes + 2 bike lanes + wide median		X	X			
FED-1	**Federico Drive**	**SS Intersection to West side Starfield Dr.**	2 lanes + 2 bike lanes	X					
FED-2	**Federico Drive**	**West side Starfield Dr. to West side WB Blvd.**	2 lanes + 2 bike lanes		X				
FED-3	**Federico Drive**	**East side WB Blvd. to Easterly Boundary of FD22A**	2 lanes + 2 bike lanes			X			
FED-4	**Federico Drive**	**Easterly Boundary of FD-22A to West side of Summerfaire Dr.**	2 lanes + 2 bike lanes				X		
FED-5	**Federico Drive**	**East side of Summerfaire Dr. to Market Street**	2 lanes + 2 bike lanes					X	X
SF-1	**Summerfaire Drive**	**N. Bndy to Federico Drive including the intersection**	2 lanes				X	X	
SS-1	**Silver Spruce Drive**	**N. Bndy to Federico Drive**	2 lanes	X					
MS-1	**Market Street**	**S. Bndy to to the tie into the existing Market St.**	2 lanes + 2 bike lanes						X
		TEMPORARY SECOND POINTS OF ACCESS/CONNECTION							
SA-1	**EVA**	**Solar Way to FED-3**	Access through FD-22B for the benefit of FD-22A			X			
WA-1	**Water Loop**	**Solar Way - Luna Drive - FED 3 to FED 4**	925 LF 12" Water to close 12" loop			X			
		UTILITIES							
Storm Drain	**WB-1**	**Federico Drive south to FD-82A Drain outfall**	960 lf 42" & 48" Pipe includes Manholes and Outfall Headwall	X	X	X	X		
Traffic Signal	**Interim Signalization**	**Westbrook Blvd & Federico Drive**	Conduit install only	X	X	X	X		

Notes

1.**Sequencing**... The above plan has made some assumption about the order of construction of the Villages and are listed below.
Should the order vary from below it is understood that a new matrix may need to be developed to the satisfaction of the City

2 **Roads**... Includes all underground infrastructure and dry utilities.

Village FD 20B is dependent on 20A being constructed
Village FD 20A can be constructed as stand alone
Village FD-22A can be constructed as stand alone
Village FD-22B is dependent on 22A being constructed
Village FD-3 can be constructed as stand alone.
Village FD-4 can be constructed as stand alone.