AGENDA
October 24, 2019

PLANNING COMMISSION MEETING
6:00 p.m.
Council Chambers
311 Vernon Street
Roseville, California
www.roseville.ca.us

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

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

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

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

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

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

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

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

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENTS

5. CONSENT CALENDAR

5.1. Minutes of October 10, 2019

5.2. NCRSP PCL 40 - Hotel Conference Center MPP Extension - 310 Conference Center Dr - PL19-0242

REQUEST

The applicant requests approval of a Major Project Permit Extension for the Hotel Conference Center project (PL13-0316) for an additional five years.
Applicant/Owner: City of Roseville

RECOMMENDATION

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

A. Adopt the two (2) findings of fact and approve the Extension subject to two (2) conditions of approval.

6. REQUESTS/PRESENTATIONS

6.1. NERSP PCL 14 - Honda Motorsports Tree Removal - 360 N Sunrise Ave - PL19-0259

REQUEST

The project includes a Tree Permit and a Design Review Permit Modification to remove five (5) Valley Oak (Quercus lobata) trees on the northeast side of the building, with a total aggregate diameter of 76 inches. The area where the trees are located is proposed to be paved for drainage purposes. The oak trees removed were planted to mitigate for oak tree removal within the Centerpointe Marketplace development.

Applicant: Phil Gaylord, Honda Motorsports
Property Owner: Dana Tutt

RECOMMENDATION

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

A. Adopt the Honda Motorsports Tree Removal Initial Study/Negative Declaration;
B. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to three (3) conditions of approval; and
C. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

8. ADJOURNMENT

PLANNING COMMISSION COMMUNICATION

Title:	Minutes of October 10, 2019
Contact:	Lupe Nelson, lnelson@roseville.ca.us, 916-774-5281

Meeting Date: 10/24/2019
Item #: 5.1.

ATTACHMENTS:

Description

Minutes of October 10, 2019

CITY OF ROSEVILLE CALIFORNIA

MINUTES
October 10, 2019

PLANNING COMMISSION MEETING
7:00 p.m.
Council Chambers
Roseville, California
www.roseville.ca.us

1. CALL TO ORDER

2. ROLL CALL

Present: Brashears, Dohner, Jensen, Martin, Mendonsa, Caporusso
Absent: Krafka

3. PLEDGE OF ALLEGIANCE

Ms. Ella Caporusso led those in attendance in the Pledge of Allegiance.

4. PUBLIC COMMENTS

Chair Caporusso opened the Public Comment period. Hearing none, Chair Caporusso closed the Public Comment period.

5. CONSENT CALENDAR

Motion by Commissioner Jensen, seconded by Commissioner Mendonsa, to approve the Consent Calendar.

The Motion Passed.

Roll Call vote:
Ayes: Mendonsa, Jensen, Dohner, Martin, Brashears, Caporusso
Absent: Krafka

5.1. Minutes of September 26, 2019

6. REQUESTS/PRESENTATIONS

6.1. Creekview Specific Plan Amendment - 3764 Westbrook Bl - PL18-0190

REQUEST

The applicant requests: 1) A Large Lot Tentative Subdivision Map Modification to create 57 large lots; and, 2) A Small Lot Tentative Subdivision Map Modification to create 1,133 single-family lots within the Creekview Specific Plan.

Applicant: Kris Steward, Phillips Land Law, Inc.
Owner: Anthem United Creekview Developments, LP

RECOMMENDATION

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

A. Consider the Addendum to the Creekview Specific Plan EIR,
B. Adopt the three (3) findings of fact and approve the Large Lot Tentative Subdivision Map Modification subject to (53) conditions of approval; and
C. Adopt the three (3) findings of fact and approve the Small Lot Tentative Subdivision Map Modification subject to (121) conditions of approval.

Associate Planner, Charity Gold, presented the staff report.

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

Owner's representative, George Phillips, Phillips Land Law, Inc., stated he had received a copy of the staff report and was in agreement with staff's recommendation.

No public comments. Chair Caporusso closed the public hearing.

Motion by Commissioner Mendonsa, seconded by Vice-Chair Brashears, to

A. Consider the Addendum to the Creekview Specific Plan EIR,
B. Adopt the three (3) findings of fact and approve the Large Lot Tentative Subdivision Map Modification subject to (53) conditions of approval; and
C. Adopt the three (3) findings of fact and approve the Small Lot Tentative Subdivision Map Modification subject to (121) conditions of approval.

The Motion Passed.

Roll Call vote:
Ayes: Brashears, Martin, Jensen, Dohner, Mendonsa, Caporusso
Absent: Krafka

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

Staff Reports

- There will be a October 24, 2019 Planning Commission meeting.
- The October 24, 2019 Planning Commission meeting, as well as all future Planning Commission meetings, will start at 6:00 p.m.

- At this time there are no items for the November 14, 2019 Planning Commission meeting.
- There will be a December 12, 2019 Planning Commission meeting.
- The Fiddyment Plaza project, recently approved by the Planning Commission, has been appealed to City Council. It is tentatively scheduled to be heard at the November 20, 2019 meeting.
- Creekview Specific Plan legislative entitlements will be heard at the October 23, 2019 City Council meeting.
- Staff will be scheduling a Planning Commission Tour in the near future.
- Matt Todd, Principal Engineer, reported back on possible modifications to the intersection of Roseville Parkway and Pleasant Grove. Public Works is still working on the design.
- League of California Cities' Planning Commissioners Academy will be held March 4 - March 6, 2020 in Sacramento.

8. ADJOURNMENT

Motion by Commissioner Dohner, seconded by Vice-Chair Brashears, to adjourn the meeting. The Motion Passed unanimously at 7:17 p.m. with a voice vote.

PLANNING COMMISSION COMMUNICATION

Title:	NCRSP PCL 40 - Hotel Conference Center MPP Extension - 310 Conference Center Dr - PL19-0242
Contact:	Shelby Vockel, svockel@roseville.ca.us, 916-746-1347

Meeting Date: 10/24/2019
Item #: 5.2.

ATTACHMENTS:

Description

Staff Report

Attachment 1 PL13-0316 Conditions of Approval

Attachment 2 PL13-0316 Approved Project Exhibits

CITY OF ROSEVILLE CALIFORNIA

Planning Division Staff Report
Planning Commission Meeting October 24, 2019

Prepared by: Shelby Vockel, Associate Planner

ITEM 5.2: Major Project Permit Extension – 310 Conference Center Dr. – NCRSP PCL 40 – Hotel Conference Center Extension – PL19-0242

REQUEST

The applicant requests approval of a Major Project Permit Extension for the Hotel Conference Center project (PL13-0316) for an additional five years.

Applicant/Owner – City of Roseville

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 Extension subject to two (2) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The project site is located on Parcel 40A of the North Central Roseville Specific Plan (NCRSP), at the north terminus of Conference Center Dr., and is bound by Highway 65 to the north. The City Council adopted the NCRSP on July 5, 1990. The NCRSP is intended to guide the development of 2,330 acres of land between Washington Bl. and Interstate Highway 80, and on both sides of State Highway 65.

The project site has a land use designation of Business Professional/Community Commercial and a zoning designation of Community Commercial/ Special Area – North Central Roseville Specific Plan (CC/SA-NC). Large Lot Parcel 40A totals approximately 20 acres in size. The subject property, located on a portion of Parcel 40A, is approximately 11 acres.

In 2005 and early 2006, the City approved several entitlement projects to prepare for the development of a Hotel Conference Center, including a Tentative Parcel Map, a Specific Plan Amendment and Development Agreement Amendment, Major Project Permit (MPP) Stage 1, and MPP Stage 2 for project design. The parcel map subdivided Parcel 40 into Parcels 40A, 40B, 40C, and 40D, with Parcel 40A designated as the future Hotel Conference Center site. The Specific Plan Amendment and Development Agreement Amendment allowed increased Floor Area Ratios (FAR) of 80 percent (0.80), and allowed buildings of up to ten stories in height to be constructed on Parcels 40A-D. The MPP Stage 1, approved by the Planning Commission on December 8, 2005, outlined the preliminary site and grading plans for a proposed 35,000 square foot conference facility, ten-story Embassy Suites hotel with 279 rooms, a second multi-story hotel with 221 rooms, two freestanding restaurants of 10,000 square feet each, and a parking structure. A MPP Stage 2 for the project design was approved in January of 2006. The project was halted due to financial issues and the entitlements expired.

In December 2011, the City acquired Parcel 40A with the intent to develop the Hotel Conference Center consistent with the NCRSP. A Tentative Parcel Map to subdivide Parcel 40A into two parcels was completed in January 2013.

Figure 1: Project Location

The City Council approved a new MPP Stage 1 and Stage 2 (File # PL13-0316) for the Hotel Conference Center on Parcel 40A on August 6, 2014. The approved project included a 10-story, 250 room, approximately 175,000 square foot hotel with an approximately 35,000 square foot conference center facility on 11 acres. The project also included site improvements, parking, site and building lighting, and landscaping. The expiration date for the approved entitlements was August 6, 2019. An application for a time extension was filed prior to the expiration date on July 17, 2019. The current request is for a five year extension of the MPP, which would provide a new expiration date of August 6, 2024.

Permit extensions are typically approved administratively by the Planning Manager. However, the MPP section of the Zoning Ordinance (Section 19.82.020.B.5) requires MPP extensions to be reviewed and approved by the Planning Commission.

EVALUATION

Section 19.78.060.D of the City of Roseville Zoning Ordinance requires that two findings be made to approve a MPP Extension. The required findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the map in relation to each finding.

1. ***The proposed development is in compliance will all standards in effect as of the date of application of the extension, or there is no public benefit to the imposition of current standards comparable to the cost of imposing them.***

The Planning Division has forwarded the request to City Departments, utilities, and other service providers. The reviewing parties have not identified any new standards that should be applied to this project.

2. ***No change has occurred in the circumstances or in the factual basis on which the approval was made since the date of original approval that results in the inability to make findings of approval for the extension consistent with those originally made.***

The Planning Division has not identified any circumstances that have changed which affect the project.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Planning Commission

hearing was published on October 11, 2019, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

The proposed project is a Major Project Permit Extension for a project that was previously found to be consistent with the General Plan, NCRSP, Zoning Ordinance, and Community Design Guidelines. No new circumstances affecting the project have been identified, and City Departments have not identified any new standards that should be applied to the proposed project. Therefore, staff recommends approval of the requested five-year time extension for the Hotel Conference Center project.

ENVIRONMENTAL DETERMINATION

The proposed project is consistent with previously prepared environmental documents, including an Addendum to the NCRSP Environmental Impact Report (EIR) (July 6, 2005), the Hotel Conference Center EIR (SCH#201311208) certified by City Council on August 6, 2014, and the City of Roseville CEQA Implementing Procedures. No further environmental documentation is required.

RECOMMENDATION

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

A. Adopt the findings of fact as stated in the staff report and approve the **Major Project Permit Extension – 310 Conference Center Dr. – NCRSP PCL 40 – Hotel Conference Center Major Project Permit Extension – PL19-0242** subject to two (2) conditions of approval.

CONDITIONS OF APPROVAL FOR MPP EXTENSION FILE # PL19-0242

1. The project shall comply with all originally approved conditions of approval for PL13-0316 for the construction of the Hotel Conference Center, except as modified by the conditions below. (All Departments)

2. This Major Project Permit approval shall expire on August 6, 2024, unless effectuated. (Planning)

Attachments

1. PL13-0316 Conditions of Approval
2. PL13-0316 Approved Project Exhibits

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.

D. Approve the **MAJOR PROJECT PERMIT STAGE ONE & TWO – ROSEVILLE HOTEL & CONFERENCE CENTER – 310 CONFERENCE CENTER DRIVE – FILE # PL13-0316** with ninety-three (93) Conditions of Approval.

CONDITIONS OF APPROVAL FOR MAJOR PROJECT PERMIT FILE# PL13-0316:

1. This Major Project Permit (Stage 1 & Stage 2) approval shall be effectuated within a period of five (5) years from this date and if not effectuated shall expire on August 6, 2019. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)

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

3. The project shall comply with all required environmental mitigation identified in the Roseville Hotel & Conference Center EIR (SCH#2013112058). (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, Parks, 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 Development Services Department's Engineering Division. (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. Parking stalls shall meet, or exceed, the following minimum standards:

   a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6" raised curb or concrete bumper. (Planning)

   b. Standard -- 9 feet x 18 feet; Compact--9 feet x 16 feet; Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)

   c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:

i) Handicapped parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11-B-6 of the CBC.

ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.

iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)

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, Environmental Utilities, Electric, Public Works)

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

    c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (2") bark (no shredded bark) or (2") mulch covering. (Planning)

    d. The landscape plan shall comply with the Landscape Guidelines for North Central Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning)

    e. Landscaping adjacent to preserve areas shall consist of California native, drought-tolerant groundcover, shrubs, plants and trees. (Parks, Planning)

    f. 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. For restaurants or other food services. The developer shall obtain all required approvals and permits from the Placer County Health Department and the City of Roseville Industrial Waste Division. (Building, Environmental Utilities)

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

19. 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)

20. 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)

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. The applicant shall dedicate a separate public access easement to the City of Roseville for the bike trail if the bike trail is not constructed on a City-owned Parcel. (Alternative Transportation, Engineering)

23. A bench or other covered seating shall be provided at the hotel lobby entrance for dial-a-ride pick-up/drop-off. (Engineering, Alternative Transportation)

24. The bike trail shall be constructed per City Standards and provide a connection to the adjacent parcel to the north, as well as to the proposed bridge to the south. Design shall be modified as necessary to ensure safe transition from trail to roundabout at bridge crossing and to avoid conflicts with drainage facilities, including overland release. (Alternative Transportation, Engineering)

25. The landscape/irrigation plans shall be designed to avoid overspray onto the bike trail. (Planning, Parks, Alternative Transportation)

26. The applicant shall dedicate all necessary rights-of-way or public utility easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)

27. If not constructed already, the project will be responsible for constructing Conference Center Drive, including its traffic circle, to the current terminus of the roadway. (Engineering)

28. The eastern driveway within the traffic circle that serves as the main drive aisle to the Conference Center shall be designed as an ingress only driveway to the satisfaction of the City Engineer. (Engineering)

29. 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, shall be constructed with adequate velocity attenuation devices and shall be constructed on private property. 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)

30. The overland drainage release for the site shall be combined with the stormdrain outfall structure and utilize the same open space grassy swale to convey stormwater to the receiving waters. (Engineering)

31. 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)

32. 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 approval 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)

33. 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)

34. 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)

35. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor

shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, CDD, Planning)

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

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

38. 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)

39. The project shall be addressed as follows:
    a. The project site and all site improvements shall be 310 Conference Center Drive;
    b. The Hotel building shall be 280 Conference Center Drive; and
    c. The Conference Center building shall be 300 Conference Center Drive.

    All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to Development Services-Addressing for building/suite addressing. (Development Services)

40. 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)

41. Bike parking and carpool spaces shall be provided per the TSM Ordinance and other applicable state and local codes (i.e. Green Building Code). The improvement plans shall identify the location of short term and long term bike parking and carpool spaces, and the location shall be approved by the Alternative Transportation Division. (Alternative Transportation)

42. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water and sewer 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 and sewer utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)

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

44. 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 and sewer 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)

45. 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)

46. 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)

47. The applicant shall utilize compactors for refuse collection for the Hotel and Conference Center. Compactor enclosures shall be designed per City Standards. The number of enclosures shall be determined by the applicant and their locations indicated on the improvement plans. (Refuse)

48. The site shall have separate area for recyclables. Recycled enclosures shall be designed per City Standards. The number of recycled enclosures shall be determined by the applicant and their location indicated on the improvement plans. (Refuse)

49. The trash enclosure should not be used as storage area for grease/tallow bins, laundry carts, mop buckets, glass storage or anything else that will increase the risks of damage to private property and employee injury (Refuse)

50. It is recommended that all restaurants and food service areas maintain a separate enclosure for grease/tallow bins in addition to the standard trash and recycled enclosure. It may be installed at a separate location on site or as part of the proposed trash and recycled enclosure. The size of the grease/tallow bin enclosure shall be 5' X 9' and the details shall be shown on the improvement plans wherever applicable. (Refuse)

51. 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)

52. 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)

53. The fire flow required, at a 50% reduction due to the buildings being sprinklered, will be based on the largest single structure in accordance with the California Fire Code at the time detail plans are submitted to the City of Roseville for review. The maximum fire flow will not exceed 4,000 gpm based on the Appendix III-AA of the California Fire Code. (Fire)

54. Use or storage of hazardous materials, liquids, gases and/or chemicals shall meet the requirements of the Chapter 6.95 of the Health and Safety Code, the Roseville Fire Department and the National Fire Codes. Submit a complete plan set and the Hazardous Materials Business Plan, including names and amount of any hazardous materials that will be stored or used, to the Bureau of Fire Prevention for review and approval. A permit application shall also be provided at

the time of submittal. Contact Steve Anderson of our Hazardous Materials Division within the Fire Department at (916) 774-5821 to initiate the process. Satisfaction of storage and use shall be determined prior to requesting occupancy. (Fire)

55. Adequate radio coverage shall be provided within all buildings for public safety agencies, as required by Roseville Municipal Code and the California Fire Code. A field test shall be provided by a person in possession of a current FCC License, or a current technician certification issued by the Associated Public-Safety Communications Officials International (APCO), or the National Association of Business and Educational Radio (NABER). The building owner shall retain all test records on the inspected premises and a copy shall be submitted to the Fire Department officials. (Fire)

56. Special attention shall be given to Chapter Six of the CFC regarding emergency and standby power systems and in particularly the sizing of any secondary power source. (Fire)

57. Special attention shall be given to Chapter Nine of the CFC regarding smoke control provision and particularly the section on two source of power. (Fire)

58. Backup power supply and duration run time shall comply with the provisions noted in NFPA 110, Standard of Emergency and Standby Power Systems. (Fire)

59. 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 (Electric)

60. 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)

61. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning & Police)

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

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

63. 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 preventer to the landscaping.

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

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

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

64. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:

a. Water and sewer easements.

b. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. All internal public utility easements by separate document, which cover existing and future, high voltage electric facilities within this site shall be recorded with the Placer County prior to occupancy of the building. The required P.U.E's shall be based off the approved electric site utility design generated by Roseville Electric (Electric)

c. A minimum 20 ft. private storm drain easement to the benefit of the parcel to the north shall be dedicated over the proposed 24 inch stormdrain pipe along the western property line. (Engineering)

(Electric, Environmental Utilities)

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

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

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

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

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

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

68. 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)

69. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Roseville Hotel & Conference Center to be reviewed and approved by the City Manager. (Public Works, Alternative Transportation)

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

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

72. **Restaurants or other Food Service Establishment (FSE).** The applicant shall design for installation and/or install an exterior grease interceptor if the proposed business could potentially discharge substances containing fats, oils and grease (FOG) into the sewer system. The grease interceptor shall be adequate to separate and remove FOG contained in the wastewater from FSE's prior to discharge to the public sewer. (Environmental Utilities)

73. In the event an exterior grease interceptor cannot be installed due to space limitation, the developer shall install a grease trap, per City Standards, that will mechanically separate the FOG contained in the wastewater from the FSE prior to discharge to the public sewer. (Environmental Utilities)

74. Pursuant to the Municipal Code, the applicant shall apply for and obtain a FOG waste discharge permit (FOG WDP) from the Environmental Utilities Industrial Waste Division prior to occupancy or prior to discharging waste to the public sewer. The applicant shall submit information required by the Environmental Utilities Department for evaluation, including but not limited to: site plans, floor plans, mechanical and plumbing plans, and details to show all sewers, FOG control device, grease interceptor or other pretreatment equipment and appurtenances by size, location and elevation. Additional information related to the applicant's business operations and potential discharge may be requested to properly evaluate the FOG WDP application. (Environmental Utilities)

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

76. 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)

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

78. 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)

79. 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.

80. 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)

81. 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)

82. Two high voltage electric mainline circuits shall be extended to this site from the existing Roseville Electric Park Substation on Gibson Dr. These circuits shall be installed on adjacent parcels as well as the parcel shown in this project. All coordination with adjacent property owners required to install these circuits will be the responsibility of the developer. All materials and labor to extend these circuits shall be the direct responsibility of the developer. All installation of these circuits shall be per an approved electric site utility design generated by Roseville Electric. The two required electric main line circuits shall be installed and energized prior to occupancy of the building, and prior to final sign off of the building permit. (Electric)

OTHER CONDITIONS OF APPROVAL:

83. 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)

84. 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)

85. 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)

86. 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)

87. 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)

88. 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)

89. 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)

90. 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)

91. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Department Field Inspector at the time of or prior to the foundation inspection. (Building)

92. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Occupancy (TO) of the building. If a TO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Occupancy. (Building)

93. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Department and shall include 10 copies of the following:

    a. A description of measures that will be undertaken to minimize conflict between residents/ building occupants and construction traffic (e.g. fencing, etc.);

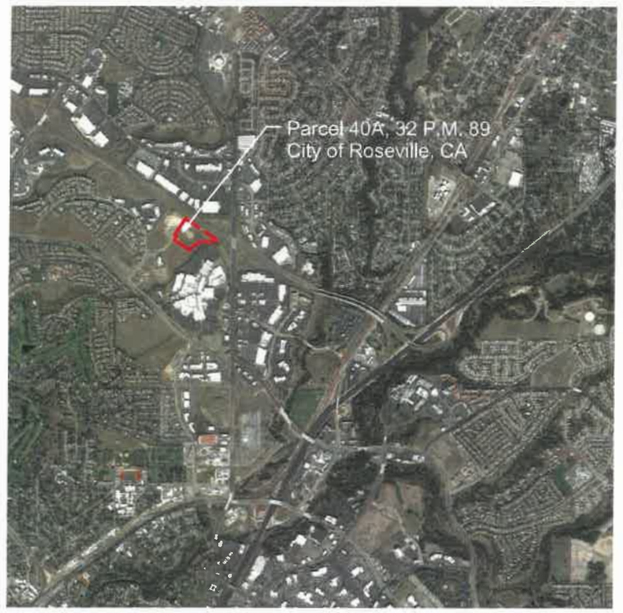
    b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and

    c. Estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

EXHIBITS

A. **Draft Environmental Impact Report.** Additional copies of the document are available at the Roseville Planning Division (Permit Center Counter), at the Downtown and Maidu Branch Libraries, and on the City's website.
B. MPP Plans Cover Sheet
C. Design Concept Narrative
D. Architectural Site Plan
E. Floor Plans
F. Elevations
G. Site Sections – Line of Site Diagrams
H. Architectural Renderings
I. Materials Sample Board
J. Civil Site Plan
K. Grading Plan & Drainage Plan
L. Utility Plan
M. Landscape Plans
N. Site Lighting Plan/Lighting Cut Sheets

VICINITY MAP



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E 1.01 Site Lighting Plan / Lighting Cut Sheets

The Roseville Hotel and Conference Center

Major Project Permit Application Resubmittal

APPROVED BY:
PLANNING COMMISSION
CITY OF ROSEVILLE
JUN 26 2014
ATTEST: GMccov

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ARCHITECTURE + PLANNING + INTERIORS

Overall Design Concept

With a strong remit from the City of Roseville to provide an exceptional and iconic piece of architecture, a dramatic "rose" shaped circular site layout and curved building plan act as the genesis for the proposed Hotel and Conference Center. A central public plaza is the focal and geometric center point that represents a gathering space for the community, hotel guest and conference user alike.

A direct axial access road connects the site entry with a circular drop off zone servicing both Hotel and Conference Center, while an outer "ring" road ensures the main volume of traffic and service vehicles flow efficiently around the site and to a proposed new bridge connection to the nearby Galleria.

The circular layout prescribes a strong curved form with both the Hotel and Conference buildings. This is oriented such that the Hotel is east /west and takes advantage of views to both the Sierras and Buttes. A largely glass façade to east and west provides for a modern state of the art architectural expression that maximizes natural daylight as well as views for the guest. The glazing will be dual pane low emissivity tinted glass reducing energy use and preventing solar gain. This is assisted by every other floor having a projecting balcony that offers not only an amenity for guests, but also acts as a solar shading device. Large vertical blue acrylic "fins" hanging vertically on the exterior between rooms diffuse light, offer privacy between balconies, frame views and when backlit at night, provide for a dramatic appearance to the building elevations. This same dynamic acrylic material is used for exterior Hotel spaces as well – it works with landscaping to screen the Hotel's pool area from public view.

The "parti" of the Hotel building emphasizes the dramatic appearance of the building by creating two C shaped profiles of metal panel that slip by one another using the glassy corridor spine as a fulcrum. The result is that the ends of the building step and project to offer unique guest rooms and a naturally day lit corridor. The Entry Lobby accessed on the east and west, a signature restaurant with outdoor dining and a corridor connecting the Hotel and the Conference Center are identified using a bold double height curtain wall system at the base of the building. A glass entry canopy offers shelter and denotes the entry to the Hotel Lobby. The Hotel building is ten stories, having the uppermost floor set-back to provide a penthouse level with gracious balconies to what will be a whole floor of luxury suites.

The Conference Center is by comparison, a much smaller building having a roof level that aligns with the double height base of the Hotel Building. The building is connected to the Hotel with a glassy corridor and has a welcoming and exciting exposed structure and "floating" glass façade at its elevation facing the plaza. This has a glass entry canopy similar to the Hotel that denotes the entry to the main pre-function area and a series of Wood vertical solar "fins". The main body (banquet/ball room) of the building is at the center and clad on the exterior with metal panel that matches those used on the Hotel. A "book end" to the glass entry is a wood clad mass at the east elevation that defines the service zone of the building.

The space created by the connecting glass corridor between Hotel and Conference Center offers the opportunity to provide an enclosed event garden for weddings, parties or similar. This will be a valuable area that increases the amount of usable function/event space. The roof of the Conference facility will be viewed by guests on some of the upper floors. The design intends to ensure therefore that all mechanical equipment is concealed by containing it within the interstitial space above the service area of the building and, with the use of a horizontal louvered screen, obscures the view from above.

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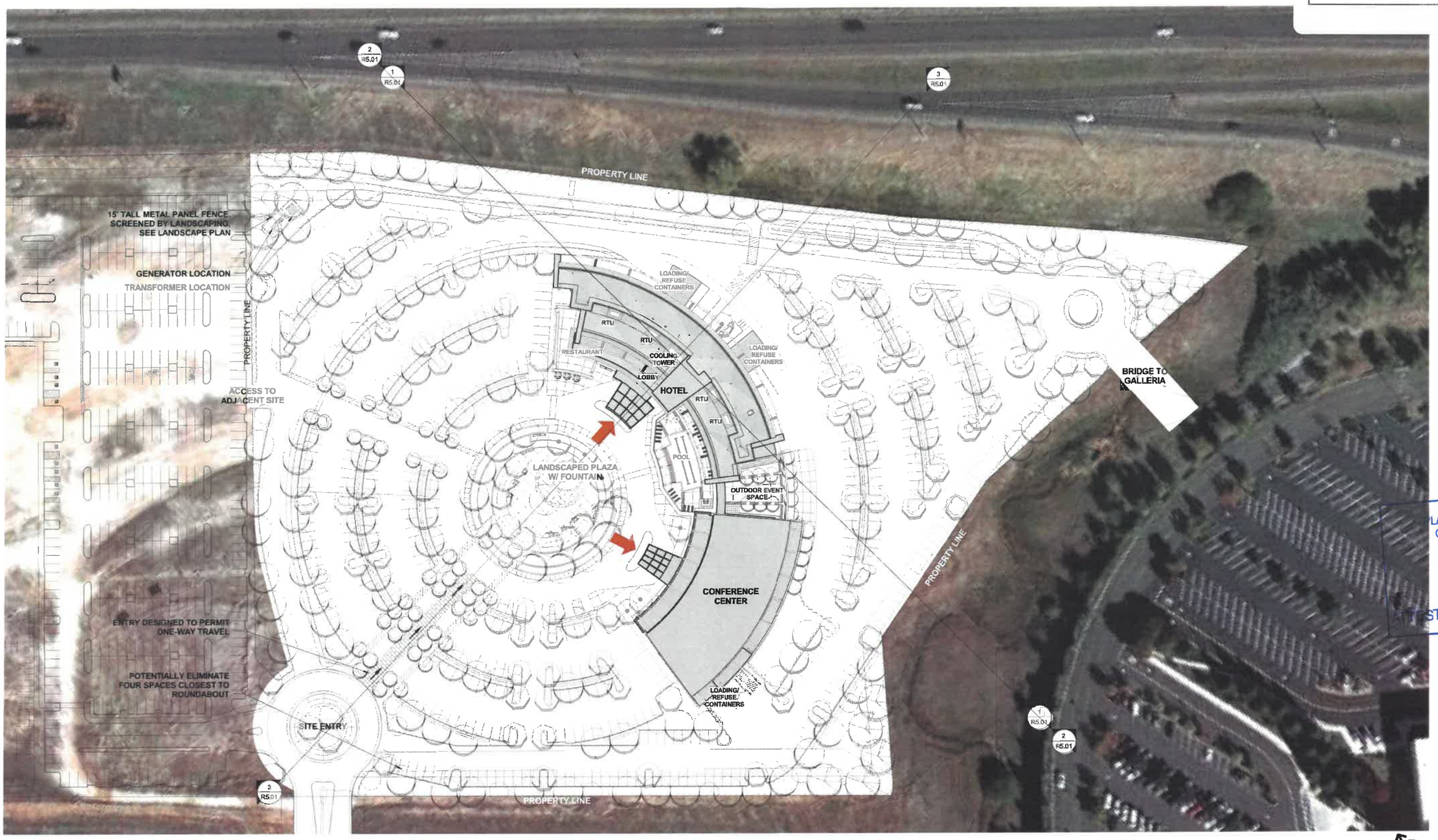
EXHIBIT D



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CITY OF ROSE
JUN 26 2
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PARKING COUNT: APPROX. 530 SPACES

0' 25' 50' 100' 200'

Architectural Site Plan

Major Project Permit Application Resubmittal

The Roseville Hotel and Conference Center

16 May 2014

R1.01

bull stockwell allen
ARCHITECTURE + PLANNING + INTERIORS

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EXHIBIT E

KEYNOTE LEGEND	
1.1	EXIT STAIR WITH HANDRAIL
1.3	LOADING DOCK / REFUSE CONTAINER SCREEN - STUCCO TO MATCH BUILDING
3.1	LOW WALL CONCRETE PLANTER FOR OUTDOOR DINING
6.1	POOL SCREEN: 5'-0" TALL COLORED TRANSLUCENT PANEL, 3FORM CHROMA, WITH BRACED TUBE STEEL FRAME
12.1	BICYCLE PARKING RACK
14.1	SERVICE/ FREIGHT ELEVATOR
32.4	WALKING CONNECTION TO BICYCLE TRAIL

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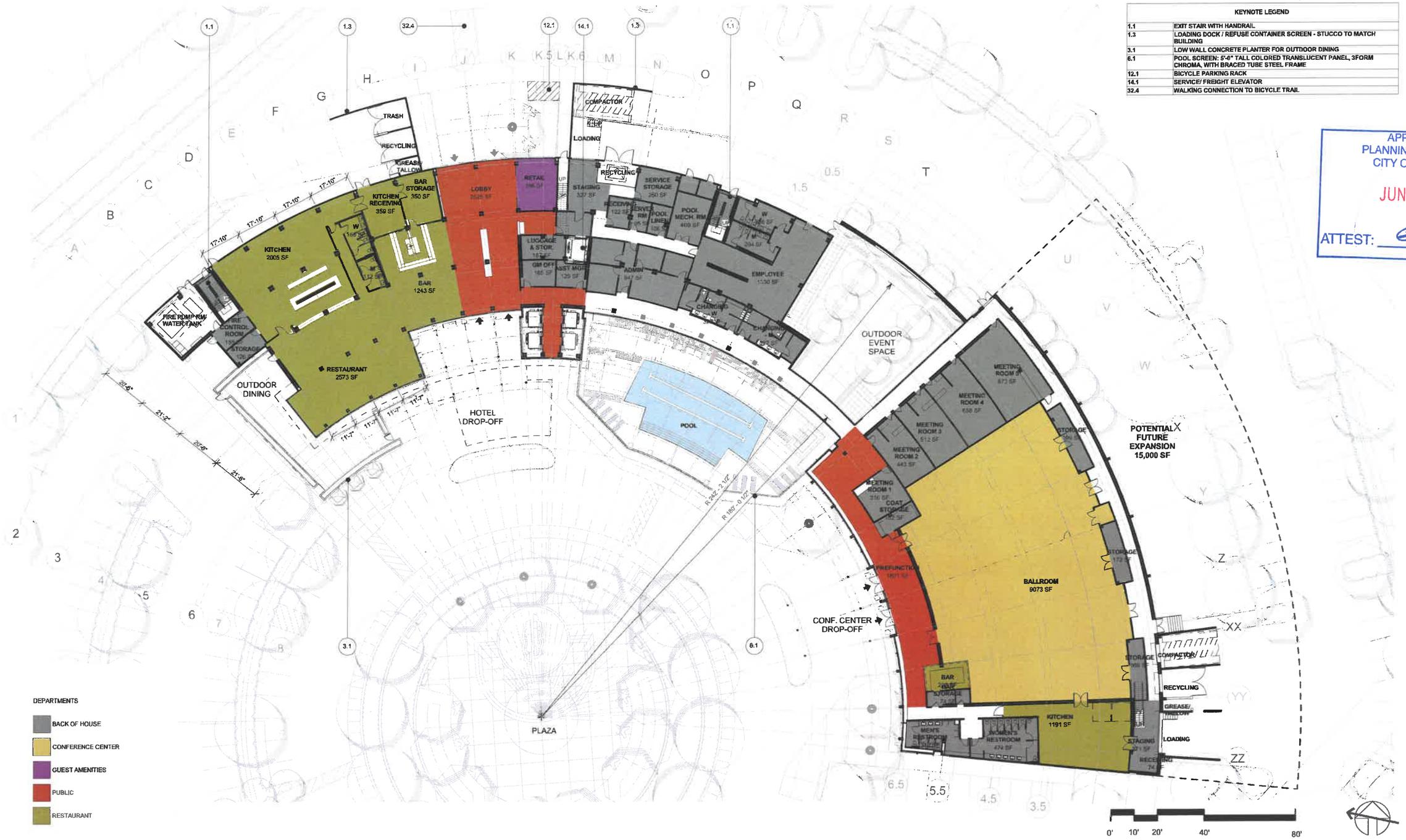

DEPARTMENTS

- BACK OF HOUSE
- CONFERENCE CENTER
- GUEST AMENITIES
- PUBLIC
- RESTAURANT

Level 1 Plan

Major Project Permit Application Resubmittal

The Roseville Hotel and Conference Center

16 May 2014

R2.01

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KEYNOTE LEGEND	
1.1	EXIT STAIR WITH HANDRAIL
1.8	STEEL FRAMED GLASS ENTRANCE CANOPY BELOW
7.1	SMOKEPROOF ENCLOSURE
7.3	ROOF OVER LOADING DOCK / REFUSE CONTAINERS BELOW
7.5	STEEL FRAMED SOLID RESTAURANT AND HOTEL ENTRANCE FLAT ROOF
14.1	SERVICE/ FREIGHT ELEVATOR

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DEPARTMENTS

- BACK OF HOUSE
- GUEST AMENITIES

Intermediate Level Plan

The Roseville Hotel and Conference Center

16 May 2014

R2.02

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KEYNOTE LEGEND	
1.1	EXIT STAIR WITH HANDRAIL
5.11	METAL FASCIA AND SOFFIT BELOW, TO MATCH METAL PANEL CLADDING
5.12	PAINTED, ARCHITECTURAL GRADE HSS BEAM 'BLADE'
6.5	COLORED, TRANSLUCENT PANEL, "3FORM" CHROMA ATLANTIC MATTE, BALCONY DIVIDERS
7.1	SMOKEPROOF ENCLOSURE
14.1	SERVICE/ FREIGHT ELEVATOR

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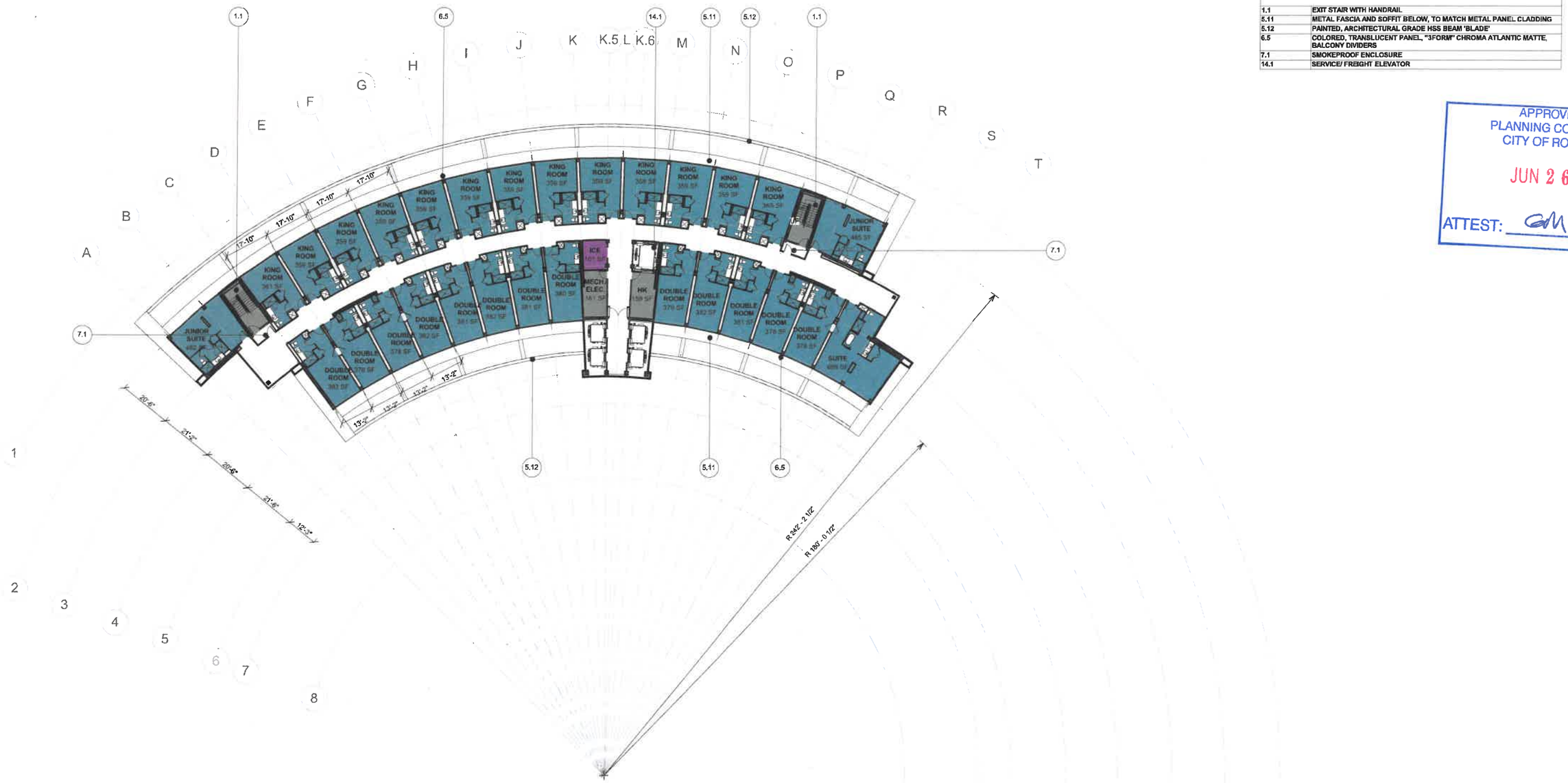

DEPARTMENTS

- BACK OF HOUSE
- GUEST AMENITIES
- GUEST ROOMS

0' 10' 20' 40' 80'

Levels 2-9 Plan

The Roseville Hotel and Conference Center

16 May 2014

R2.03

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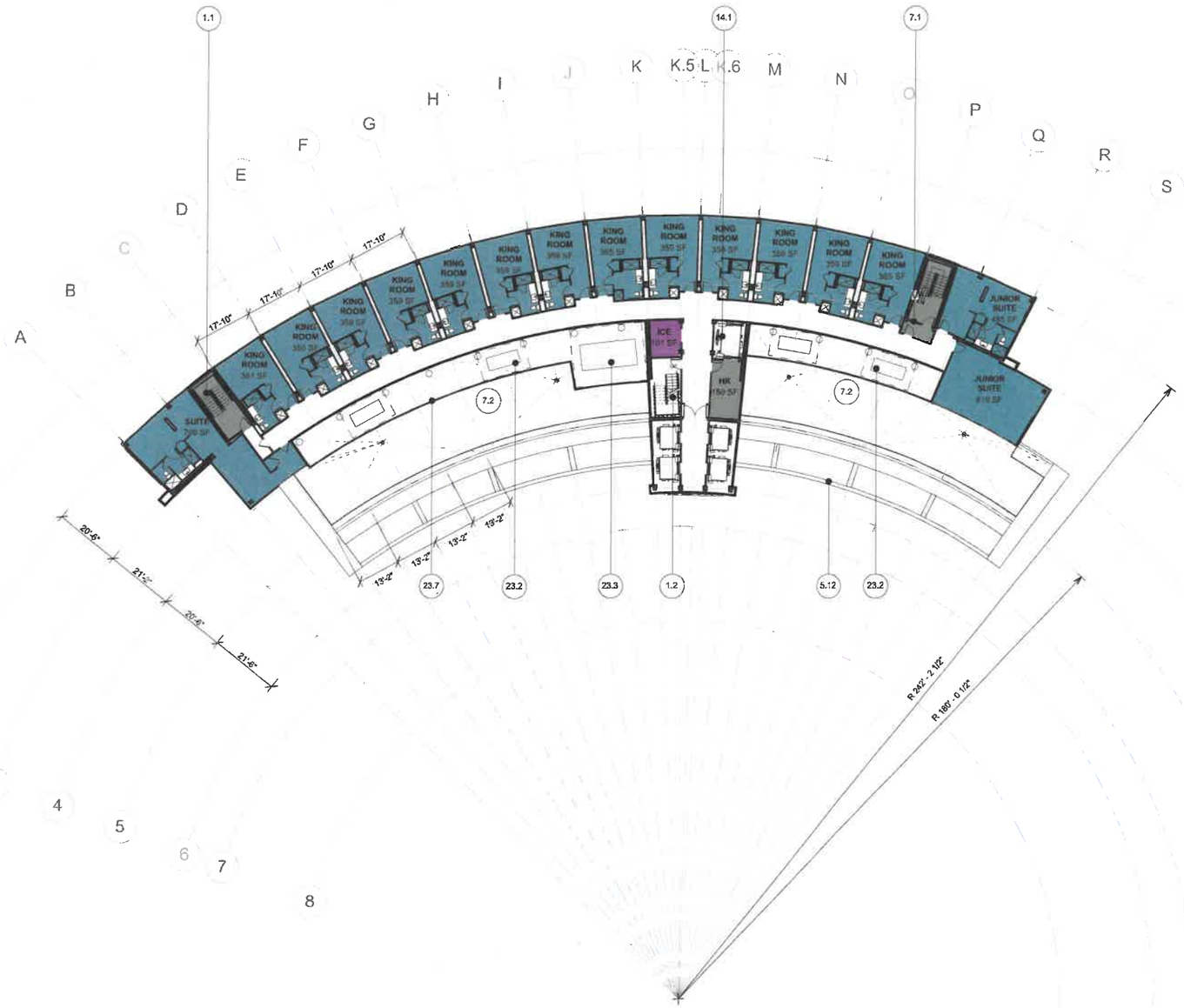

KEYNOTE LEGEND	
1.1	EXIT STAIR WITH HANDRAIL
1.2	STAIRWAY TO ELEVATOR CONTROL ROOM AND ROOF - SEE SHEET A4.15 FOR CONTROL ROOM PLAN
5.12	PAINTED, ARCHITECTURAL GRADE HSS BEAM 'BLADE'
7.1	SMOKEPROOF ENCLOSURE
7.2	FLAT ROOF: HIGH REFLECTIVITY FOR ENERGY EFFICIENCY
14.1	SERVICE/ FREIGHT ELEVATOR
23.2	AIR-HANDLING UNIT, SEE MECH. DRAWINGS
23.3	COOLING TOWER, SEE MECH. DRAWINGS
23.7	MECHANICAL SCREEN FOR AIR-HANDLING UNITS AND COOLING TOWER, APPROX. 10' ABOVE T.O. ROOF. BRACED TUBE STEEL FRAME W/ METAL PANEL SIDING TO MATCH BUILDING

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PLANNING COMMISSION
CITY OF ROSEVILLE

JUN 26 2014

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DEPARTMENTS

- BACK OF HOUSE
- GUEST AMENITIES
- GUEST ROOMS

0' 10' 20' 40' 80'

Level 10 Plan

Major Project Permit Application Resubmittal

The Roseville Hotel and Conference Center

16 May 2014

R2.04

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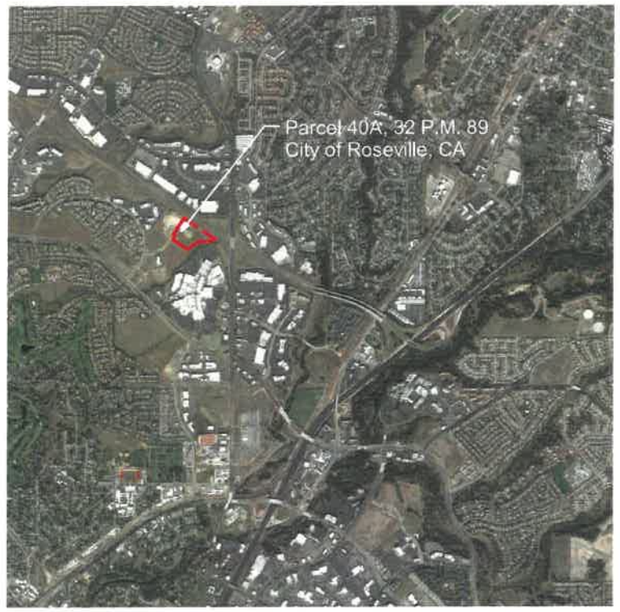
VICINITY MAP



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The Roseville Hotel and Conference Center

Major Project Permit Application Resubmittal

APPROVED BY:
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The circular layout prescribes a strong curved form with both the Hotel and Conference buildings. This is oriented such that the Hotel is east /west and takes advantage of views to both the Sierras and Buttes. A largely glass façade to east and west provides for a modern state of the art architectural expression that maximizes natural daylight as well as views for the guest. The glazing will be dual pane low emissivity tinted glass reducing energy use and preventing solar gain. This is assisted by every other floor having a projecting balcony that offers not only an amenity for guests, but also acts as a solar shading device. Large vertical blue acrylic "fins" hanging vertically on the exterior between rooms diffuse light, offer privacy between balconies, frame views and when backlit at night, provide for a dramatic appearance to the building elevations. This same dynamic acrylic material is used for exterior Hotel spaces as well – it works with landscaping to screen the Hotel's pool area from public view.

The "parti" of the Hotel building emphasizes the dramatic appearance of the building by creating two C shaped profiles of metal panel that slip by one another using the glassy corridor spine as a fulcrum. The result is that the ends of the building step and project to offer unique guest rooms and a naturally day lit corridor. The Entry Lobby accessed on the east and west, a signature restaurant with outdoor dining and a corridor connecting the Hotel and the Conference Center are identified using a bold double height curtain wall system at the base of the building. A glass entry canopy offers shelter and denotes the entry to the Hotel Lobby. The Hotel building is ten stories, having the uppermost floor set-back to provide a penthouse level with gracious balconies to what will be a whole floor of luxury suites.

The Conference Center is by comparison, a much smaller building having a roof level that aligns with the double height base of the Hotel Building. The building is connected to the Hotel with a glassy corridor and has a welcoming and exciting exposed structure and "floating" glass façade at its elevation facing the plaza. This has a glass entry canopy similar to the Hotel that denotes the entry to the main pre-function area and a series of Wood vertical solar "fins". The main body (banquet/ball room) of the building is at the center and clad on the exterior with metal panel that matches those used on the Hotel. A "book end" to the glass entry is a wood clad mass at the east elevation that defines the service zone of the building.

The space created by the connecting glass corridor between Hotel and Conference Center offers the opportunity to provide an enclosed event garden for weddings, parties or similar. This will be a valuable area that increases the amount of usable function/event space. The roof of the Conference facility will be viewed by guests on some of the upper floors. The design intends to ensure therefore that all mechanical equipment is concealed by containing it within the interstitial space above the service area of the building and, with the use of a horizontal louvered screen, obscures the view from above.

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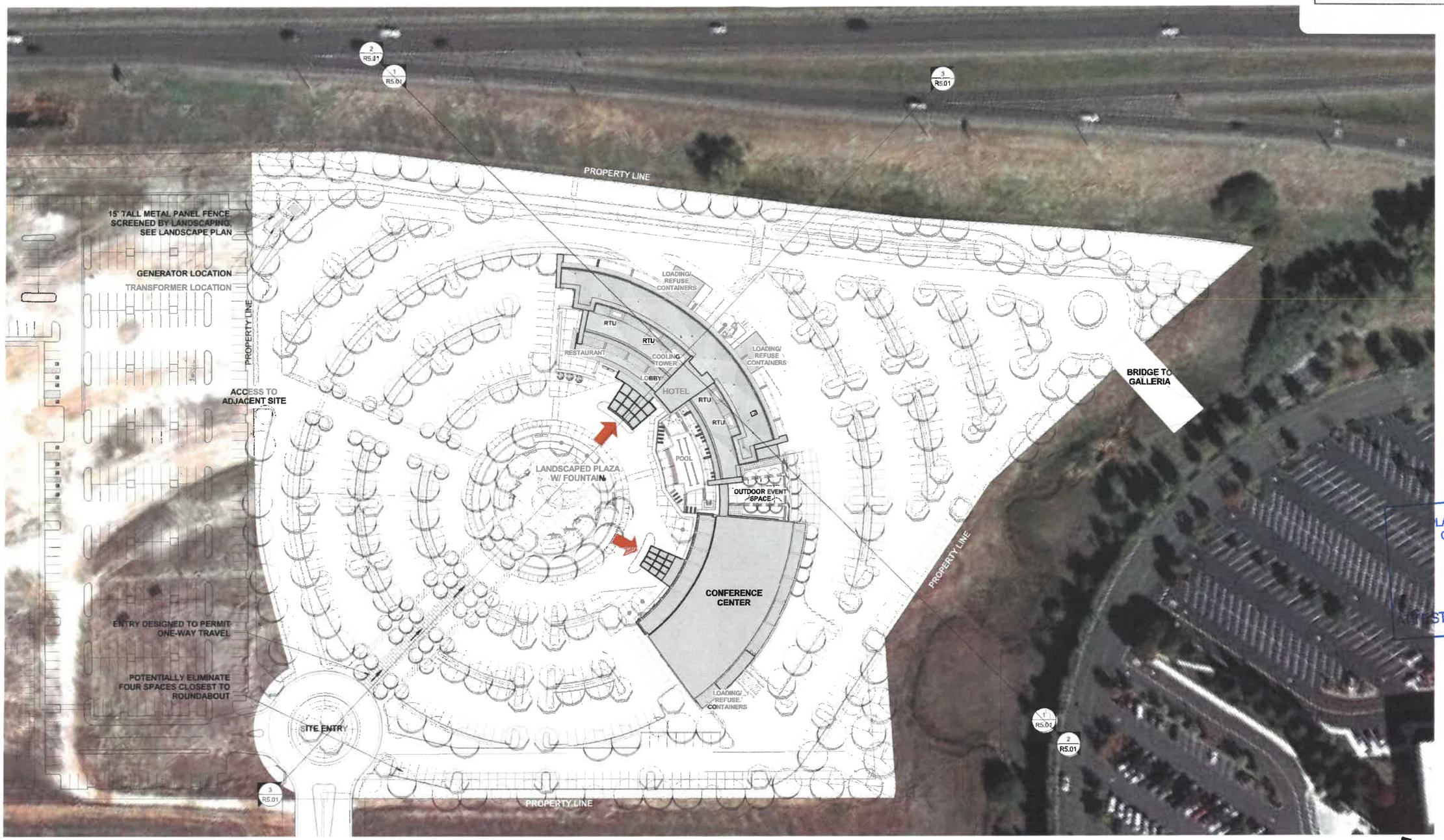
EXHIBIT D



PARKING COUNT: APPROX. 530 SPACES

0' 25' 50' 100' 200'

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Architectural Site Plan

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The Roseville Hotel and Conference Center

16 May 2014

R1.01

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EXHIBIT E

KEYNOTE LEGEND	
1.1	EXIT STAIR WITH HANDRAIL
1.3	LOADING DOCK / REFUSE CONTAINER SCREEN - STUCCO TO MATCH BUILDING
3.1	LOW WALL CONCRETE PLANTER FOR OUTDOOR DINING
6.1	POOL SCREEN: 5'-0" TALL COLORED TRANSLUCENT PANEL, 3FORM CHROMA, WITH BRACED TUBE STEEL FRAME
12.1	BICYCLE PARKING RACK
14.1	SERVICE/ FREIGHT ELEVATOR
32.4	WALKING CONNECTION TO BICYCLE TRAIL

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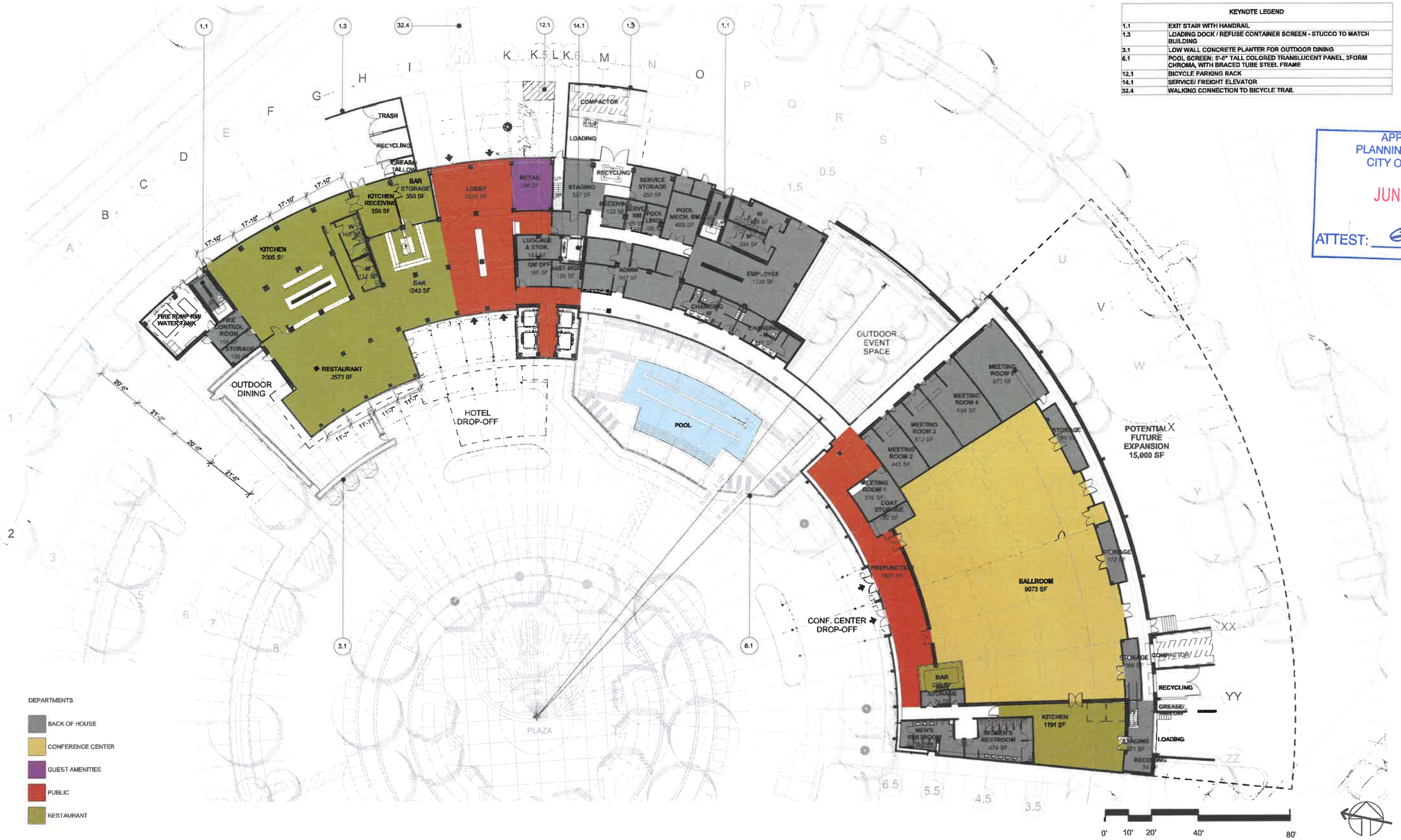

DEPARTMENTS

- BACK OF HOUSE
- CONFERENCE CENTER
- GUEST AMENITIES
- PUBLIC
- RESTAURANT

Level 1 Plan

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The Roseville Hotel and Conference Center

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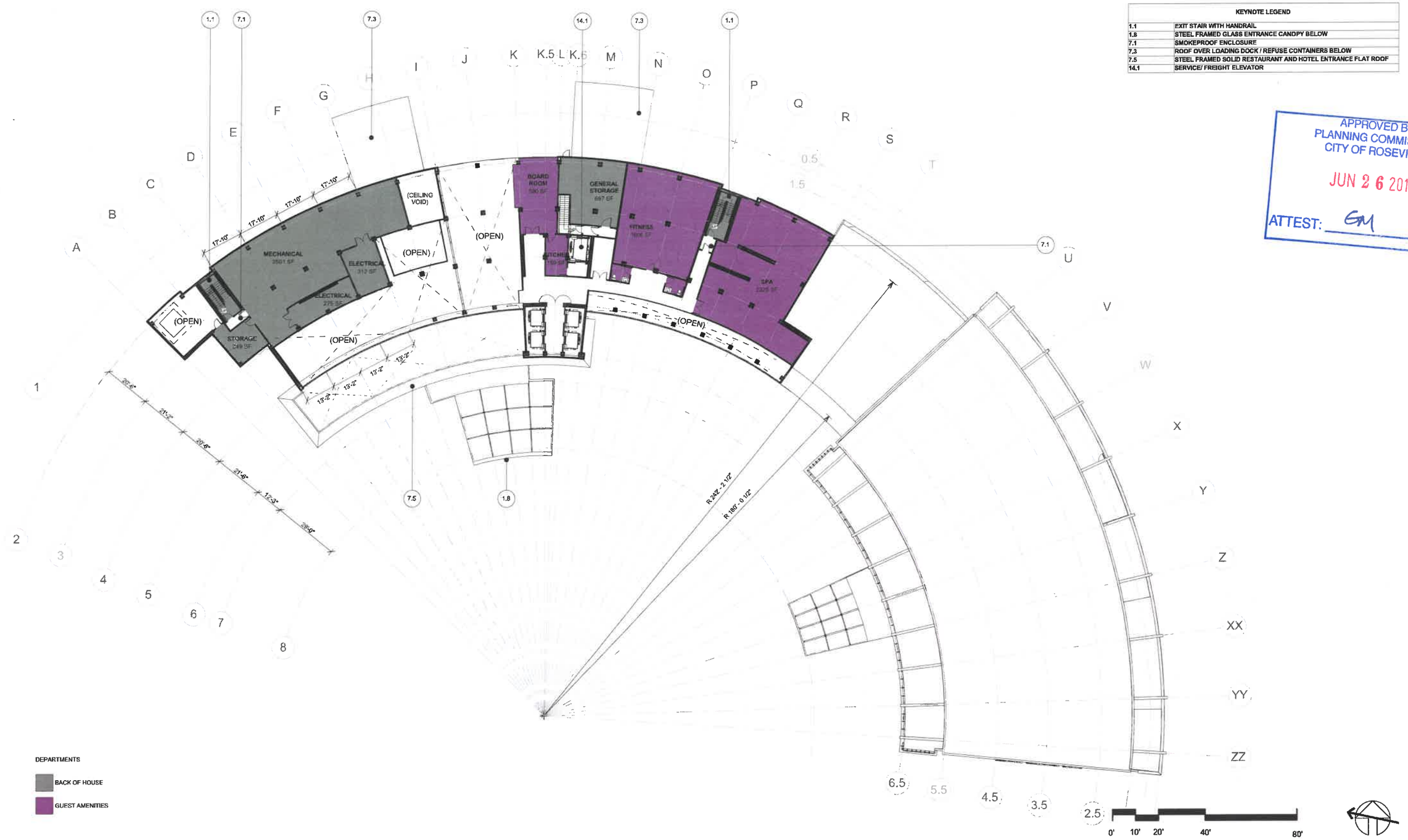

KEYNOTE LEGEND	
1.1	EXIT STAIR WITH HANDRAIL
1.8	STEEL FRAMED GLASS ENTRANCE CANOPY BELOW
7.1	SMOKEPROOF ENCLOSURE
7.3	ROOF OVER LOADING DOCK / REFUSE CONTAINERS BELOW
7.5	STEEL FRAMED SOLID RESTAURANT AND HOTEL ENTRANCE FLAT ROOF
14.1	SERVICE/ FREIGHT ELEVATOR

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DEPARTMENTS

- BACK OF HOUSE
- GUEST AMENITIES

Intermediate Level Plan

The Roseville Hotel and Conference Center

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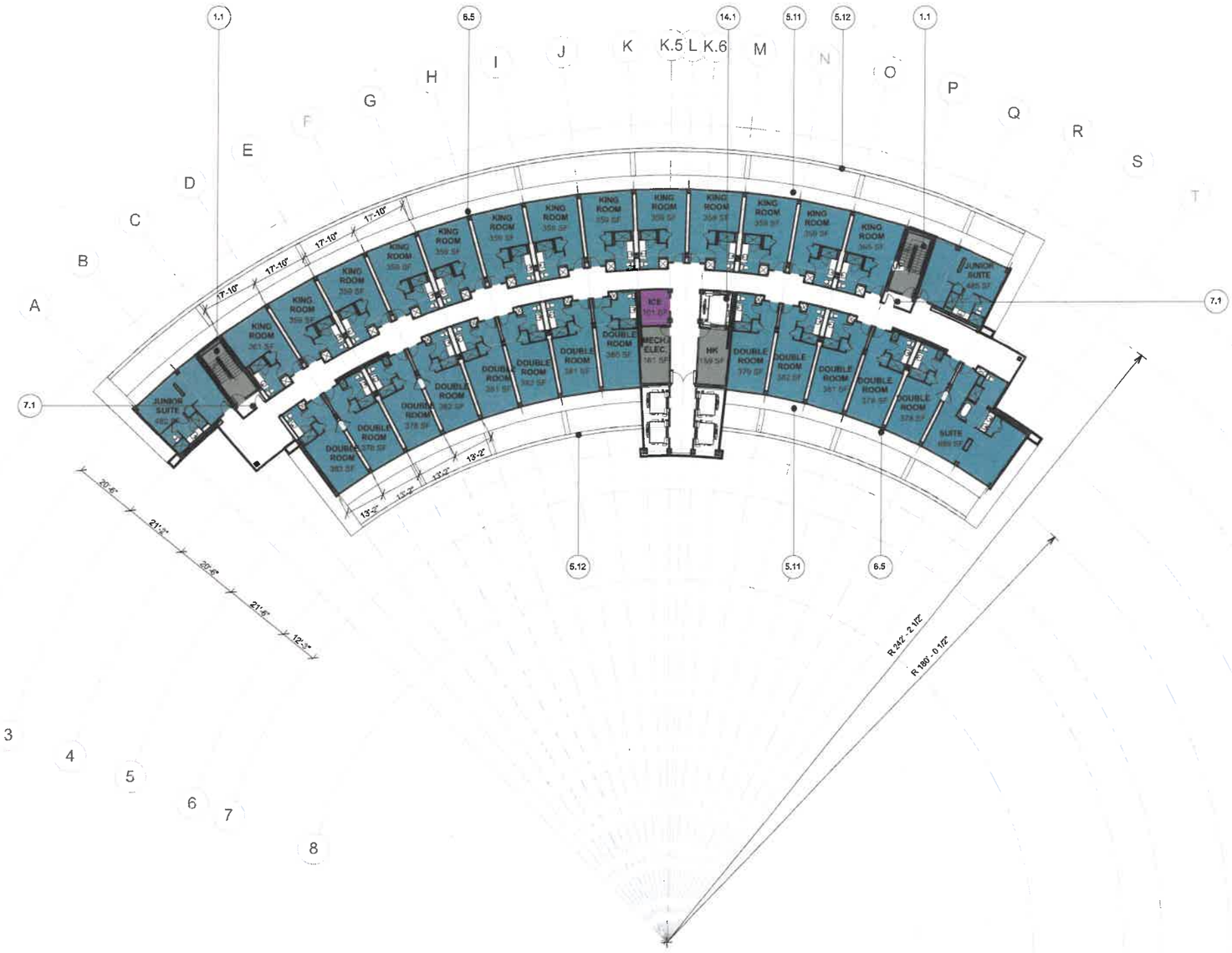

KEYNOTE LEGEND	
1.1	EXIT STAIR WITH HANDRAIL
5.11	METAL FASCIA AND SOFFIT BELOW, TO MATCH METAL PANEL CLADDING
5.12	PAINTED, ARCHITECTURAL GRADE HSS BEAM 'BLADE'
6.5	COLORED, TRANSLUCENT PANEL, "3FORM" CHROMA ATLANTIC MATTE. BALCONY DIVIDERS
7.1	SMOKEPROOF ENCLOSURE
14.1	SERVICE/ FREIGHT ELEVATOR

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DEPARTMENTS

- BACK OF HOUSE
- GUEST AMENITIES
- GUEST ROOMS

0' 10' 20' 40' 80'

Levels 2-9 Plan

The Roseville Hotel and Conference Center

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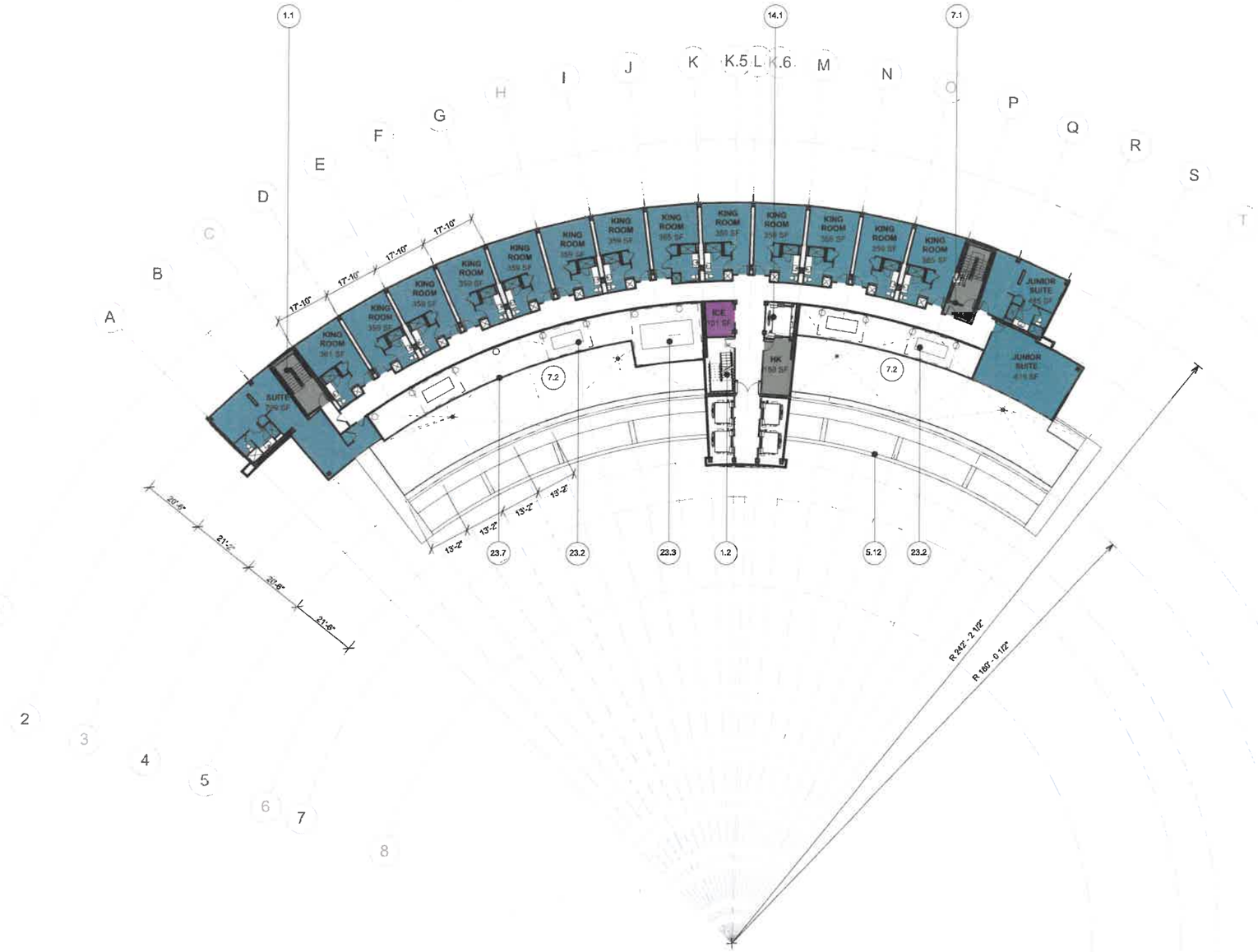

KEYNOTE LEGEND	
1.1	EXIT STAIR WITH HANDRAIL
1.2	STAIRWAY TO ELEVATOR CONTROL ROOM AND ROOF - SEE SHEET A4.15 FOR CONTROL ROOM PLAN
5.12	PAINTED, ARCHITECTURAL GRADE HSS BEAM 'BLADE'
7.1	SMOKEPROOF ENCLOSURE
7.2	FLAT ROOF: HIGH REFLECTIVITY FOR ENERGY EFFICIENCY
14.1	SERVICE/ FREIGHT ELEVATOR
23.2	AIR-HANDLING UNIT, SEE MECH. DRAWINGS
23.3	COOLING TOWER, SEE MECH. DRAWINGS
23.7	MECHANICAL SCREEN FOR AIR-HANDLING UNITS AND COOLING TOWER, APPROX. 10' ABOVE T.O. ROOF. BRACED TUBE STEEL FRAME W/ METAL PANEL SIDING TO MATCH BUILDING

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DEPARTMENTS

- BACK OF HOUSE
- GUEST AMENITIES
- GUEST ROOMS

0' 10' 20' 40' 80'

Level 10 Plan

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The Roseville Hotel and Conference Center

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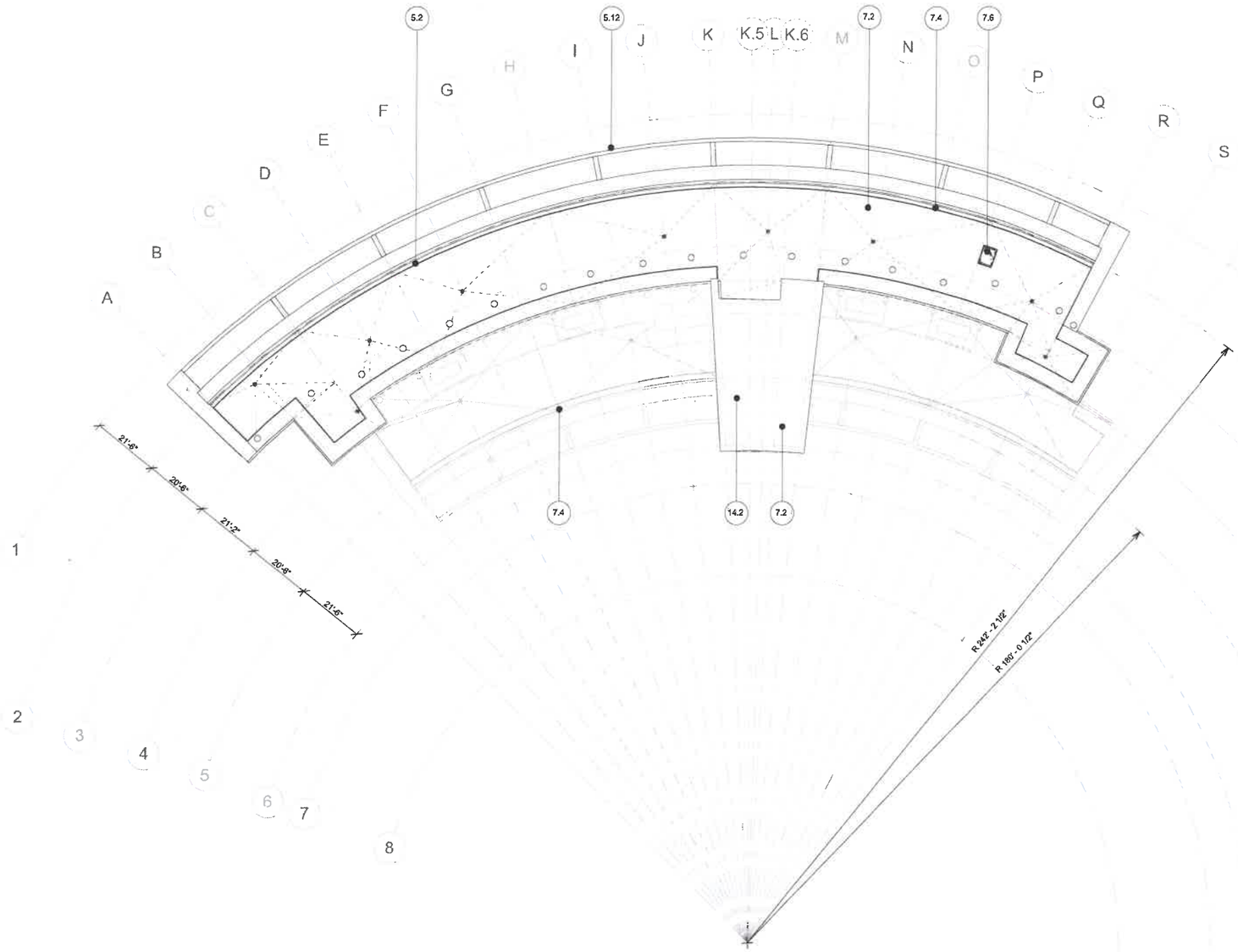

KEYNOTE LEGEND	
5.2	ROOFTOP METAL RAILING FOR BLDG. MAINTENANCE
5.12	PAINTED, ARCHITECTURAL GRADE HSS BEAM 'BLADE'
7.2	FLAT ROOF: HIGH REFLECTIVITY FOR ENERGY EFFICIENCY
7.4	LOCATION OF WINDOW WASHING EQUIPMENT DAVIT TYPICALLY OVER EACH STRUCTURAL COLUMN BELOW
7.6	ROOF HATCH ACCESS
14.2	ELEVATOR OVERRUN

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0' 10' 20' 40' 80'

Roof Plan

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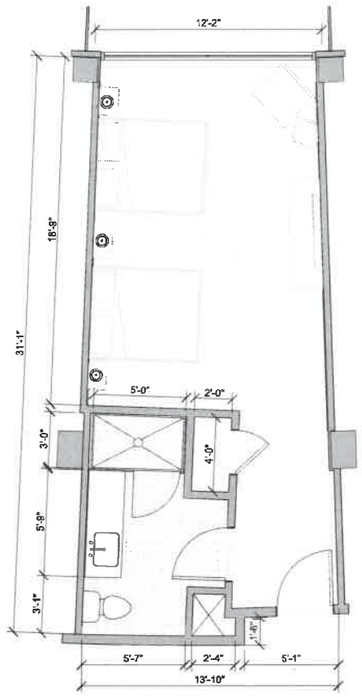
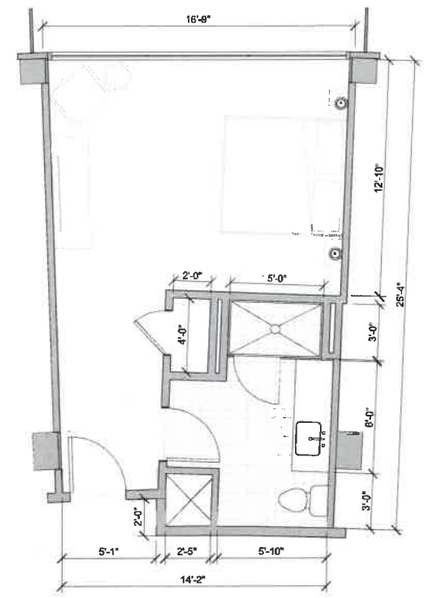


2 TYPICAL UNIT PLAN - DOUBLE



1 TYPICAL UNIT PLAN - KING

Typical Guest Room Plans

0' 2' 4' 8' 16'

The Roseville Hotel and Conference Center

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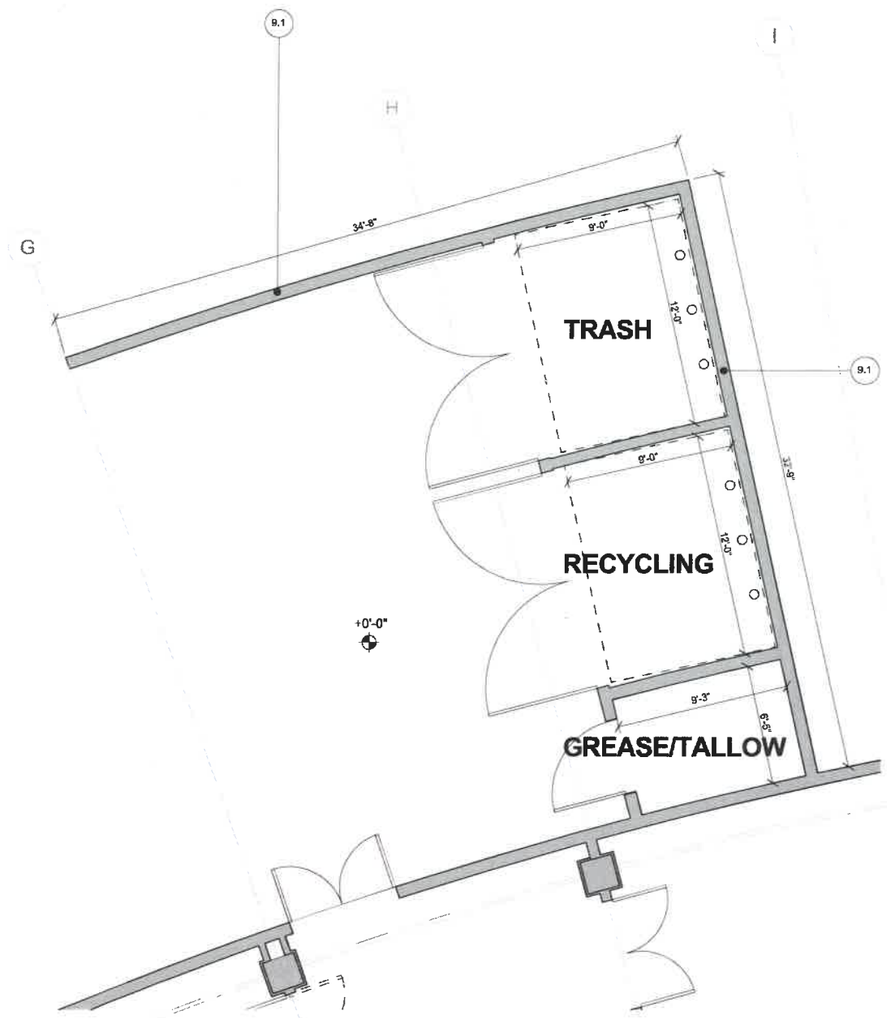
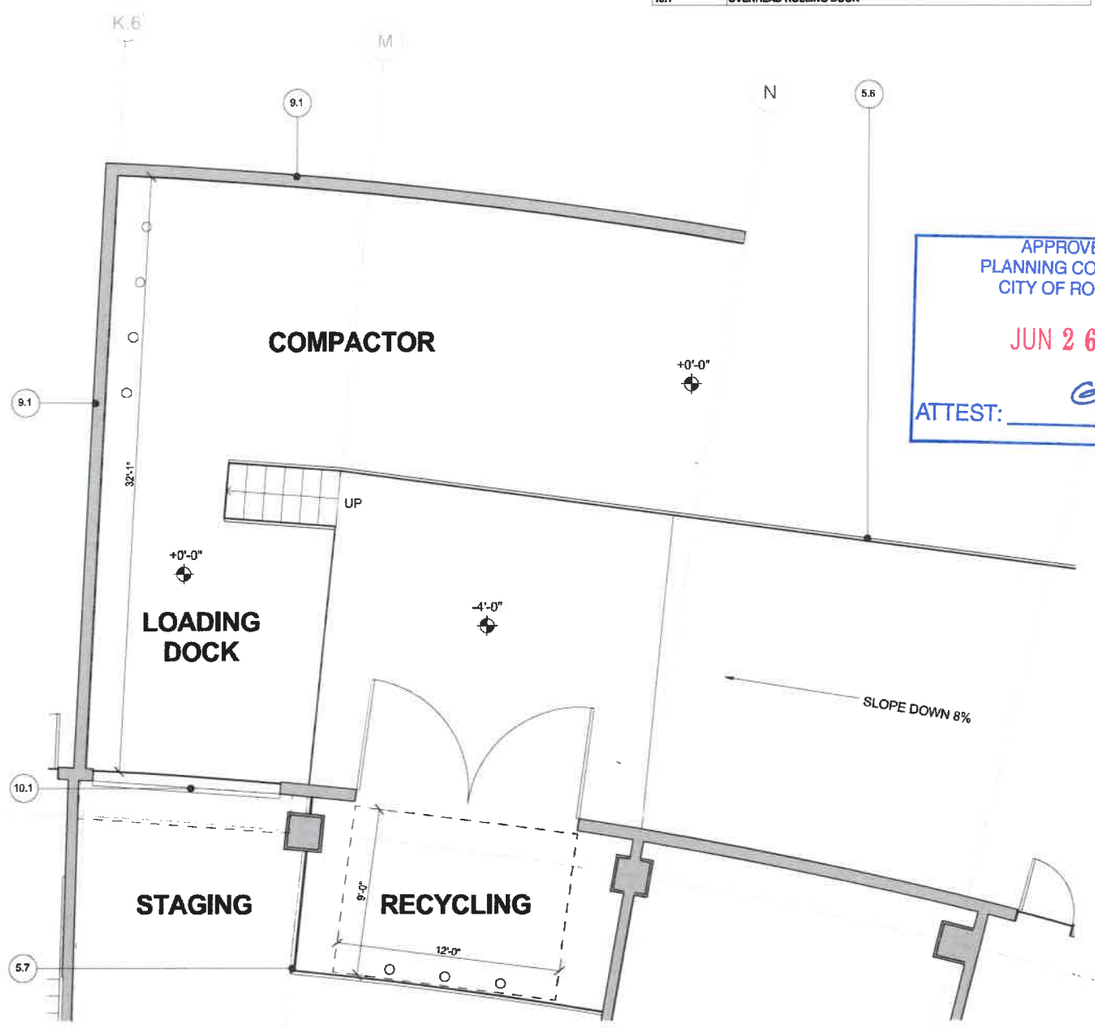
KEYNOTE LEGEND	
5.6	METAL RAILING BETWEEN LEVEL OF COMPACTOR AND RAMP TO LOADING DOCK
5.7	METAL RAILING AT EDGE OF LOWERED RECYCLING AREA
9.1	STUCCO,"DRYVIT" HC-160/KNOXVILLE GRAY/SANDPEBBLE, INTEGRAL STUCCO
10.1	OVERHEAD ROLLING DOOR



2.5

2 Hotel Restaurant Trash Enclosure - Enlarged Plan
1/4" = 1'-0"



1 Hotel Trash Enclosure - Enlarged Plan

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0' 2' 4' 8' 16'

Hotel Trash Enclosures - Enlarged Plans

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The Roseville Hotel and Conference Center

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KEYNOTE LEGEND	
6.15	VERTICAL WOOD SIDING
10.1	OVERHEAD ROLLING DOOR

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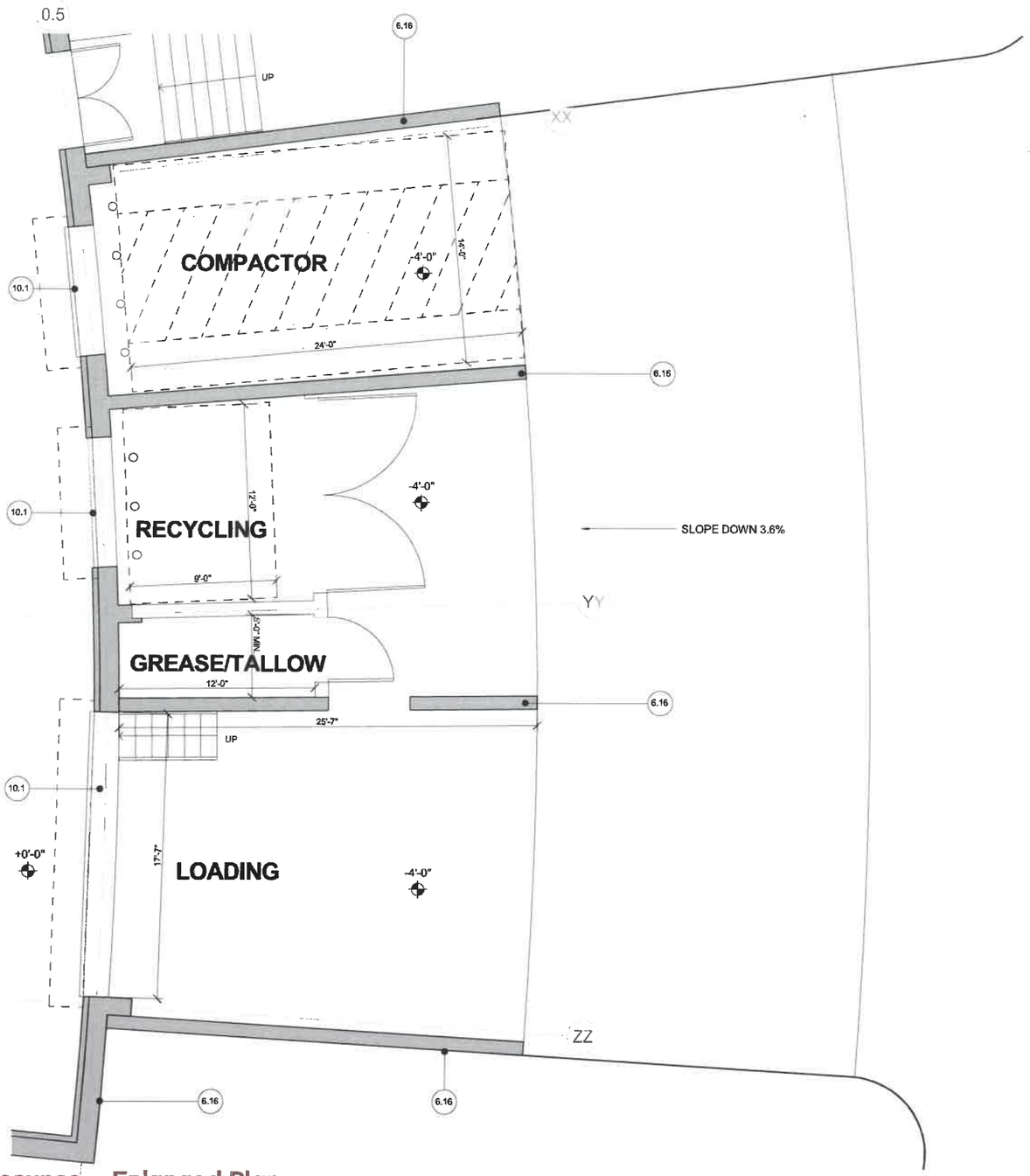

0' 2' 4' 8' 16'

Conf. Center Trash Enclosures - Enlarged Plan

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EXHIBIT

KEYNOTE LEGEND	
1.10	STEEL FRAMED GLASS AND STEEL ENTRANCE CANOPY
3.1	LOW WALL CONCRETE PLANTER FOR OUTDOOR DINING
5.2	ROOFTOP METAL RAILING FOR BLDG. MAINTENANCE
5.8	METAL PANEL CLADDING, "CENTRIA" 179 REGAL WHITE
5.12	PAINTED, ARCHITECTURAL GRADE HSS BEAM 'BLADE'
6.1	POOL SCREEN: 5'-0" TALL COLORED TRANSLUCENT PANEL, 3FORM CHROMA, WITH BRACED TUBE STEEL FRAME
6.4	HIGH PRESSURE LAMINATE PANEL CLADDING, "TRESPA METEON" A 24.4.1/ST STEEL BLUE
6.5	COLORED, TRANSLUCENT PANEL, "3FORM" CHROMA ATLANTIC MATTE, BALCONY DIVIDERS
7.5	STEEL FRAMED SOLID RESTAURANT AND HOTEL ENTRANCE FLAT ROOF
8.4	CURTAIN WALL GLAZING SYSTEM, "PPG" SOLARBAN 60 (2) GLASS + CLEAR GLASS
8.5	STOREFRONT GLAZING SYSTEM
9.1	STUCCO,"DRYVIT" HC-160/KNOXVILLE GRAY/SANDPEBBLE, INTEGRAL STUCCO
23.7	MECHANICAL SCREEN FOR AIR-HANDLING UNITS AND COOLING TOWER, APPROX. 10' ABOVE T.O. ROOF. BRACED TUBE STEEL FRAME W/ METAL PANEL SIDING TO MATCH BUILDING

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0' 8' 16' 32' 64'

Hotel North Elevation

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The Roseville Hotel and Conference Center

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KEYNOTE LEGEND	
1.3	LOADING DOCK / REFUSE CONTAINER SCREEN - STUCCO TO MATCH BUILDING
5.2	ROOFTOP METAL RAILING FOR BLDG. MAINTENANCE
5.8	METAL PANEL CLADDING, "CENTRIA" 179 REGAL WHITE
5.12	PAINTED, ARCHITECTURAL GRADE HSS BEAM 'BLADE'
6.4	HIGH PRESSURE LAMINATE PANEL CLADDING, "TRESPA METEON" A 24.4.1/ST STEEL BLUE
6.5	COLORED, TRANSLUCENT PANEL, "3FORM" CHROMA ATLANTIC MATTE, BALCONY DIVIDERS
8.4	CURTAIN WALL GLAZING SYSTEM, "PPG" SOLARBAN 60 (2) GLASS + CLEAR GLASS
8.5	STOREFRONT GLAZING SYSTEM
8.8	THERMALLY BROKEN, ALUMINUM FRAMED WINDOWS
9.1	STUCCO,"DRYVIT" HC-160/KNOXVILLE GRAY/SANDPEBBLE, INTEGRAL STUCCO
11.1	RAMP DOWN TO LOADING DOCK
14.2	ELEVATOR OVERRUN

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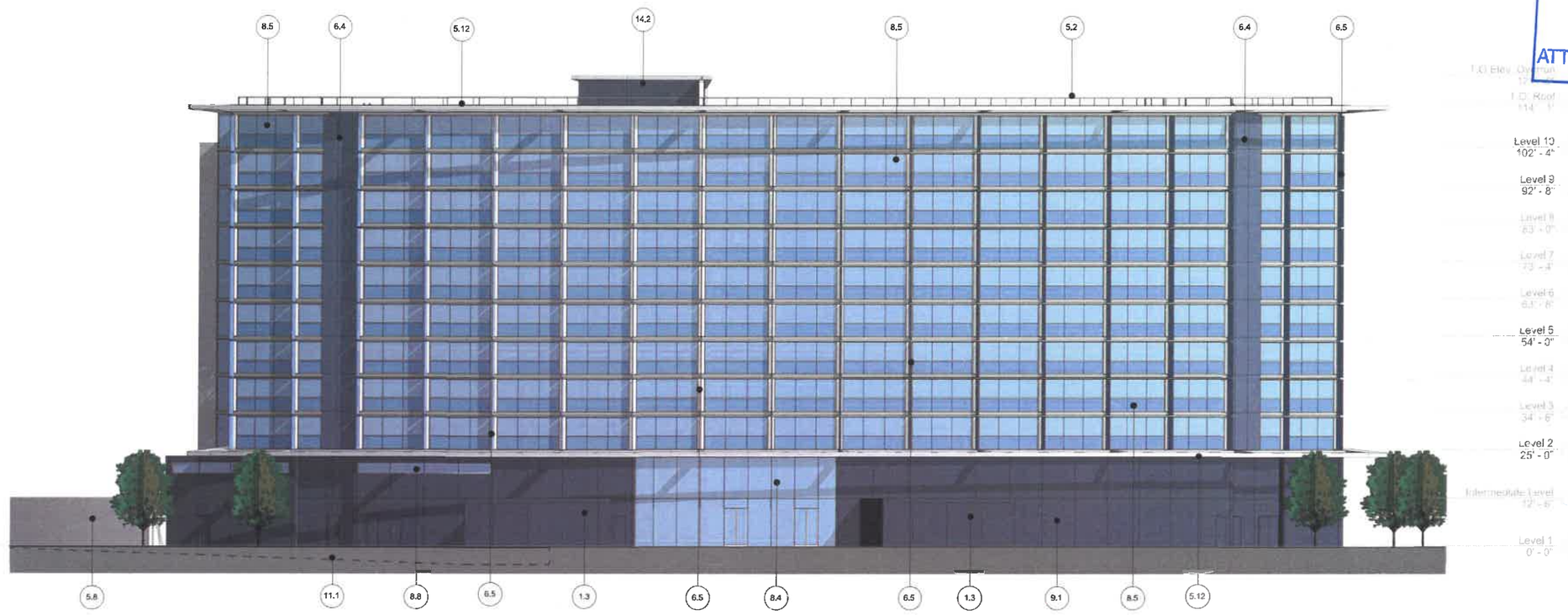

0' 8' 16' 32' 64'

Hotel East Elevation

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The Roseville Hotel and Conference Center

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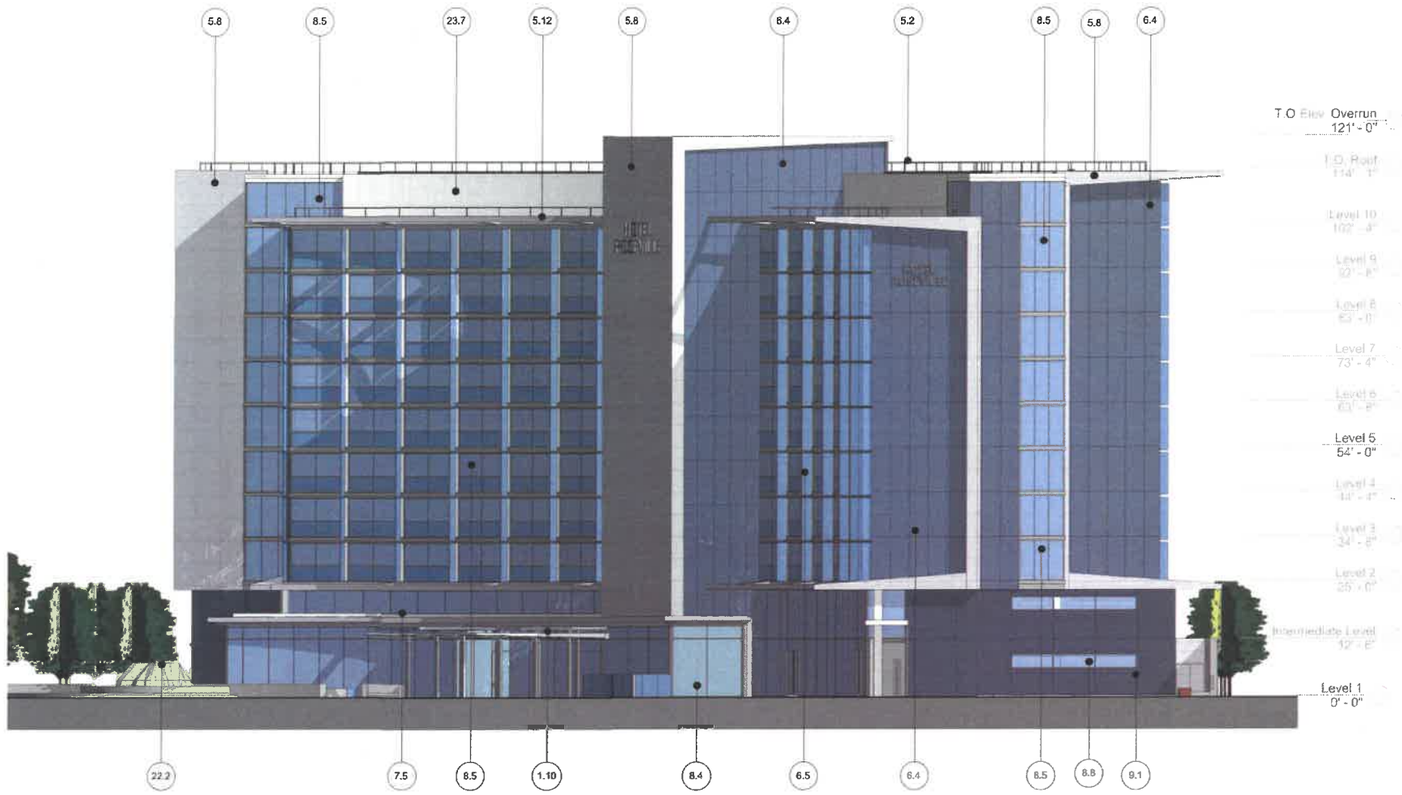
KEYNOTE LEGEND	
1.10	STEEL FRAMED GLASS AND STEEL ENTRANCE CANOPY
5.2	ROOFTOP METAL RAILING FOR BLDG. MAINTENANCE
5.8	METAL PANEL CLADDING, "CENTRIA" 179 REGAL WHITE
5.12	PAINTED, ARCHITECTURAL GRADE HSS BEAM 'BLADE'
6.4	HIGH PRESSURE LAMINATE PANEL CLADDING, "TRESPA METEON" A 24.4.1/ST STEEL BLUE
6.5	COLORED, TRANSLUCENT PANEL, "3FORM" CHROMA ATLANTIC MATTE, BALCONY DIVIDERS
7.5	STEEL FRAMED SOLID RESTAURANT AND HOTEL ENTRANCE FLAT ROOF
8.4	CURTAIN WALL GLAZING SYSTEM, "PPG" SOLARBAN 60 (2) GLASS + CLEAR GLASS
8.5	STOREFRONT GLAZING SYSTEM
8.8	THERMALLY BROKEN, ALUMINUM FRAMED WINDOWS
9.1	STUCCO,"DRYVIT" HC-160/KNOXVILLE GRAY/SANDPEBBLE. INTEGRAL STUCCO
22.2	SCULPTURAL WATER FEATURE AT PLAZA
23.7	MECHANICAL SCREEN FOR AIR-HANDLING UNITS AND COOLING TOWER, APPROX. 10' ABOVE T.O. ROOF. BRACED TUBE STEEL FRAME W/ METAL PANEL SIDING TO MATCH BUILDING



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0' 8' 16' 32' 64'

Hotel South Elevation

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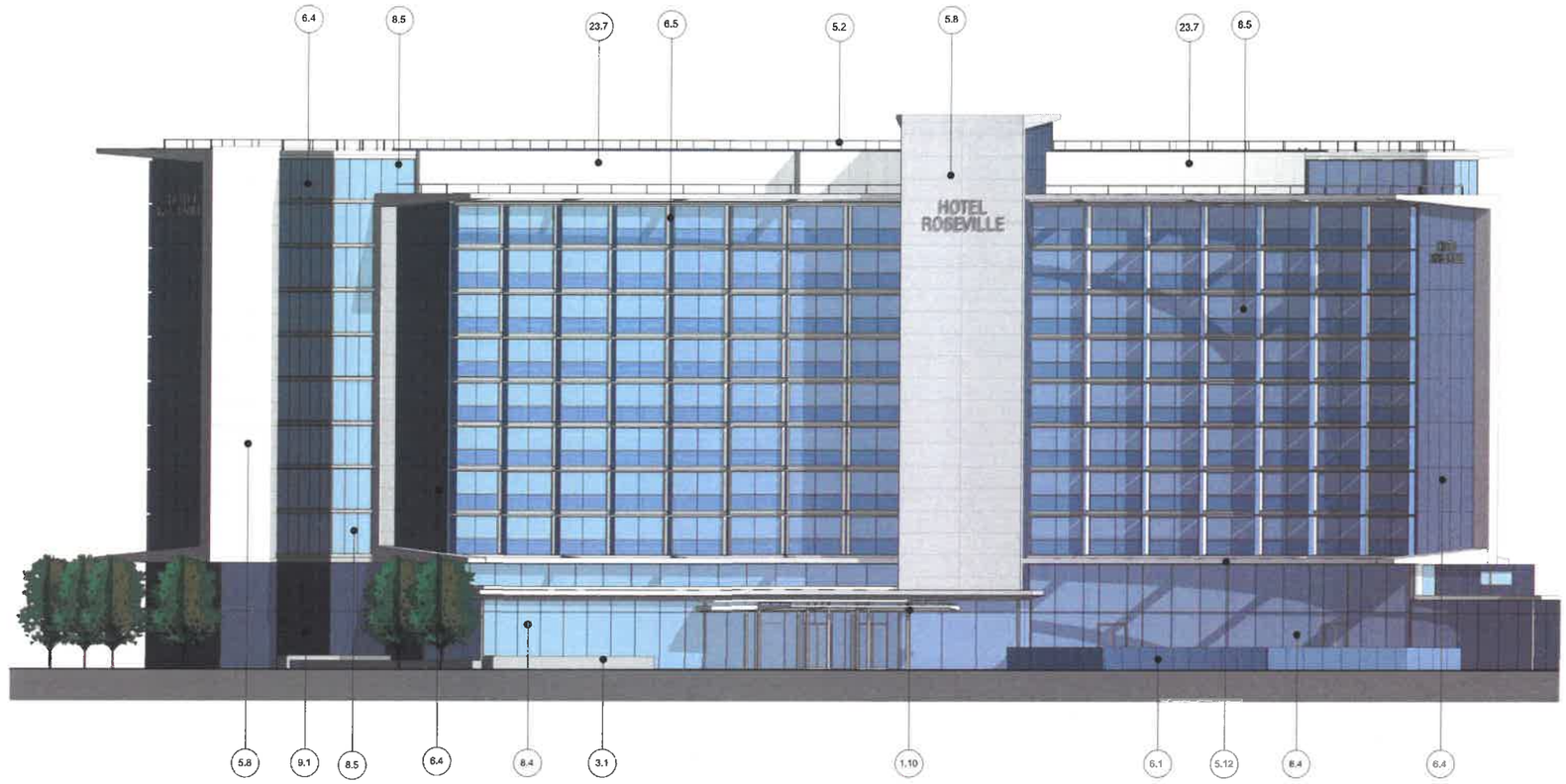
KEYNOTE LEGEND	
1.10	STEEL FRAMED GLASS AND STEEL ENTRANCE CANOPY
3.1	LOW WALL CONCRETE PLANTER FOR OUTDOOR DINING
5.2	ROOFTOP METAL RAILING FOR BLDG. MAINTENANCE
5.8	METAL PANEL CLADDING, "CENTRIA" 179 REGAL WHITE
5.12	PAINTED, ARCHITECTURAL GRADE HSS BEAM 'BLADE'
6.1	POOL SCREEN: 5'-0" TALL COLORED TRANSLUCENT PANEL, 3FORM CHROMA, WITH BRACED TUBE STEEL FRAME
6.4	HIGH PRESSURE LAMINATE PANEL CLADDING, "TRESPA METEON" A 24.4.1/ST STEEL BLUE
6.5	COLORED, TRANSLUCENT PANEL, "3FORM" CHROMA ATLANTIC MATTE, BALCONY DIVIDERS
8.4	CURTAIN WALL GLAZING SYSTEM, "PPG" SOLARBAN 60 (2) GLASS + CLEAR GLASS
8.5	STOREFRONT GLAZING SYSTEM
9.1	STUCCO,"DRYVIT" HC-160/KNOXVILLE GRAY/SANDPEBBLE, INTEGRAL STUCCO
23.7	MECHANICAL SCREEN FOR AIR-HANDLING UNITS AND COOLING TOWER, APPROX. 10' ABOVE T.O. ROOF. BRACED TUBE STEEL FRAME W/ METAL PANEL SIDING TO MATCH BUILDING



T.O Elev. Overrun
121' - 0"
T.O. Roof
114' - 1"
Level 10
102' - 4"
Level 9
92' - 8"
Level 8
83' - 0"
Level 7
73' - 4"
Level 6
63' - 8"
Level 5
54' - 0"
Level 4
44' - 4"
Level 3
34' - 8"
Level 2
25' - 0"
Intermediate Level
12' - 6"
Level 1
0' - 0"

0' 8' 16' 32' 64'

Hotel West Elevation

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The Roseville Hotel and Conference Center

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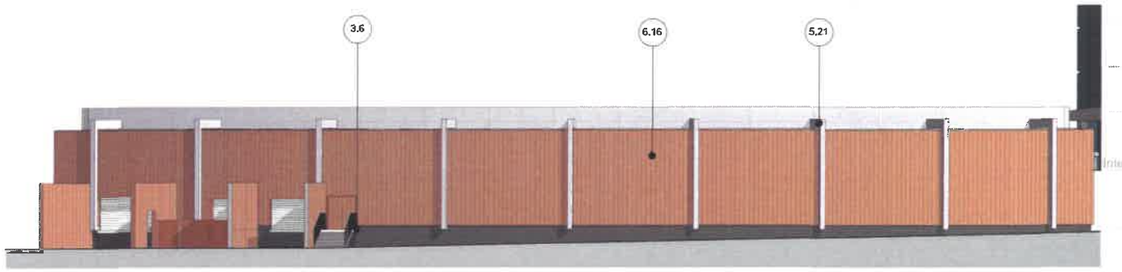
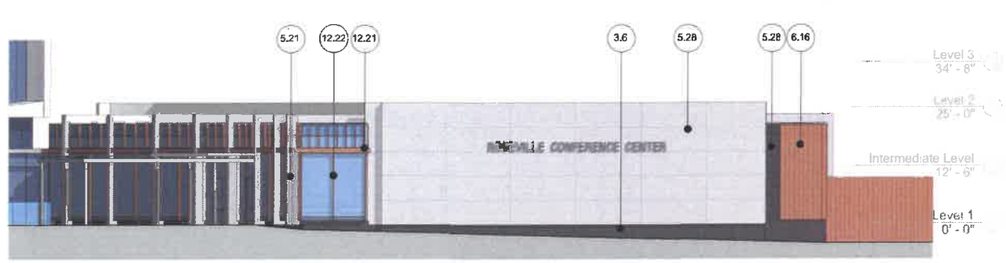
KEYNOTE LEGEND	
1.10	STEEL FRAMED GLASS AND STEEL ENTRANCE CANOPY
1.14	ACCESS BETWEEN HOTEL AND CONFERENCE CENTER
3.6	PAINTED CONCRETE STEM WALL
5.21	METAL CLAD FINS
5.28	DARK METAL PANEL
6.16	VERTICAL WOOD SIDING
8.4	CURTAIN WALL GLAZING SYSTEM, "PPG" SOLARBAN 60 (2) GLASS + CLEAR GLASS
8.10	SPANDREL PANEL
8.18	EXTERIOR BREAK-AWAY TYPE SLIDING DOORS WITHIN CURTAIN WALL SYSTEM
8.21	DOUBLE GLASS OUT-SWINGING ENTRY DOOR
12.21	WOODCLAD SUN SHADE
12.22	DECORATIVE WOOD CLAD PROFILE ATTACHED TO EXTERIOR FACE OF VERTICAL CURTAIN WALL MULLION

1 NORTH ELEVATION CONFERENCE CENTER
1/16" = 1'-0"

2 NORTH-EAST ELEVATION CONFERENCE CENTER
1/16" = 1'-0"



3 SOUTH ELEVATION CONFERENCE CENTER
1/16" = 1'-0"



4 WEST ELEVATION CONFERENCE CENTER
1/16" = 1'-0"

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KEYNOTE LEGEND	
3.1	LOW WALL CONCRETE PLANTER FOR OUTDOOR DINING
5.12	PAINTED, ARCHITECTURAL GRADE HSS BEAM 'BLADE'
8.4	CURTAIN WALL GLAZING SYSTEM, "PPG" SOLARBAN 60 (2) GLASS + CLEAR GLASS
8.5	STOREFRONT GLAZING SYSTEM
9.1	STUCCO,"DRYVIT" HC-160/KNOXVILLE GRAY/SANDPEBBLE, INTEGRAL STUCCO

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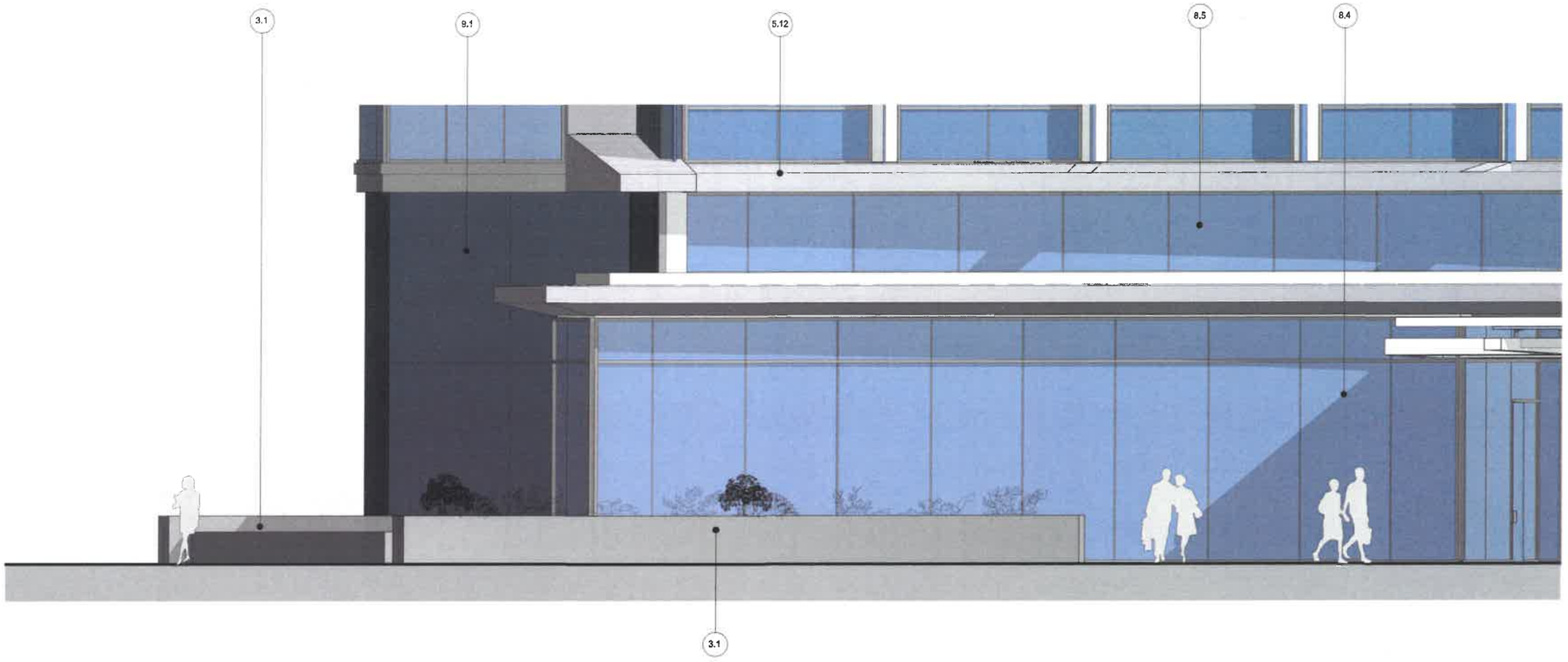

0' 2' 4' 8' 16'

Restaurant Outdoor Dining Area

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The Roseville Hotel and Conference Center

16 May 2014

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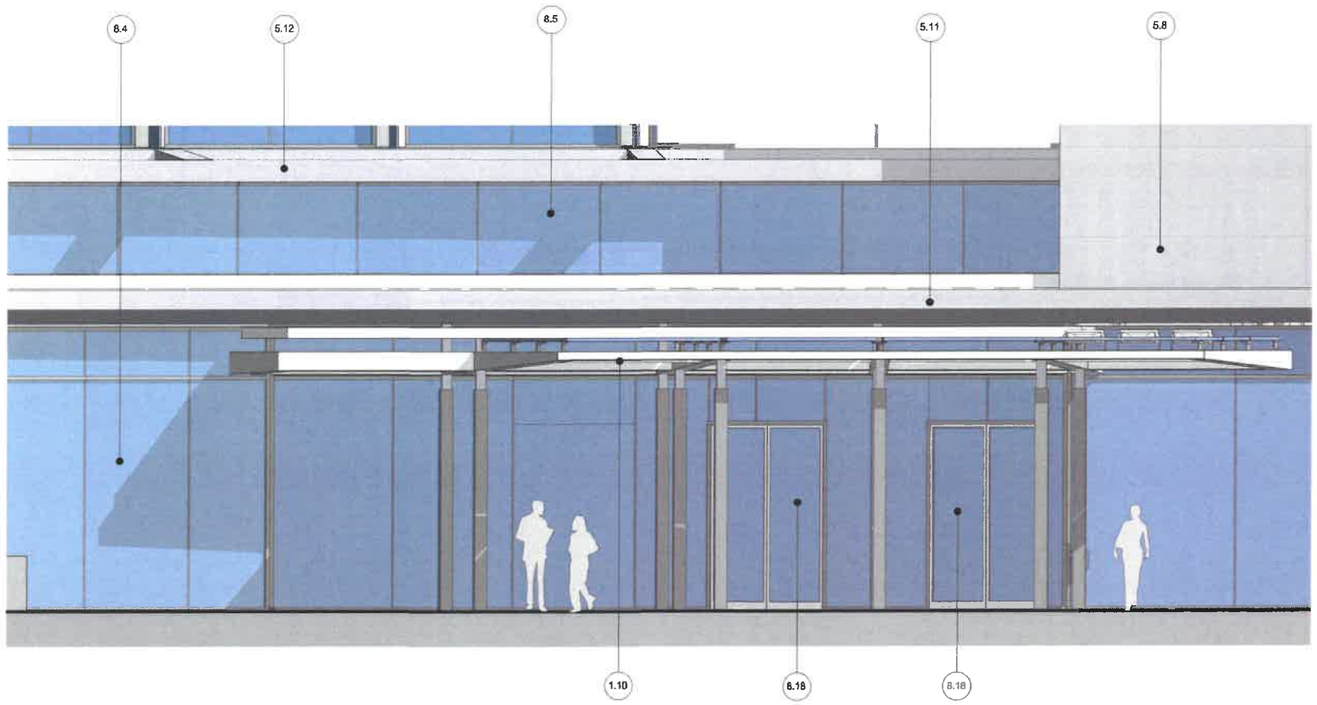
FILE COPY

KEYNOTE LEGEND	
1.10	STEEL FRAMED GLASS AND STEEL ENTRANCE CANOPY
5.8	METAL PANEL CLADDING, "CENTRIA" 178 REGAL WHITE
5.11	METAL FASCIA AND SOFFIT BELOW, TO MATCH METAL PANEL CLADDING
5.12	PAINTED, ARCHITECTURAL GRADE HSS BEAM 'BLADE'
8.4	CURTAIN WALL GLAZING SYSTEM, "PPG" SOLARBAN 60 (2) GLASS + CLEAR GLASS
8.5	STOREFRONT GLAZING SYSTEM
8.18	EXTERIOR BREAK-AWAY TYPE SLIDING DOORS WITHIN CURTAIN WALL SYSTEM

APPROVED BY:
PLANNING COMMISSION
CITY OF ROSEVILLE

JUN 26 2014

ATTEST: _____



0' 2' 4' 8' 16'

Hotel Main Entrance

Major Project Permit Application Resubmittal

The Roseville Hotel and Conference Center

16 May 2014

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ARCHITECTURE + PLANNING + INTERIORS

COMMISSION
TY OF ROSEVILLE
6 2014
ATTEST:

Hotel Main Entrance with Pool Area in Background

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KEYNOTE LEGEND	
5.12	PAINTED, ARCHITECTURAL GRADE HSS BEAM 'BLADE'
6.1	POOL SCREEN: 5'-0" TALL COLORED TRANSLUCENT PANEL, 3FORM CHROMA, WITH BRACED TUBE STEEL FRAME
6.4	HIGH PRESSURE LAMINATE PANEL CLADDING, "TRESPA METEON" A 24.4.1/ST STEEL BLUE
8.4	CURTAIN WALL GLAZING SYSTEM, "PPG" SOLARBAN 60 (2) GLASS + CLEAR GLASS
8.5	STOREFRONT GLAZING SYSTEM
8.18	EXTERIOR BREAK-AWAY TYPE SLIDING DOORS WITHIN CURTAIN WALL SYSTEM

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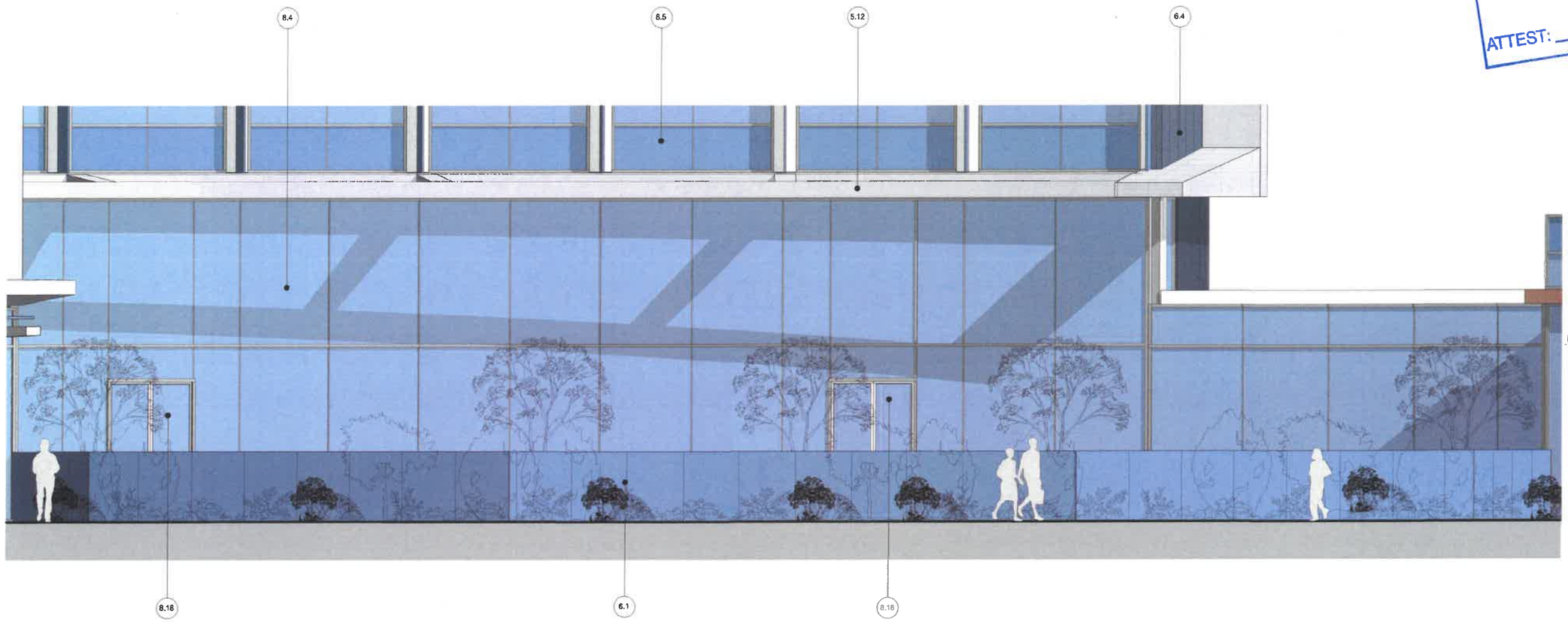

0' 2' 4' 8' 16'

Pool Area

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KEYNOTE LEGEND	
5.12	PAINTED, ARCHITECTURAL GRADE HSS BEAM 'BLADE'
8.4	CURTAIN WALL GLAZING SYSTEM, "PPG" SOLARBAN 60 (2) GLASS + CLEAR GLASS
8.18	EXTERIOR BREAK-AWAY TYPE SLIDING DOORS WITHIN CURTAIN WALL SYSTEM
9.1	STUCCO,"DRYVIT" HC-160/KNOXVILLE GRAY/SANDPEBBLE, INTEGRAL STUCCO

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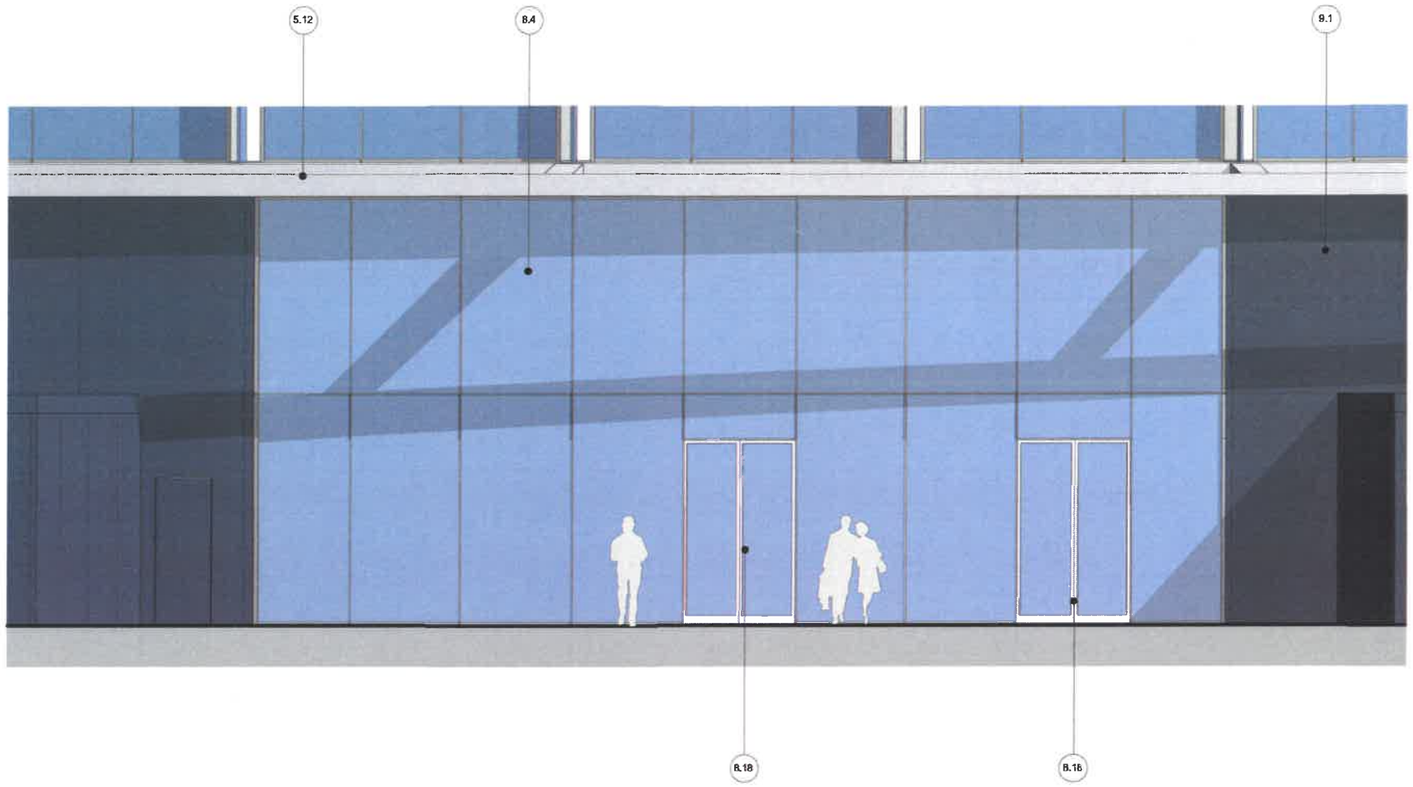

0' 2' 4' 8' 16'

Hotel East Entrance

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Hotel East Entrance

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KEYNOTE LEGEND	
1.10	STEEL FRAMED GLASS AND STEEL ENTRANCE CANOPY
5.21	METAL CLAD FINS
8.4	CURTAIN WALL GLAZING SYSTEM, "PPG" SOLARBAN 60 (2) GLASS + CLEAR GLASS
8.10	SPANDREL PANEL
8.21	DOUBLE GLASS OUT-SWINGING ENTRY DOOR
12.21	WOODCLAD SUN SHADE
12.22	DECORATIVE WOOD CLAD PROFILE ATTACHED TO EXTERIOR FACE OF VERTICAL CURTAIN WALL MULLION

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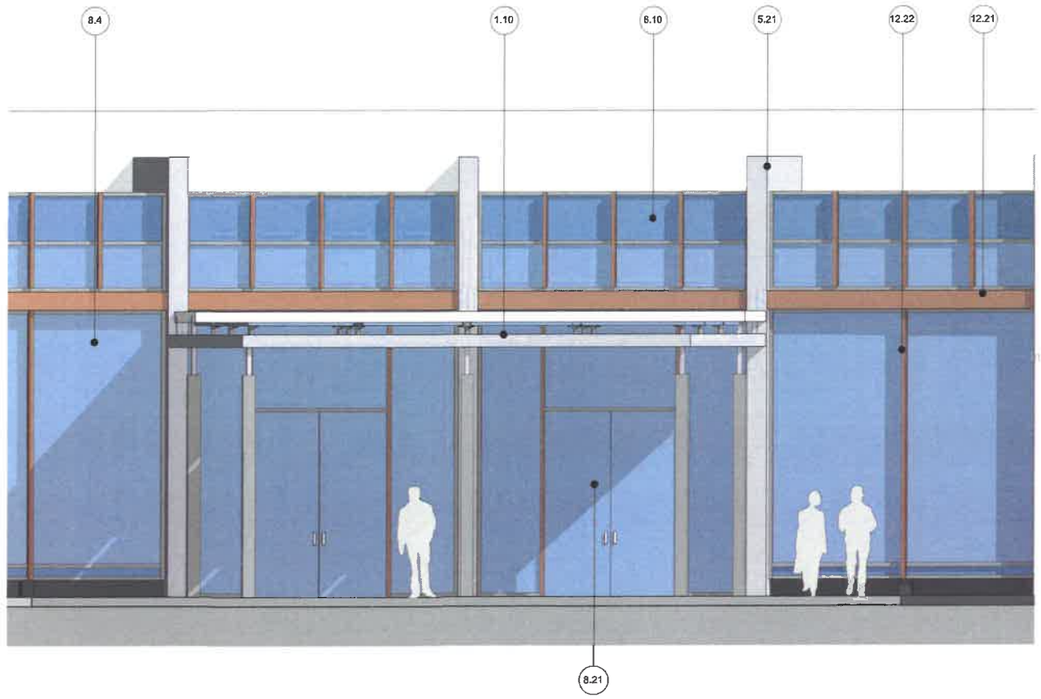

0' 2' 4' 8' 16'

Conference Center Entrance

Major Project Permit Application Resubmittal

The Roseville Hotel and Conference Center

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KEYNOTE LEGEND	
5.8	METAL PANEL CLADDING, "CENTRIA" 179 REGAL WHITE
8.1	METAL PANEL CLAD DOOR TO MATCH HOTEL

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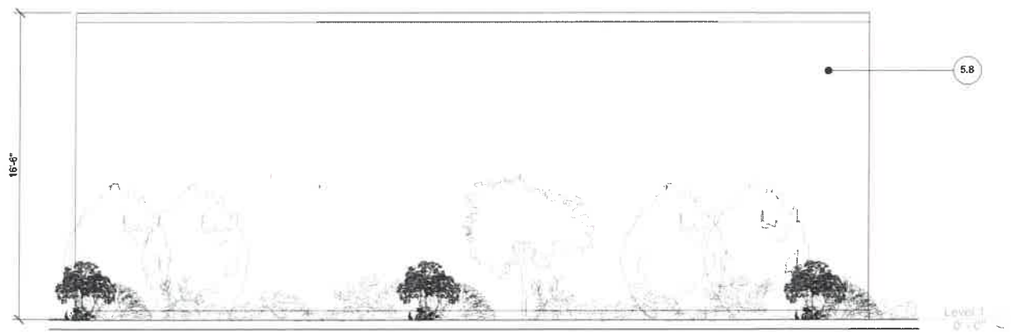
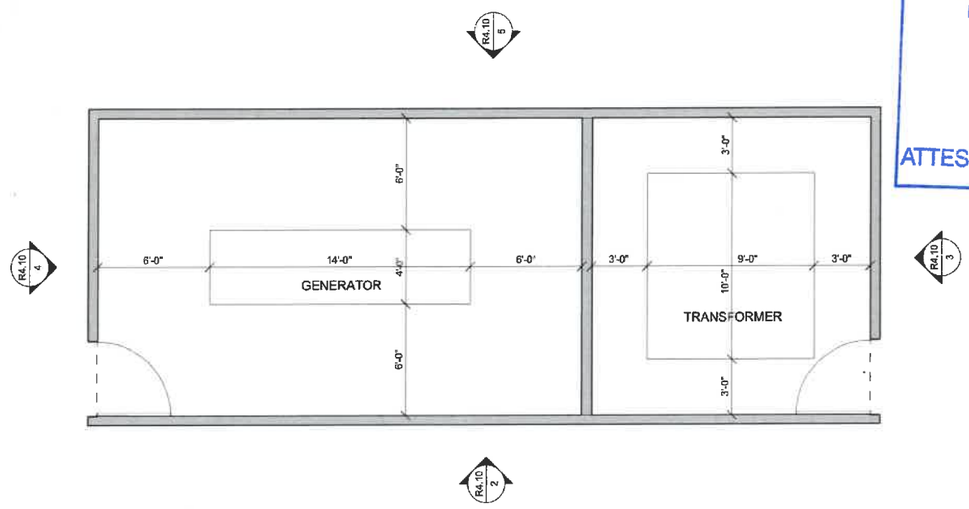
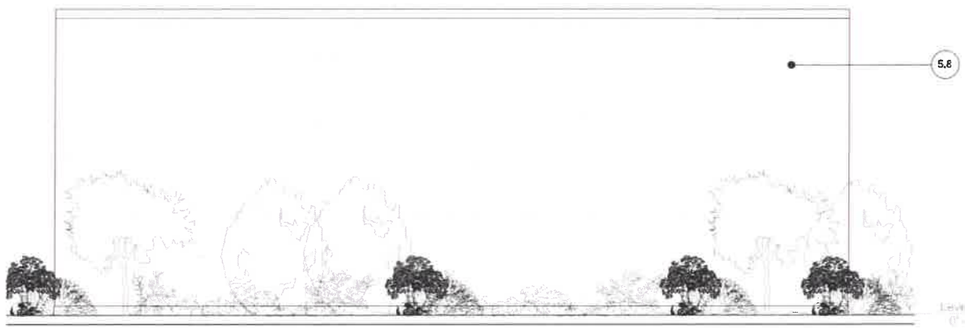
ATTEST:



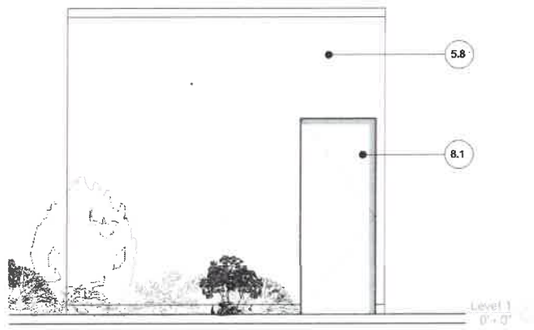
2 Generator Elevation A



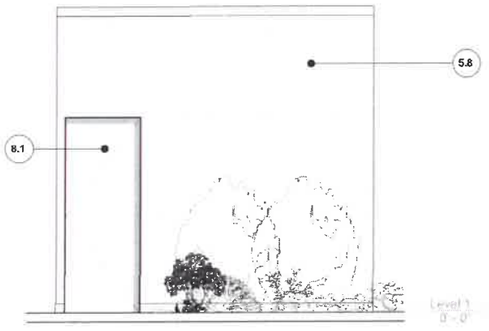
1 Generator - Enlarged Plan



5 Generator Elevation D



4 Generator Elevation C



3 Generator Elevation B

0' 2' 4' 8' 16'

Generator - Enlarged Plan + Elevations

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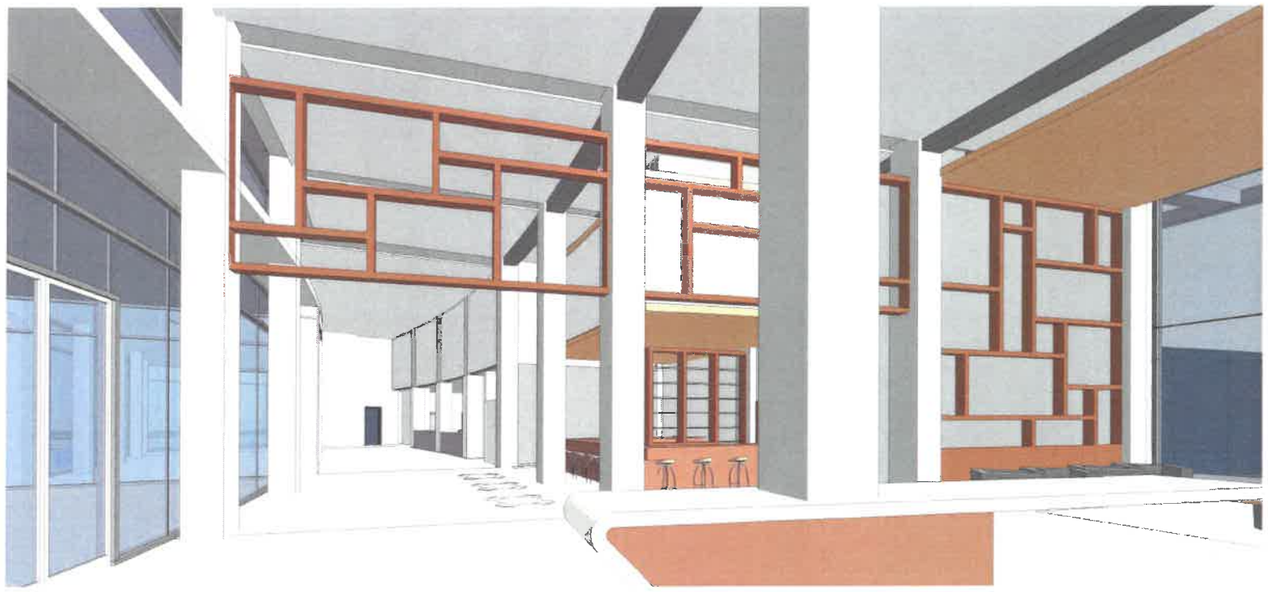

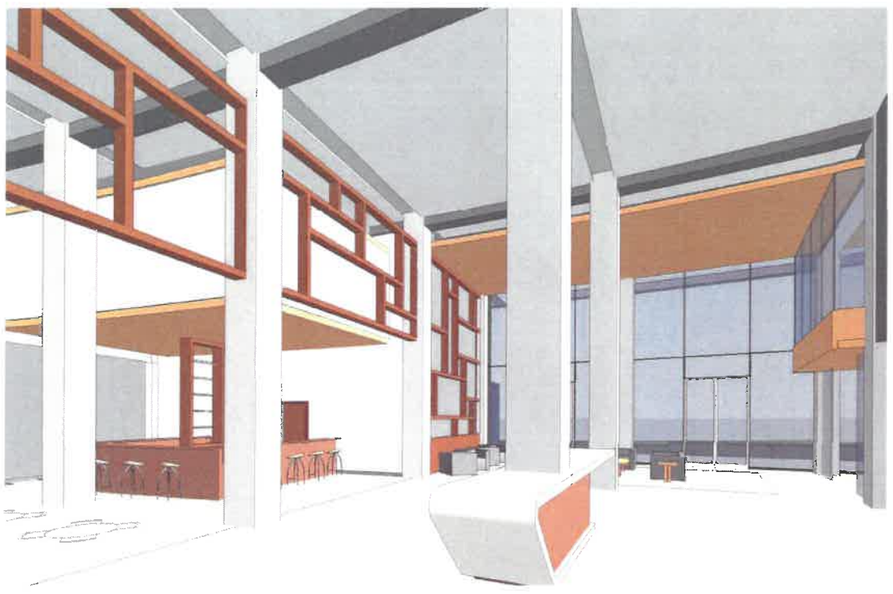

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EXHIBIT

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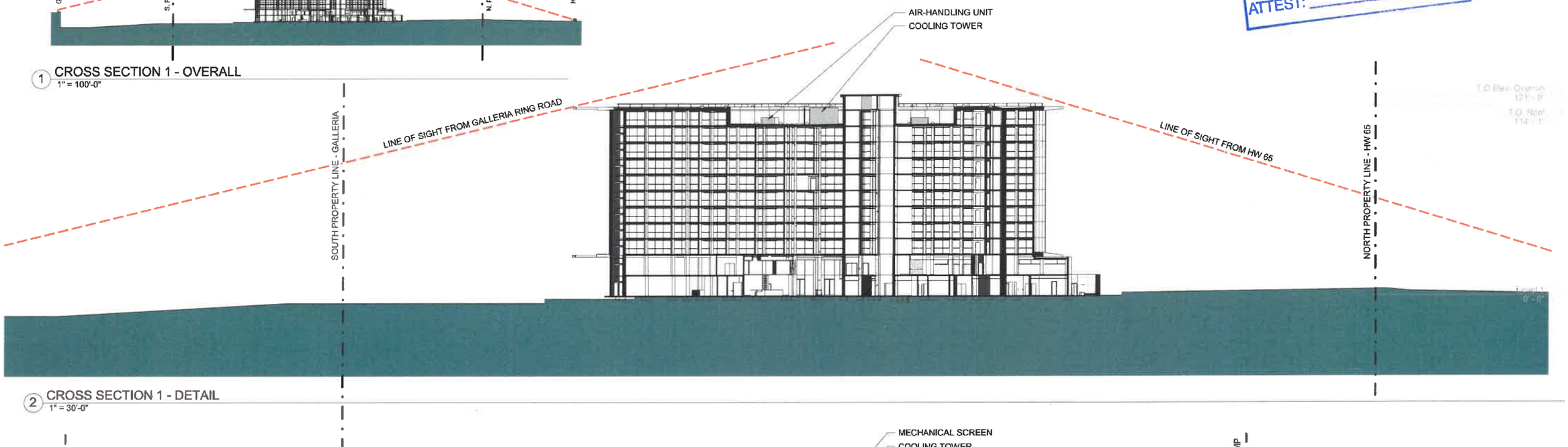
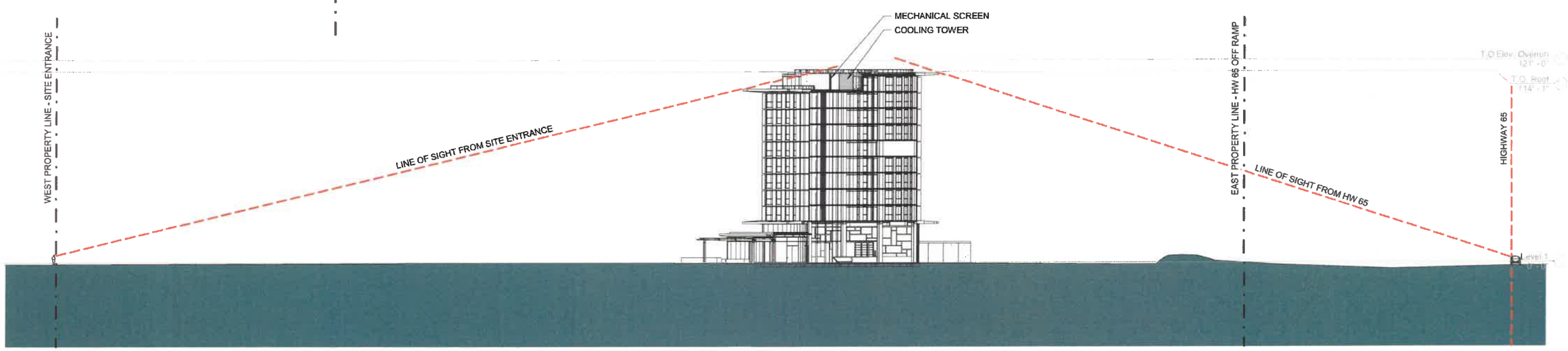
JUN 26 2014
ATTEST:

1 CROSS SECTION 1 - OVERALL
1" = 100'-0"



2 CROSS SECTION 1 - DETAIL
1" = 30'-0"



3 CROSS SECTION 2
1" = 30'-0"

Site Sections - Line of Sight Diagrams

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The Roseville Hotel and Conference Center

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ATTEST: GM

Architectural Rendering - Evening View (Lighting Concept)

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The Roseville Hotel and Conference Center

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R6.01

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ATTEST:

Architectural Rendering - Aerial View

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R6.02

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ATTEST:

Architectural Rendering - Entry View

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R6.03

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Architectural Rendering - Highway View

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R6.04

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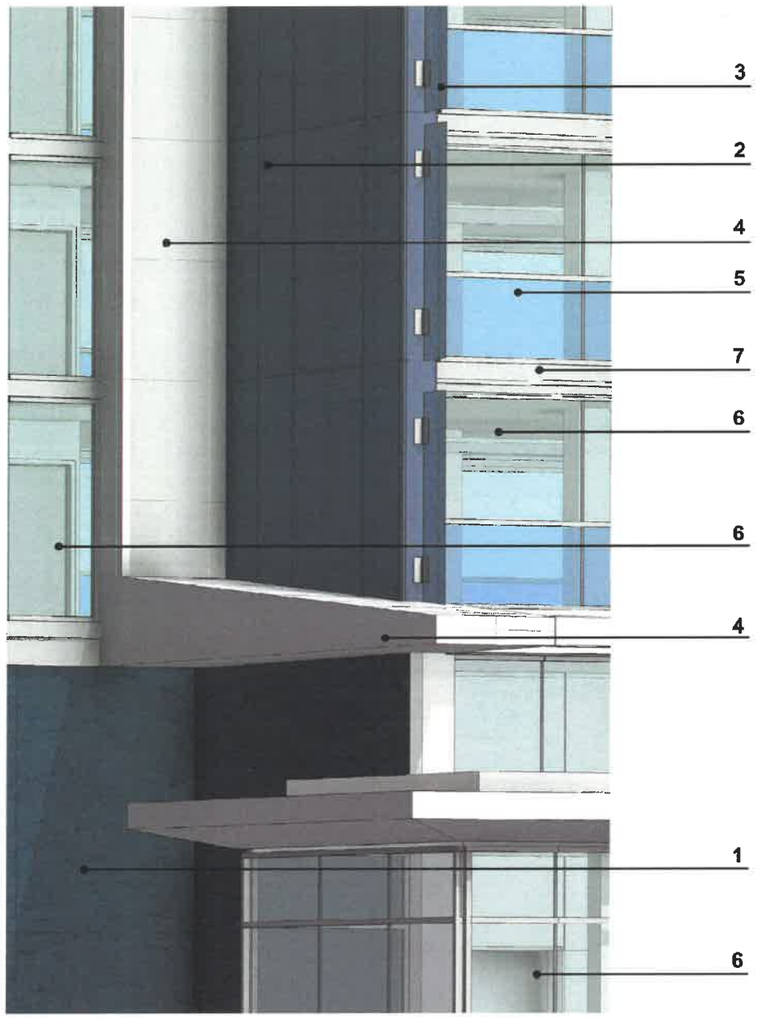
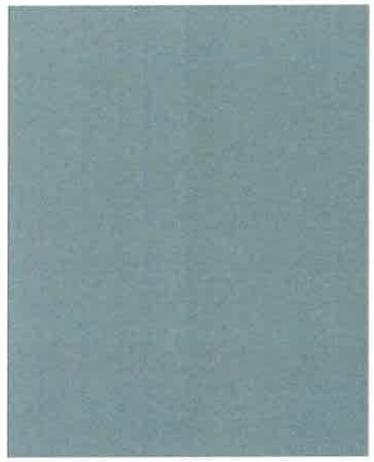


1// STUCCO - "DRYVIT" HC-160/KNOXVILLE GRAY/ SANDPEBBLE *

2// "TRESPA METEON" - A 24.4.1/ST STEEL BLUE *



3// "3FORM" - ATLANTIC MATTE *

4// "CENTRIA" - 179 REGAL WHITE *

5// "PPG" - SOLARBLUE GLASS + CLEAR GLASS *

6// "PPG" - SOLARBAN 60 (2) STARPHIRE GLASS *

7// "CENTRIA" - 9989 PLATINUM *

***Or similar approved.**

FILE COPY

EXHIBIT J

DEVELOPER/APPLICANT
CITY OF ROSEVILLE
311 VERNON STREET
ROSEVILLE, CA 95678
CONTACT: MIKE ISOM

ENGINEER
MORTON & PITALO, INC.
75 IRON POINT CIRCLE
SUITE 120
FOLSOM, CA 95630
CONTACT: GREG BARDINI

ASSESSOR'S PARCEL NO.
363-011-012
PROPOSED PARCEL 2

AREA
11.0± AC.

EXISTING ZONING
CC/SA-NC

PROPOSED ZONING
CC/SA-NC

SCHOOLS
ROSEVILLE JOINT UNION
HIGH SCHOOL DISTRICT
ROSEVILLE CITY SCHOOL DISTRICT

GAS
PACIFIC GAS & ELECTRIC

TELEPHONE
SUREWEST TELEPHONE

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

FLOOD ZONE
ZONE X
PANEL 06061C0477G (NOVEMBER 21, 2001)

NO. OF EXISTING PARCELS
1 PARCEL

NO. OF PROPOSED PARCELS
1 PARCEL

ESTIMATED FLOOR AREA

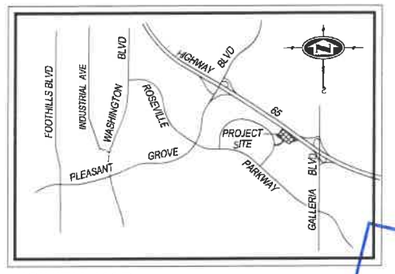
LEVEL	AREA (SF)
1ST	19,059
MEZZANINE	10,230
2ND	16,454
3RD	16,454
4TH	16,454
5TH	16,454
6TH	16,454
7TH	16,454
8TH	16,454
9TH	16,454
10TH	16,454
TOTAL	175,009

MAXIMUM HEIGHTS
MAXIMUM HEIGHT TO ROOF EDGE: 122'-0"

PARKING TABLE SOURCE: FEHR & PEERS, 2014

PARKING GENERATOR	PHASE I CONFERENCE CENTER (20,000 SQ. FT)	
	AVERAGE LARGE EVENT (325-PERSON LOCAL EVENT)	MAXIMUM EVENT (500-PERSON LOCAL EVENT)
CONFERENCE GUEST[1]	257	396
CONFERENCE EMPLOYEES[2]	41	41
HOTEL[3]	250	250
TOTAL	548	687
SUPPLY	535	535
EXCESS SUPPLY	<13>	<152>

NOTE:
1. ASSUMES 95 PERCENT OF GUESTS DRIVE TO/FROM THE SITE WITH AN AVERAGE VEHICLE OCCUPANCY OF 1.2.
2. ASSUMES 90 PERCENT OF EMPLOYEES DRIVE TO/FROM THE SITE WITH AN AVERAGE VEHICLE OCCUPANCY OF 1.1.
3. BASED ON CITY CODE REQUIREMENT OF ONE SPACE PER ROOM. THIS REQUIREMENT ALSO PROVIDES FOR THE PARKING NEEDS FOR AN ON-SITE RESTAURANT.



VICINITY MAP
N.T.S.

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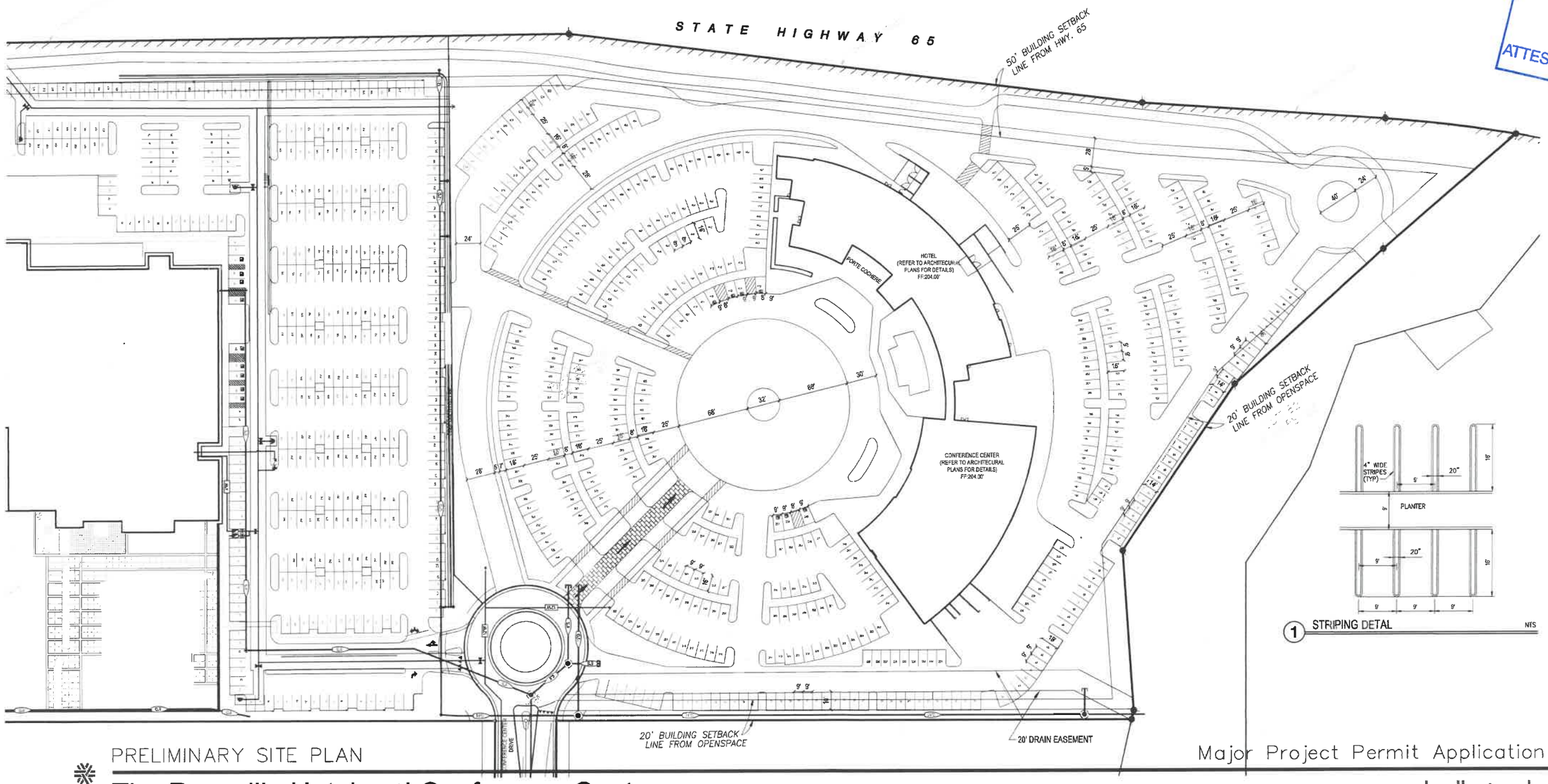
ATTEST:



1 STRIPING DETAL NTS

GRAPHIC SCALE
50 25 0 50 100
1 in = 50 ft

PRELIMINARY SITE PLAN

The Roseville Hotel and Conference Center

March 2014

C-1.01

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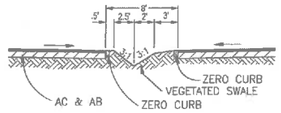
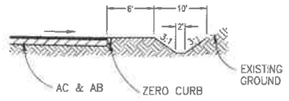
EXHIBIT K

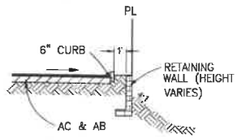
CUT= 23,219 CY
FILL= 54,301 CY
NET FILL= 31,082 CY
RAW EARTHWORK



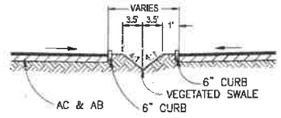
A SECTION A NTS
WATER QUALITY SWALE



B SECTION B NTS
WATER QUALITY SWALE



C SECTION C NTS
WATER QUALITY SWALE



D SECTION D NTS
WATER QUALITY SWALE

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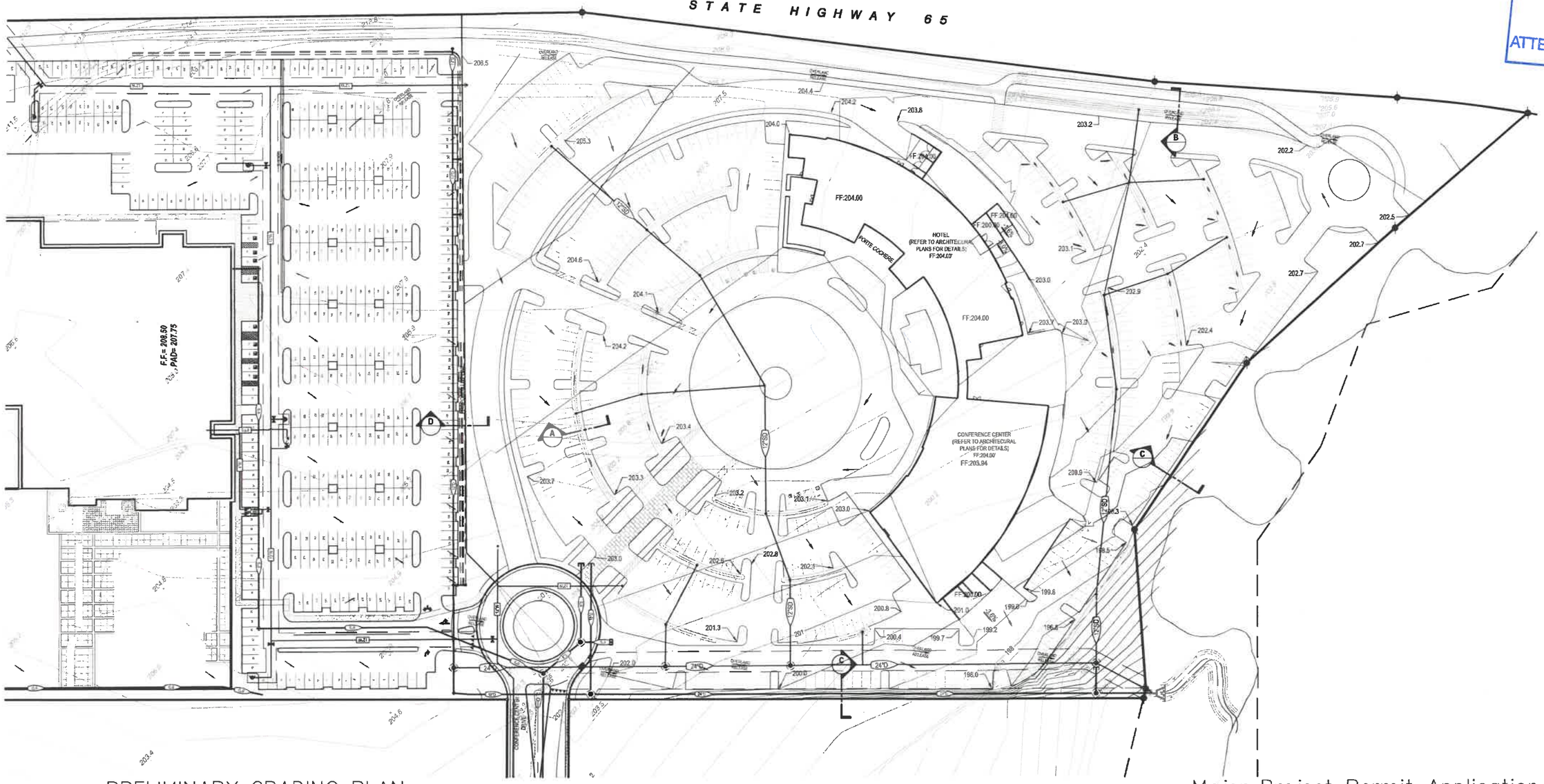

PRELIMINARY GRADING PLAN

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The Roseville Hotel and Conference Center

March 2014

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EXHIBIT I

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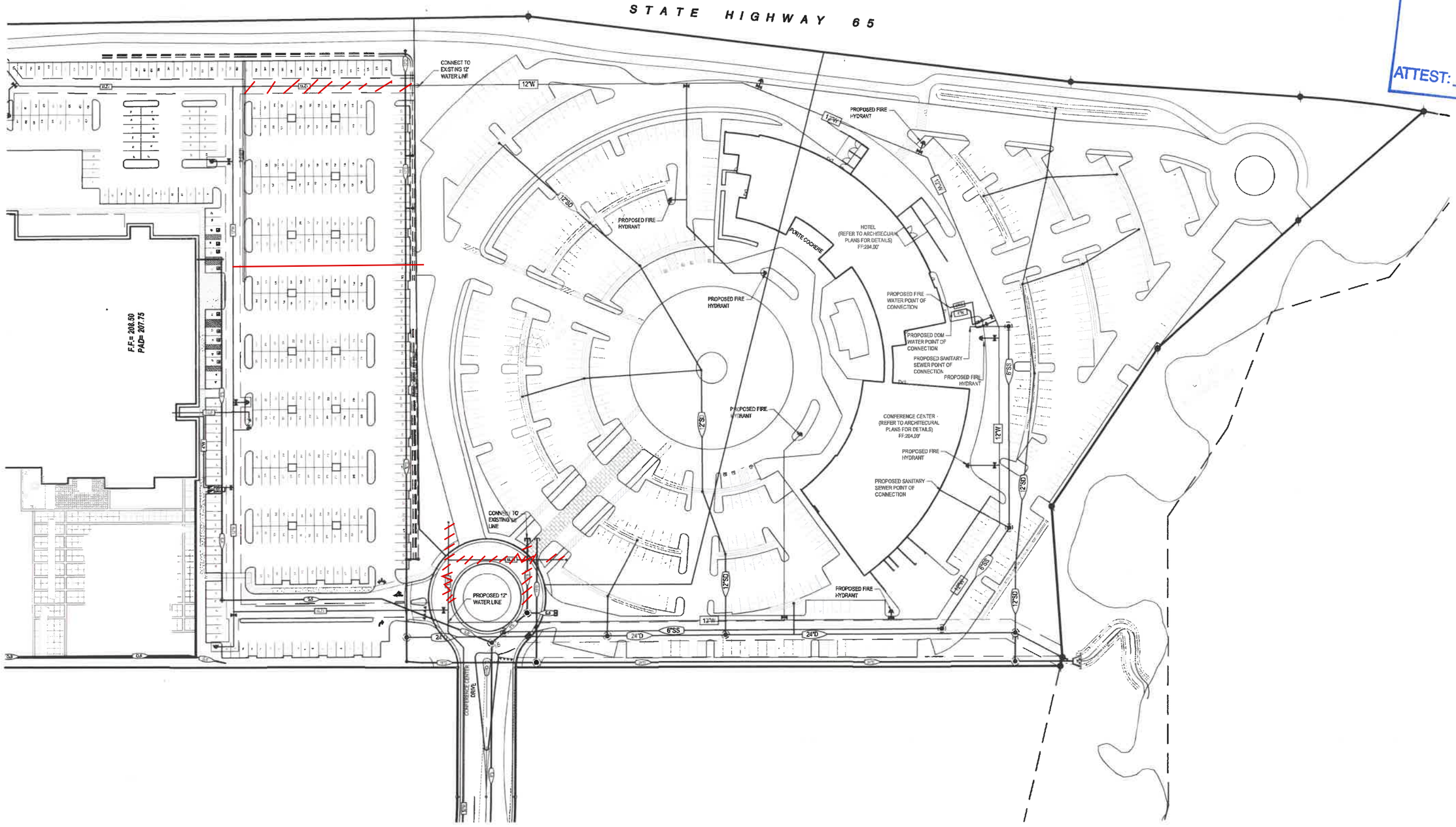

GRAPHIC SCALE
50 25 0 50 100
1 in = 50 ft

PRELIMINARY UTILITY PLAN

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C1.03

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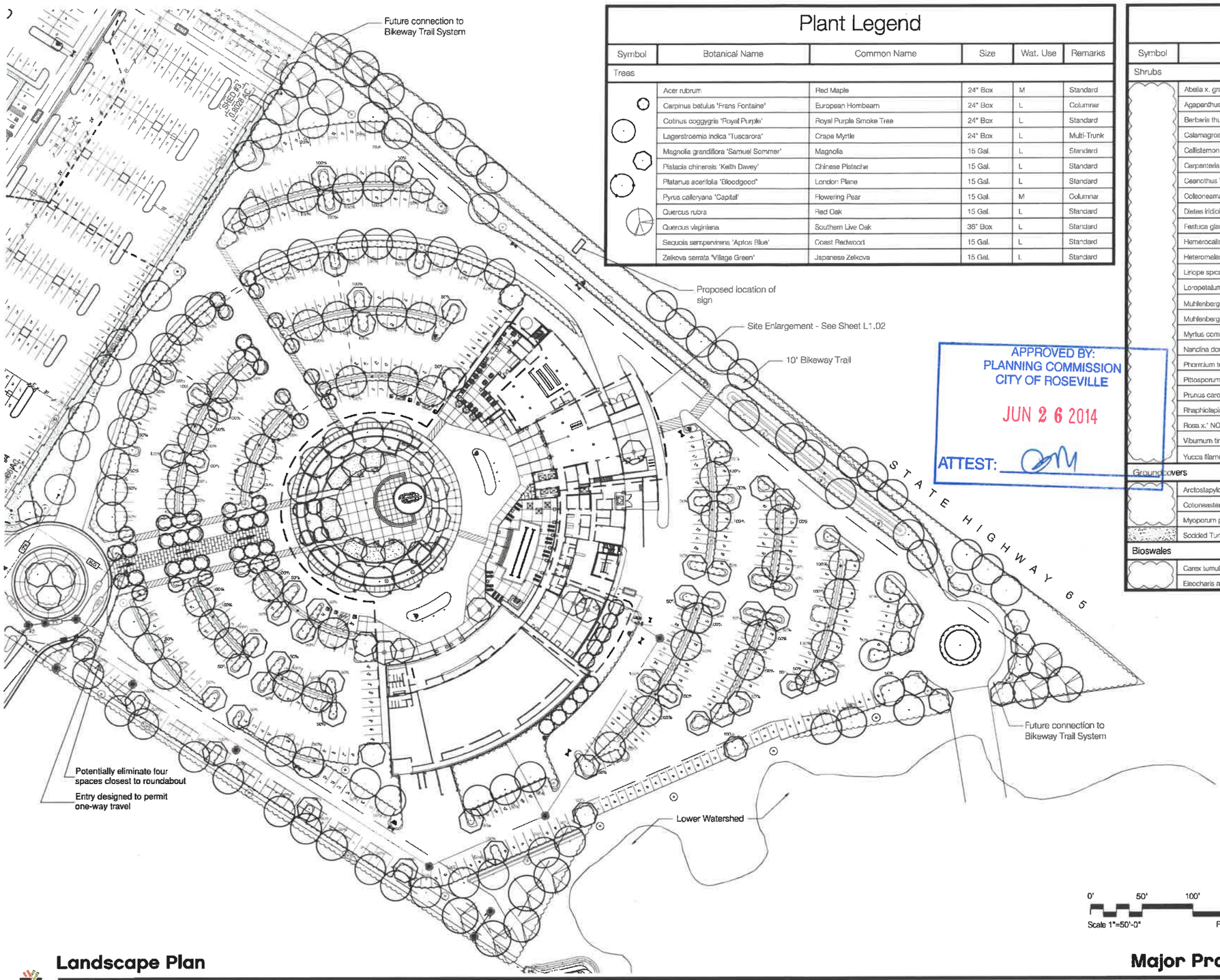


Plant Legend

Symbol	Botanical Name	Common Name	Size	Wat. Use	Remarks
Trees					
	Acer rubrum	Red Maple	24" Box	M	Standard
	Carpinus betulus 'Frans Fontaine'	European Hornbeam	24" Box	L	Columnar
	Cotinus coggygria 'Royal Purple'	Royal Purple Smoke Tree	24" Box	L	Standard
	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	24" Box	L	Multi-Trunk
	Magnolia grandiflora 'Samuel Sommer'	Magnolia	15 Gal.	L	Standard
	Pistacia chinensis 'Keith Davey'	Chinese Pistache	15 Gal.	L	Standard
	Platanus acerifolia 'Bloodgood'	London Plane	15 Gal.	L	Standard
	Pyrus calleryana 'Capital'	Flowering Pear	15 Gal.	M	Columnar
	Quercus rubra	Red Oak	15 Gal.	L	Standard
	Quercus virginiana	Southern Live Oak	36" Box	L	Standard
	Sequoia sempervirens 'Aptos Blue'	Coast Redwood	15 Gal.	L	Standard
	Zelkova serrata 'Village Green'	Japanese Zelkova	15 Gal.	L	Standard

Plant Legend

Symbol	Botanical Name	Common Name	Size	Wat. Use	Remarks
Shrubs					
	Abelia x. grandiflora 'Kaleidoscope'	Kaleidoscope Abelia	5 Gal.	L	2' T x 3' W
	Agapanthus orientalis 'Blue'	Agapanthus	5 Gal.	L	2' T x 3' W
	Berberis thunbergii 'Ciriuzam'	Drawf Barberry	5 Gal.	L	2' T x 2' W
	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	5 Gal.	L	3' T x 2' W
	Callistemon viminalis 'Little John'	Dwarf Bottlebrush	5 Gal.	L	3' T x 5' W
	Carpenteria californica	Bush Anemone	1 Gal.	L	4' T x 5' W
	Ceanothus 'Dark Star'	Ceanothus	1 Gal.	L	6' T x 8' W
	Coleonema pulchurum 'Sunset Gold'	Golden Breath of Heaven	1 Gal.	L	2.5' T x 5' W
	Dietes iridioides	Fortnight Lily	5 Gal.	L	3' T x 4' W
	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	1 Gal.	L	1' T x 1' W
	Hemerocallis sp.	Daylil	1 Gal.	L	Varies
	Heteromeles arbutifolia	Toyon	5 Gal.	L	6' T x 8' W
	Liriope spicata	Creeping Lilyturf	1 Gal.	M	1' T x 1.5' W
	Loropetalum chinense 'Sizzling Pink'	Fringe Flower	5 Gal.	M	5' T x 5' W
	Muhlenbergia capillaris 'Lence'	Regal Mist Pink Muhly	5 Gal.	M	4' T x 4' W
	Muhlenbergia rigens	Deer Grass	5 Gal.	L	3' T x 5' W
	Myrtus communis 'Compacta'	Dwarf Myrtle	1 Gal.	L	2' T x 2' W
	Nandina domestica 'Gulf Stream'	Heavenly Bamboo	5 Gal.	L	3' T x 3' W
	Phormium tenax 'Atropurpureum Compactum'	Bronze New Zealand Flax	5 Gal.	L	5' T x 3' W
	Pittosporum tobira 'Variegatum'	Variegated Japanese Mock Orange	5 Gal.	L	6' T x 6' W
	Prunus caroliniana 'Compacta'	Compact Carolina Cherry Laurel	5 Gal.	L	8' T x 6' W
	Rhaphiolepis umbellata 'Minor'	Dwarf Yeoda Hawthorn	5 Gal.	L	6' T x 6' W
	Rosa x.' NOA250092'	Flower Carpet Pink Supreme Rose	2 Gal.	L	3' T x 3' W
	Viburnum tinus 'Compactum'	Spring Bouquet Viburnum	5 Gal.	L	6' T x 8' W
	Yucca filamentosa 'Golden Sword'	Golden Sword Yucca	5 Gal.	VL	3' T x 5' W
Groundcovers					
	Arctostapylos 'Emerald Carpet'	Manzanita	1 Gal.	L	1' T x 5' W
	Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Cotoneaster	1 Gal.	L	1' T x 5' W
	Myoporum parvifolium	Myoporum	1 Gal.	VL	6" T x 4' W
	Sodded Turf	90/10 Tall Fescue-Bluegrass Mix available from Delta Bluegrass - 800.637.8873			
Bioswales					
	Carex tumulocola	Berkeley Sedge	1 Gal.	M	18" o.c.
	Eleocharis macrostachya	Soike Rush	Plug	M	18" o.c.

APPROVED BY:
PLANNING COMMISSION
CITY OF ROSEVILLE

JUN 26 2014

ATTEST: _____

Shade Calculations

Plant Name	Interior	South, East, and West	Corner and North	Total
30'-35' Trees	40 @ 962 SF	47 @ 481 SF	5 @ 240 SF	62,287 SF
25'-30' Trees	22 @ 707 SF	36 @ 354 SF	2 @ 177 SF	28,652 SF
Total Shade Provided				90,939 SF
Total Paved Area				141,291 SF
Shade Percentage Provided				64.3 %

HLA will comply with the criteria of Ordinance No. 5186 and apply them accordingly for the efficient use of water in the Irrigation Design Plan.

0' 50' 100' 150'
Scale 1"=50'-0" PN15313

The HLA Group
Landscape Architects
& Planners, Inc.
2600 Capitol Avenue, Suite 120
Sacramento, California 95816
916.447.7400
916.447.8270 fax
www.hlagroup.com

Landscape Plan

Major Project Permit Application Resubmittal

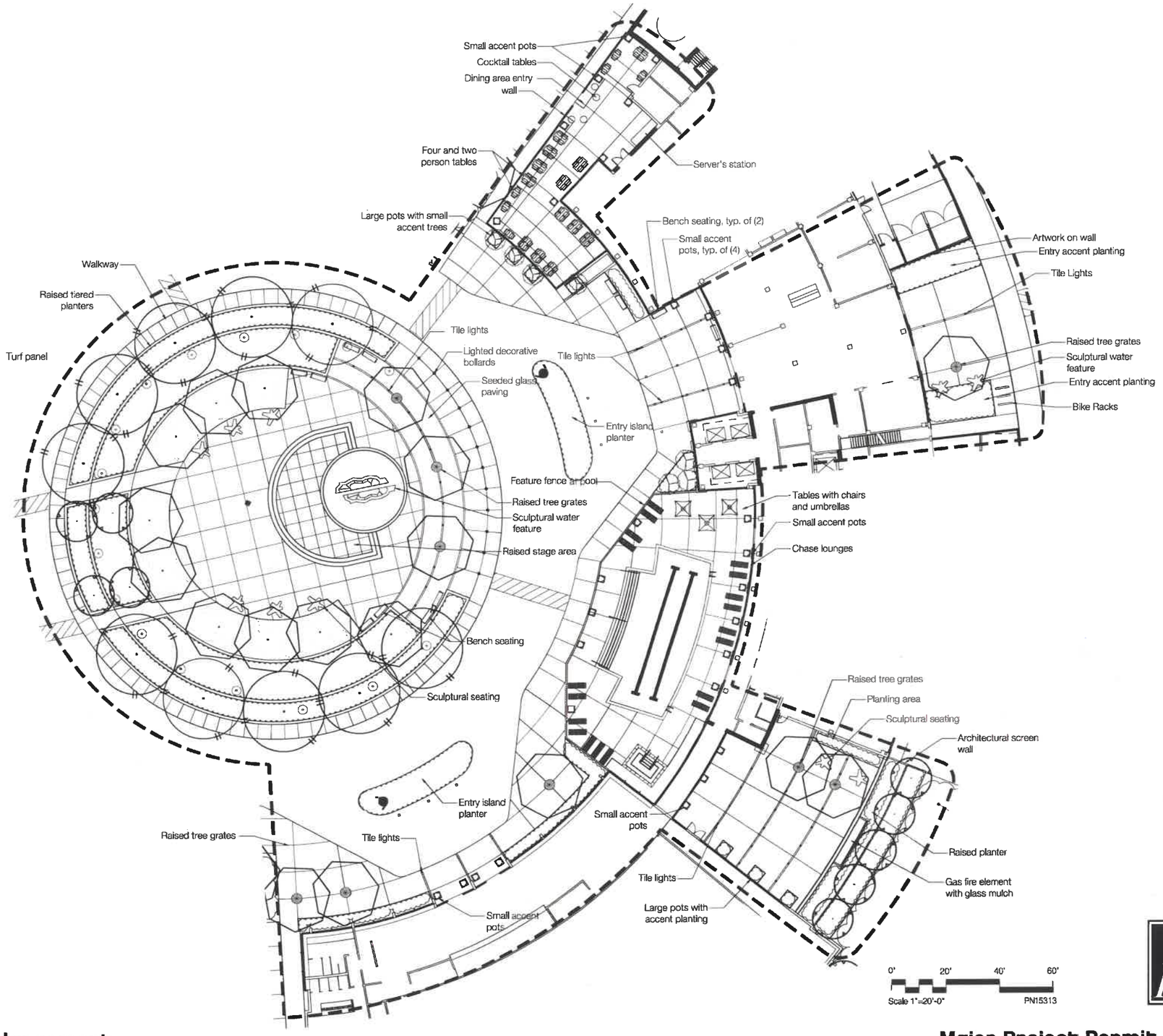
The Roseville Hotel and Conference Center

17 MARCH 2014

L1.01

bull stockwell allen
ARCHITECTURE + PLANNING + INTERIORS

FILE COPY



APPROVED BY:
PLANNING COMMISSION
CITY OF ROSEVILLE

JUN 26 2014

ATTEST:

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Landscape Plan - Enlargement

Major Project Permit Application Resubmittal

The Roseville Hotel and Conference Center

17 MARCH 2014

L1.02

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ARCHITECTURE + PLANNING + INTERIORS

FILE COPY

Sculptural Seating

Sculptural Seating

Raised Tree Grates

Benches

Benches

APPROVED BY:
PLANNING COMMISSION
CITY OF ROSEVILLE

JUN 26 2014

ATTEST: _____

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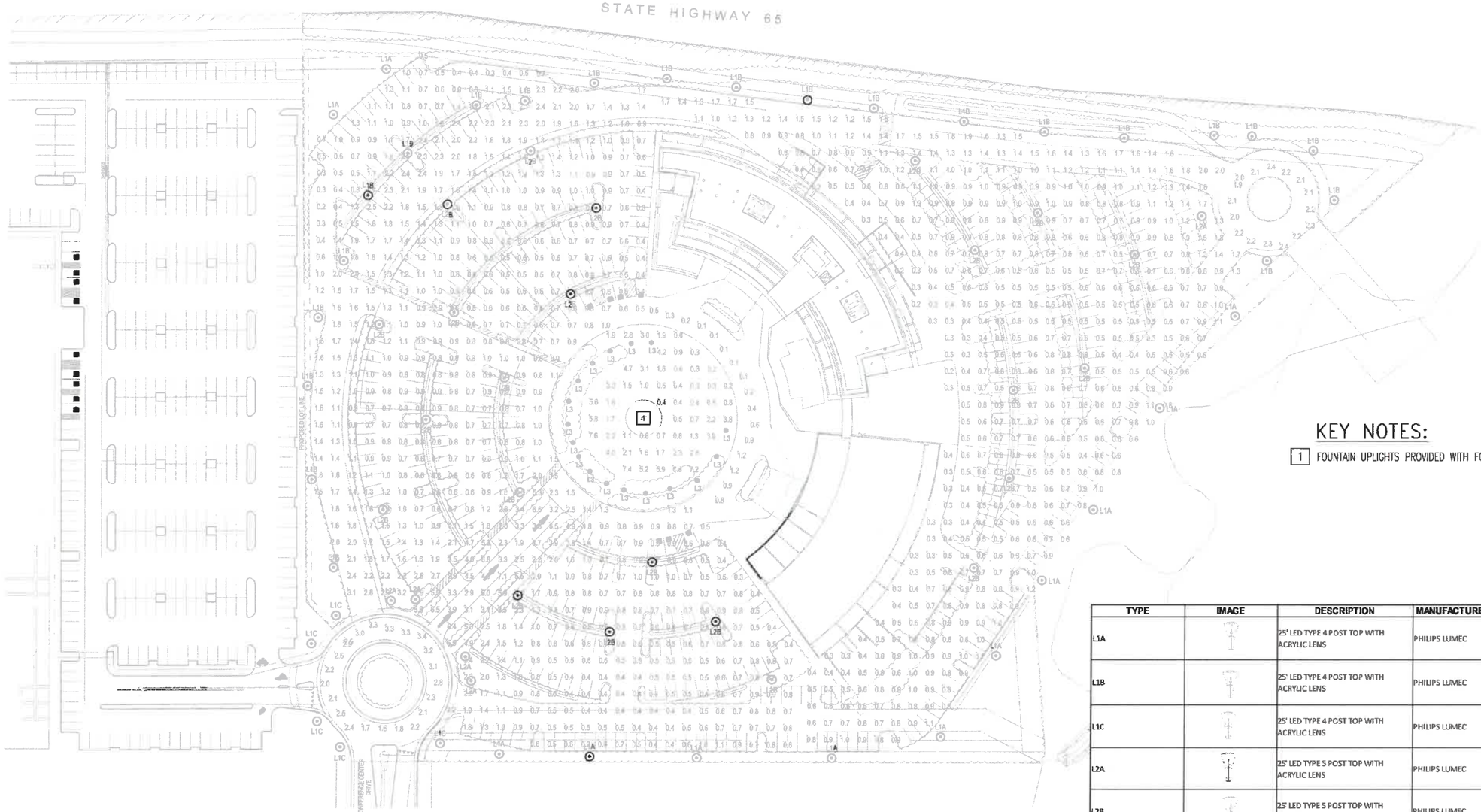
EXHIBIT



APPROVED BY:
PLANNING COMMISSION
CITY OF ROSEVILLE

JUN 26 2014

ATTEST: _____

KEY NOTES:

[1] FOUNTAIN UPLIGHTS PROVIDED WITH FOUNTAIN BY OTHERS.

TYPE	IMAGE	DESCRIPTION	MANUFACTURER	MODEL	LAMPING	MOUNTING	NOTES
L1A		25' LED TYPE 4 POST TOP WITH ACRYLIC LENS	PHILIPS LUMEC	MPTC-70W64LED4KES-LE4-277	70W LED	POLE	POLE TYPE AND FINISH PER ARCH
L1B		25' LED TYPE 4 POST TOP WITH ACRYLIC LENS	PHILIPS LUMEC	MPTC- 110W64LED4KES-LE4-277	110W LED	POLE	POLE TYPE AND FINISH PER ARCH
L1C		25' LED TYPE 4 POST TOP WITH ACRYLIC LENS	PHILIPS LUMEC	MPTC- 135W80LED4KES-LE4-277	135W LED	POLE	POLE TYPE AND FINISH PER ARCH
L2A		25' LED TYPE 5 POST TOP WITH ACRYLIC LENS	PHILIPS LUMEC	MPTC- 135W80LED4KES-LE5-277	135W LED	POLE	POLE TYPE AND FINISH PER ARCH
L2B		25' LED TYPE 5 POST TOP WITH ACRYLIC LENS	PHILIPS LUMEC	MPTC-70W64LED4KES-LE5-277	70W LED	POLE	POLE TYPE AND FINISH PER ARCH
L3		12' EXTRUDED ALUMINUM LIGHT COLUMN WITH MATTE ACRYLIC LENS	HESS AMERICA	SE4000G-150-M-7 -13RB	150W MH	IN-GRADE	FINISH PER ARCH

Site Lighting Plan Scale: 1/50"=1'-0"

Major Project Permit Application Resubmittal

The Roseville Hotel and Conference Center

26 February 2013

E1.01

FILE COPY

bull stockwell allen
ARCHITECTURE + PLANNING + INTERIORS

PLANNING COMMISSION COMMUNICATION

Title:	NERSP PCL 14 - Honda Motorsports Tree Removal - 360 N Sunrise Ave - PL19-0259
Contact:	Kinarik Shallow, kshallow@roseville.ca.us, 916-746-1309

Meeting Date: 10/24/2019
Item #: 6.1.

ATTACHMENTS:

Description

Staff Report

Exhibit A Initial Study Neg Dec

Exhibit B Arborist Report

Exhibit C Plans

CITY OF ROSEVILLE CALIFORNIA

PLANNING DIVISION STAFF REPORT
PLANNING COMMISSION MEETING October 24, 2019

Prepared by: Kinarik Shallow, Associate Planner

ITEM 6.1: Design Review Permit Modification and Tree Permit – 360 N Sunrise Avenue – NERSP PCL 14 – Honda Motorsports Tree Removal — File # PL19-0259

REQUEST

The project includes a Tree Permit and a Design Review Permit Modification to remove five (5) Valley Oak (*Quercus lobata*) trees on the northeast side of the building, with a total aggregate diameter of 76 inches. The area where the trees are located is proposed to be paved for drainage purposes. The oak trees removed were planted to mitigate for oak tree removal within the Centerpointe Marketplace development.

Applicant – Phil Gaylord, Honda Motorsports
Property Owner – Dana Tutt

SUMMARY RECOMMENDATION

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

A. Adopt the Honda Motorsports Tree Removal Initial Study/Negative Declaration;
B. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to three (3) conditions of approval; and
C. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

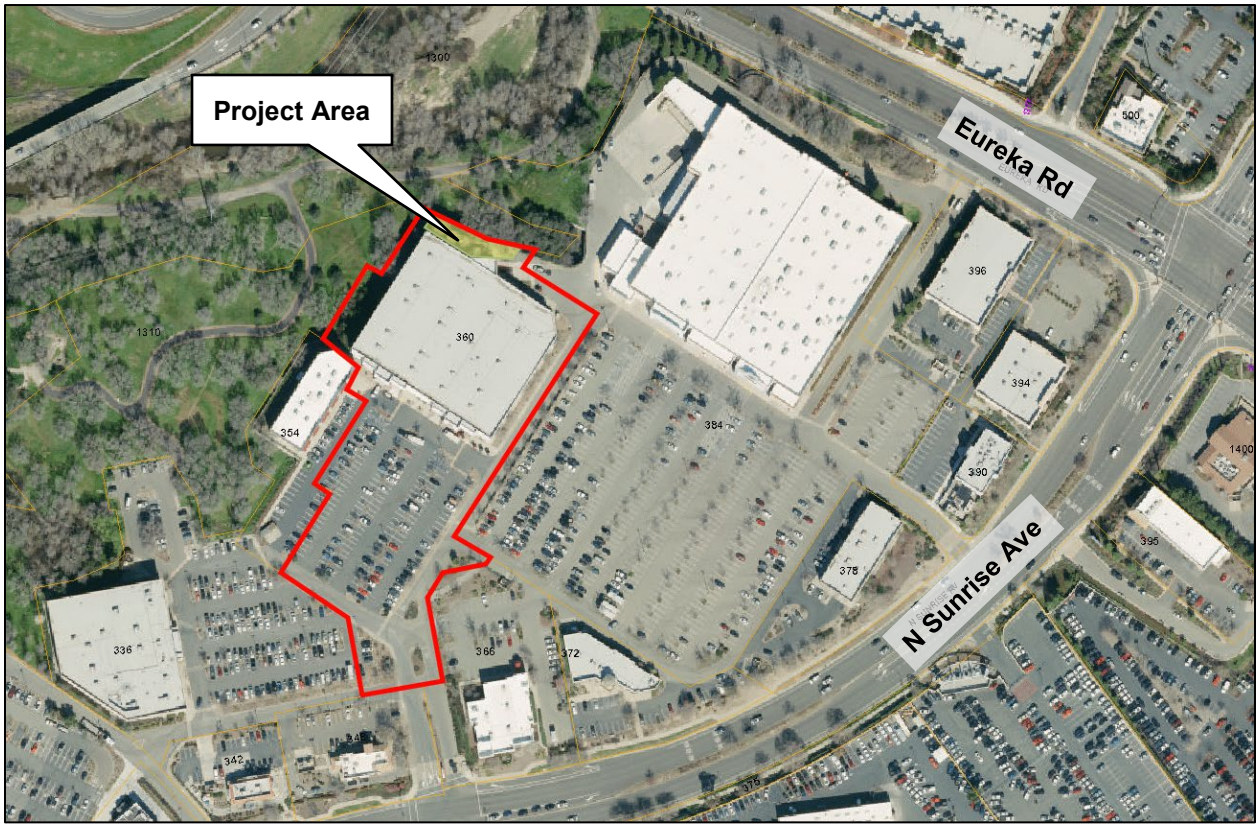
The project site is located at 360 North Sunrise Avenue, near the southwestern corner of Eureka Road and N. Sunrise Avenue (Figure 1). The subject property is 4.35 acres and is located on Parcel 14 of the Northeast Roseville Specific Plan (NERSP). The parcel has a zoning designation of Regional Commercial/Special Area-Northeast Roseville Specific Plan (RC/SA-NE) and a land use designation of Regional Commercial (RC).

The subject property is developed with a ±60,000 square-foot building (currently occupied by Honda Motorsports) with associated site parking, lighting, and landscaping. The site is part of the Centerpointe Marketplace, which is a 426,147-square-foot retail/commercial shopping center located on approximately 49 acres. Development of the shopping center was approved on November 14, 1991 (file #UP 91-13), and included a Tree Permit to allow the removal of 102 native oak trees and encroachment into the protected zone of approximately 15 native oak trees. Native oak trees were planted throughout the project site as part of the mitigation requirements of the Tree Permit, including in the area behind the Honda Motorsports building.

The applicant is currently requesting a Design Review Permit Modification to pave the area behind the building for drainage purposes. The site has been experiencing water intrusion from stormwater run-off, which is causing damage to the building structure. The project will redirect stormwater run-off to prevent further water intrusion and movement of the building slab and wall. The total area to be paved is

approximately 4,500 square feet and is located adjacent to the loading dock area of the Honda Motorsports building. Improvement plans to pave the area were submitted to the City's Engineering Division for review, which identified five (5) Valley Oak (*Quercus lobata*) trees with a total of 76 aggregate diameter inches to be removed. As mentioned previously, these oak trees were planted to mitigate for oak trees removed during the original development of the center. During review of the improvement plans, the applicant was notified a Tree Permit would be required prior to removal of the trees. However, the trees were subsequently removed earlier this year prior to obtaining approval of a Tree Permit to prevent exacerbation of the drainage issues. As such, the applicant is requesting an after-the-fact Tree Permit.

Figure 1: Project Location



SITE INFORMATION

Topography and Setting: There is an existing retaining wall along the northwestern and northeastern property lines due to substantial grade differentials adjacent to the open space. The project site is at an elevation of approximately 190 feet above mean sea level while the adjacent open space is between 160 to 170 feet above mean sea level. Surrounding land uses include open space to the north and west, and a mix of retail and commercial uses to the south and east.

EVALUATION: DESIGN REVIEW PERMIT MODIFICATION

The evaluation of the Design Review Permit Modification has been based on the Centerpointe Marketplace project's original approval (file #UP 91-13), and the applicable development and design standards within the City's Zoning Ordinance, the City's Community Design Guidelines (CDG), and the Northeast Roseville Specific Plan (NERSP). Section 19.78.060(J) of the Zoning Ordinance requires two findings of fact be made in order to approve a Design Review Permit Modification. The required findings are listed below in ***italicized, bold print*** and are followed by an evaluation.

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, the applicable Community Design Guidelines, and the Northeast Roseville Specific Plan.***

The proposed modifications consist of paving the ±4,500 square-foot area behind the Honda Motorsports building, at the northern portion of the property adjacent to the open space. No modifications to the building exterior are proposed. The area behind the building is not utilized by the tenant nor the public. The area was landscaped with native oak trees and groundcover as part of the original development of the overall Centerpointe Marketplace; however, the oak trees were removed to facilitate the proposed paving. The project area will include six (6) new planter boxes measuring 5 feet by 10 feet each that will consist of small ornamental trees to mitigate for a portion of the total number of inches removed. Further discussion is provided in the Tree Permit evaluation section of this report.

Staff finds that the proposed changes are in substantial compliance with the intent of the original approval. The project has been reviewed by the City's Engineering staff, and has been found to be consistent with the City's Design Standards. With approval of the Tree Permit, the project is consistent with the requirements and guidelines in the Zoning Ordinance, CDG, and NERSP.

EVALUATION: TREE PERMIT

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

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

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

An arborist report was prepared for the site by Up A Tree Arborist Services, dated January 9, 2019 (Exhibit A), which identified five (5) protected oak trees that would be impacted by the project. The locations of the trees are also shown in Figure 2. Prior to the Tree Permit application, the oak trees were removed in anticipation of the proposed paving without approval from the City. The trees were removed to prevent further exacerbation of the drainage issues. The trees that were removed had a total of 76 aggregate diameter inches (see Table 1 below).

Figure 2: Tree Locations

Table 1: Tree Summary

Tree Number	Common Name	Health	Diameter at Breast Height (DBH) (inches)	Total DBH (inches)
786	Valley Oak	Fair-Good	16	16
787	Valley Oak	Fair-Good	11	11
788	Valley Oak	Fair-Good	15	15
789	Valley Oak	Fair-Good	21	21
790	Valley Oak	Fair-Good	13	13
			Total Mitigation Inches	**76**

The applicant has proposed to comply with the compensation requirements of the City's Tree Preservation Ordinance. Mitigation will be completed with a combination of on-site planting and payment into the City's in-lieu fee program. Six inches will be mitigated with planting of six non-native species in the proposed planter boxes. The remaining 70 inches will mitigated through payment of in-lieu fees. These funds are used for the replanting and preservation of trees throughout the City. Mitigation fees are calculated at $118 per inch of tree removed when measured at the tree's diameter at breast height (DBH). The tree mitigation fees for the project equate to $8,260 and are required to be paid prior to the issuance of any permits or construction on-site.

The Tree Permit contains conditions of approval that include protective measures for the trees to remain on site. Any deviation from the approved permit would require a Tree Permit Modification, which would require approval by the City.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. A notice of the public hearing was published on October 11, 2019 and a notice of hearing was also distributed to all property owners within 300 feet of the site, and to all interested persons who had requested such notices. The notice was also distributed to the Roseville Coalition of Neighborhood Associations. To date, no comments have been received.

ENVIRONMENTAL DETERMINATION

As required by the California Environmental Quality Act (CEQA), the City of Roseville, acting as Lead Agency, prepared an Initial Study/Negative Declaration (IS/ND) to evaluate the environmental effects of the project. The document was released for a 20-day public comment period, which began on October 3, 2019 and ended on October 23, 2019. The document analyzed the potential for environmental impacts due to project implementation and determined that the project will not have a significant effect on the environment. The Negative Declaration is included as Exhibit A. Although the public comment period was not closed at the time of the publication of this staff report, staff will provide information on any comments received by October 23rd at the Planning Commission hearing. To date, no comments have been received.

RECOMMENDATION

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

A. Adopt the Honda Motorsports Tree Removal Initial Study/Negative Declaration;

B. Adopt the two (2) findings of fact as stated in the staff report and approve the **DESIGN REVIEW PERMIT MODIFICATION – 360 N SUNRISE – NERSP PCL 14 – HONDA MOTORSPORTS TREE REMOVAL – PL19-0259** subject to three (3) conditions of approval; and

C. Adopt the two (2) findings of fact as stated in the staff report and approve the **TREE PERMIT – 360 N SUNRISE – NERSP PCL 14 – HONDA MOTORSPORTS TREE REMOVAL – PL19-0259** subject to twenty (20) conditions of approval.

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT MODIFICATION (FILE #PL19-0259)

1. This Design Review Permit modification approval shall be effectuated within period of two (2) years from **October 24, 2019** and if not effectuated shall expire on **October 24, 2021**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **October 24, 2022**. (Planning)

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

3. The project is subject to the previously approved conditions of approval for the Centerpointe Marketplace (File #UP 91-13), except as conditioned or modified below. (Planning)

CONDITIONS OF APPROVAL FOR THE TREE PERMIT (FILE #PL19-0259)

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

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

2. Trees #786, 787, 788, 789, 790 (or as listed in Exhibit A) are approved for removal with this tree permit. All other native oak trees shall remain in place. Trees to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)

3. The developer shall be responsible for the replacement of the total number of inches proposed for removal prior to any tree removal. The total number of inches for this project is 76. Mitigation must be provided in the form of an in-lieu payment an in the amount of $8,260, and planting of six (6) 15-gallon non-native trees unless otherwise approved in the tree replacement plan or in these conditions. (Planning)

4. No activity shall be permitted within the protected zone of any native oak tree, except those trees listed as approved for removal in Condition 2. (Planning)

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

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

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

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

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

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

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

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

DURING CONSTRUCTION:

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

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

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

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

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

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

PRIOR TO ISSUANCE OF FINAL:

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

20. The approval of this Tree Permit shall expire on the same date as the Design Review Permit Modification, on **October 24, 2021**. (Planning)

EXHIBITS

A. Honda Motorsports Tree Removal Initial Study/Negative Declaration
B. Arborist Report
C. Plans

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.

PC EXHIBIT A

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

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

Project Title/File#: NERSP PCL 14 – Honda Motorsports Tree Removal; File #PL19-0259

Project Location: 360 N Sunrise Avenue, Roseville, Placer County, CA; APN 048-451-016-000

Project Owner: Dana Tutt

Project Applicant: Phil Gaylord, Honda Motorsports

Project Planner: Kinarik Shallow, Associate Planner

Project Description: The project includes a Tree Permit to remove five (5) Valley oak (*Quercus lobata*) trees on the northeast side of the building, with a total aggregate diameter of 76 inches. The area where the trees are located is proposed to be paved for drainage purposes. The oak trees removed were planted as part of the landscape for the building at 360 N. Sunrise Avenue.

Document Review and Availability: The public review and comment period begins on **October 3, 2019** and ends on **October 23, 2019**. The Negative Declaration may be reviewed during normal business hours (8:00 am to 5:00 pm) at the Planning Division offices, located at 311 Vernon Street. It may also be viewed online at:

https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8774505.

Written comments on the adequacy of the Negative Declaration may be submitted to Kinarik Shallow, Planning Division, 311 Vernon Street, Roseville, CA 95678, and must be received no later than 5:00 pm on October 23, 2019.

This project will be scheduled for a public hearing before the City's Planning Commission. At this hearing, the Planning Commission will consider the Negative Declaration and associated project entitlements. A separate notice will be published when this hearing is scheduled.

Mike Isom
Development Services Director

Dated: October 2, 2019

Publish: October 3, 2019

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION

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

NEGATIVE DECLARATION

Project Title/File Number:	NERSP PCL 14 – Honda Motorsports Tree Removal; File #PL19-0259
Project Location:	360 N Sunrise Avenue, Roseville, Placer County, CA; APN 048-451-016-000
Project Applicant:	Phil Gaylord, Honda Motorsports
Property Owner:	Dana Tutt
Lead Agency Contact Person:	Kinarik Shallow, Associate Planner - City of Roseville; (916) 746-1309
Date:	September 28, 2019

Project Description:

The project includes a Tree Permit to remove five (5) Valley oak (*Quercus lobata*) trees on the northeast side of the building, with a total aggregate diameter of 76 inches. The area where the trees are located is proposed to be paved for drainage purposes. The oak trees removed were planted as part of the landscape for the building at 360 N. Sunrise Avenue.

DECLARATION

The Planning Manager has determined that the above project will not have significant effects on the environment and therefore does not require preparation of an Environmental Impact Report. The determination is based on the attached initial study and the following findings:

A. The project will not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species, reduce the number or restrict the range of rare or endangered plants or animals or eliminate important examples of the major periods of California history or prehistory.

B. The project will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.

C. The project will not have impacts, which are individually limited, but cumulatively considerable.

D. The project will not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly.

E. No substantial evidence exists that the project may have a significant effect on the environment.

F. This Negative Declaration reflects the independent judgment of the lead agency.

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT–PLANNING DIVISION

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

INITIAL STUDY & ENVIRONMENTAL CHECKLIST

Project Title/File Number:	NERSP PCL 14 – Honda Motorsports Tree Removal; File #PL19-0259
Project Location:	360 N Sunrise Avenue, Roseville, Placer County, CA; APN 048-451-016-000
Project Description:	The project includes a Tree Permit to remove five (5) Valley oak (*Quercus lobata*) trees on the northeast side of the building, with a total aggregate diameter of 76 inches. The area where the trees are located is proposed to be paved for drainage purposes. The oak trees removed were planted as part of the landscape for the building at 360 N. Sunrise Avenue.
Project Applicant:	Phil Gaylord, Honda Motorsports
Property Owner:	Dana Tutt
Lead Agency Contact:	Kinarik Shallow, Associate Planner; Phone (916) 746-1309

This initial study has been prepared to identify and assess the anticipated environmental impacts of the above described project application. The document relies on previous environmental documents and site-specific studies prepared to address in detail the effects or impacts associated with the project. Where documents were submitted by consultants working for the applicant, City staff reviewed such documents in order to determine whether, based on their own professional judgment and expertise, staff found such documents to be credible and persuasive. Staff has only relied on documents that reflect their independent judgment, and has not accepted at face value representations made by consultants for the applicant.

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

The initial study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a negative declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures to which the applicant agrees, the impact will be reduced to a less than significant effect, a mitigated negative declaration shall be prepared.

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PROJECT DESCRIPTION

Project Location

The project site is located at 360 North Sunrise Avenue, near the southwestern corner of Eureka Road and N. Sunrise Avenue (Figure 1). The subject property is 4.35 acres and is located on Parcel 14 of the Northeast Roseville Specific Plan (NERSP). The site is developed with a ±60,000 square-foot building (currently occupied by Honda Motorsports) with related site parking, lighting, and landscaping. Surrounding land uses include open space to the north and west, and commercial uses to the south and east. Table 1 includes the zoning and land use designations of the subject and adjacent properties.

Figure 1: Project Location

Table 1: Adjacent Zoning and Land Use

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	Regional Commercial/Special Area-Northeast Roseville Specific Plan (RC/SA-NE)	Regional Commercial (RC)	Retail
North	Open Space (OS)	Open Space/Floodplain (OS/FP)	Open Space
South	RC/SA-NE	RC	Retail and Restaurant
East	RC/SA-NE	RC	Commercial
West	RC/SA-NE	RC	Open Space

Background

The project site is part of the Centerpointe Marketplace, which is a 426,147-square-foot retail/commercial shopping center consisting of 49.4 acres. Development of the shopping center was approved on November 14, 1991 (file #UP 91-13), and included a Tree Permit to allow the removal of 102 trees and encroachment into the protected zone of approximately 15 others.

An Environmental Impact Report (EIR) was certified with the NERSP (State Clearinghouse #86042805), which examined the impacts of Specific Plan buildout. This addressed the major cumulative impacts of developing the Specific Plan as a whole, including the subject property (Parcel 14). Additionally, a Mitigated Negative Declaration was adopted with the Centerpointe Marketplace project (Attachment 1). The Initial Study which led to the Mitigated Negative Declaration for the Centerpointe Marketplace evaluated the project's potential impacts related to traffic, air quality, biological resources, and other resources. Mitigation measures were recommended to reduce the potential impacts to a less than significant level.

Environmental Setting

The project site is developed with a ±60,000 square-foot retail building with associated site parking, lighting, and landscaping, and is part of the larger Centerpointe Marketplace shopping center located to the south and east. The parcel is fully paved, with the exception of an area located at the rear of the building. This area consisted of oak trees that were planted with the development of the center, to mitigate for native oak trees removed as part of the original approval. There is an existing retaining wall along the northwestern and northeastern property lines due to substantial grade differentials adjacent to the open space. The project site is at an elevation of approximately 190 feet above mean seal level while the adjacent open space is between 160 to 170 feet above mean sea level. A portion of the open space area is located within the 100-year floodplain, and it consists of several native oak trees and the City bike trail through Miner's Ravine.

Proposed Project

The project includes a Tree Permit to allow the removal of five (5) Valley oak (*Quercus lobata*) trees on the northeast side of the building, with a total aggregate diameter of 76 inches. The oak trees were planted as part of the landscape for the building at 360 N. Sunrise Avenue. The area where the trees were located is proposed to be paved for drainage purposes. The intent is to redirect stormwater run-off to prevent water intrusion and movement of the building slab and wall. The total area to be paved is approximately 4,500 square feet and is located adjacent to the loading dock area of the Honda Motorsports building.

CITY OF ROSEVILLE MITIGATION ORDINANCES, GUIDELINES, AND STANDARDS

For projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified, CEQA Guidelines section 15183(f)allows a lead agency to rely on previously adopted development policies or standards as mitigation for the environmental effects, when the standards have been adopted by the City, with findings based on substantial evidence, that the policies or standards will substantially mitigate environmental effects, unless substantial new information shows otherwise (CEQA Guidelines §15183(f)). The City of Roseville adopted CEQA Implementing Procedures (Implementing Procedures) which are consistent with this CEQA Guidelines section. The current version of the Implementing Procedures were adopted in April 2008, along with Findings of Fact, as Resolution 08-172. The below regulations and ordinances were found to provide uniform mitigating policies and standards, and are applicable to development projects. The City's Mitigating Policies and Standards are referenced, where applicable, in the Initial Study Checklist.

- City of Roseville 2035 General Plan

- City of Roseville Zoning Ordinance (RMC Title 19)
- City of Roseville Improvement Standards (Resolution 02-37)
- City of Roseville Construction Standards (Resolution 01-208)
- Subdivision Ordinance (RMC Title 18)
- Noise Regulation (RMC Ch.9.24)
- Flood Damage Prevention Ordinance (RMC Ch.9.80)
- Drainage Fees (Dry Creek [RMC Ch.4.49] and Pleasant Grove Creek [RMC Ch.4.48])
- West Placer Stormwater Quality Design Manual (Resolution 16-152)
- Urban Stormwater Quality Management and Discharge Control Ordinance (RMC Ch. 14.20)
- Traffic Mitigation Fee (RMC Ch.4.44)
- Highway 65 Joint Powers Authority Improvement Fee (Resolution 2008-02)
- South Placer Regional Transportation Authority Transportation and Air Quality Mitigation Fee (Resolution 09-05)
- Tree Preservation Ordinance (RMC Ch.19.66)
- Community Design Guidelines (Resolution 95-347)

OTHER ENVIRONMENTAL DOCUMENTS RELIED UPON

- Amoruso Ranch Specific Plan Final Environmental Impact Report
- Northeast Roseville Specific Plan Environmental Impact Report (SCH #86042805)
- Centerpointe Marketplace Initial Study and Mitigated Negative Declaration (March 7, 1991)

Pursuant to CEQA Guidelines Section 15183, any project which is consistent with the development densities established by zoning, a Community Plan, or a General Plan for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. The Amoruso Ranch Specific Plan EIR updated the City's General Plan to 2035, and updated Citywide analyses of traffic, water supply, water treatment, wastewater treatment, and waste disposal. The proposed project is consistent with the adopted land use designations examined within the environmental documents listed above. This Initial Study focuses on effects particular to the specific project site, impacts which were not analyzed within the EIR, and impacts which may require revisiting due to substantial new information. When applicable, the topical sections within the Initial Study summarize the findings within the environmental documents listed above. The analysis, supporting technical materials, and findings of the environmental document are incorporated by reference, and are available for review at the Civic Center, 311 Vernon Street, Roseville, CA.

EXPLANATION OF INITIAL STUDY CHECKLIST

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

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

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

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

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

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

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

INITIAL STUDY CHECKLIST

I. Aesthetics

The project site is located in a typical urbanized setting within a commercially zoned area of the City. The site is developed with a commercial building and is fully paved, with the exception of a small portion of the site located behind the building to the northeast. The site is located near the intersection of two arterial roadways, including North Sunrise Avenue and Eureka Road.

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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				X

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

Thresholds of Significance and Regulatory Setting:

The significance of an environmental impact cannot always be determined through the use of a specific, quantifiable threshold. CEQA Guidelines Section 15064(b) affirms this by the statement "an ironclad definition of significant effect is not always possible because the significance of an activity may vary with the setting." This is particularly true of aesthetic impacts. As an example, a proposed parking lot in a dense urban center would have markedly different visual effects than a parking lot in an open space area. For the purpose of this study, the significance thresholds are as stated in CEQA Guidelines Appendix G, as shown in a–d of the checklist below. The Findings of the Implementing Procedures indicate that compliance with the Zoning Ordinance (e.g. building height, setbacks, etc), Subdivision Ordinance (RMC Ch. 18), Community Design Guidelines (Resolution 95-347), and applicable Specific Plan Policies and/or Specific Plan Design Guidelines will prevent significant impacts in urban settings as it relates to items a and b, below.

Discussion of Checklist Answers:

a–b) There are no designated or eligible scenic vistas or scenic highways within or adjacent to the City of Roseville.

c) The project site is in an urban setting and is surrounded by open space to the north and west, and commercial uses to the south and east. The City of Roseville has adopted Community Design Guidelines (CDG) to establish common design elements and expectations for development within the City. The CDG includes

provisions related to architectural design, site design and landscape design, to enhance the visual character of the urban environment. The CDG recommends preserving, to the extent feasible, visual resources such as native oak trees and creek or wetland resources. The site does not contain any creek or wetland resources; however, five (5) protected oak trees with an aggregate diameter of 76 inches were removed in anticipation of the proposed paving of the area at the northeastern portion of the site. Per the City's Tree Preservation ordinance (RMC Ch. 19.66), a Tree Permit is required for removal of a protected oak tree. The Tree Permit would contain conditions of approval that include protective measures for the trees to remain on site, and mitigation measures that include payment of in-lieu mitigation fees to compensate for oak tree encroachment and removal. The project has been reviewed by City staff and was found to be consistent with the goals and policies of the CDG and applicable zoning regulations. As such, the aesthetic impacts of the project are less than significant.

d) The project is already located within an urbanized setting with many existing lighting sources. The project does not create a new source of substantial light or glare; thus, there would be no impacts related to this criterion.

II. Agricultural & Forestry Resources

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

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

Thresholds of Significance and Regulatory Setting:

Unique Farmland, Farmland of Statewide Importance, and Prime Farmland are called out as protected farmland categories within CEQA Guidelines Appendix G. Neither the City nor the State has adopted quantified significance thresholds related to impacts to protected farmland categories or to agricultural and forestry resources. For the purpose of this study, the significance thresholds are as stated in CEQA Guidelines Appendix G, as shown in a–e of the checklist above.

Discussion of Checklist Answers:

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

III. Air Quality

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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) 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?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

Thresholds of Significance and Regulatory Setting:

In responding to checklist items a, b, and d, project-related air emissions would have a significant effect if they would result in concentrations that either violate an ambient air quality standard or contribute to an existing air quality violation. To assist in making this determination, the PCAPCD adopted thresholds of significance, which were developed by considering both the health-based ambient air quality standards and the attainment strategies outlined in the State Implementation Plan. The PCAPCD-recommended significance threshold for reactive organic gases (ROG) and nitrogen oxides (NO_x) is 82 pounds daily during construction and 55 pounds daily during operation, and for particulate matter (PM) is 82 pounds per day during both construction and operation. For all other constituents, significance is determined based on the concentration-based limits in the Federal and State Ambient Air Quality Standards. Toxic Air Contaminants (TAC) are also of public health concern, but no thresholds or standards are provided because they are considered to have no safe level of exposure. Analysis of TAC is based on the *Air Quality and Land Use Handbook – A Community Health Perspective (*April 2005, California Air Resources Board), which lists TAC sources and recommended buffer distances from sensitive uses. For checklist item c, the PCAPCD's *CEQA Air Quality Handbook* (*Handbook*) recommends that the same thresholds used for the project analysis be used for the cumulative impact analysis.

With regard to checklist item e, there are no quantified significance thresholds for exposure to objectionable odors. Significance is determined after taking into account multiple factors, including screening distances from odor sources (as found in the PCAPCD CEQA Handbook), the direction and frequency of prevailing winds, the time of day when odors are present, and the nature and intensity of the odor source.

Discussion of Checklist Answers:

a–c) Analyses are not included for sulfur dioxide, lead, and other constituents because there are no mass emission thresholds; these are concentration-based limits in the Federal and State Ambient Air Quality Standards which require substantial, point-source emissions (e.g. refineries, concrete plants, etc) before exceedance will occur, and the SVAB is in attainment for these constituents. Likewise, carbon monoxide is not analyzed because the SVAB is in attainment for this constituent, and it requires high localized concentrations

(called carbon monoxide "hot spots") before the ambient air quality standard would be exceeded. "Hot spots" are typically associated with heavy traffic congestion occurring at high-volume roadway intersections. The Amoruso Ranch EIR analysis of Citywide traffic indicated that 198 out of 226 signalized intersections would operate at level of service C or better—that is, they will not experience heavy traffic congestion. It further indicated that analyses of existing CO concentrations at the most congested intersections in Roseville show that CO levels are well below federal and state ambient air quality standards. The discussions below focus on emissions of ROG**,** NO_x, or PM**.** A project-level analysis has been prepared to determine whether the project will, on a singular level, exceed the established thresholds.

PCAPCD recommends that lead agencies use the California Emissions Estimator Model (CalEEMod) to quantify a project's construction and operational emissions for criterial air pollutants (NOX, ROG, and PM). The results are then compared to the significance thresholds established by the district, as detailed above. However, according to PCAPCD's published screening table, general commercial projects smaller than 249,099 square feet will not result in NOX emissions that exceed 55 lbs/day, and therefore modeling is not required. Typically, NOX emissions are substantially higher than ROG and PM10; therefore, it can be assumed that projects that do not exceed the NOX threshold will not exceed the ROG and PM10 thresholds, and will not result in a significant impact related to operational emissions.

The project proposes paving a ±4,500-square-foot area to address drainage issues. The project size is well below PCAPCD's modeled example, and is therefore not expected to result in construction or operational emissions that would exceed the district's thresholds for significance. The project would not conflict with or obstruct implementation of the *Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan* (which is the SIP) or contribute substantially to the PCAPCD's nonattainment status for ozone. In addition, because the proposed project would not produce substantial emissions of criteria air pollutants, CO, or TACs, adjacent uses would not be exposed to significant levels of pollutant concentrations during construction or operation. Therefore, implementation of the proposed project would result in less than significant impacts, and consistent with the analysis methodology outlined in the Significance Thresholds and Regulatory Setting section, cumulative impacts are less than significant.

With regard to TAC, there are hundreds of constituents which are considered toxic, but they are typically generated by stationary sources like gas stations, facilities using solvents, and heavy industrial operations. The proposed project is not a TAC-generating use, nor is it within the specified buffer area of a TAC-generating use, as established in the *Air Quality and Land Use Handbook – A Community Health Perspective*. Impacts are less than significant.

d) Diesel fumes from construction equipment and delivery trucks are often found to be objectionable; however, construction is temporary and diesel emissions are minimal and regulated. Typical urban projects such as residences and retail businesses generally do not result in substantial objectionable odors when operated in compliance with City Ordinances (e.g. proper trash disposal and storage). The Project is a typical urban development that lacks any characteristics that would cause the generation of substantial unpleasant odors. Thus, construction and operation of the proposed project would not result in the creation of objectionable odors affecting a substantial number of people. A review of the project surroundings indicates that there are no substantial odor-generating uses near the project site; the project location meets the recommended screening distances from odor-generators provided by the PCAPCD. Impacts related to odors are less than significant.

IV. Biological Resources

The site is surrounded by existing retail and commercial uses and is adjacent to open space on the project's northwestern and northeastern boundaries. The grade drops substantially along the open space, which consists of several oak trees and a portion of Miner's Ravine Trail. The project site is fully paved with the exception of the area located at the rear of the building. This area is vegetated with shrubs and groundcover planted with the

original development of the site. The area also consisted of oak tree plantings that have since been removed in anticipation of the proposed paving of the site. There are no existing wetland features on the site.

Would the project:

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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Thresholds of Significance and Regulatory Setting:

There is no ironclad definition of significance as it relates to biological resources. Thus, the significance of impacts to biological resources is defined by the use of expert judgment supported by facts, and relies on the policies, codes, and regulations adopted by the City and by regulatory agencies which relate to biological resources (as cited and described in the Discussion of Checklist Answers section). Thresholds for assessing the significance of environmental impacts are based on the CEQA Guidelines checklist items a–f, above. Consistent with CEQA Guidelines Section 15065, a project may have a significant effect on the environment if:

> The project has the potential to substantially degrade the quality of the environment*;* substantially reduce the habitat of a fish or wildlife species*;* cause a fish or wildlife population to drop below self-sustaining levels*;* threaten to eliminate a plant or animal community; [or] substantially reduce the number or restrict the range of an endangered, rare or threatened species . . .

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

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

Checklist item b addresses all "sensitive natural communities" that may be affected by local, state, or federal regulations/policies while checklist item c focuses specifically on one type of such a community: federally-protected wetlands. Focusing first on wetlands, there are two questions to be posed in examining wet habitats: the first is whether the wetted area meets the technical definition of a wetland, making it subject to checklist item b, and the second is whether the wetland is subject to federal jurisdiction, making it subject to checklist item c.

The 1987 Army Corps Wetlands Delineation Manual is used to determine whether an area meets the technical criteria for a wetland. A delineation verification by the Army Corps verifies the size and condition of the wetlands and other waters in question, and determines the extent of government jurisdiction as it relates to Section 404 of the Federal Clean Water Act and Section 401 of the State Clean Water Act.

The Clean Water Act protects all "navigable waters", which are defined as traditional navigable waters that are or were used for commerce, or may be used for interstate commerce; tributaries of covered waters; and wetlands adjacent to covered waters, including tributaries. Non-navigable waters are called isolated wetlands, and are not subject to either the Federal or State Clean Water Act. Thus, isolated wetlands are not subject to federal wetland protection regulations. However, in addition to the Clean Water Act, the State also has jurisdiction over impacts to surface waters through the Porter-Cologne Water Quality Control Act (Porter-Cologne), which does not require that waters be "navigable". For this reason, isolated wetlands are regulated by the State of California pursuant to Porter-Cologne. The City of Roseville General Plan also provides protection for wetlands, including isolated wetlands, pursuant to the General Plan Open Space and Conservation Element. Federal, State and City regulations/policies all seek to achieve no net loss of wetland acreage, values, or function.

Aside from wetlands, checklist item b also addresses other "sensitive natural communities," which includes any habitats protected by local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. The City of Roseville General Plan Open Space and Conservation Element includes policies for the protection of riparian areas (streamside habitat) and floodplain areas; these are Vegetation and Wildlife section Policies 2 and 3. Policy 4 also directs preservation of additional area around stream corridors and floodplain if there is sensitive woodland, grassland, or other habitat which could be made part of a contiguous open space area. Other than wetlands, which were already discussed, US Fish and Wildlife and California Department of Fish and Wildlife habitat protections generally result from species protections, and are thus addressed via checklist item a.

For checklist item d, there are no regulations specific to the protection of migratory corridors. This item is addressed by an analysis of the habitats present in the vicinity and analyzing the probable effects on access to those habitats which will result from a project.

The City of Roseville Tree Preservation ordinance (RMC Ch.19.66) requires protection of native oak trees, and compensation for oak tree removal. The Findings of the Implementing Procedures indicate that compliance with the City of Roseville Tree Preservation ordinance (RMC Ch.19.66) will prevent significant impacts related to loss of native oak trees, referenced by item e, above.

Regarding checklist item f, there are no adopted Habitat Conservation Plans within the City of Roseville.

Discussion of Checklist Answers:

a) The project site is located within the Roseville, CA United States Geological Survey (USGS) 7.5 minute quadrangle. There are 9 special status plant species and 22 special status wildlife species known to occur within the quadrangle. All of the identified special status species are associated with habitat types that are not present on the project site. There are no natural features present on the project site and there are no trees on the site for nesting. The property is adjacent to open space, which could provide refuge for common, small burrowing mammals or reptile species found in urban environments. However, the grade differences and retaining wall along the common property boundaries present an existing barrier to movement. The project will not cause any substantial adverse impacts to a special status species.

b) There were no sensitive natural communities observed or identified on the site. The property is adjacent to an open space corridor that is partly located in the 100-year floodplain; however, no ground disturbance will occur within the open space corridor. The project is required to implement the best management practices

(BMP) as outlined in the City's Stormwater BMP Guidance Manual. Application of the BMP will prevent runoff during project construction. Impacts will be less than significant.

c) Wetland habitats within the NERSP area, including the subject property, were delineated as part of the EIR prepared for that plan. The EIR for the NERSP identified loss of wetlands as a significant unavoidable impact for which findings of overriding consideration were adopted. As part of the development of the Centerpointe Marketplace, state and federal permits were issued to fill wetlands that were identified on the overall site. The site does not currently contain wetlands, thus there is no impact with regard to this criterion.

d) The City includes an interconnected network of open space corridors and preserves located throughout the City, to ensure that the movement of wildlife is not substantially impeded as the City develops. The development of the project site will not negatively impact these existing and planned open space corridors, nor is the project site located in an area that has been designated by the City, United States Fish and Wildlife, or California Department of Fish and Wildlife as vital or important for the movement of wildlife or the use of native wildlife nursery sites.

e) As defined by the City of Roseville Zoning Ordinance (Chapter 19.66, Tree Preservation), native oak trees greater than six (6") diameter at breast height are defined as protected. A Tree Permit is required for the removal of any protected tree, and for any regulated activity within the protected zone of a protected tree where the encroachment exceeds 20 percent. An arborist report was prepared for the site by Up A Tree Arborist Services, dated January 9, 2019 (Attachment 2), which identified five (5) protected oak trees that would be impacted by the project. The locations of the trees are also shown in Figure 2. Prior to the Tree Permit application, the oak trees were removed in anticipation of the proposed paving. The trees that were removed had a total of 76 aggregate diameter inches (see Table 2).

Figure 2: Tree Locations

Table 2: Tree Summary

Tree Number	Common Name	Health	Diameter at Breast Height (DBH) (inches)	Total DBH (inches)
786	Valley Oak	Fair-Good	16	16
787	Valley Oak	Fair-Good	11	11
788	Valley Oak	Fair-Good	15	15
789	Valley Oak	Fair-Good	21	21
790	Valley Oak	Fair-Good	13	13
			Total Mitigation Inches	**76**

The Tree Permit would contain conditions of approval that include protective measures for the trees to remain on site, and mitigation measures that include payment of in-lieu mitigation fees to compensate for oak tree removal. Any deviation from the approved permit would require a Tree Permit Modification, which would require approval by the City. Consistency with the requirements of the Tree Permit will ensure that impacts are less than significant.

f) There are no Habitat Conservation Plans; Natural Community Conservation Plans; or other approved local, regional, or state habitat conservation plans that apply to the project site.

V. Cultural Resources

As described within the Open Space and Conservation Element of the City of Roseville General Plan, the Roseville region was within the territory of the Nisenan (also Southern Maidu or Valley Maidu). Two large permanent Nisenan habitation sites have been identified and protected within the City's open space (in Maidu Park). Numerous smaller cultural resources, such as midden deposits and bedrock mortars, have also been recorded in the City. The gold rush which began in 1848 marked another settlement period, and evidence of Roseville's ranching and mining past are still found today. Historic features include rock walls, ditches, low terraces, and other remnants of settlement and activity. A majority of documented sites within the City are located in areas designated for open space uses.

Would the project:

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

Thresholds of Significance and Regulatory Setting:

The significance of impacts to cultural resources is based directly on the CEQA Guidelines checklist items a–e listed above. The Archaeological, Historic, and Cultural Resources section of the City of Roseville General Plan also directs the proper evaluation of and, when feasible, protection of significant resources (Policies 1 and 2). There are also various federal and State regulations regarding the treatment and protection of cultural resources, including the National Historic Preservation Act and the Antiquities Act (which regulate items of significance in history), Section 7050.5 of the California Health and Safety Code, Section 5097.9 of the California Public Resources Code (which regulates the treatment of human remains) and Section 21073 et seq. of the California Public Resources Code (regarding Tribal Cultural Resources). The CEQA Guidelines also contains specific sections, other than the checklist items, related to the treatment of effects on historic resources.

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

Discussion of Checklist Answers:

a–c) No cultural resources are known to exist on the project site per the NERSP EIR; however, standard mitigation measures apply which are designed to reduce impacts to cultural resources, should any be found on-site. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. This mitigation need not be applied herein, as it is already applicable and required of the project pursuant to the NERSP. The project will not result in any new impacts beyond those already discussed and disclosed in the NERSP EIR; thus, project-specific impacts are less than significant.

VI. Energy

Roseville Electric provides electrical power in the City and Pacific Gas and Electric (PG&E) provides natural gas. The City purchases wholesale electrical power from both the Western Area Power Administration (WAPA), which is generated by the federal government's Central Valley Project, which produces 100 percent hydroelectric energy sources from a system of dams, reservoirs, and power plants within central and northern California. In addition, up to 50 percent of the City's power is generated at the City-owned Roseville Energy Park (REP). The REP is a 160 megawatt natural-gas-fired power plant that uses a combined cycle gas turbine technology. The City also owns the 48 megawatt combustion-turbine Roseville Power Plant 2 (REP 2), which is used for peaking energy. The City's electric power mix varies from year-to-year, but according to the most recent Citywide energy analysis (the Amoruso Ranch Environmental Impact Report), the mix in 2013/2014 was 25% eligible renewable (geothermal, small hydroelectric, and wind), 14% hydroelectric, 48% natural gas, and 13% from other sources (power purchased by contract).

Would the project:

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

Thresholds of Significance and Regulatory Setting:

Established in 2002, California's Renewable Portfolio Standard (RPS) currently requires that 33 percent of electricity retail sales by served by renewable energy resources by 2020, and 50 percent by 2030. The City published a Renewables Portfolio Standard Procurement Plan in June 2018, and continues to comply with the RPS reporting and requirements and standards. There are no numeric significance thresholds to define "wasteful, inefficient, or unnecessary" energy consumption, and therefore significance is based on CEQA Guidelines checklist items a and b, above, and by the use of expert judgment supported by facts, relying on the policies, codes, and regulations adopted by the City and by regulatory agencies which relate to energy. The analysis considers compliance with regulations and standards, project design as it relates to energy use (including transportation energy), whether the project will result in a substantial unplanned demand on the City's energy resources, and whether the project will impede the ability of the City to meet the RPS standards.

Discussion of Checklist Answers:

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

The completed project would consume energy related to landscape irrigation and maintenance, and vehicle trips to and from the use. In accordance with California Energy Code Title 24, the project would be required to meet the Building Energy Efficiency Standards. The project was distributed to both PG&E and Roseville Electric for comments, and was found to conform to the standards of both providers; energy supplies are available to serve the project.

The project is consistent with the existing land use designation of Regional Commercial, and is therefore consistent with the current citywide assessment of energy demand, and will not result in substantial unplanned, inefficient, wasteful, or unnecessary consumption of energy; impacts are less than significant.

VII. Geology and Soils

As described in the Safety Element of the City of Roseville General Plan, there are three inactive faults (Volcano Hill, Linda Creek, and an unnamed fault) in the vicinity, but there are no known active seismic faults within Placer County. The last seismic event recorded in the South Placer area occurred in 1908, and is estimated to have

been at least a 4.0 on the Richter Scale. Due to the geographic location and soil characteristics within the City, the General Plan indicates that soil liquefaction, landslides, and subsidence are not a significant risk in the area.

Would the project:

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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to geology and soils is based directly on the CEQA Guidelines checklist items a–e listed above. Regulations applicable to this topic include the Alquist-Priolo Act, which addresses earthquake safety in building permits, and the Seismic Hazards Mapping Act, which requires the state to gather and publish data on the location and risk of seismic faults.

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

Discussion of Checklist Answers:

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

i–iii) According to United States Geological Service mapping and literature, active faults are largely considered to be those which have had movement within the last 10,000 years (within the Holocene or Historic time periods)[1] and there are no major active faults in Placer County. The California Geological Survey has prepared a map of the state which shows the earthquake shaking potential of areas throughout California based primarily on an area's distance from known active faults. The map shows that the City lies in a relatively low-intensity ground-shaking zone. Commercial, institutional, and residential buildings as well as all related infrastructure are required, in conformance with Chapter 16, *Structural Design Requirements*, Division IV, *Earthquake Design* of the California Building Code, to lessen the exposure to potentially damaging vibrations through seismic-resistant design. In compliance with the Code, all structures in the Project area would be well-built to withstand ground shaking from possible earthquakes in the region; impacts are less than significant.

iv) Landslides typically occur where soils on steep slopes become saturated or where natural or manmade conditions have taken away supporting structures and vegetation. The existing and proposed slopes of the project site are not steep enough to present a hazard during development or upon completion of the

[1] United States Geological Survey, http://earthquake.usgs.gov/learn/glossary/?term=active%20fault, Accessed January 2016

project. In addition, measures would be incorporated during construction to shore minor slopes and prevent potential earth movement. Therefore, impacts associated with landslides are less than significant.

b) Grading activities will result in the disruption, displacement, compaction and over-covering of soils associated with site preparation (grading and trenching for utilities). Grading activities for the project will be limited to the project site. Grading activities require a grading permit from the Engineering Division. The grading permit is reviewed for compliance with the City's Improvement Standards, including the provision of proper drainage, appropriate dust control, and erosion control measures. Grading and erosion control measures will be incorporated into the required grading plans and improvement plans. Therefore, the impacts associated with disruption, displacement, and compaction of soils associated with the project are less than significant.

c, d) A review of the Natural Resources Conservation Service Soil Survey for Placer County, accessed via the Web Soil Survey (http://websoilsurvey.nrcs.usda.gov/app/), indicates that the soils on the site are Inks-Exchequer complex, 2 to 25 percent slopes, which is not listed as geologically unstable or sensitive. Therefore, the project has no impacts related to this criteria.

f) No paleontological resources are known to exist on the project site per the NERSP EIR; however, standard mitigation measures apply which are designed to reduce impacts to such resources, should any be found on-site. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. The project will not result in any new impacts beyond those already discussed and disclosed in the NERSP EIR; project-specific impacts are less than significant.

VIII. Greenhouse Gases

Greenhouse gases trap heat in the earth's atmosphere. The principal greenhouse gases (GHGs) that enter the atmosphere because of human activities are carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), and fluorinated gases. As explained by the United States Environmental Protection Agency[2], global average temperature has increased by more than 1.5 degrees Fahrenheit since the late 1800s, and most of the warming of the past half century has been caused by human emissions. The City has taken proactive steps to reduce greenhouse gas emissions, which include the introduction of General Plan policies to reduce emissions, changes to City operations, and climate action initiatives.

Would the project:

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

[2] http://www3.epa.gov/climatechange/science/overview.html, Accessed January 2016

Thresholds of Significance and Regulatory Setting:

In Assembly Bill 32 (the California Global Warming Solutions Act), signed by Governor Schwarzenegger of California in September 2006, the legislature found that climate change resulting from global warming was a threat to California, and directed that "the State Air Resources Board design emissions reduction measures to meet the statewide emissions limits for greenhouse gases . . .". The target established in AB 32 was to reduce emissions to 1990 levels by the year 2020. CARB subsequently prepared the *Climate Change Scoping Plan* (Scoping Plan) for California, which was approved in 2008. The Scoping Plan provides the outline for actions to reduce California's GHG emissions. CARB's updated August 2011 Scoping Plan calculated a reduction needed of 21.7% from future "Business As Usual" (BAU) conditions in the year 2020. The current Scoping Plan (adopted May 2014) indicates that statewide emissions of GHG in 1990 amounted to 431 million metric tons, and that the 2020 "Business As Usual" (BAU) scenario is estimated as 509[3] million metric tons, which would require a reduction of 15.3% from 2020 BAU. In addition to this, Senate Bill 32 was signed by the Governor on September 8, 2016, to establish a reduction target of 40 percent below 1990 levels by 2030. The Air Resources Board is currently updating the Scoping Plan to reflect this target.

The Placer County Air Pollution Control District (PCAPCD) recommends that thresholds of significance for GHG be related to AB 32 reduction goals, and has adopted thresholds of significance which take into account the 2030 reduction target. The thresholds include a de minimis and a bright-line maximum threshold. Any project emitting less than 1,100 metric tons of carbon dioxide equivalents per year (MT CO_2e/yr) during construction or operation results in less than significant impacts. The PCAPCD considers any project with emissions greater than the bright-line cap of 10,000 MT CO_2e/yr to have significant impacts. For projects exceeding the de minimum threshold but below the bright-line threshold, comparison to the appropriate efficiency threshold is recommended. The significance thresholds are shown in Table 1 below.

Table 1: GHG Significance Thresholds

Bright-line Threshold 10,000 MT CO_2e/yr			
Residential Efficiency (MT CO_2e/capita[1])		**Non-Residential Efficiency (MT CO_2e/ksf[2])**	
Urban	**Rural**	**Urban**	**Rural**
4.5	5.5	26.5	27.3
De Minimis Threshold 1,100 MT CO_2e/yr			

1. Per Capita = per person
2. Per ksf = per 1,000 square feet of building

Discussion of Checklist Answers:

a–b) PCAPCD provides guidance for analyzing GHG impacts by modeling corresponding project sizes that relate to both the de minimis and bright line thresholds. While these numbers are for reference and results may vary based on land use, energy usage, and possible mitigation measures, the proposed project does not use an unusual amount of energy that would vary from the modeling estimate. The project consists of removing existing vegetation and paving a ±4,500-square-foot area located behind the building at 360 N. Sunrise Avenue. There is no proposed public or private use for this area. The PCAPCD's de minimis threshold has a corresponding project size of 35,635 square feet for general commercial projects. As the proposed project does not consist of the construction of a building, and is limited to a ±4,500-square-foot area, the proposed project will operate well below the threshold, resulting in less than significant impacts.

[3] Includes Pavely and Renewables Portfolio Standard reduction

Thus, project-generated GHG emissions would not conflict with, and are consistent with, the State goals listed in AB32 and policies and regulation adopted by the California Air Resources Board pursuant to AB32. Impacts are less than significant.

IX. Hazards and Hazardous Materials

There are no hazardous cleanup sites of record within 1,000 feet of the site according to both the State Water Resources Control Envirostor database (http://geotracker.waterboards.ca.gov/) and the Department of Toxic Substances Control Envirostor database (http://www.envirostor.dtsc.ca.gov/public/). The project is not located on a site where existing hazardous materials have been identified, and the project does not have the potential to expose individuals to hazardous materials.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment though reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X

Thresholds of Significance and Regulatory Setting:

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

Many federal and State agencies regulate hazards and hazardous substances, including the United States Environmental Protection Agency (US EPA), California Department of Toxic Substances Control (DTSC), Central Valley Regional Water Quality Control Board (Regional Water Board), and the California Occupational Safety and Health Administration (CalOSHA). The state has been granted primacy (primary responsibility for oversight) by the US EPA to administer and enforce hazardous waste management programs. State regulations also have detailed planning and management requirements to ensure that hazardous materials are handled, stored, and disposed of properly to reduce human health risks. California regulations pertaining to hazardous waste management are published in the California Code of Regulations (see 8 CCR, 22 CCR, and 23 CCR).

The project is not within an airport land use plan or within two miles of a public or public use airport. Therefore, no further discussion is provided for items e.

Discussion of Checklist Answers:

a, b) Standard construction activities would require the use of hazardous materials such as fuels, oils, lubricants, glues, paints and paint thinners, soaps, bleach, and solvents. These are common household and commercial materials routinely used by both businesses and average members of the public. The materials only pose a hazard if they are improperly used, stored, or transported either through upset conditions (e.g. a vehicle accident) or mishandling. In addition to construction use, the operational project would result in the use of common hazardous materials as well, including bleach, solvents, and herbicides. Regulations pertaining to the transport of materials are codified in 49 Code of Federal Regulations 171–180, and transport regulations are enforced and monitored by the California Department of Transportation and by the California Highway Patrol. Specifications for storage on a construction site are contained in various regulations and codes, including the California Code of Regulations, the Uniform Fire Code, and the California Health and Safety Code. These same codes require that all hazardous materials be used and stored in the manner specified on the material packaging. Existing regulations and programs are sufficient to ensure that potential impacts as a result of the use or storage of hazardous materials are reduced to less than significant levels.

c) See response to Items (a) and (b) above. While development of the site will result in the use, handling, and transport of materials deemed to be hazardous, the materials in question are commonly used in both residential and commercial applications, and include materials such as bleach and herbicides. The project will not result in the use of any acutely hazardous materials, substances, or waste.

d) The project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5[4]; therefore, no impact will occur.

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

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

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

g) The California Department of Forestry and Fire Protection (CAL FIRE) is the state agency responsible for wildland fire protection and management. As part of that task, CAL FIRE maintains maps designating Wildland Fire Hazard Severity zones. The City is not located within a Very High Fire Hazard Severity Zone, and is not in a CAL FIRE responsibility area; 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. There would be no impact with regard to this criterion.

X. Hydrology and Water Quality

As described in the Open Space and Conservation Element of the City of Roseville General Plan, the City is located within the Pleasant Grove Creek Basin and the Dry Creek Basin. Pleasant Grove Creek and its tributaries drain most of the western and central areas of the City and Dry Creek and its tributaries drain the remainder of the City. Most major stream areas in the City are located within designated open space.

[4] http://www.calepa.ca.gov/SiteCleanup/CorteseList/SectionA.htm

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			X	
i. result in substantial erosion or siltation on or off-site;			X	
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater systems or provide substantial additional sources of polluted runoff; or			X	
iv. impede or redirect flood flows?				X
d) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
e) In flood hazard, tsunami, or seiches zones, risk release of pollutants due to project innundation?				X

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a,c (i),d, e) The project will involve the disturbance of on-site soils and the construction of impervious surfaces, such as asphalt paving. Disturbing the soil can allow sediment to be mobilized by rain or wind, and cause displacement into waterways. To address this and other issues, the developer is required to receive approval of a grading permit and/or improvement plants prior to the start of construction. The permit or plans are required to incorporate mitigation measures for dust and erosion control. In addition, the City has a National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit issued by the Central Valley Regional Water Quality Control Board which requires the City to reduce pollutants in stormwater to the maximum extent practicable. The City does this, in part, by means of the City's 2016 Design/Construction Standards, which require preparation and implementation of a Stormwater Pollution Prevention Plan. All permanent stormwater quality control measures must be designed to comply with the City's Manual for Stormwater Quality Control Standards for New Development, the City's 2016 Design/Construction Standards, Urban Stormwater Quality Management and Discharge Control Ordinance, and Stormwater Quality Design Manual. For these reasons, impacts related to water quality are less than significant.

b, d) The project does not involve the installation of groundwater wells. The City maintains wells to supplement surface water supplies during multiple dry years, but the effect of groundwater extraction on the aquifer was addressed in the Water Supply Assessment of the Amoruso Ranch Specific Plan EIR, which included a Citywide water analysis. The proposed project is consistent with the General Plan land use designation, and is thus consistent with the citywide Water Supply Assessment. Project impacts related to groundwater extraction are

less than significant. Furthermore, all permanent stormwater quality control measures must be designed to comply with the Stormwater Quality Design Manual, which requires the use of bioswales and other onsite detention and infiltration methods. These standards ensure that stormwater will continue to infiltrate into the groundwater aquifer.

c (ii and iii)) The project has been reviewed by City Engineering staff for conformance with City ordinances and standards. The project includes adequate and appropriate facilities to ensure no net increase in the amount or rate of stormwater runoff from the site, and which will adequately convey stormwater flows.

c (iv) and e) The project has been reviewed by City Engineering staff for conformance with City ordinances and standards. The project is not located within either the Federal Emergency Management Agency floodplain or the City's Regulatory Floodplain (defined as the floodplain which will result from full buildout of the City). Therefore, the project will not impede or redirect flood flows, nor will it be inundated. The proposed project is located within an area of flat topography and is not near a waterbody or other feature which could cause a seiche or tsunami. There would be no impact with regard to these criterion.

XI. Land Use and Planning

The project site has a zoning designation of Regional Commercial/Special Area-Northeast Roseville Specific Plan (RC/SA-NE) and a land use designation of Regional Commercial (RC). Surrounding land uses include open space to the north and west and regional commercial to the east and south. The regional commercial parcels are developed with a variety of uses, including retail and restaurants.

Would the project:

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

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to land use is based directly on the CEQA Guidelines checklist items a–c listed above. Consistency with applicable City General Plan policies, Improvement Standards, and design standards is already required and part of the City's processing of permits and plans, so these requirements do not appear as mitigation measures. Land use regulations applicable to the site include the City's General Plan 2035, the Zoning Ordinance, and the NERSP. The NERSP contains general design guidelines and policies for development within the NERSP as a whole.

Discussion of Checklist Answers:

a) The project area has been planned for development, including adequate roads, pedestrian paths, and bicycle paths to provide connections within the community. The project will not physically divide an established community.

b) With the application for a Tree Permit, the project is consistent with the Zoning Ordinance requirements for the removal and mitigation of oak trees. The project would be required to comply with the City's Improvement Standards in order to receive a grading permit. The proposed project is consistent with the General Plan and the NERSP, and does not conflict with the City's policies and regulations adopted for the purpose of avoiding or mitigating an environmental impact.

XII. Mineral Resources

The Surface Mining and Reclamation Act (SMARA) of 1975 requires the State Geologist to classify land into Mineral Resource Zones (MRZ's) based on the known or inferred mineral resource potential of that land. The California Division of Mines and Geology (CDMG) was historically responsible for the classification and designation of areas containing—or potentially containing—significant mineral resources, though that responsibility now lies with the California Geological Survey (CGS). CDMG published Open File Report 95-10, which provides the mineral classification map for Placer County. A detailed evaluation of mineral resources has not been conducted within the City limits, but MRZ's have been identified. There are four broad MRZ categories (MRZ-1 through MRZ-4), and only MRZ-2 represents an area of known significant mineral resources. The City of Roseville General Plan EIR included Exhibit 4.1-3, depicting the location of MRZ's in the City limits. There is only one small MRZ-2 designation area, located at the far eastern edge of the City.

Would the project:

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

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to mineral resources is based directly on the CEQA Guidelines checklist items a and b listed above.

Discussion of Checklist Answers:

a–b) The project site is not in the area of the City known to include any mineral resources that would be of local, regional, or statewide importance; therefore, the project has no impacts on mineral resources.

XIII. Noise

The project site is located in an urbanized area and is surrounded by open space and commercial uses, which typically do not generate substantial noise volumes. The nearest sensitive receptors are the residents located 2,500+ feet west of the site, across Interstate 80. According to the General Plan, the project site is within the

60 dB L_{dn} noise contour for existing roadways and within the 65 dB L_{dn} noise contour for future roadways (City of Roseville 2015, Figure IX-1 and Figure IX-2).

Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Generation of excessive ground borne vibration of ground borne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

Thresholds of Significance and Regulatory Setting:

Standards for transportation noise and non-transportation noise affecting existing or proposed land uses are established within the City of Roseville General Plan Noise Element Table IX-1 and IX-3, and these standards are used as the thresholds to determine the significance of impacts related to items a and c. The significance of other noise impacts is based directly on the CEQA Guidelines checklist items b and c listed above. The Findings of the Implementing Procedures indicate that compliance with the City Noise Regulation (RMC Ch. 9.24) will prevent significant non-transportation noise as it relates to items a and b. The Ordinance establishes noise exposure standards that protect noise-sensitive receptors from a variety of noise sources, including non-transportation/fixed noise, amplified sound, industrial noise, and events on public property. The project is not within an airport land use plan, within two miles of a public or public use airport and there are also no private airstrips in the vicinity of the project area. Therefore, item c has been ruled out from further analysis.

Discussion of Checklist Answers:

a) The proposed project is paving an outdoor area between the existing building at 360 N. Sunrise Avenue and the northeastern property line. There is no proposed public or private use of this area, as it is located behind the building. It is anticipated that long-term noise impacts will be minimal and within the limits established by the

City of Roseville Noise Ordinance, Municipal Code Section 9.24. Impacts related to the generation of ambient noise levels in excess of standards are less than significant.

b) Surrounding uses may experience short-term increases in groundborne vibration, groundborne noise, and airborne noise levels during construction. However, these increases would only occur for a short period of time. When conducted during daytime hours, construction activities are exempt from Noise Ordinance standards, but the standards do apply to construction occurring during nighttime hours. While the noise generated may be a minor nuisance, the City Noise Regulation standards are designed to ensure that impacts are not unduly intrusive. Based on this, the impact is less than significant.

XIV. Population and Housing

The project site is located within the City's Northeast Roseville Specific Plan (NERSP) area, is zoned for commercial uses and has a land use designation of Regional Commercial. The City of Roseville General Plan Table II-4 identifies the total number of residential units and population anticipated as a result of buildout of the City, and the Specific Plan likewise includes unit allocations and population projections for the Plan Area. Would the project:

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

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to population and housing is based directly on the CEQA Guidelines checklist items a–c listed above.

Discussion of Checklist Answers:

a) The CEQA Guidelines identify several ways in which a project could have growth-inducing impacts (Public Resources Code Section 15126.2), either directly or indirectly. Growth-inducement may be the result of fostering economic growth, fostering population growth, providing new housing, or removing barriers to growth. Growth inducement may be detrimental, beneficial, or of no impact or significance under CEQA. An impact is only deemed to occur when it directly or indirectly affects the ability of agencies to provide needed public services, or if it can be shown that the growth will significantly affect the environment in some other way. The project is consistent with the land use designation of the site, and will neither directly nor indirectly influence growth in the area. There are no impacts of the project related to growth inducement.

b) The project site is not zoned for residential uses nor does it contain any dwelling units. The project will not displace substantial numbers of existing people or housing.

XV. Public Services

Fire protection, police protection, park services, and library services are provided by the City. The project is located within the Roseville Elementary School District and the Roseville Joint Union High School District.

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 government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

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

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to public services is based directly on the CEQA Guidelines checklist items a–e listed above. The EIR for the Amoruso Ranch Specific Plan, which updated Citywide analyses, addressed the level of public services which would need to be provided in order to serve planned growth in the community. The project is consistent with the existing land use designations. In addition, the project has been routed to the various public service agencies, both internal and external, to ensure that the project meets the agencies' design standards (where applicable) and to provide an opportunity to recommend appropriate conditions of approval.

a-e) The proposed project would be served by existing public services. Grading of the project site and removal of five (5) oak trees will not generate student, parkland, or library service demands. The proposed project would be served by existing public services and does not require expansion of any services to serve the project. Fire and police department services are adequate to provide continued service to the project site.

XVI. Recreation

There are no parks or recreation facilities adjacent to the project site. The nearest recreation area is Sculpture Park, located approximately 0.15-mile southwest of the site.

Would the project:

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

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to recreation services is based directly on the CEQA Guidelines checklist items a–b listed above.

Discussion of Checklist Answers:

a-b) The project does not have the potential to increase the use of existing neighborhood and recreational facilities. The project does not include recreational facilities nor will it require additional recreational facilities. Thus, the project will have no impact with respect to this criterion.

XVII. Transportation

The project site is located at 360 N. Sunrise Avenue, near the southwestern intersection of N. Sunrise Avenue and Eureka Road. Both N. Sunrise Avenue and Eureka Road are major arterials with transit facilities in the City of Roseville. There are nine bus stops located within 0.5-mile of the project site.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	

Thresholds of Significance and Regulatory Setting:

CEQA Guidelines Section 15064.3 indicates that a project's effect on automobile delay cannot be considered a significant impact, and directs transportation system analysis to focus on vehicle miles traveled (VMT), per checklist item b. However, the CEQA Guidelines also include consistency with a program, plan, or policy addressing transportation systems as an area of potential environmental effects (checklist item a). The City has adopted the following plans, ordinances, or policies applicable to this checklist item: Pedestrian Master Plan, Bicycle Master Plan, Short-Range Transit Plan, and General Plan Circulation Element. The project is evaluated for consistency with these plans and the policies contained within them, which includes an analysis of delay as a potential policy impact. The Circulation Element of the General Plan establishes Level of Service C or better as an acceptable operating condition at all signalized intersections during a.m. and p.m. peak hours. Exceptions to this policy may be made by the City Council, but a minimum of 70% of all signalized intersections must maintain LOS C. The Findings of the Implementing Procedures indicate that compliance with the Traffic Mitigation Fee (RMC Ch. 4.44) will fund roadway projects and improvements necessary to maintain the City's Level of Service standards for projects consistent with the General Plan and related Specific Plan. An existing plus project conditions (short-term) traffic impact study may be required for projects with unique trip generation or distribution characteristics, in areas of local traffic constraints, or to study the proposed project access. A cumulative plus project conditions (long-term) study is required if a project is inconsistent with the General Plan or Specific Plan and would generate more than 50 pm peak-hour trips. The guidelines for traffic study preparation are found in the City of Roseville Design and Construction Standards–Section 4.

For checklist item b, the CEQA Guidelines Section 15064.3 establishes a detailed process for evaluating the significance of transportation impacts. In accordance with this section, the analysis must focus on the generation of VMT. Projects within one-half mile of either an existing major transit stop[5] or a stop along an existing high quality transit corridor[6] should be presumed to have less than significant impacts, as should any project which will decrease VMT when compared with the existing conditions. VMT may be analyzed qualitatively if existing models or methods are not available to estimate VMT for a particular project; this will generally be appropriate for discussions of construction traffic VMT.

Impacts with regard to items c and d are assessed based on the expert judgment of the City Engineer and City Fire Department, as based upon facts and consistency with the City's Design and Construction Standards.

[5] A site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. (Public Resources Code Section 21064.3)
[6] A corridor with fixed route bus service at service intervals of 15 minutes or less during peak commute hours.

Discussion of Checklist Answers:

a) The City of Roseville has adopted a Pedestrian Master Plan, Bicycle Master Plan, and Short-Range Transit Plan. The project was reviewed for consistency with these documents. The surrounding pedestrian, transit, and bicycle facilities have been already been constructed and the project will not decrease the performance or safety of those facilities. The project is consistent with these plans; impacts are less than significant.

b) The proposed project is grading an area adjacent to a developed building. The project does not include any unique characteristics which would draw in regional traffic, or which would prompt longer trips. In addition, the project site is located within 0.5-mile of nine transit stops along a major arterial roadway. Per the Significance Threshold established above, impacts are assumed to be less than significant for project within one-half mile of existing transit.

c,d) The project has been reviewed by the City Engineering and City Fire Department staff, and has been found to be consistent with the City's Design Standards. Furthermore, standard conditions of approval added to all City project require compliance with Fire Codes and other design standards. Compliance with existing regulations ensure that impacts are less than significant.

XVIII. Tribal Cultural Resources

As described within the Open Space and Conservation Element of the City of Roseville General Plan, the Roseville region was within the territory of the Nisenan (also Southern Maidu or Valley Maidu). Two large permanent Nisenan habitation sites have been identified and protected within the City's open space (in Maidu Park). Numerous smaller cultural resources, such as midden deposits and bedrock mortars, have also been recorded in the City. A majority of documented sites within the City are located in areas designated for open space uses.

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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 the lead agency shall consider the significance of the resource to a California Native American tribe.			X	

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) The NERSP EIR included a historic and cultural resources study, which concluded there were no listed or eligible sites documented in the project area. However, the NERSP EIR includes standard mitigation measures which are designed to reduce impacts to any previously undiscovered resources should any be found on site. Language included in the measure requires an immediate cessation of work, and the requirement to contact the appropriate agencies to address the resource before work can resume. The project will not result in any new impacts beyond those already discussed and disclosed in the NERSP EIR; therefore, project-specific impacts are less than significant.

b) Notice of the proposed project was mailed to tribes which had requested such notice pursuant to Assembly Bill 52 (AB 52). A request for consultation was not received, and consistent with item a, above, no resources are known to exist on the project site. However, standard mitigation measures apply which are designed to reduce impacts to resources, should any be found on site. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. This mitigation need not be applied herein, as it is already applicable and required of the project pursuant to the NERSP. The project will not result in any new impacts beyond those already discussed and disclosed in the NERSP EIR; therefore, project-specific impacts are less than significant.

XIX. Utilities and Service Systems

Would the project:

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

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to utilities and service systems is based directly on the CEQA Guidelines checklist items a–g listed above.

Discussion of Checklist Answers:

a) Minor additional infrastructure will be constructed within the project site to tie the project into the major systems, but these facilities will be constructed in locations where site development is already occurring as part of the overall project; there are no additional substantial impacts specific or particular to the minor infrastructure improvements.

b) The City of Roseville 2015 Urban Water Management Plan (UWMP), adopted May 2016, estimates water demand and supply for the City through the year 2040, based on existing land use designations and population projections. In addition, the Amoruso Ranch Water Supply Assessment (AR WSA, Appendix E of the Amoruso Ranch FEIR), dated May 2016, estimates water demand and supply for ultimate General Plan buildout. The UWMP indicates that existing water supply sources are sufficient to meet all near term needs, estimating an annual water demand of 45,475 acre-feet per year (AFY) by the year 2020 and existing surface and recycled water supplies in the amount of 70,421 AFY. The AR WSA estimates a Citywide buildout demand of 64,370 AFY when including recycled water, and of 59,657 AFY of potable water. The AR WSA indicates that surface water supply is sufficient to meet demand during normal rainfall years, but is insufficient during single- and multiple-dry years. However, the City's UWMP establishes mandatory water conservation measures and the use of groundwater to offset reductions in surface water supplies. Both the UWMP and AR WSA indicate that these measures, in combination with additional purchased water sources, will ensure that supply meets projected demand. The project, which is consistent with existing land use designations, would not require new or expanded water supply entitlements.

c) The proposed project does not include any facilities that would generate wastewater. There is no impact on wastewater treatment facilities as a result of this project.

d,e) The Western Placer Waste Management Authority is the regional agency handling recycling and waste disposal for Roseville and surrounding areas. The regional waste facilities include a Material Recovery Facility (MRF) and the Western Regional Sanitary Landfill (WRSL). Currently, the WRSL is permitted to accept up to 1,900 tons of municipal solid waste per day. According to the solid waste analysis of the Amoruso Ranch Specific Plan FEIR, under current projected development conditions the WRSL has a projected lifespan extending through 2058. There is sufficient existing capacity to serve the proposed project. Though the project will contribute incrementally to an eventual need to find other means of waste disposal, this impact of City buildout has already been disclosed and mitigation applied as part of each Specific Plan the City has approved, including the most recent Amoruso Ranch Specific Plan. All residences and business in the City pay fees for solid waste collection, a portion of which is collected to fund eventual solid waste disposal expansion. The project will not result in any new impacts associated with major infrastructure. Environmental Utilities staff has reviewed the project for consistency with policies, codes, and regulations related to waste disposal services and has found that the project design is in compliance.

XX. Wildfire

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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				X

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

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to utilities and service systems is based directly on the CEQA Guidelines checklist items a–d listed above. 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.

Discussion of Checklist Answers:

a–d) Checklist questions a–d above do not apply, because the project site is not within a Very High Fire Hazard Severity Zone and is not in a CAL FIRE responsibility area.

XXI. Mandatory Findings of Significance

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
e) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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?				
f) 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.)			X	
g) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Significance Criteria and Regulatory Setting:

The significance of impacts related to mandatory findings of significance is based directly on the CEQA Guidelines checklist items a–c listed above.

Discussion of Checklist Answers:

a–c) Long term environmental goals are not impacted by the proposed project. The cumulative impacts do not deviate beyond what was contemplated in the NERSP EIR, and mitigation measures have already been incorporated. With implementation of the City's Mitigating Ordinances, Guidelines, and Standards and best management practices, mitigation measures described in this chapter, and permit conditions, the proposed project will not have a significant impact on the habitat of any plant or animal species. Based on the foregoing, the proposed project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of any wildlife species, or create adverse effects on human beings.

ENVIRONMENTAL DETERMINATION:

In reviewing the site specific information provided for this project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that with mitigation the impacts are less than significant. As demonstrated in the initial study checklist, there are no "project specific significant effects which are peculiar to the project or site" that cannot be reduced to less than significant effects through mitigation (CEQA Section 15183) and therefore an EIR ***is not*** *required. Therefore,* ***on the basis of the foregoing initial study:***

[**X**] I find that the proposed project WILL NOT have a significant effect on the environment and a *NEGATIVE DECLARATION* has been prepared.

Initial Study Prepared by:

Kinarik Shallow

Kinarik Shallow, Associate Planner
City of Roseville, Development Services – Planning Division

Attachments:

1. Centerpointe Marketplace Initial Study and Mitigated Negative Declaration (March 7, 1991)
2. Arborist Report
3. Demolition Plan
4. Grading & Drainage Plan
5. Erosion Control Plan

Initial Study

PROJECT: Centerpointe Marketplace

PARCEL NO.: 048-450-16

DATE: March 14, 1991

APPLICANT: WES Development

PROPERTY OWNER: WES Development/Buzz Oates Enterprises

REQUEST:

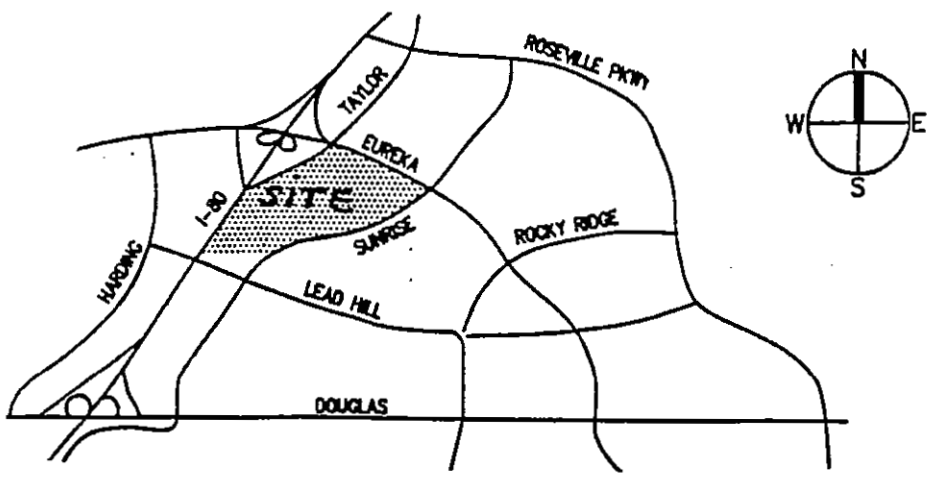
The applicant is requesting an environmental determination for the proposed Centerpointe Marketplace project. The proposed project is located in the Northeast Roseville Specific Plan for which an EIR has been certified (SCH# 86042805). The project consists of a 412,000 square foot shopping center composed of a mixture of major and minor tenants. The proposed tenants include, Home Depot, Price Savers, The Pep Boys, Food 4 Less, and a family bowling center. There are also freestanding pad buildings, in line tenants, and a City fire station to be located on the site.

A use permit and a planned sign permit program are being sought for approval of the project. The applicant is also requesting approval of a General Plan Amendment, a Specific Plan Amendment, and a Rezone to change the land use and zoning on a small piece of adjacent property from Open Space to Highway Commercial.

BACKGROUND:

A. LOCATION:

The subject property is identified as parcel 14 of the Northeast Roseville Specific Plan. The property is located between Lead HIll Dr. and Eureka Rd. on the west side of Sunrise Ave. Miner's Ravine Creek is located immediately adjacent to the site on the west between the site and Interstate 80. The future City sculpture park is also located adjacent to the site on the west.



B. **ZONING:** Parcel 14 - Planned Development for Commercial Uses
The proposed project is consistent with the existing zoning.

LAND USE: Parcel 14 - Commercial Uses
The proposed project is consistent with the existing land use.

C. **ADJACENT ZONING AND LAND USES:**

ZONING

North	Planned Development for Residential
South	Planned Development for Commercial
East	Planned Development for Auto Mall
West	Floodway/Open Space

LAND USE

North	Residential at 9 dwelling units/acre (Vacant)
South	Commercial, Prof. Office, Light Industrial
East	Auto Mall
West	Open Space/Sculpture Park/Interstate 80

D. **PHYSICAL OR NATURAL FEATURES (NO OF ACRES):**

The subject site is approximately 49.4 acres in area and has uneven topography. There are elevation differentials of as much as 55 feet within the site. The site contains 254 native Blue and Live oak trees. Several drainage swales that drain the property to the west into Miner's Ravine Creek are present on the site. The oak trees on site are predominately located adjacent to the creek and the centrally located drainage swale but some of the trees are dispersed into the site. The northeast corner of the site has previously undergone some grading which has altered the natural surface features of that portion of the site.

E. **PHYSICAL OR NATURAL FEATURES ON ADJACENT LAND:**

The future City sculpture park is located adjacent to the site on the west. The City bike trail through Miner's Ravine is also located adjacent to the site on the west. Public access will be provided through the site to the sculpture park and the bike trail. Vehicular access for the park ranger will also be provided through the project. This will aid in providing security and maintenance to the public area.

F. BACKGROUND:

The project site is located in the Northeast Roseville Specific Plan (NERSP) for which an EIR was prepared and certified by the City Council on March 11, 1987 (SCH# 86042805). The proposed project is consistent with what was evaluated in the specific plan EIR for the property. This initial study evaluates project specific impacts which could result in the vicinity of the project. The evaluation focuses on the following potential impacts: traffic, wetlands, trees and aesthetics.

Discussion of Environmental Evaluation
Centerpointe Marketplace

The following is a discussion of those adverse environmental impacts which could result from implementation of the proposed project. Mitigation measures are recommended to reduce the potential impacts to a less than significant level. Existing ordinances, policies, and conditions of project approval will also be used to reduce the impacts to less than significant levels.

1. Earth

The proposed project will result in compaction and overcovering of the soils on site. The site will be covered by buildings and asphalt for parking areas. This impact is considered to be less than significant.

The project will result in a change to the site topography and ground surface relief features. The grading plan for the project calls for cutting and filling to achieve grades that will accommodate the proposed project. The project also involves the filling of 0.62 acres of wetlands on the property. A Nationwide 26 permit has been issued for the proposed fill. No placement of fill will occur in the floodway. If the project is amended to include a proposal for fill in the floodway, additional environmental documentation will be required as this review does not contemplate the placement of any fill in the floodway. The grading plan proposes retaining walls in those areas where substantial grade differentials occur. Grading activity during project development will temporarily increase wind and water erosion of site soils.

Mitigation: To reduce the potential impacts to a less than significant level, an erosion control plan shall be submitted by the applicant. The erosion control plan shall include measures such as: site watering, hydroseeding, use of hay bales, and revegetation, to reduce soil movement during and after grading. The erosion control plan, in addition to the grading plan, shall be approved by the Public Works Department in accordance with established codes. The erosion control plan shall be submitted prior to issuance of a grading permit. In addition, mitigation measures identified in Chapter 12 of the NERSP EIR will be incorporated into the project plans. The Public Works Dept. will be the monitoring agency for this mitigation measure. This measure will be deemed successful when a grading permit has been issued which incorporates the components of the erosion control plan.

2. Air Quality

The proposed project is located in the Sacramento air basin which is a nonattainment area for carbon monoxide, ozone, and particulate matter. Dust associated with project grading and construction will increase the level of particulate matter in the vicinity of the project. This impact is temporary and would only occur during construction.

A full air quality analysis was prepared for the NERSP EIR that included development of this site with commercial uses. The cumulative contribution of development of the plan area to regional air quality problems and the increased difficulty of attaining air quality standards was considered significant and unavoidable. The City adopted findings of overriding consideration based on the benefits of the project (the NERSP) on March 11, 1987.(Res.87-31)

Automobile and construction traffic associated with this project will contribute to the carbon monoxide, ozone and particulate matter problem in the air basin. Because the standards for these pollutants are currently exceeded in the air basin, any increase is considered a significant impact which requires mitigation.
The Placer County Air Quality Management District, in cooperation with SACOG, is preparing a plan to mitigate regional air quality impacts resulting from incremental development. Until this plan is completed, air quality impacts may be partially mitigated through implementation of transportation systems management plans. A transportation system management plan has been prepared by Fehr and Peers Associates for this project which proposes trip reduction measures as required by the Roseville Transportation Systems Management Ordinance. Implementation of the TSM plan shall become a requirement of the project.

> **Mitigation:** To reduce the impact of dust becoming airborn and adding to the particulate matter problem, the site shall be watered regularly during grading operations. Due to the water shortage, reclaimed water may be used for this purpose and is recommended. This requirement shall be contained in the erosion control plan and monitored by the Public Works Dept.
>
> The TSM plan shall be submitted to the Transportation Commission for approval prior to approval of a Use Permit for the project. In addition, the Project Review and Planning Commissions shall also approve the TSM plan and incorporate it into the conditions of project approval. The Transportation Coordinator shall be responsible for monitoring this measure.

3. Water Quality

The drainage pattern of the site, in addition to absorption rates and the rate and amount of surface runoff, will be altered by the project. The addition of impermeable surface to the site will increase the amount of runoff from the site and reduce the amount

of absorption on the site. Runoff from the site will contain urban pollutants such as oil and fertilizers. An engineered drainage system, to be approved by the Public Works Dept., will replace the natural drainage system of the site and will include oil/sand separators to mitigate impacts to water quality from urban runoff. In addition, grass covered swales and energy dissipators consisting of large boulders, will be utilized to filter runoff from the project.

Mitigation: With the implementation of the approved drainage plan, oil/sand separators, grass covered swales, and energy dissipators, the changes in drainage patterns and surface runoff, or impacts to water quality, are considered less than significant. The mitigation measures shall be contained in the project improvement plans to be reviewed and approved by the Planning and Public Works Departments. In addtion to the mitigation measures listed here, the mitigation measures contained in Chapter 11 of the NERSP EIR shall also become requirements of the project. The Planning and Public Works Depts. shall be the monitoring agencies for these measures.

4. Plant Life

Development of the proposed project will result in the loss of the grassland species that currently exist on the site. The EIR for the NERSP considered this impact less than significant. In addition, the project also proposes the removal of 115 native Blue and Live oak trees. The loss of oak trees is considered to be a significant impact, but can be reduced to less than significant through further review of the project proposal and implementation of the requirements of the Tree Preservation Ordinance. Further review of the project proposal could result in fewer trees being removed. The replacement of removed trees on an inch for inch basis is a requirement of the tree preservation ordinance. In this particular case, a total of 2464 inches of replacement trees would be required. A replacement plan has been submitted by the applicant which addresses this requirement. With implementation of the mitigation measures outlined below, this impact can be reduced to a less than significant level.

A wetland delineation for the site identified a total of 0.62 acres of wetlands present on the site. The majority of these wetlands are drainage swales. The EIR for the NERSP identified loss of wetlands as a significant unavoidable impact for which findings of overriding consideration were adopted. A Nationwide 26 permit has been issued to the applicant by the U.S. Army Corps of Engineers to fill 0.62 acres of wetlands that have been identified on the site. This impact is considered to be less than significant.

New species of plants will be added to the property in the form of ornamental landscape materials. It is not anticipated that these species will escape into the natural environment and displace native species.

Mitigation: The removal of native oak trees as a result of the project is subject to the Roseville Tree Preservation Ordinance. The ordinance requires replacement on an inch for inch basis for all trees removed. The applicant shall prepare a replacement program which outlines the replacement requirement. The replacement plan shall be reviewed by the Planning Department and approved at the time a tree permit is approved to remove any trees on site. The replacement program shall be incorporated into the conditions of project approval and shall be monitored by the Planning Department. Additional mitigation measures are contained in Chapter 13 of the NERSP EIR.

5. Animal Life

The project will eliminate habitat for resident species, mainly reptiles and ground dwelling mammals. The project will also reduce the available foraging habitat for species that rely on the site for those purposes. The NERSP EIR considers this impact to be less than significant due to the proximity of permanent open space, and the marginal nature of the wildlife habitat being disturbed.

6. Noise

The implementation of the proposed project will result in increased noise levels in the vicinity. Additional noise will result from construction of the project, operation of the project, and from automobiles visiting the project. The additional noise levels are not significant due to the lack of sensitive receptors, the expectation of noise in a highway commercial zone, and the presence of other noise sources that will effectively mask the project generated noise. Noise generation was a consideration when the existing land use and zoning were assigned to the subject property with the intent of avoiding sensitive noise receptors. A noise analysis performed for the NERSP EIR found noise impacts to be less than significant.

7. Light and Glare

The proposed project will result in the addition of light and glare to the area. The additional light and glare is not considered a significant impact for the same reasons as stated above in the noise evaluation. The direction of project related lighting will be evaluated through the use permit process, and will be designed to minimize light spillage off of the property.

8. Land Use

The proposed project will result in the alteration of the present land use of the subject site, as the site is currently vacant. The EIR for the NERSP evaluated the overall conversion of the plan area from a large open space area to an urbanized area. It was found to be a significant unavoidable impact for which findings of overriding consideration were adopted. The proposed development and associated uses are consistent with the existing land use and zoning on the property and the Northeast Specific Plan. The specific plan anticipated that the property would undergo the proposed level of development.

The General Plan Amendment, Specific Plan Amendment, and Rezone proposed as part of the project involve a small piece of City-owned open space property. To accommodate the proposed site plan within the constraints of the uneven site topography, it is necessary to add this small piece of property to the subject property. Since the City property is currently designated as Open Space, the land use and zoning must be changed to be consistent with that of the subject property. The proposed change is minor, and it results in a better site design than the original proposal. The impacts of this change are considered to be less than significant.

9. Natural Resources

The proposed project will not have a significant impact on the rate of use of any natural resource.

10. Risk of Upset

One of the proposed tenants of the project intends to sell propane gas from a tank to be located on the site. This creates the potential risk of an explosion if an accident were to occur. If the propane tank is permitted on site, the placement and construction of the tank shall be in accordance with all pertinent building and fire codes, and shall be inspected by the Building and Fire departments prior to operation. This potential impact is considered to be less than significant.

11. Population

The proposed project, since it is a commercial project and is consistent with the specific plan, land use and zoning, will not have a significant impact on the location, density or growth rate of the population of the area.

12. Housing

The proposed project will create approximately 530 new jobs in Roseville. It is anticipated that the majority of the new employess will already live in Roseville or the surrounding area. Those new employees who do not already live in the area may or may not choose to reside in Roseville. The impact of the new jobs on the existing housing supply and the need for additional housing is anticipated to be minor given the increasingly large and varied housing supply in Roseville. The Northeast Roseville Specific Plan and development agreement contain requirements for the provision of affordable housing in the plan area. In addition, Roseville is active in encouraging affordable housing and has a number of programs to assist in increasing the amount of affordable housing. This impact is considered to be less than significant.

13. Transportation and Circulation

A traffic study was prepared by Fehr and Peers Associates which indicates a total of 1444 peak hour trips generated by the project (685 inbound, 759 outbound). Approximately 1225 of the trips would be new trips. The number of trips generated by the project is 25 percent below the number of trips assumed by the City wide traffic model. The traffic model assumed a greater number of square feet of development on the site which would have generated more trips. Since the project was already assumed in the traffic model, the traffic study did not evaluate the future conditions at buildout.

The traffic study evaluated impacts on selected intersections in the vicinity of the project. The traffic study indicates one intersection that experiences a level of service reduction as a result of project traffic. The volume to capacity ratios change at the study intersections, but only at the Douglas Blvd./Sunrise Ave. intersection does a reduction in the level of service occur. The Douglas/Sunrise intersection operates at level of service E with a V/C ratio of .95 under existing conditions, and at level of service F with a V/C ratio of 1.02 when project traffic is added. Plans have been developed and approved for at grade improvements to this intersection that will enable the intersection to operate at a level of service on the C/D threshhold. However, the approved plans will not be implemented until 1995. Eventually, grade separation improvements may be required for the intersection to operate at level of service C upon buildout of the City's specific plans. Part of the mitigation required by the NERSP EIR requires the collection of traffic mitigation fees that will be used to finance the construction of the these and other City-wide traffic improvements.

The only other intersection in the vicinity that operates at a level of service less than C is the Douglas Blvd./Sierra College Blvd. intersection. Under existing conditions, the intersection operates at LOS D with a V/C ratio of .83. When project related traffic is added, the level of service remains D, but the V/C ratio changes to .84. Roadway improvements designed to elevate the level of service of this intersection have been approved and are under construction. Completion of the intersection of Roseville Parkway with Sierra College Blvd. south of Douglas Blvd. should occur sometime this summer. Operation of the intersection will reduce the volume at the Douglas/Sierra College intersection, and elevate the level of service from D to C.

A Transportation Systems Management (TSM) plan has been prepared for the project by Fehr and Peers Associates. The plan was prepared as required by the Roseville Transportation Systems Management Ordinance. The TSM ordinance requires the implementation of mitigation measures which are designed to achieve a 30 percent reduction in peak hour trips. The 30 percent requirement is due to more than 200 employees being expected to work at this location. The implementation of the mitigation measures contained in the TSM plan will help reduce the project's impact on traffic in the vicinity.

The demand for new parking spaces created by the proposed project will be met by providing a sufficient number of spaces on site. The exact number of spaces will be determined by totalling the requirements of all the individual uses within the project. It is expected that the parking impacts will be less than significant because an adequate number of spaces will be provided.

With implementation of the roadway improvements outlined above, implementation of the mitigation measures outlined in the EIR for the NERSP, and implementation of the approved TSM plan, the project will have a less than significant impact on traffic. The EIR for the NERSP identified increased traffic congestion as a significant unavoidable impact. Findings of overriding consideration were adopted by the City Council for this impact.

14. Public Services

The project, as proposed, could have an adverse impact on provision of fire protection in the area. As currently proposed, the fire station to be located on the subject site is in an unacceptable location. To alleviate the potential impacts of the current location, the fire station must be located adjacent to the main entrance to the project to the satisfaction of the Fire Department and the City. If the fire station is located at the main entrance,

then the potential access problems are resolved. Other public services are adequate to serve the proposed project as there is no impact above or beyond those evaluated by the EIR for the NERSP.

15. Energy

The proposed project will not have a significant impact on energy resources as there is sufficient capacity to serve the project and it is consistent with what was anticipated in the NERSP EIR.

16. Utilities

Development of the proposed project will require the installation of new water lines, sewer lines, a storm drainage system, solid waste receptacles, telephone lines and natural gas lines on the site. All of these utilities are currently available to the site, and capacity exists to serve this project, as it is consistent with the NERSP EIR. This impact is considered less than significant.

17. Health

The proposed project will not result in the creation of any health hazards or the exposure of people to potential health hazards. Therefore, the project will not have a significant impact on human health.

18. Aesthetics

Due to the size of the buildings proposed by the project, the view from Sunrise Ave. to the open space area associated with Miner's Ravine will be partially obstructed. Also, the view of the sculpture park will be partially obstructed. Other sensitve viewsheds include the Interstate 80 corridor and eastbound on Eureka Rd. Review of the building elevations and the finished grades will focus on the aesthetics of the project and recommend methods to reduce the impacts. These methods include reducing grades, creative building design techniques, berming and landscaping, building locations and setbacks. The Northeast Roseville Specific Plan and the zoning ordinance contain restrictions on building height that will also serve to reduce the level of impact. Through design review and enforcement of existing policies and ordinances the aesthetic impacts of the proposed project can be reduced to a less than significant level.

19. Recreation

The proposed project will be located immediately adjacent to the future City sculpture park and existing bike trail. The location of a commercial shopping center immediately adjacent to an open space area could impact the quality of some peoples experience of these open space areas. This impact will be partially mitigated through building design, location and setbacks. The design of the project includes providing public access through the site to access the park and bike trail. This access could be a positive impact, because currently no access to these areas exists. The potential impacts to recreation are considered minor due to the urban nature of the setting and the consistency of the project with the existing land use, zoning, specific plan and EIR.

20. Cultural Resources

The EIR for the NERSP did not identify any historic or prehistoric archaeological sites on the subject property. The EIR considered impacts to cultural resources less than significant.

Mitigation Monitoring

The mitigation measures outlined in this initial study will become conditions of project approval. The project applicant will be responsible for satisfying those measures. The City of Roseville will be responsible for ensuring that the project applicant complies with the required measures through review of project plans. Prior to the issuance of the necessary permits to construct the project the City will check the applicable plans and conditions for compliance with the mitigation measures.

Findings

Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures that have been added to the project, and agreed to by the applicant, will reduce the impacts to a less than significant level.

In addition to the mitigation measures that have been added to the project, the EIR for the Northeast Roseville Specific Plan also proposed mitigation measures to reduce impacts to less than significant levels that will become requirements of the project.

The certification of the EIR included findings of overriding consideration for those impacts that could not be mitigated to a less than significant level. Those impacts are:

- Conversion of the Project area from a large open space area to an urbanized area
- Contribution to regional air quality problems
- Contribution to increased difficulty in attaining air quality standards in the Regional Air Quality Plan
- Elimination of approximately 130 vernal pools and associated habitat for rare plant species
- Growth inducement impacts
- Increase in traffic congestion

The findings of overriding consideration for the above listed impacts were adopted on March 11, 1987 by the Roseville City Council and are contained in Resolution 87-31.

Based on the initial study and the environmental evaluation of the potential impacts associated with the proposed project, a negative declaration is being prepared with the following findings:

1. The project will not 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 species to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

2. It will not have the potential to achieve short term goals to the disadvantage of long term environmental goals.

3. It will not have impacts which are individually limited, but cumulatively considerable.

4. It will not have environmental effects which will cause substantial adverse impacts on human beings, either directly or indirectly.

5. No substantial evidence exists that the project will have a negative effect on the environment.

CITY OF ROSEVILLE

ENVIRONMENTAL CHECKLIST

(TO BE COMPLETED BY PLANNING DEPARTMENT)

I. Background

1. Name of Proponent Wes Development Co./Buzz Dates Enterprises

2. Address and Phone Number of Proponent

Wes Development Company

707 Commons Drive Sacramento, CA 95825 (916) 925-7200

3. Date of Checklist Submitted March 7, 1991

4. Agency Requiring Checklist City of Roseville

5. Name of Proposal, if applicable Center Pointe MarketPlace

II. Environmental Impacts

(Explanations of all "yes" and "maybe" answers are required on attached sheets.)

	Yes	Maybe	No
1. Earth. Will the proposal result in:			
a. Unstable earth conditions or in changes in geologic in geologic substructures?	____	____	X
b. Disruptions, displacements, compaction or over-covering of the soil?	X	____	____
c. Change in topography or ground surface relief features?	X	____	____
d. The destruction, covering or modification of any unique geologic or physical features?	____	____	X
e. Any increase in wind or water erosion of soils, either on or off the site?	X	____	____
f. Changes in deposition or erosion of beach sands or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean of any bay, inlet or lake?	____	____	X

	Yes	Maybe	No
4. Plant Life. Will the proposal result in:			
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass crops, and aquatic plants)?	X		
b. Reduction of the numbers of any unique, rare or endangered species of plants?			X
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	X		
d. Reduction in acreage of any agricultural crop?			X
5. Animal Life. Will the proposal result in:			
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)?	X		
b. Reduction of the numbers of any unique, rare or endangered species of animals?			X
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?			X
d. Deterioration to existing fish or wildlife habitat?	X		
6. Noise. Will the proposal result in:			
a. Increases in existing noise levels?	X		
b. Exposure of people to severe noise levels?			X
7. Light and Glare. Will the proposal produce new light or glare?	X		
8. Land Use. Will the proposal result in a substantial alteration of the present or planned land use of an area?	X		
9. Natural Resources. Will the proposal result in:			
a. Increase in the rate of use of any natural resources?			X

	Yes	Maybe	No
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	____	____	X
2. Air. Will the proposal result in:			
a. Substantial air emissions or deterioration of ambient air quality?	X	____	____
b. The creation of objectionable odors?	____	____	X
c. Alteration of air movement, moisture, or temperature or any change in climate, either locally or regionally?	____	____	X
3. Water. Will the proposal result in:			
a. Changes in currents, or the course of direction of water movements in either marine or fresh waters?	____	____	X
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	X	____	____
c. Alterations to the course or flow of flood waters?	____	____	X
d. Change in the amount of surface water in any water body?	____	____	X
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	X	____	____
f. Alteration of the direction or rate of flow of ground waters?	____	____	X
g. Changes in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	X	____	____
h. Substantial reduction in the amount of water otherwise available for public water supplies?	____	____	X
i. Exposure of people or property to water related hazards such as flooding or tidal waves?	____	____	X

	Yes	Maybe	No
b. Substantial depletion of any nonrenewable natural resource?			X
10. Risk of Upset. Will the proposal involve:			
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	X		
b. Possible interference with an emergency response plan or an emergency evacuation plan?			X
11. Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?			X
12. Housing. Will the proposal affect existing housing, or create a demand for additional housing?		X	
13. Transportation/Circulation. Will the proposal result in:			
a. Generation of substantial additional vehicular movement?	X		
b. Effects on existing parking facilities, or demand for new parking?	X		
c. Substantial impact upon existing transportation systems?		X	
d. Alterations to present patterns of circulation or movement of people and/or goods?			X
e. Alterations to waterborne, rail or air traffic?			X
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?			X
14. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire protection?		X	
b. Police protection?			X
c. Schools?			X

	Yes	Maybe	No
d. Parks or other recretional facilities?	____	____	X
e. Maintenance of public facilities, including roads?	____	____	X
f. Other governmental services?	____	____	X
15. Energy. Will the proposal result in:			
a. Use of substantial amounts of fuel or energy?	____	____	X
b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	____	____	X
16. Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
a. Power or natural gas?	X	____	____
b. Communications systems?	X	____	____
c. Water?	X	____	____
d. Sewer or septic tanks?	X	____	____
e. Storm water drainage?	X	____	____
f. Solid waste and disposal?	X	____	____
17. Human Health. Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)?	____	____	X
b. Exposure of people to potential health hazards?	____	____	X
18. Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	X	____	____
19. Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	X	____	____
20. Cultural Resources.			
a. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological site?	____	____	X

	Yes	Maybe	No
b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?	____	____	X
c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?	____	____	X
d. Will the proposal restrict existing religious or sacred uses within the potential impact area?	____	____	X
21. Mandatory Findings of Significanee.			
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, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	____	____	X
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the futrue.)	____	____	X
c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)	____	____	X
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indrectly?	____	____	X

III. Discussion of Environmental Evaluation

IV. Determination

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. [ ]

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED. [X]

I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. [ ]

March 7, 1991
Date

Chris Burrows
Signature Associate Planner
Chris Burrows

For Roseville Planning Department

Honda Roseville Motorsports

Tree Inventory Report

Placer County, CA

Prepared for:

Honda Roseville Motorsports

Prepared By:

Bryan Hill
Up A Tree Arborist Services
9230 King Road
Loomis, CA 95650
B.S. Botany, Humboldt State University
Certified Arborist WE-5382A
Tree Risk Assessment Qualified

9 January, 2019

Introduction

On 3 January, 2018, Up A Tree Arborist Services conducted a tree survey for Honda Roseville Motorsports located at 360 North Sunrise Avenue, Roseville, CA 95661. There are five valley oaks (*Quercus lobata*) that are located on the northeast side of the building. The area where the trees are located is proposed to be paved and the City of Roseville has required an arborist report prior to any construction.

I. Methodology

Bryan Hill of Up A Tree Arborist Services assessed all the native trees in the proposed development site. He is an International Society of Arboriculture (ISA) Certified Arborist (#WE-5382A) and is Tree Risk Assessment Qualified (TRAQ). This tree survey was completed using the ISA Level 2 - Basic Assessment method. This is the standard assessment and consists of the arborist conducting a detailed visual inspection of each tree. The trees were observed from all sides (when possible) and all parts above the ground were considered for potential to fail. No tools or instruments were used for the assessments.

The following list details the data collected on each tree surveyed within the project area:

1. Tree # - All trees were marked with a numbered metal tag that is nailed to the tree.
2. Tree name - All trees were identified by both their scientific and common names.
3. Trunk diameter (DSH) - The tree trunk diameter is measured using a tape that converts the circumference into diameter inches. The measurement is taken at 4.5 feet from the ground, also known as “diameter at standard height” or DSH.
4. Drop-line Radius (DLR) – The drip-line radius is measured by counting strides, which are approximately three feet in length, made from the trunk to the furthest

branch tip of the trees canopy. The drip-line radius is used to determine the critical root zone of the tree.

5. Condition of Structure - Tree structure describes the physical form of the tree in regards to its potential to fail. Tree structure, from the ground up, includes the roots, trunk, scaffold limbs, and branches of the tree. Three categories are awarded for rating the structure of trees: good, fair, and poor. A good rating for structure indicates the tree is well proportioned and very unlikely to have any part fail, such as have a branch or scaffold limb tear off or have the whole tree up-root from the ground. A poor rating would indicate the tree has potential to have a partial or whole tree failure. Most trees fall in the fair category. The rating of large trees for hazard potential is often proportionally related to the tree structure rating. Tree structure ratings can often be improved with mitigation, such as structure pruning and end-weight reduction of over-burdened limbs.
6. Condition of Health - Tree health describes how vigorous the tree appears. Three categories are used to rate tree health: good, fair, and poor. A tree with good health would have full foliage for its species and no dead limbs or twigs. A tree with poor health is mostly dead or dying. It is often difficult to improve a tree's health rating through mitigation. Usually multiple factors contribute to an unhealthy tree's condition and trees often show no signs of what is stressing them.

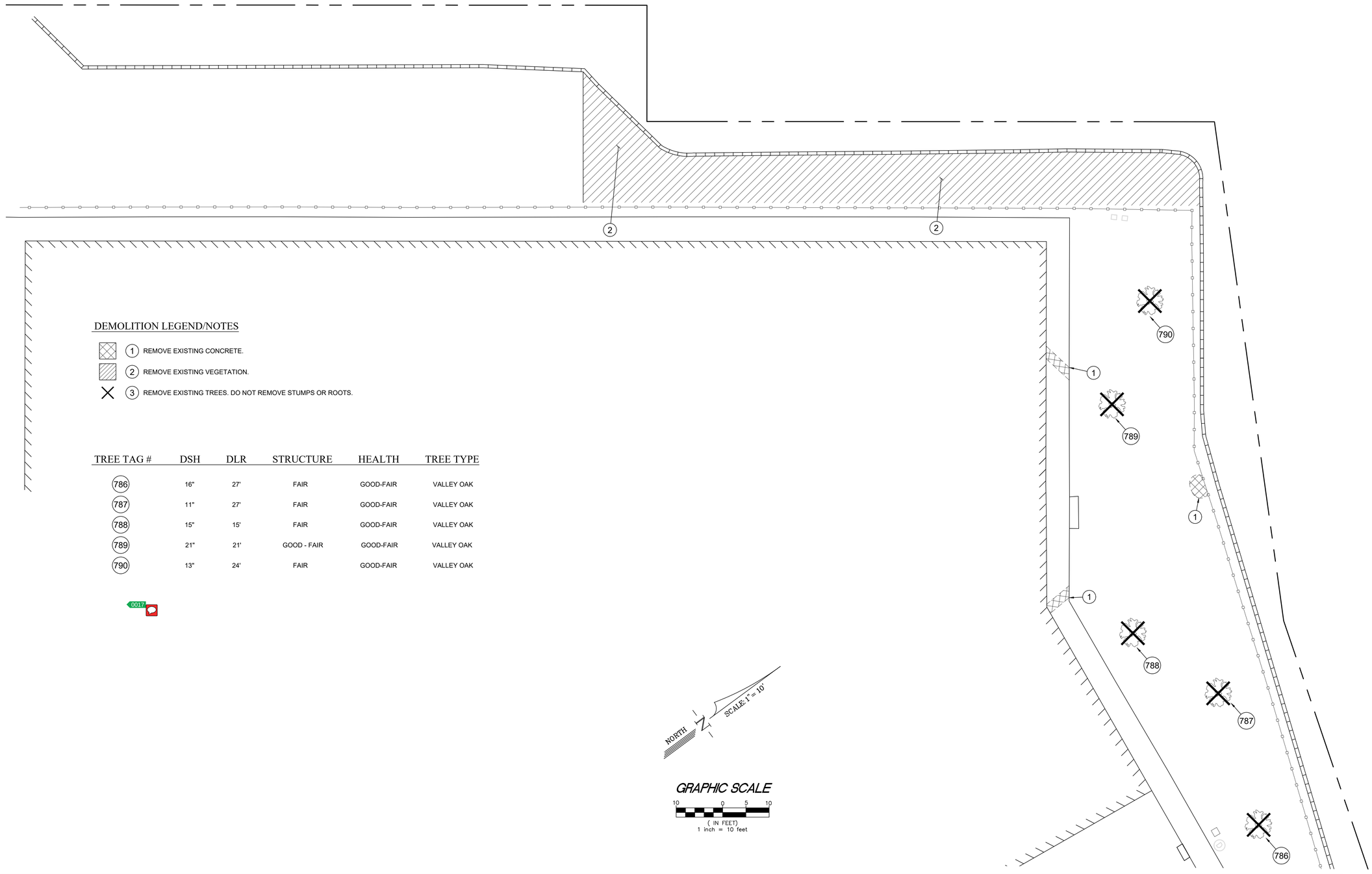
II. Results

All five trees are valley oaks. The data recorded is as follows:

Tree tag #	DSH	DLR	Structure	Health
786	16”	27’	Fair	Good-fair
787	11”	27’	Fair	Good-fair
788	15”	15’	Fair	Good-fair
789	21”	21’	Good-fair	Good-fair
790	13”	24’	Fair	Good-fair

III. Conclusion

The condition of all trees was recorded as perceived at the time of the survey and it should be noted that trees can have dramatic changes to their current condition due to many factors, such as drought, fire, and failure due to defects not visible to the arborist. The time frame for this risk assessment is one year. For questions regarding this survey please contact Bryan Hill, Certified Arborist WE-5382A, at (916) 718-3021 or upatreearborist@gmail.com.



DEMOLITION LEGEND/NOTES

1. REMOVE EXISTING CONCRETE.
2. REMOVE EXISTING VEGETATION.
3. REMOVE EXISTING TREES. DO NOT REMOVE STUMPS OR ROOTS.

TREE TAG #	DSH	DLR	STRUCTURE	HEALTH	TREE TYPE
786	16"	27'	FAIR	GOOD-FAIR	VALLEY OAK
787	11"	27'	FAIR	GOOD-FAIR	VALLEY OAK
788	15"	15'	FAIR	GOOD-FAIR	VALLEY OAK
789	21"	21'	GOOD - FAIR	GOOD-FAIR	VALLEY OAK
790	13"	24'	FAIR	GOOD-FAIR	VALLEY OAK

0017

NORTH

SCALE: 1" = 10'

GRAPHIC SCALE

10 0 5 10

(IN FEET)
1 inch = 10 feet

No.	Description	Engr Init	COUNTY APPROVAL By	Date
1	Description			

BENCHMARK DESCRIPTION

CITY BENCHMARK 30:
ELEV. = 179.789

BRASS DISC STAMPED "L.S. 3013, 1990" ON THE SOUTH SIDE OF EUREKA RD., 43' WEST OF EAST END OF MINERS RAVINE BRIDGE.

DESIGNED R. O'CONNOR
DRAWN A. COCCHI
CHECKED D. DOSEN
DATE 02/01/19
SCALE 1" = 10'

PRELIMINARY DRAWING

FOR PLAN CHECK SUBMITTAL ONLY

NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
DAVID M. DOSEN
No. C57940
EXP. 6-30-20
CIVIL
STATE OF CALIFORNIA

SGI COMPANIES
SGI CIVIL • SGI 3D • SURVEYORS GROUP, INC.
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(916) 789-0822 (916) 789-0824 (Fax)
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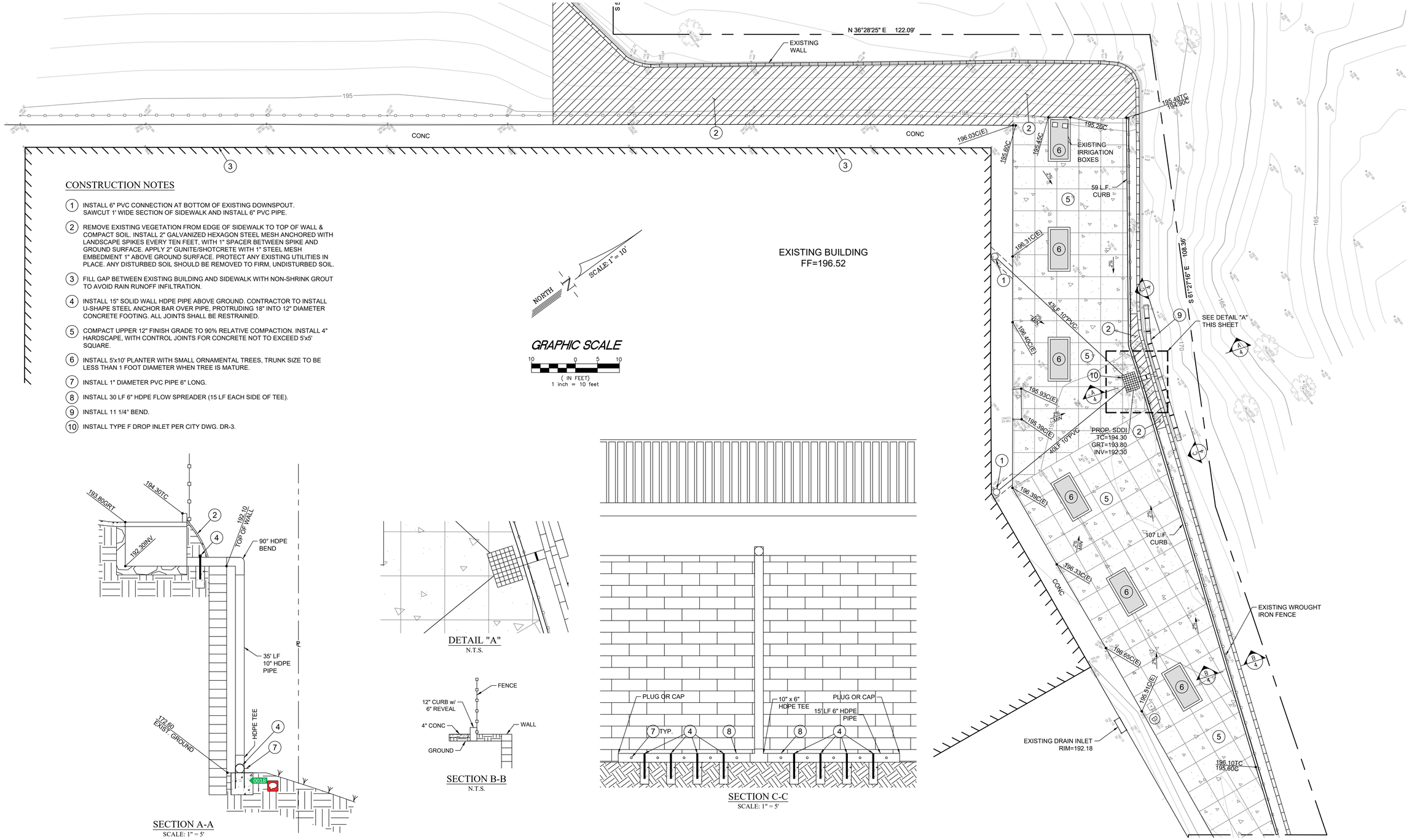
ROSEVILLE HONDA MOTORSPORTS
IMPROVEMENT PLANS
360 N. SUNRISE AVENUE
ROSEVILLE, CALIFORNIA
DEMOLITION PLAN

SHEET NO.
C-3 OF 5

JOB NO. RVH 17-77

IS/NEG DEC ATTACHMENT 4



CONSTRUCTION NOTES

1. INSTALL 6" PVC CONNECTION AT BOTTOM OF EXISTING DOWNSPOUT. SAWCUT 1' WIDE SECTION OF SIDEWALK AND INSTALL 6" PVC PIPE.
2. REMOVE EXISTING VEGETATION FROM EDGE OF SIDEWALK TO TOP OF WALL & COMPACT SOIL. INSTALL 2" GALVANIZED HEXAGON STEEL MESH ANCHORED WITH LANDSCAPE SPIKES EVERY TEN FEET, WITH 1" SPACER BETWEEN SPIKE AND GROUND SURFACE. APPLY 2" GUNITE/SHOTCRETE WITH 1" STEEL MESH EMBEDMENT 1" ABOVE GROUND SURFACE. PROTECT ANY EXISTING UTILITIES IN PLACE. ANY DISTURBED SOIL SHOULD BE REMOVED TO FIRM, UNDISTURBED SOIL.
3. FILL GAP BETWEEN EXISTING BUILDING AND SIDEWALK WITH NON-SHRINK GROUT TO AVOID RAIN RUNOFF INFILTRATION.
4. INSTALL 15" SOLID WALL HDPE PIPE ABOVE GROUND. CONTRACTOR TO INSTALL U-SHAPE STEEL ANCHOR BAR OVER PIPE, PROTRUDING 18" INTO 12" DIAMETER CONCRETE FOOTING. ALL JOINTS SHALL BE RESTRAINED.
5. COMPACT UPPER 12" FINISH GRADE TO 90% RELATIVE COMPACTION. INSTALL 4" HARDSCAPE, WITH CONTROL JOINTS FOR CONCRETE NOT TO EXCEED 5'x5' SQUARE.
6. INSTALL 5'x10' PLANTER WITH SMALL ORNAMENTAL TREES, TRUNK SIZE TO BE LESS THAN 1 FOOT DIAMETER WHEN TREE IS MATURE.
7. INSTALL 1" DIAMETER PVC PIPE 6" LONG.
8. INSTALL 30 LF 6" HDPE FLOW SPREADER (15 LF EACH SIDE OF TEE).
9. INSTALL 11 1/4" BEND.
10. INSTALL TYPE F DROP INLET PER CITY DWG. DR-3.

SECTION A-A
SCALE: 1" = 5'

DETAIL "A"
N.T.S.

SECTION B-B
N.T.S.

SECTION C-C
SCALE: 1" = 5'

No.	Description	Engr Init	COUNTY APPROVAL By	Date
1	Description			

BENCHMARK DESCRIPTION

CITY BENCHMARK 30:
ELEV. = 179.789

BRASS DISC STAMPED "L.S. 3013, 1990" ON THE SOUTH SIDE OF EUREKA RD., 43' WEST OF EAST END OF MINERS RAVINE BRIDGE.

DESIGNED R. O'CONNOR
DRAWN A. COCCHI
CHECKED D. DOSEN
DATE 02/01/19
SCALE 1" = 10'

PRELIMINARY DRAWING

FOR PLAN CHECK SUBMITTAL ONLY

NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
DAVID M. DOSEN
No. C57940
EXP. 6-30-20
CIVIL
STATE OF CALIFORNIA

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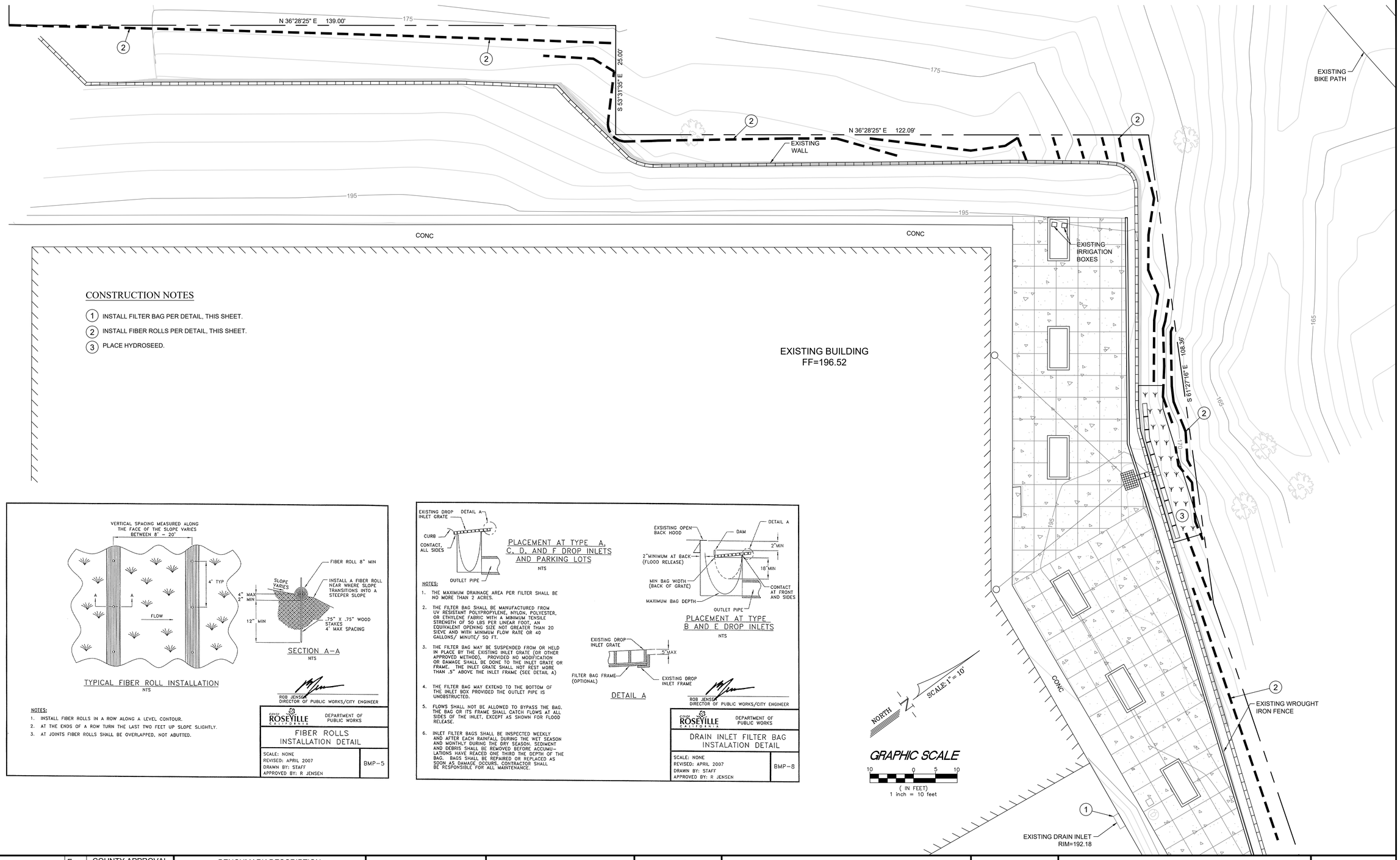
ROSEVILLE HONDA MOTORSPORTS
IMPROVEMENT PLANS
360 N. SUNRISE AVENUE
ROSEVILLE, CALIFORNIA
GRADING & DRAINAGE PLAN

SHEET NO.
C-4 OF 5
JOB NO. RVH 17-77

IS/NEG DEC ATTACHMENT 5



TYPICAL FIBER ROLL INSTALLATION
NTS

SECTION A–A
NTS

NOTES:
1. INSTALL FIBER ROLLS IN A ROW ALONG A LEVEL CONTOUR.
2. AT THE ENDS OF A ROW TURN THE LAST TWO FEET UP SLOPE SLIGHTLY.
3. AT JOINTS FIBER ROLLS SHALL BE OVERLAPPED, NOT ABUTTED.

ROB JENSEN
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER

CITY OF ROSEVILLE CALIFORNIA — DEPARTMENT OF PUBLIC WORKS

FIBER ROLLS INSTALLATION DETAIL

SCALE: NONE
REVISED: APRIL 2007
DRAWN BY: STAFF
APPROVED BY: R JENSEN

BMP–5

PLACEMENT AT TYPE A, C, D, AND F DROP INLETS AND PARKING LOTS
NTS

PLACEMENT AT TYPE B AND E DROP INLETS
NTS

DETAIL A

NOTES:
1. THE MAXIMUM DRAINAGE AREA PER FILTER SHALL BE NO MORE THAN 2 ACRES.
2. THE FILTER BAG SHALL BE MANUFACTURED FROM UV RESISTANT POLYPROPYLENE, NYLON, POLYESTER, OR ETHYLENE FABRIC WITH A MINIMUM TENSILE STRENGTH OF 50 LBS PER LINEAR FOOT, AN EQUIVALENT OPENING SIZE NOT GREATER THAN 20 SIEVE AND WITH MINIMUM FLOW RATE OR 40 GALLONS/ MINUTE/ SQ FT.
3. THE FILTER BAG MAY BE SUSPENDED FROM OR HELD IN PLACE BY THE EXISTING INLET GRATE (OR OTHER APPROVED METHOD). PROVIDED NO MODIFICATION OR DAMAGE SHALL BE DONE TO THE INLET GRATE OR FRAME. THE INLET GRATE SHALL NOT REST MORE THAN .5" ABOVE THE INLET FRAME (SEE DETAIL A)
4. THE FILTER BAG MAY EXTEND TO THE BOTTOM OF THE INLET BOX PROVIDED THE OUTLET PIPE IS UNOBSTRUCTED.
5. FLOWS SHALL NOT BE ALLOWED TO BYPASS THE BAG. THE BAG OR ITS FRAME SHALL CATCH FLOWS AT ALL SIDES OF THE INLET, EXCEPT AS SHOWN FOR FLOOD RELEASE.
6. INLET FILTER BAGS SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL DURING THE WET SEASON AND MONTHLY DURING THE DRY SEASON. SEDIMENT AND DEBRIS SHALL BE REMOVED BEFORE ACCUMU–LATIONS HAVE REACED ONE THIRD THE DEPTH OF THE BAG. BAGS SHALL BE REPAIRED OR REPLACED AS SOON AS DAMAGE OCCURS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE.

ROB JENSEN
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER

CITY OF ROSEVILLE CALIFORNIA — DEPARTMENT OF PUBLIC WORKS

DRAIN INLET FILTER BAG INSTALATION DETAIL

SCALE: NONE
REVISED: APRIL 2007
DRAWN BY: STAFF
APPROVED BY: R JENSEN

BMP–8

No.	Description	Engr Init	COUNTY APPROVAL By	Date
1	Description			

BENCHMARK DESCRIPTION

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BRASS DISC STAMPED "L.S. 3013, 1990" ON THE SOUTH SIDE OF EUREKA RD., 43' WEST OF EAST END OF MINERS RAVINE BRIDGE.

DESIGNED R. O'CONNOR
DRAWN A. COCCHI
CHECKED D. DOSEN
DATE 02/01/19
SCALE 1" = 10'

PRELIMINARY DRAWING

FOR PLAN CHECK SUBMITTAL ONLY

NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER — DAVID M. DOSEN — No. C57940 — EXP. 6–30–20 — CIVIL — STATE OF CALIFORNIA

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IMPROVEMENT PLANS
360 N. SUNRISE AVENUE
ROSEVILLE, CALIFORNIA
EROSION CONTROL PLAN

SHEET NO.
C-5 OF 5
JOB NO. RVH 17-77

PC EXHIBIT B

Honda Roseville Motorsports

Tree Inventory Report

Placer County, CA

Prepared for:

Honda Roseville Motorsports

Prepared By:

Bryan Hill
Up A Tree Arborist Services
9230 King Road
Loomis, CA 95650
B.S. Botany, Humboldt State University
Certified Arborist WE-5382A
Tree Risk Assessment Qualified

9 January, 2019

Introduction

On 3 January, 2018, Up A Tree Arborist Services conducted a tree survey for Honda Roseville Motorsports located at 360 North Sunrise Avenue, Roseville, CA 95661. There are five valley oaks (*Quercus lobata*) that are located on the northeast side of the building. The area where the trees are located is proposed to be paved and the City of Roseville has required an arborist report prior to any construction.

I. Methodology

Bryan Hill of Up A Tree Arborist Services assessed all the native trees in the proposed development site. He is an International Society of Arboriculture (ISA) Certified Arborist (#WE-5382A) and is Tree Risk Assessment Qualified (TRAQ). This tree survey was completed using the ISA Level 2 - Basic Assessment method. This is the standard assessment and consists of the arborist conducting a detailed visual inspection of each tree. The trees were observed from all sides (when possible) and all parts above the ground were considered for potential to fail. No tools or instruments were used for the assessments.

The following list details the data collected on each tree surveyed within the project area:

1. Tree # - All trees were marked with a numbered metal tag that is nailed to the tree.
2. Tree name - All trees were identified by both their scientific and common names.
3. Trunk diameter (DSH) - The tree trunk diameter is measured using a tape that converts the circumference into diameter inches. The measurement is taken at 4.5 feet from the ground, also known as “diameter at standard height” or DSH.
4. Drop-line Radius (DLR) – The drip-line radius is measured by counting strides, which are approximately three feet in length, made from the trunk to the furthest

branch tip of the trees canopy. The drip-line radius is used to determine the critical root zone of the tree.

5. Condition of Structure - Tree structure describes the physical form of the tree in regards to its potential to fail. Tree structure, from the ground up, includes the roots, trunk, scaffold limbs, and branches of the tree. Three categories are awarded for rating the structure of trees: good, fair, and poor. A good rating for structure indicates the tree is well proportioned and very unlikely to have any part fail, such as have a branch or scaffold limb tear off or have the whole tree up-root from the ground. A poor rating would indicate the tree has potential to have a partial or whole tree failure. Most trees fall in the fair category. The rating of large trees for hazard potential is often proportionally related to the tree structure rating. Tree structure ratings can often be improved with mitigation, such as structure pruning and end-weight reduction of over-burdened limbs.
6. Condition of Health - Tree health describes how vigorous the tree appears. Three categories are used to rate tree health: good, fair, and poor. A tree with good health would have full foliage for its species and no dead limbs or twigs. A tree with poor health is mostly dead or dying. It is often difficult to improve a tree's health rating through mitigation. Usually multiple factors contribute to an unhealthy tree's condition and trees often show no signs of what is stressing them.

II. Results

All five trees are valley oaks. The data recorded is as follows:

Tree tag #	DSH	DLR	Structure	Health
786	16”	27’	Fair	Good-fair
787	11”	27’	Fair	Good-fair
788	15”	15’	Fair	Good-fair
789	21”	21’	Good-fair	Good-fair
790	13”	24’	Fair	Good-fair

III. Conclusion

The condition of all trees was recorded as perceived at the time of the survey and it should be noted that trees can have dramatic changes to their current condition due to many factors, such as drought, fire, and failure due to defects not visible to the arborist. The time frame for this risk assessment is one year. For questions regarding this survey please contact Bryan Hill, Certified Arborist WE-5382A, at (916) 718-3021 or upatreearborist@gmail.com.

PC EXHIBIT C

EN18-0546 CWJ#180252

LEGEND

EXISTING		PROPOSED
Ⓓ	STORM DRAIN MANHOLE	
□	DRAIN INLET	
40	MAJOR CONTOUR	
39	MINOR CONTOUR	
	FENCE	
	DOWN SPOUT	○
× 39.45	GRADE ELEVATIONS	TC 125.50 / AC 125.00
□□	UTILITY SERVICE AS NOTED	
	PROPERTY LINE	
	TREE	

ABBREVIATIONS

CONC	-	CONCRETE
DI	-	DRAIN INLET
EP	-	EDGE OF PAVEMENT
EXIST. OR (E)	-	EXISTING
FF	-	FINISH FLOOR
FL	-	FLOWLINE
FNC	-	FENCE
GS	-	GROUND SHOT
HDPE	-	HIGH DENSITY POLYETHYLENE
IRRIG.	-	IRRIGATION
LF	-	LINEAR FEET
LOG	-	LIP OF GUTTER
L.T.B.	-	LIME TREATED BASE
N.T.S.	-	NOT TO SCALE
OG	-	ORIGINAL GROUND
PROP. OR (P)	-	PROPOSED
SDMH	-	STORM DRAIN MANHOLE
SW	-	SIDEWALK
TBC	-	TOP BACK OF CURB
TBW	-	TOP BACK OF WALK
TC	-	TOP OF CURB
TFC	-	TOP FACE OF CURB
(TYP.)	-	TYPICAL

HOURS OF CONSTRUCTION

IN ACCORDANCE WITH THE CITY'S NOISE ORDINANCE, THE HOURS OF PROJECT CONSTRUCTION SHALL BE LIMITED TO THE FOLLOWING: 7:00 A.M. TO 7:00 P.M. (MONDAY THROUGH FRIDAY) 8:00 A.M. TO 8:00 P.M. (SATURDAY, SUNDAY, AND HOLIDAYS).

IMPROVEMENT PLANS FOR:

360 N. SUNRISE AVENUE

ROSEVILLE HONDA MOTORSPORTS

CITY OF ROSEVILLE STATE OF CALIFORNIA

APN: 048-451-016-000

SHEET INDEX

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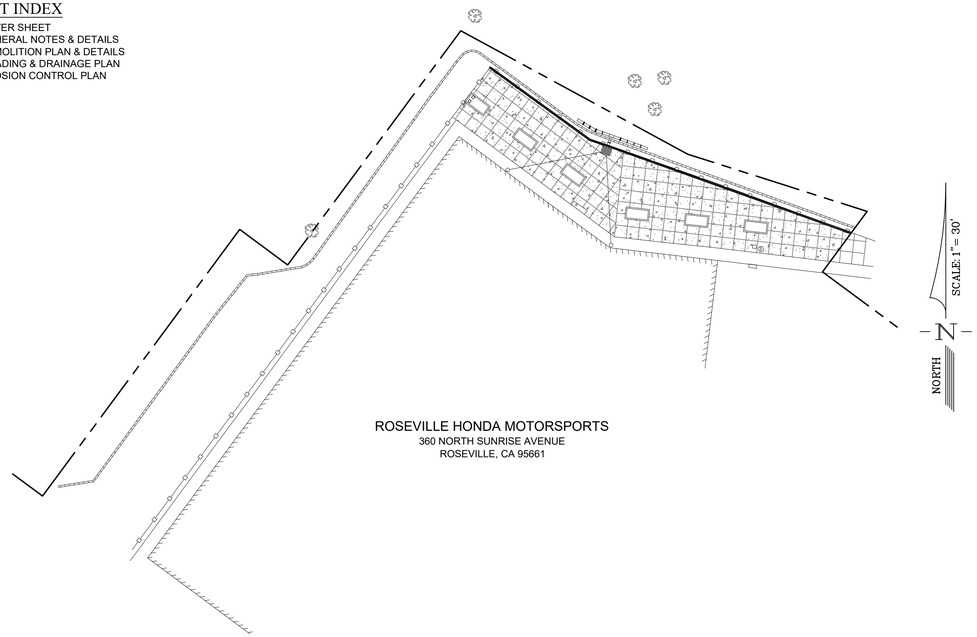
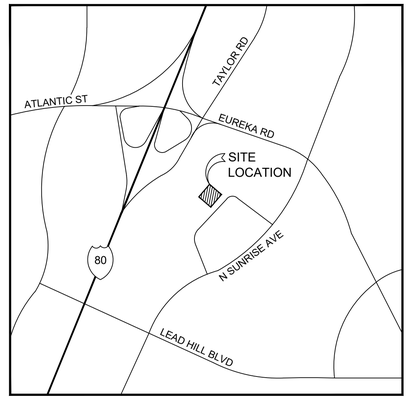
2 - GENERAL NOTES & DETAILS
3 - DEMOLITION PLAN & DETAILS
4 - GRADING & DRAINAGE PLAN
5 - EROSION CONTROL PLAN



PROJECT SITE PLAN
SCALE: 1"=30'



VICINITY MAP
N.T.S.

UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVE	PHONE
GAS: PG&E	DEMETRIUS WILLIAMS	(916) 386-5013
ELECTRICITY: CITY OF ROSEVILLE		(916) 797-6937
TELEPHONE: CONSOLIDATED COMMUNCATIONS	TONY NOLASCO	(916) 786-1212
WATER: CITY OF ROSEVILLE	SEAN BIGLEY	(916) 774-5750
FIRE: CITY OF ROSEVILLE	PATRICK CHEW	(916) 774-5823
SEWER: CITY OF ROSEVILLE	KEN GLOTZBACH	(916) 774-5750
DRAINAGE: CITY OF ROSEVILLE	DEVELOPMENT SERVICES	(916) 774-5339
CABLE TV: CONSOLIDATED COMMUNCATIONS	TONY NOLASCO	(916) 786-1212
U.S.A.:		(800) 227-2600

DATE IMPROVEMENTS COMPLETED: _____ DATE

DEPT. OF DEVELOPMENT SERVICES

ACCEPTED BY:

CITY ENGINEER _____ DATE _____

No.	Description	Engr Init	COUNTY APPROVAL By	Date
1	Description			

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CHECKED D. DOSEN
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360 N. SUNRISE AVENUE
ROSEVILLE, CALIFORNIA
COVER SHEET

SHEET NO.
C-1 OF 5
JOB NO. RVH 17-77

GENERAL NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THESE PLANS AND THE LATEST EDITION AND AMENDMENTS OF THE CITY OF ROSEVILLE DESIGN AND CONSTRUCTION STANDARDS.

2. THE CITY OF ROSEVILLE IS A MEMBER OF THE UNDERGROUND SERVICE ALERT (U.S.A.) ONE-CALL SYSTEM. THE CONTRACTORS SHALL NOTIFY THE U.S.A. CENTER 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK BY CALLING 1-800-227-2600.

3. THE CONTRACTOR SHALL MARK IN WHITE PAINT ALL AREAS TO BE EXCAVATED PRIOR TO CONTACTING U.S.A. ANY AREAS NOT MARKED WILL NOT BE SUBJECT TO U.S.A., AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM EXCAVATION.

4. THE CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION OF THE NEW IMPROVEMENTS CONNECTING TO OR IN THE VICINITY OF THE SAME.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS ON THE JOB SITE.

6. THE CONTRACTOR SHALL PLACE BOXED SURVEY MONUMENTS WITH 1-1/2" BRONZE HEAD SET IN CONCRETE (STD. DWG. ST-36) AT LOCATIONS SHOWN ON THESE PLANS.

7. A.C. SURFACE SHALL BE CUT TO A NEAT, STRAIGHT LINE PARALLEL WITH THE STREET CENTERLINE AND THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION PRIOR TO PAVING. THE EXPOSED BASE MATERIAL SHALL BE GRADED, RECOMPACTED, AND RESEALED PRIOR TO PAVING.

8. ANY EXISTING CONCRETE SURFACE TO BE REMOVED SHALL BE SAW CUT TO A NEAT, STRAIGHT LINE.

9. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN THAT SHALL BE ACCEPTED BY THE ENGINEERING DIVISION OF PUBLIC WORKS BEFORE START OF WORK IN RIGHT-OF-WAY AND SHALL BE IN ACCORDANCE WITH CALIFORNIA MUTCD LATEST EDITION. AT LEAST ONE LANE IN EACH DIRECTION SHALL REMAIN OPEN TO TRAFFIC UNLESS OTHERWISE SHOWN ON THE PLANS. TRAFFIC CONTROL HOURS ARE SUBJECT TO LIMITATION BY THE CITY. TRAFFIC CONTROL WITH LANE CLOSURES THAT AFFECT TRAFFIC FLOW MAY REQUIRE NIGHT WORK. IF, AS A PART OF TRAFFIC CONTROL MEASURES, A ROADWAY CLOSURE HAS BEEN APPROVED, THE CONTRACTOR SHALL NOTIFY DEVELOPMENT SERVICES CONSTRUCTION INSPECTOR 72 HOURS IN ADVANCE OF SETTING UP THIS CLOSURE.

10. CURB RAMPS CONFORMING TO ALL ADA AND TITLE 24 REQUIREMENTS SHALL BE PLACED AT ALL NEW STANDARD CURB RETURNS (STANDARD DRAWING ST-27) AND STANDARD TYPE A-7 DRIVEWAYS. WHERE EXISTING RAMPS DO NOT MEET CURRENT ADA AND TITLE 24 REQUIREMENTS. THE RAMPS SHALL BE UPGRADED IN CONFORMANCE WITH MINIMUM TITLE 24 REQUIREMENTS. WHERE EXISTING RAMPS DO NOT INCLUDE DETECTABLE WARNING PANELS (TRUNCATED DOMES), PANELS SHALL BE RETROFITTED PER THE CONSTRUCTION STANDARDS.

11. DRAIN INLETS NOT WITHIN A PAVED AREA SHALL HAVE A 12" WIDE COLLAR OF 6" THICK P.C.C. OR 2" THICK A.C.

12. ALL UNDERGROUND UTILITIES WITHIN EXISTING OR PROPOSED CITY OF ROSEVILLE EASEMENTS SHALL REQUIRE A MINIMUM OF 90% COMPACTION ON THE TRENCH BACKFILL. COMPACTION OF BACKFILL BY JETTING IS NOT PERMITTED IN CITY OF ROSEVILLE RIGHT OF WAY AND EASEMENT AREAS OR WITHIN DEDICATED RECLAIMED WATER, STORM, SEWER OR WATER EASEMENTS AND MAINS.

13. THE CONTRACTOR SHALL CONDUCT A PRE-CONSTRUCTION MEETING ONE-WEEK PRIOR TO STARTING WORK. MEMBERS OF THE CITY OF ROSEVILLE DEVELOPMENT SERVICES DEPARTMENT, ENVIRONMENTAL UTILITIES DEPARTMENT AND ALL OTHER UTILITY REPRESENTATIVES SHALL BE NOTIFIED BY THE CONTRACTOR AS TO THE DATE AND LOCATION OF THE MEETING.

14. PRIOR TO EXCAVATION OF TRENCHES 5 FEET OR DEEPER, THE CONTRACTOR SHALL SUBMIT TO THE DEVELOPMENT SERVICES DEPARTMENT OR ENVIRONMENTAL UTILITIES DEPARTMENT INSPECTOR A COPY OF THE COMPANY'S ANNUAL CALOSHA TRENCHING PERMIT AND A COPY OF THE COMPANY'S LETTER INFORMING CALOSHA OF THE TIME THE TRENCHING IS COMMENCING AND THE LOCATION OF THE WORK.

15.ALL PAINTED TRAFFIC STRIPES, ARROWS, AND PAVEMENT MARKINGS SHALL BE CONSTRUCTED WITH THERMOPLASTIC MATERIAL TO THE SPECIFICATIONS SET FORTH IN CHAPTER 3 OF THE CALIFORNIA MUTCD LATEST EDITION. NON-REFLECTIVE PAVEMENT MARKERS SHALL CONSIST OF CERAMIC MARKERS ONLY CONFORMING TO CHAPTER 3 OF THE CALIFORNIA MUTCD LATEST EDITION.

16. THE DEVELOPERS CONTRACTOR SHALL TAKE EXTREME CARE TO PROTECT EXISTING SITE AND ADJACENT IMPROVEMENTS FROM DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR MAKE REPLACEMENT OF ALL CRACKED AND OTHERWISE PRE-EXISTING DAMAGED PUBLIC IMPROVEMENTS ALONG THE FRONTAGE OF THE PROJECT SITE AND ANY DAMAGE RESULTING FROM CONSTRUCTION TO CURRENT CITY STANDARDS AND AT THEIR OWN EXPENSE. THE EXTENT OF THE REPAIRS SHALL BE DETERMINED BY THE DEVELOPMENT SERVICES CONSTRUCTION INSPECTOR AND SHALL BE COMPLETED PRIOR TO THE CITY ACCEPTANCE OF THE IMPROVEMENTS.

GENERAL NOTES CONT'D:

17. WHERE COMBINATIONS OF SIDEWALK OR CURB AND GUTTER ARE PLACED CONTIGUOUS TO EXISTING, ALL ADJOINING EXISTING CONCRETE VERTICAL FACES SHALL BE DOWELED. ALL ABUTTING SIDEWALK ENDS SHALL BE DOWELED MID-SECTION VERTICALLY WITH TWO DOWELS FOR FOUR THROUGH SIX-FOOT WIDE SIDEWALK AND THREE DOWELS FOR WIDER SIDEWALK. ABUTTING CURB AND GUTTER ENDS SHALL BE DOWELED TWICE, 18 INCHES APART AT GUTTER PAN MID-SECTION. DOWEL CONNECTIONS OF LONGITUDINAL RUNS OF SIDEWALK TO BACK OF CURB SHALL BE THREE FEET ON CENTER. ALL DOWELS SHALL BE 16 INCHES LONG, GRADE 60; #4 REBAR PENETRATING FOUR INCHES. THE DOWEL HOLE SHALL BE 5/8-INCH DIAMETER AT A SLIGHT HORIZONTAL ANGLE FROM PERPENDICULAR. THE PENETRATING PORTION OF THE DOWEL AND THE ENTIRE (CLEANED) VERTICAL SURFACE OF THE ADJOINING, EXISTING CONCRETE SHALL BE THOROUGHLY COATED WITH STATE STANDARD TWO-PART EPOXY.

18. WHEN SAWCUTTING WITHIN THE STREET FOR TRENCHING OR OTHER PURPOSES, CONTRACTOR SHALL GRIND 1 1/2" OF PAVEMENT BETWEEN THE LANE LINES (FROM LANE STRIPE TO LANE STRIPE) UPON COMPLETION OF THE SAWCUTTING AND OR TRENCHING WORK. WHERE THE SAWCUTTING OCCURS BETWEEN THE CURB AND GUTTER AND NEAREST LANE STRIPE (INCLUDING BIKE LANES), THE SAME 1 1/2" GRIND SHALL BE REQUIRED. CONTRACTOR TO PLACE A PERTROMAT FABRIC OR APPROVED EQUAL BY THE CITY OF ROSEVILLE AND OVERLAY FROM LANE STRIPE TO LANE STRIPE, OR CURB TO LANE STRIPE AND RESTRIPE OR REPLACE ANY DELINEATORS REMOVED DURING THE GRIND.

19. ALL PUBLICLY MAINTAINED STORM DRAIN ON PRIVATE PROPERTY SHALL BE A MINIMUM OF 12 INCHES IN DIAMETER AND SHALL BE RCP CL IV, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

20. THE CONTRACTOR SHALL PLACE FILTER FABRIC BETWEEN THE INITIAL BEDDING AND BACKFILL AND THE TRENCH BACKFILL FOR SANITARY SEWERS DEPTH GREATER THAN 15 FEET MEASURED TO THE PIPE INVERT.

GRADING:

1. ALL EROSION CONRTOL SHALL BE PLACED AS SPECIFIED ON THESE PLANS OR AS DETERMINED BY THE ENGINEERING DIVISION INSPECTOR.

2. LOTS SHALL BE GRADED WITH A CONSTANT SLOPE ALONG THE FRONTAGE OF THE RIGHT-OF-WAY, FROM BUILDING SETBACK LINE TO BACK OF SIDEWALK. ALL SLOPES STEEPER THAN 4:1 ALONG THIS FRONTAGE SHALL HAVE EROSION NETTING INSTALLED.

3. ALL REAR LOT CORNER ELEVATIONS SHALL BE EQUAL TO OR GREATER THAN THE HIGHEST ADJACENT PAD GRADE UNLESS SPECIFICALLY SHOWN ON THESE PLANS AND APPROVED BY ENGINEERING DIVISION.

4. NON-POTABLE WATER SHALL BE SPRAYED ON ALL EXPOSED EARTH SURFACES DURING CLEARING GRADING, EARTH MOVING, AND OTHER SITE PREPARATION ACTIVITIES. THE EXPOSED EARTH SHALL BE WATERED THROUGHOUT THE DAY TO MINIMIZE DUST.

5. TARPAULINS OR OTHER EFFECTIVE COVERS SHALL BE USED ON ALL STOCKPILED EARTH MATERIAL AND ON HAUL TRUCKS TO MINIMIZE DUST.

6. THE CITY SHALL HAVE THE AUTHORITY TO STOP ALL GRADING OPERATIONS, IF, IN OPINION OF CITY STAFF, INADEQUATE DUST CONTROL MEASURES ARE BEING PRACTICED OR EXCESSIVE WIND CONDITIONS CONTRIBUTE TO FUGITIVE DUST EMISSIONS.

7. ADJACENT STREET FRONTAGES SHALL BE SWEPT AT LEASE ONCE A DAY TO REMOVE SILT AND OTHER DIRT WHICH IS EVIDENT FROM CONSTRUCTION ACTIVITIES.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING CONSTRUCTION VEHICLES LEAVING THE SITE ON A DAILY BASIS TO PREVENT DUST, SILT AND DIRT FROM BEING RELEASED OR TRACKED OFFSITE.

9. CONSTRUCTION SHALL STOP IF CULTURAL RESOURCES ARE SUSPECTED. IT IS POSSIBLE THAT PREVIOUS ACTIVITIES HAVE OBSCURED SURFACE EVIDENCE OF CULTURAL RESOURCES. IF SIGNS OF AN ARCHEOLOGICAL SITE, SUCH AS ANY UNUSUAL AMOUNTS OF STONE, BONE, OR SHELL, ARE UNCOVERED DURING GRADING OR OTHER CONSTRUCTION ACTIVITIES, WORK SHALL BE HALTED WITHIN 100 FEET OF THE FIND AND THE ROSEVILLE COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE NOTIFIED. A QUALIFIED ARCHEOLOGIST SHALL BE CONSULTED FOR AN ON-SITE EVALUATION. THE ARCHEOLOGIST MAY REQUIRE ADDITIONAL MITIGATION.

GRADING NOTES CONT'D:

10. SHOULD GRADING OPERATIONS UNCOVER HAZARDOUS MATERIALS, OR WHAT APPEARS TO BE HAZARDOUS MATERIALS, THE FIRE DEPARTMENT SHALL BE CONTACTED IMMEDIATELY AT (916) 774-5820. THE AREA, WHICH CONTAINS THE HAZARDOUS MATERIALS, SHALL BE MARKED OFF UNTIL AN INVESTIGATION BY A MEMBER OF THE FIRE DEPARTMENT IS CONDUCTED.

11. GRADES SHOWN OUTSIDE OF THE PUBLIC RIGHT OF WAY WITHIN THE APPROVED GRADING PLAN ARE SUBJECT TO FURTHER REVIEW AND MODIFICATION BY THE BUILDING DIVISION FOR COMPLIANCE WITH THE UNIFORM BUILDING CODE AND STATE OF CALIFORNIA TITLE 24 HANDICAP ACCESSIBILITY REQUIREMENTS.

12. THE CONTRACTOR/DEVELOPER IS EXPECTED TO COMPLY WITH THE FUGITIVE DUST CONTROL REQUIREMENTS FROM THE PLACER COUNTY AIR POLLUTION CONTROL DISTRICT: WWW.PLACER.CA.GOV/APCD

13. CONTAMINATED SOIL - DEVELOPER AGREES TO PROPERLY ADHERE TO ALL THEN CURRENT STATE AND FEDERAL REQUIREMENTS WHEN ANY EVIDENCE OF TOXIC, HAZARDOUS OR CONTAMINATED SOILS ARE ENCOUNTERED DURING ANY AND ALL EXCAVATION OR GRADING OPERATIONS, AND TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF ROSEVILLE, ITS OFFICERS, AGENTS AND EMPLOYEES, FROM ANY AND ALL LIABILITY, COSTS, CLAIMS, FEES, FINES, PENALTIES AND CLAIMS OF OR DAMAGE OF ANY TYPE WHATSOEVER. EXTRA COSTS FOR REMEDIATION AND/OR REMOVAL OF SOIL SHALL BE BOURN SOLELY BY THE DEVELOPER. THE PARTIES INTEND THAT THIS PROVISION BE BROADLY CONSTRUED.

DRAINAGE NOTES:

1. ALL CONSTRUCTION AND MATERIALS FOR DRAINAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF ROSEVILLE IMPROVEMENT STANDARDS AND STANDARD CONSTRUCTION SPECIFICATIONS. WHERE DISCREPANCIES EXIST, APPROPRIATE NOTES SHALL BE ADDED TO THE PLANS, TAKING PRECEDENCE OVER THE STANDARD CONSTRUCTION SPECIFICATIONS.

2. THE MINIMUM COVER REQUIREMENTS DURING CONSTRUCTION FOR TEMPORARY CONSTRUCTION VEHICLE LOADING SHALL BE 4 FEET FOR METAL AND PLASTIC PIPE, AND 3 FEET FOR REINFORCED CONCRETE PIPE.

3. THE CONTRACTOR SHALL PLACE THE PROPER STRENGTH PIPE IF TRENCH CONDITIONS ENCOUNTERED DIFFER FROM THE DESIGN TRENCH.

4. ALL WORKS ASSOCIATED WITH DRAINAGE PIPES AND STRUCTURES WITHIN PUBLIC ROW AND DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF ROSEVILLE CONSTRUCTION STANDARDS (CURRENT EDITION) SECTION 101.

5. TESTING OF DRAINAGE SYSTEMS

A. DRAINAGE PIPES AND STRUCTURES WITHIN PUBLIC ROW AND DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF ROSEVILLE REQUIREMENTS FOR TESTING AND INSPECTION.

6. ALL DRAINAGE INLETS IN PUBLIC ROW AND DRAINAGE EASEMENTS SHALL HAVE A PERMANENT STORM DRAIN MESSAGE "NO DUMPING - FLOWS TO CREEK" OR OTHER APPROVED MESSAGE CONSISTENT WITH CITY OF ROSEVILLE STANDARDS.

EROSION/SEDIMENT CONTROL:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED BY OCTOBER 5 OR AS APPROVED BY THE CITY ENGINEER AND SPECIFIED ON THE GRADING PLANS.

2. STRAW BALES SHALL BE STOCKPILED ON SITE AT A RATE OF 1.5 BALES PER ACRE BY SEPTEMBER 25. MEASURES SHALL BE PROVIDED TO KEEP STRAW DRY.

3. ALL SLOPES GREATER THAN 10:1 SHALL BE COVERED WITH BROADCAST STRAW AT A RATE OF 50 BALES OR 4000 POUNDS PER ACRE. FOR SLOPES 4:1 OR STEEPER, STRAW SHALL BE PRESSED IN PLACE. THE ENGINEERING DIVISION SHALL APPROVE OTHER METHODS.

4. SLOPES STEEPER THAN 4:1 AND ADJACENT TO CITY RIGHT OF WAY, FLOOD PLAINS, NATURAL DRAINAGES, PARK LAND OR DESIGNATED OPEN SPACE SHALL BE HYDROSEEDED.

5. ALL BARE AREAS, REGARDLESS OF SLOPE, WITHIN 50 FEET OF NATURAL DRAINAGES SHALL BE COVERED WITH STRAW AND PRESSED IN PLACE.

6. WHERE REQUIRED, BROADCAST SEED SHALL BE APPLIED AS FOLLOWS:

i. BLANDO BROME 12 LBS/ACRE
ii. ROSE CLOVER 9 LBS/ACRE

7. AREAS WITH SANDY, DRY SOIL SHALL BE:

i. ZORRO ANNUAL FESCUE 6 LBS/ACRE
ii. ROSE CLOVER 9 LBS/ACRE

EROSION/SEDIMENT CONTROL CONT'D:

8. 16-20-0 FERTILIZER OR EQUIVALENT SHALL BE APPLIED AT A RATE OF 500 POUNDS PER ACRE. IF HYDROSEEDING/MULCHING IS USED, SEED QUANTITIES SHALL BE INCREASED BY 30 PERCENT.

9. NO GRADING OR TRENCHING, EXCEPT AS REQUIRED FOR EROSION OR SEDIMENT CONTROL, SHALL OCCUR WITHIN 35 FEET FROM THE CENTERLINE OF PERENNIAL AND INTERMITTENT DRAINAGE SWALES BETWEEN OCTOBER 5 AND APRIL 1 EXCEPT AS APPROVED BY THE DEPARTMENT OF FISH AND GAME.

10. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOLLOWING ALL STORMS TO ENSURE THAT ALL MEASURES ARE FUNCTIONING PROPERLY.

11. SEDIMENT AND TRASH ACCUMULATED IN DRAINAGES OR DETENTION BASINS SHALL BE REMOVED AS SOON AS POSSIBLE. IN ADDITION, OIL AND MATERIAL FLOATING ON WATER SURFACE MUST BE SKIMMED WEEKLY AND THE DEBRIS PROPERLY DISPOSED OF.

12. CONSTRUCTION ACTIVITIES OCCURRING BETWEEN OCTOBER 15 AND APRIL 1 SHALL HAVE EROSION AND SEDIMENT CONTROL MEASURES IN PLACE OR CAPABLE OF BEING PLACED WITHIN 24 HOURS. THE CONTRACTOR SHALL ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM.

13. THE CONTRACTOR SHALL ESTABLISH A SPECIFIC SITE WITHIN THE DEVELOPMENT FOR MAINTENANCE AND STORAGE OF EQUIPMENT OR ANY OTHER ACTIVITY THAT MAY ADVERSELY CONTRIBUTE TO THE WATER QUALITY OF THE RUNOFF. THIS AREA SHALL HAVE A BERM LOCATED AROUND ITS PERIMETER. THIS AREA SHALL BE RESTORED TO ACCEPTABLE CONDITION UPON COMPLETION OF PROJECT.

14. HYDROSEEDING MAY BE CONSIDERED AS AN ALTERNATIVE TO BROADCAST STRAW SUBJECT TO THE ENGINEERING DIVISION BASED ON A REVIEW OF THE EXISTING SITE CONDITIONS (LOCATION, SLOPES, PROXIMITY TO STREAMS) AND TIME OF YEAR.

TREE PRESERVATION:

1. GRADING AROUND TREES TO BE LIMITED TO OUTSIDE THE DRIPLINE. ANY TREE WELL GRADED SHOULD BE DRAINED TO SOME OUTFALL OR SWALE.
2. THE FOLLOWING CONDITIONS SHALL APPLY TO ENSURE THE PRESERVATION OF TREES:

A. EACH TREE OR GROUP OF TREES TO BE SAVED SHALL BE FENCED BY A CHAIN-LINK FENCE PRIOR TO ANY GRADING OR MOVEMENT OF HEAVY EQUIPMENT OR ISSUANCE OF ANY PERMITS.

B. FENCING SHALL BE LOCATED ONE FOOT (1') OUTSIDE THE DRIPLINE OF THE TREE OR TREES.

C. SIGNS SHALL BE POSTED ON ALL SIDES OF SAID FENCES STATING:

WARNING:
THIS FENCE SHALL NOT BE REMOVED
OR RELOCATED WITHOUT WRITTEN
AUTHORIZATION FROM THE
PLANING DEPARTMENT

3. THE GRADING PLAN FOR THE PROJECT HAS BEEN DESIGNED FOR NO GRADING TO OCCUR WITHIN THE DRIPLINE OF ANY OAK TREE UNLESS SPECIFICALLY APPROVED BY PLANNING DEPARTMENT AND SHOWN ON THESE PLANS. NO GRADES SHALL BE MODIFIED WITHOUT THE APPROVAL OF THE CIVIL ENGINEER AND THE CITY OF ROSEVILLE.

4. NO TRENCHING SHALL OCCUR BENEATH THE DRIPLINE OF ANY OAK TREE TO BE SAVED UNLESS STATED ON THESE PLANS "TRENCHING UNDER THIS TREE IS APPROVED".

5. PARKING OF VEHICLES AND EQUIPMENT OR STORAGE OF MATERIALS UNDER THE DRIPLINE OF TREES SHALL NOT OCCUR AT ANY TIME.

AIR QUALITY:

THE FOLLOWING NOTES ARE PROVIDED AS REFERENCE TO APPLICABLE PLACER COUNTY AIR POLLUTION CONTROL DISTRICT ADOPTED RULES AND REGULATIONS. COMPLIANCE WITH ALL APPLICABLE APCD RULES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. AIR QUALITY RULES ARE ENFORCED SOLELY BY THE PLACER COUNTY AIR POLLUTION CONTROL DISTRICT.

1. Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours. *(Based on APCD Rule 202)*

2. The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed Placer County APCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours. ALL PROJECTS IN EXCESS OF 5 ACRES SHALL HAVE AN APPROVED DUST CONTROL PLAN FROM THE PLACER COUNTY AIR POLLUTION CONTROL DISTRICT. *(Based on APCD Rule 228)*

3. During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles Per hour or less. *(Based on APCD Rule 228 / section 401.2)*

4. During construction, no open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site. *(Based on APCD Rule 310)*

5. A person shall not discharge into the atmosphere volatile organic compounds (YOC's) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance, unless such manufacture or use complies with the provisions Rule 217. *(Based on APCD Rule 217).*

Processes that discharge 2 pounds per day or more of air contaminants, as defined by Health and Safety Code Section 39013, to the atmosphere may require a permit. Permits may be required for both construction and operation. Developers/contractors should contact the District prior to construction and obtain any necessary permits prior to the issuance of a Building Permit.

No.	Description	Engr Init	COUNTY APPROVAL By	Date
1	Description			

BENCHMARK DESCRIPTION

CITY BENCHMARK 30:
ELEV. = 179.789

BRASS DISC STAMPED "L.S. 3013, 1990" ON THE SOUTH SIDE OF EUREKA RD., 43' WEST OF EAST END OF MINERS RAVINE BRIDGE.

DESIGNED R. O'CONNOR
DRAWN A. COCCHI
CHECKED D. DOSEN
DATE 02/01/19
SCALE

PRELIMINARY DRAWING

FOR PLAN CHECK SUBMITTAL ONLY

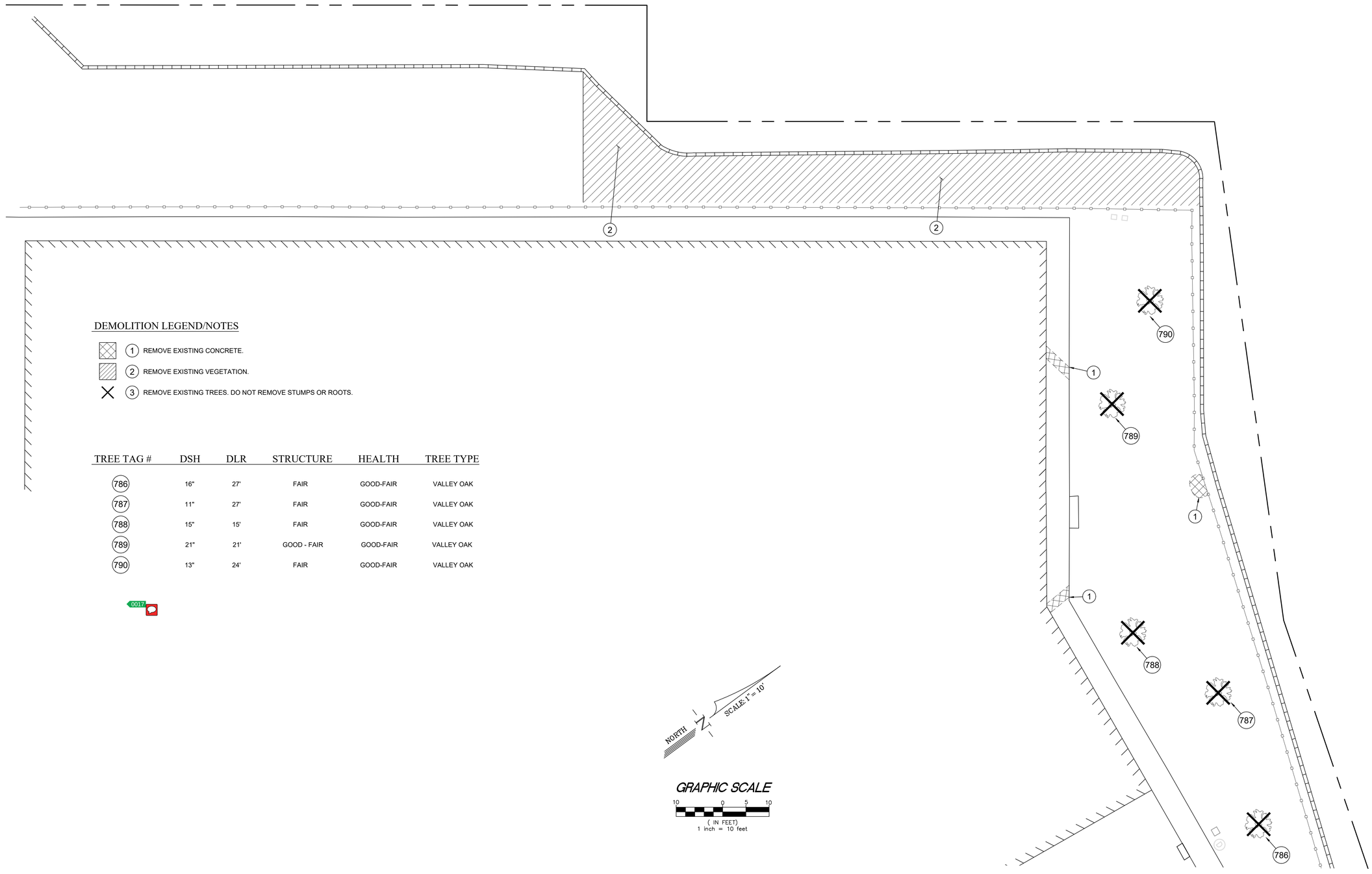
NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
DAVID M. DOSEN
No. C57940
EXP. 6-30-20
CIVIL
STATE OF CALIFORNIA

SGI COMPANIES
SGI CIVIL • SGI 3D • SURVEYORS GROUP, INC.
9001 Foothills Blvd., Suite 170
Roseville, CA 95747
(916) 789-0822 (916) 789-0824 (Fax)
www.sgicompanies.com

ROSEVILLE HONDA MOTORSPORTS
IMPROVEMENT PLANS
360 N. SUNRISE AVENUE
ROSEVILLE, CALIFORNIA
GENERAL NOTES & DETAILS

SHEET NO.
C-2 OF 5
JOB NO. RVH 17-77



DEMOLITION LEGEND/NOTES

1. REMOVE EXISTING CONCRETE.
2. REMOVE EXISTING VEGETATION.
3. REMOVE EXISTING TREES. DO NOT REMOVE STUMPS OR ROOTS.

TREE TAG #	DSH	DLR	STRUCTURE	HEALTH	TREE TYPE
786	16"	27'	FAIR	GOOD-FAIR	VALLEY OAK
787	11"	27'	FAIR	GOOD-FAIR	VALLEY OAK
788	15"	15'	FAIR	GOOD-FAIR	VALLEY OAK
789	21"	21'	GOOD - FAIR	GOOD-FAIR	VALLEY OAK
790	13"	24'	FAIR	GOOD-FAIR	VALLEY OAK

0017

NORTH

SCALE: 1" = 10'

GRAPHIC SCALE

10 0 5 10

(IN FEET)

1 inch = 10 feet

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CHECKED D. DOSEN
DATE 02/01/19
SCALE 1" = 10'

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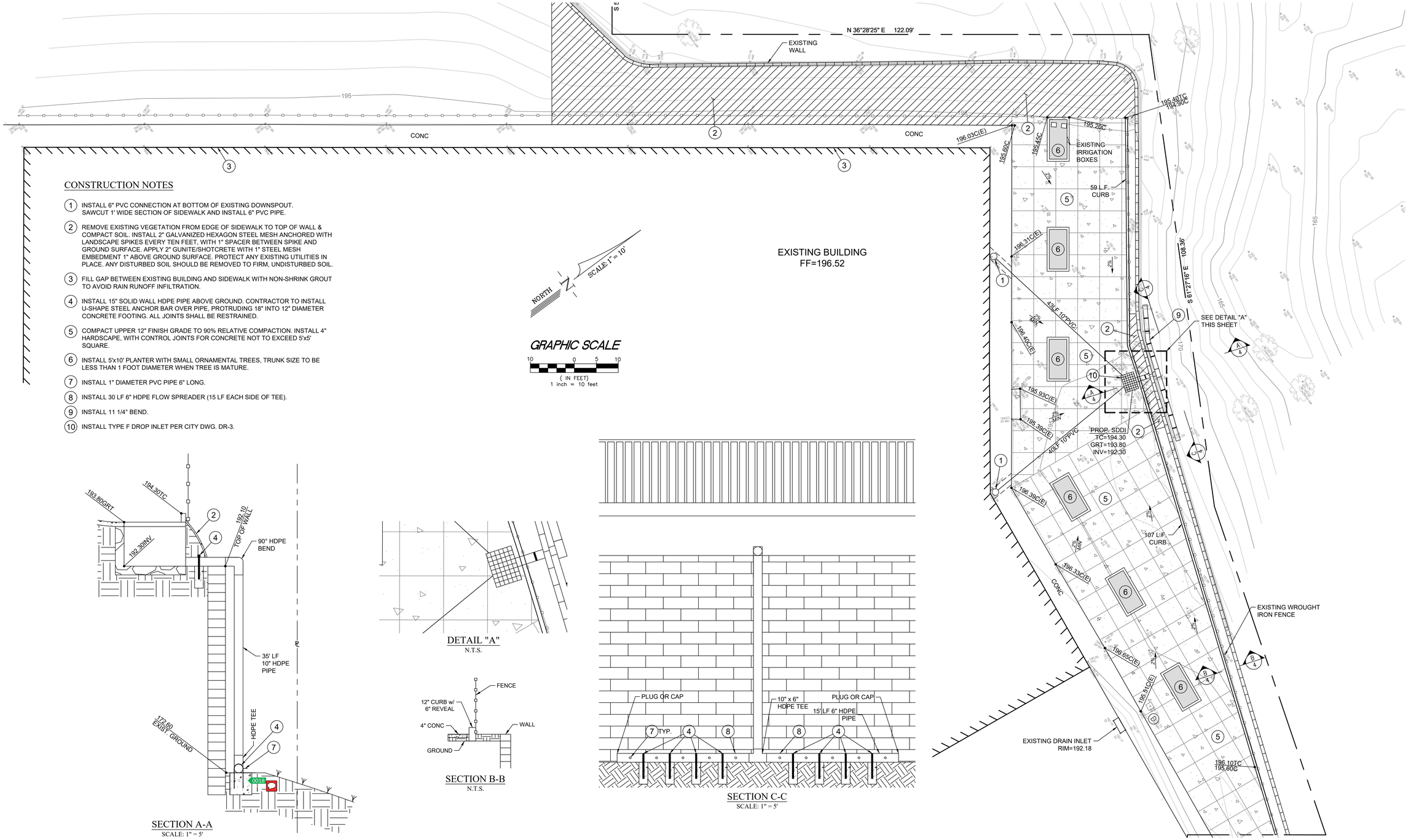
ROSEVILLE, CALIFORNIA
DEMOLITION PLAN

SHEET NO.
C-3 OF 5

JOB NO. RVH 17-77



CONSTRUCTION NOTES

1. INSTALL 6" PVC CONNECTION AT BOTTOM OF EXISTING DOWNSPOUT. SAWCUT 1' WIDE SECTION OF SIDEWALK AND INSTALL 6" PVC PIPE.
2. REMOVE EXISTING VEGETATION FROM EDGE OF SIDEWALK TO TOP OF WALL & COMPACT SOIL. INSTALL 2" GALVANIZED HEXAGON STEEL MESH ANCHORED WITH LANDSCAPE SPIKES EVERY TEN FEET, WITH 1" SPACER BETWEEN SPIKE AND GROUND SURFACE. APPLY 2" GUNITE/SHOTCRETE WITH 1" STEEL MESH EMBEDMENT 1" ABOVE GROUND SURFACE. PROTECT ANY EXISTING UTILITIES IN PLACE. ANY DISTURBED SOIL SHOULD BE REMOVED TO FIRM, UNDISTURBED SOIL.
3. FILL GAP BETWEEN EXISTING BUILDING AND SIDEWALK WITH NON-SHRINK GROUT TO AVOID RAIN RUNOFF INFILTRATION.
4. INSTALL 15" SOLID WALL HDPE PIPE ABOVE GROUND. CONTRACTOR TO INSTALL U-SHAPE STEEL ANCHOR BAR OVER PIPE, PROTRUDING 18" INTO 12" DIAMETER CONCRETE FOOTING. ALL JOINTS SHALL BE RESTRAINED.
5. COMPACT UPPER 12" FINISH GRADE TO 90% RELATIVE COMPACTION. INSTALL 4" HARDSCAPE, WITH CONTROL JOINTS FOR CONCRETE NOT TO EXCEED 5'x5' SQUARE.
6. INSTALL 5'x10' PLANTER WITH SMALL ORNAMENTAL TREES, TRUNK SIZE TO BE LESS THAN 1 FOOT DIAMETER WHEN TREE IS MATURE.
7. INSTALL 1" DIAMETER PVC PIPE 6" LONG.
8. INSTALL 30 LF 6" HDPE FLOW SPREADER (15 LF EACH SIDE OF TEE).
9. INSTALL 11 1/4" BEND.
10. INSTALL TYPE F DROP INLET PER CITY DWG. DR-3.

SECTION A-A
SCALE: 1" = 5'

DETAIL "A"
N.T.S.

SECTION B-B
N.T.S.

SECTION C-C
SCALE: 1" = 5'

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DESIGNED R. O'CONNOR
DRAWN A. COCCHI
CHECKED D. DOSEN
DATE 02/01/19
SCALE 1" = 10'

PRELIMINARY DRAWING

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REGISTERED PROFESSIONAL ENGINEER
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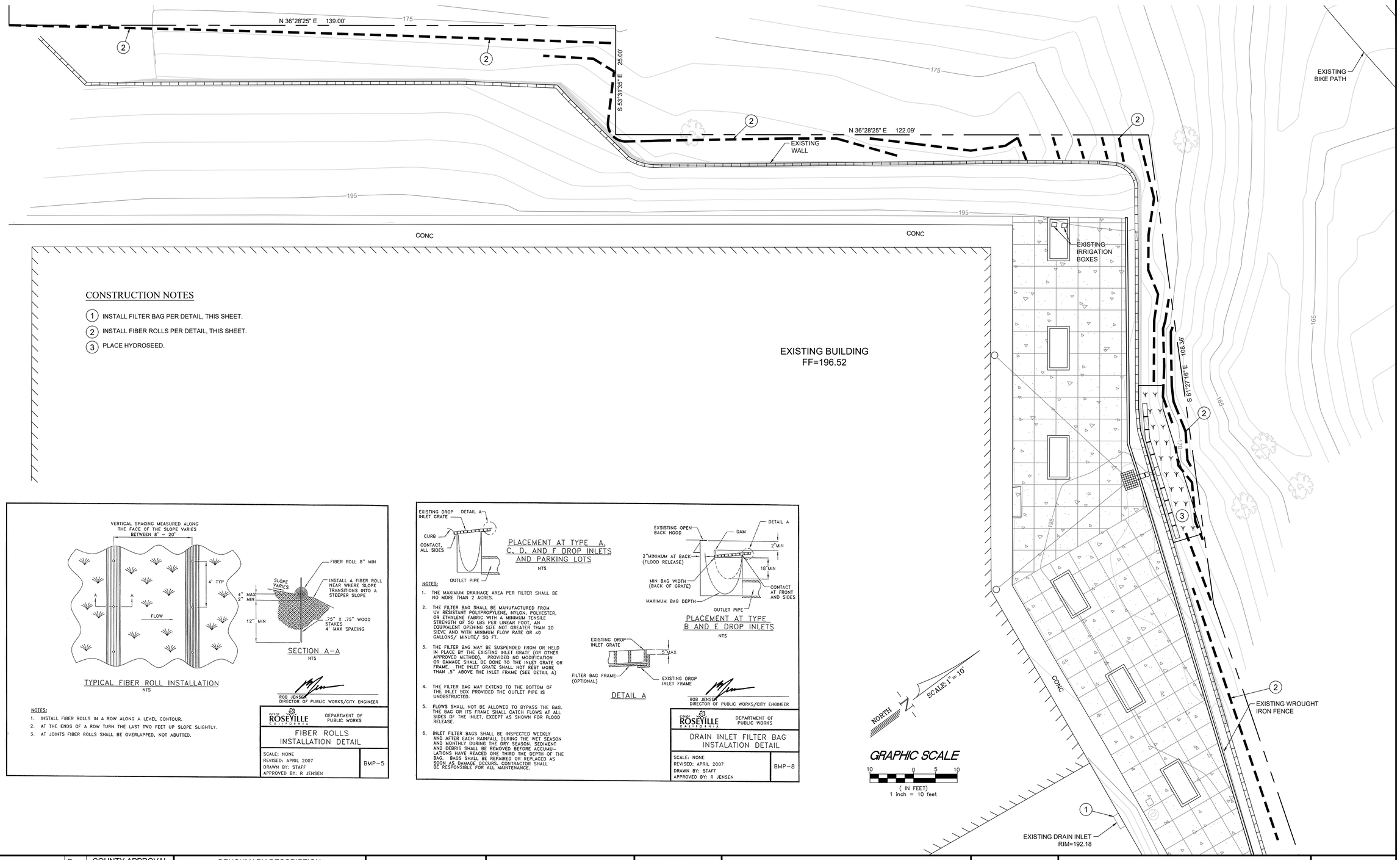
360 N. SUNRISE AVENUE
ROSEVILLE, CALIFORNIA
GRADING & DRAINAGE PLAN

SHEET NO.
C-4 OF 5
JOB NO. RVH 17-77



TYPICAL FIBER ROLL INSTALLATION
NTS

SECTION A–A
NTS

NOTES:
1. INSTALL FIBER ROLLS IN A ROW ALONG A LEVEL CONTOUR.
2. AT THE ENDS OF A ROW TURN THE LAST TWO FEET UP SLOPE SLIGHTLY.
3. AT JOINTS FIBER ROLLS SHALL BE OVERLAPPED, NOT ABUTTED.

ROB JENSEN
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER

CITY OF ROSEVILLE CALIFORNIA — DEPARTMENT OF PUBLIC WORKS

FIBER ROLLS INSTALLATION DETAIL

SCALE: NONE
REVISED: APRIL 2007
DRAWN BY: STAFF
APPROVED BY: R JENSEN

BMP–5

PLACEMENT AT TYPE A, C, D, AND F DROP INLETS AND PARKING LOTS
NTS

PLACEMENT AT TYPE B AND E DROP INLETS
NTS

DETAIL A

NOTES:
1. THE MAXIMUM DRAINAGE AREA PER FILTER SHALL BE NO MORE THAN 2 ACRES.
2. THE FILTER BAG SHALL BE MANUFACTURED FROM UV RESISTANT POLYPROPYLENE, NYLON, POLYESTER, OR ETHYLENE FABRIC WITH A MINIMUM TENSILE STRENGTH OF 50 LBS PER LINEAR FOOT, AN EQUIVALENT OPENING SIZE NOT GREATER THAN 20 SIEVE AND WITH MINIMUM FLOW RATE OR 40 GALLONS/ MINUTE/ SQ FT.
3. THE FILTER BAG MAY BE SUSPENDED FROM OR HELD IN PLACE BY THE EXISTING INLET GRATE (OR OTHER APPROVED METHOD). PROVIDED NO MODIFICATION OR DAMAGE SHALL BE DONE TO THE INLET GRATE OR FRAME. THE INLET GRATE SHALL NOT REST MORE THAN .5" ABOVE THE INLET FRAME (SEE DETAIL A)
4. THE FILTER BAG MAY EXTEND TO THE BOTTOM OF THE INLET BOX PROVIDED THE OUTLET PIPE IS UNOBSTRUCTED.
5. FLOWS SHALL NOT BE ALLOWED TO BYPASS THE BAG. THE BAG OR ITS FRAME SHALL CATCH FLOWS AT ALL SIDES OF THE INLET, EXCEPT AS SHOWN FOR FLOOD RELEASE.
6. INLET FILTER BAGS SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL DURING THE WET SEASON AND MONTHLY DURING THE DRY SEASON. SEDIMENT AND DEBRIS SHALL BE REMOVED BEFORE ACCUMU–LATIONS HAVE REACED ONE THIRD THE DEPTH OF THE BAG. BAGS SHALL BE REPAIRED OR REPLACED AS SOON AS DAMAGE OCCURS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE.

ROB JENSEN
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER

CITY OF ROSEVILLE CALIFORNIA — DEPARTMENT OF PUBLIC WORKS

DRAIN INLET FILTER BAG INSTALATION DETAIL

SCALE: NONE
REVISED: APRIL 2007
DRAWN BY: STAFF
APPROVED BY: R JENSEN

BMP–8

No.	Description	Engr Init	COUNTY APPROVAL By	Date
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DESIGNED R. O'CONNOR
DRAWN A. COCCHI
CHECKED D. DOSEN
DATE 02/01/19
SCALE 1" = 10'

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REGISTERED PROFESSIONAL ENGINEER — DAVID M. DOSEN — No. C57940 — EXP. 6–30–20 — CIVIL — STATE OF CALIFORNIA

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EROSION CONTROL PLAN

SHEET NO.
C-5 OF 5
JOB NO. RVH 17-77