



AGENDA
October 12, 2017
VIDEO

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

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **ORAL COMMUNICATIONS**
4. **CONSENT CALENDAR**
 - 4.1. MINUTES OF SEPTEMBER 22, 2017
 - 4.2. MINUTES OF SEPTEMBER 28, 2017
5. **NEW BUSINESS**
 - 5.1. NCRSP PCL44 - BROADSTONE/HOLDEN APARTMENT COMPLEX AND ASSISTED LIVING FACILITY - 1035 ROSEVILLE PW - FILE # PL17-0132.

Recommendation(s): Pass a motion to

 - A.** Adopt the Negative Declaration;
 - B.** Recommend the City Council approve the General Plan Amendment;
 - C.** Adopt the four (4) findings of fact and approve the Design Review Permit subject to on-hundred-one (101) conditions of approval; and
 - D.** Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to fifty-four (54) conditions of approval.

Applicant: Peter Solar, Alliance Realty Partners, LLC & Kris Steward, Phillips Land Law, Inc.

Property: Thad Johnson, Cordova 83 Properties. (McColl)
6. **REPORTS: COMMISSION/STAFF**
7. **ADJOURNMENT**



PLANNING COMMISSION

Title: MINUTES OF SEPTEMBER 22, 2017

Meeting Date: 10/12/2017
Item #: 4.1.

ATTACHMENTS:

Description

September 22, 2017 Minutes - Draft



Planning Commission Meeting September 22, 2017 – 8:57 a.m. Draft Minutes

I. ROLL CALL

Planning Commissioners Present

Bruce Houdesheldt, Chair
Krista Bernasconi
Justin Caporusso
Tracy Mendonsa

Planning Commissioners Absent

Joseph McCaslin, Vice-Chair, *Excused*
Erich Brashears, *Excused*
Charles Krafka, *Excused*

Staff Present

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

II. ORAL COMMUNICATION

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

III. CITY TOUR

Commissioners and Staff boarded a Roseville Transit bus to begin the City Tour.

Projects viewed:

- Fire Station #1
 - *Once the Fire Station is completed, Warwick University will occupy the vacated Fire Station #1 property located at 401 Oak Street. This will occur sometime in Fall 2019.*
- Oak Street Parking Lot
 - *The garage will be ready April 2018. Snags during construction caused the ready date to be pushed back.*
- Sikh Temple
 - *Working on modifications to reduce/eliminate the east and west porte cocheres.*
- Foothills American Dream
 - *John Mourier Housing. JMC will retain ownership. The entire subdivision will be rentals. Staff is working with JMC to change the signage.*
- Foothills Blvd.
 - *Foothills Blvd. has been widened to 6 lanes.*
- Play Care Learning Center
- Sierra Vista
 - *Construction will begin next summer. Grading for Baseline Marketplace. Underground work will begin soon. Vertical construction could occur as early as 2019. Tenants in flux at this time.*
- Fiddymment Road
 - *John Mourier Construction will be adding lanes to Fiddymment Road.*
 - *Homes – low/medium density – could be under construction in Spring 2019.*
- Lennar Subdivision
 - *Alley loads approved.*
 - *How many homes were built last year?*
 - *County asked City to continue Pleasant Grove Blvd. to the Regional University.*
- Westbrook Phase 2
 - *Gated community, age restricted. Improvement plans are being processed.*
 - *Army Corps of Engineers have denied the placement of some of the bike trails.*
 - *Plans are to build the approved bike trail portions.*
- Oakmont Village of Roseville II
- Avia Apartment Complex
 - *300 units under construction.*

- Campus Oaks
 - *Campus Oaks has a design guideline.*
 - *Where will the fire station be located?*
 - *Street name has been changed from HP Way to Roseville Parkway.*
 - *Discussion on Nugget Market.*
 - *Will there be design continuity between the established Safeway and new construction?*
 - *Campus Oaks Apartments Phase 1 is under construction.*
- Panatoni Master Plan
- Freedom Way
- Parcel 44 – Senior apartment complex and an assisted living facility
- Shea Property
- Villa Sport
- Lazy Dog Restaurant & Revolutions Naturopathic Medical Office are under construction
- Fountains Phase 2
- Adventist Health
- Wendy's Restaurant
 - *Have building permits been pulled? Is there a Design Review Permit?*
- John Adams Academy
 - *How is the traffic?*
- Safe Credit Union
 - *A project that came before the Design Committee*
- John L Sullivan Project
 - *Sunrise Avenue and Douglas Blvd. right turn lane construction.*
- U-Haul
 - *Purchased the old Roseville Hospital property*
- Dutch Bros.
 - *Project approved by Design Committee*
- Castle
 - *Anything new?*
- The Station
 - *They no longer have a liquor license*
 - *Is anything planned for this site?*
- Kaiser Permanente
 - *The parking deck is being constructed*
 - *The underground is done*
 - *Fall of 2019 it will be open*
- Mercy Housing on Vernon Street
 - *58 affordable units under construction.*

The tour provided Commissioners the opportunity to see projects post approval and pre-review.

IV. ADJOURNMENT

Chair Houdesheldt asked for a motion to adjourn the meeting.

MOTION

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

The motion passed unanimously at 11:05 a.m.



PLANNING COMMISSION

Title: MINUTES OF SEPTEMBER 28, 2017

Meeting Date: 10/12/2017
Item #: 4.2.

ATTACHMENTS:

Description

September 28, 2017 Minutes - Draft



Planning Commission Meeting September 28, 2017 – 7:00 p.m. Draft Minutes

I. ROLL CALL

Planning Commissioners Present

Joseph McCaslin, Vice-Chair
Erich Brashears
Charles Krafka
Tracy Mendonsa

Staff Present

Greg Bitter, Planning Manager
Gina McColl, Associate Planner
Michelle Sheidenberger, Assistant City Attorney
Lupe Nelson, Recording Secretary

Planning Commissioners Absent

Bruce Houdesheldt, Chair, *Excused*
Krista Bernasconi, *Excused*
Justin Caporusso, *Excused*

II. PLEDGE OF ALLEGIANCE

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

III. ORAL COMMUNICATION

Vice-Chair McCaslin opened the Oral Communication. Hearing none, Vice-Chair McCaslin closed the Oral Communication.

IV. CONSENT CALENDAR

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

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

A. MINUTES OF AUGUST 10, 2017

B. MINUTES OF SEPTEMBER 14, 2017

MOTION

Commissioner Krafka made the motion, which was seconded by Commissioner Mendonsa, to approve the Consent Calendar item.

The motion passed with the following vote:

Ayes: Brashears, Krafka, McCaslin, Mendonsa

Noes: None

Abstain: None

V. NEW BUSINESS

A. NIPA PCL CO-23 – CAMPUS OAKS APARTMENTS PHASE 1 MODIFICATION – 4101 HP WAY – FILE # PL17-0207.

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

Vice-Chair McCaslin opened the public hearing and invited comments from the applicant and/or audience.

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

Public Comment:

- None

Commission Discussion:

- None

Vice-Chair McCaslin closed the public hearing and asked for a motion.

MOTION

Commissioner Krafka made the motion, which was seconded by Commissioner Mendonsa, to adopt the two (2) findings of fact for the Major Project Permit Modification and approve the Major Project Permit Modification subject to seven (7) conditions of approval with the modification to condition #5.c. which now reads Blue Dog *Drive*.

The motion passed with the following vote:

Ayes: Brashears, Krafka, McCaslin, Mendonsa

Noes: None

Abstain: None

VI. REPORTS: COMMISSION/STAFF

Staff Reports

- Staff will have items to bring to the October 12, October 26 and November 9 Planning Commission Meetings.
- The Fiddymment Plaza Commercial Project Appeal will be heard at the October 4 City Council Meeting.
- Planning Commission Tour provided the opportunity for Commissioners to see projects post approval and pre-review.

Commissioner Reports

None

VII. ADJOURNMENT

Vice-Chair McCaslin asked for a motion to adjourn the meeting.

MOTION

Commissioner Krafka made the motion, which was seconded by Commissioner Brashears, to adjourn to the meeting.

The motion passed unanimously at 7:15 p.m.



PLANNING COMMISSION

Title:

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

Meeting Date: 10/12/2017

Item #: 5.1.

ATTACHMENTS:**Description**

Staff Report

Exhibits

First Page of Exhibit V

ITEM V-A: **GENERAL PLAN AMMENDMENT, DESIGN REVIEW PERMIT, AND TENTATIVE PARCEL MAP – NCRSP PCL44 BROADSTONE HOLDEN – 1035 ROSEVILLE PARKWAY – FILE # PL17-0132**

REQUEST

The project includes a request for a General Plan Amendment to change the land use from Medium Density Residential (MDR-11.8) to High Density Residential (HDR-19) to align the land use designation with the zoning designation on the site. A Design Review Permit is requested to allow construction of a three-story 201-unit (235,744 square foot) age-restricted apartment complex and a two-story 121-unit (133 bed, 120,570 square foot) assisted living facility. Additionally a Tentative Parcel Map is proposed to subdivide the 20.40 acre parcel into two parcels (Parcel 1 = 10.80 acres, Parcel 2 = 9.64 acres).

Applicant – Peter Solar, Alliance Realty Partners, LLC. & Kris Steward, Phillips Land Law, Inc.
Property Owner - Thad Johnson, Cordova 83 Properties, LLC.

SUMMARY RECOMMENDATION

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

- A. Adopt the Negative Declaration;
- B. Recommend the City Council approve the General Plan Amendment;
- C. Adopt the four (4) findings of fact and approve the Design Review Permit subject to one-hundred-one (101) of approval; and
- D. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to fifty-four (54) conditions of approval.

A. BACKGROUND, SITE OVERVIEW, AND PROJECT DESCRIPTION

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 address of the project site is 1035 Roseville Parkway. Specifically the parcel is located at the northeast corner of the Roseville Parkway and Gibson Drive intersection, within the City's North Central Roseville Specific Plan (NCRSP) area (see Figure 1). The NCRSP encompasses approximately 2,330 acres and is situated generally between State Route (SR) 65 to the north, Washington Boulevard to the west, Diamond Oaks Golf Course to the south, and Interstate 80 to the east. The NCRSP was adopted July 5, 1990 by the City Council. An Environmental Impact Report was certified with the NCRSP (State Clearinghouse Number 88053010), which examined the impacts of the NCRSP buildout. This addressed the major cumulative impacts of developing the NCRSP as a whole, including the subject property, which at the time had a land use and zoning designation of Business Professional (BP).

Figure 1 - Vicinity Map



On July 6, 2005 the City Council approved a General Plan Amendment, Specific Plan Amendment and Rezone to change the NCRSP Parcel 44 site land use from Business Professional (BP) to Medium Density Residential (MDR-11.8) to accommodate 240 residential units and change the zoning from BP to Attached Housing with Design Standards (R3/DS). A Special Area-NCRSP overlay (SA-NC) was also placed on the site during the specific plan process to address unique requirements contained in the NCRSP. The Design Standards applied to the project site were to address design expectations for the small lot single family product type that was envisioned with the rezoning of the site. The design standards are not applicable to other development types permitted with the R3 zoning of the site.

Concurrent with the 2005 land use and zoning modifications on the site, Council also approved a Development Agreement Amendment (DAA) to address obligations of the project. The DAA was the 18th Amendment to the overarching NCRSP development agreement, which is referred to as the Regional 65 Centre Development Agreement. The Regional 65 Centre Development Agreement and all subsequent amendments expired in 2010. As the majority of the NCRSP is built-out, the infrastructure obligations identified in the Regional 65 Centre DA have been completed. Impact fee obligations associated with development of the remaining NCRSP undeveloped parcels, including the project site, are outstanding and are discussed further in the General Plan section of this report.

Adjacent Land Use & Zoning: The project site is adjacent to High Density Residential (HDR) and Community Commercial (CC) land uses with zoning designations of Attached Housing (R3) and CC with a Special Area-North Central Roseville Specific Plan overlay (CC/SA-NC), as listed in Table 1.

Table 1 – Land Use & Zoning

Location	Land Use (units/acre)	Zoning	Actual Use of Property
Site	MDR 11.8	R3/DS/SA-NC	Vacant
North	HDR 19.1	R3	Residential condominiums
South*	LDR 4.9	RS	Single-family residential
East	HDR 19.1	R3	At-grade parking area and park space for residential condominiums
West	CC	CC/SA-NC	Vacant

*The General Plan does not consider this site “adjacent” as it is separated from the project site by an arterial roadway, Roseville Parkway.

Total Acreage: 20.40 acres

Site Access: The site is adjacent to Roseville Parkway and Gibson Drive. Access to the project site will be provided via three new right-in right-out driveways on Roseville Parkway and one new drive way on Gibson Drive with unrestricted turns.

Topography: The project site is undeveloped, but is surrounded on all sides by urban development or anticipated urban development. The site fronts onto Roseville Parkway, which is a six-lane arterial roadway, and Gibson Drive, which is a four-lane collector roadway. The site supports non-native annual grasses and generally slopes upward from Roseville Parkway and Gibson Drive toward the rear of the property. The site was previously rough graded and there is currently no wetlands or other natural features onsite. The site has been disked annually to prevent the potential establishment of wetlands.

Pacific Gas & Electric (PG&E), Sacramento Municipal Utility District (SMUD), and Roseville Electric transmission lines encumber the northern 255-foot rear portion of the property. A Roseville Electric substation is located at the northwestern corner of the property along Gibson Drive.

Grading: The project site was rough graded with the mass grading of the NCRSP area. Additional grading of the site will be required to construct the project and will result in approximately 64,000 cubic yards of cut and 82,100 cubic yards of fill for a total of 17,200 cubic yards of fill on the site.

Zoning & NCRSP Development Regulations: The applicable development standards are identified in Table 2 below.

Table 2 - Development Standards & Design Guidelines

Regulation	Required	Proposed Broadstone	Proposed Holden
Building Setbacks			
Front*	20 feet	Varies > 115 feet	Varies > 90 feet
Side	5 feet	Varies > 100 feet	Varies > 180 feet
Street Side*	20 feet	Varies > 20 feet to garages, >150 feet to building	NA
Rear	20 feet	Varies > 115 feet	Varies > 225 feet

Regulation	Required	Proposed Broadstone	Proposed Holden
Building Height	45 feet	35 feet	39 feet
Site Coverage	50% maximum	17.2%	14.5%
Parking Spaces	Apartments: 1 parking space/unit plus 1 guest space per every 10 units = 221 Community-care: 0.75/unit x 121 units = 91	269 (48 additional spaces)	92 (1 additional space)
% of shaded parking	50%	50%	50%

*as measured from back-of sidewalk

PROJECT DESCRIPTION

The proposed project includes the development of the approximately 20.40 acre parcel with a three-story 201-unit (235,744 square foot) age-restricted apartment complex and a two-story 121-unit (133-bed, 120,570 square foot) assisted living facility, both of which requires a Design Review Permit. In addition to the buildings, the applicant proposes frontage improvements to Roseville Parkway and Gibson Drive, 361 parking spaces (129 garage spaces, 70 carport spaces) and landscaping on the site. The parcel will be split with a Tentative Parcel Map to create two parcels, one for each project site. A General Plan Amendment is also proposed to amend the land use from Medium Density Residential (MDR 11.8 units per acre) to High Density Residential (HDR 19 units per acre) to align the land use with the zoning designation and reflect the density of the proposed development.

B. GENERAL PLAN AMENDMENT EVALUATION

The proposed General Plan Amendment would convert the 20.4 acre NCRSP Parcel 44 from Medium Density Residential (MDR 11.8) to High Density Residential (HDR 19), as shown in Exhibit A. The amendment would only require map modifications to the land use maps and associated land use tables within the General Plan. If approved, staff would administratively update the NCRSP land use maps and tables to be consistent with Council's action. Proposed amendments to the General Plan and Specific Plan are analyzed for consistency with the goals and policies of the respective plans. The policies for land use amendments relate to promoting land use patterns that enhance quality of life and minimize conflicts between land uses. Land use modifications are required to be evaluated for noise, air quality, parks and recreation, affordable housing, schools, water, and traffic impacts. These same potential impacts are also addressed in the Initial Study for the project, as further discussed in the Environmental Determination section of this report. This section of the report addresses staff's evaluation of the projects consistency with the General Plan policies. Staff found the project was consistent with the General Plan and NCRSP, as summarized below.

Land Use Mix: The land use planning policies within the General Plan aim to provide a mix of residential, commercial, industrial, and public (for parks, open space, schools, utilities, and other public use spaces) land uses within the City. A goal of the General Plan is to create a balanced ratio of jobs to housing. The proposed land use conversion from MDR to HDR would maintain the site as a residential land use and therefore would not impact the jobs to housing ratio or the mix of land uses within the City.

Land Use Compatibility: For the purposes of land use planning, the General Plan provides a table addressing the compatibility of adjacent land uses. The proposed HDR land use is considered to be compatible with the adjacent HDR and CC land uses. The compatibility between the residential and commercial land uses was considered with the rezone of the site to MDR and was determined that, by adherence with the NCRSP and Community Design Guidelines any potential land uses impacts would be minimized to less than significant. The same findings can be made with this proposed land use conversion from MDR to HDR. In fact, the General Plan identifies HDR as a more appropriate designation of the site as HDR is considered a transitional land use between commercial land uses and MDR and LDR land uses and is most appropriately located adjacent to arterial roadways (such as Roseville Parkway), transit links (also in existence along Roseville Parkway and Gibson Drive), and commercial services.

Traffic: A traffic memo was prepared by Fehr & Peers to analyze the potential traffic impacts from the project, as provided in Attachment 2 to the Initial Study. The traffic memo relied on assumptions from previous traffic studies for the project site and the City's traffic models. The traffic analysis found that the project would reduce the amount of trips being generated from the site by approximately 350 daily trips and 46 P.M. weekday peak trips from the previously assumed MDR land use designation on the site. The project therefore would not have an impact on traffic. No signal or intersection improvements are warranted at this time.

Noise: The General Plan noise policies and NCRSP EIR mitigation measures require a noise analysis be completed for the project site to confirm that the residents of the project will not be exposed to noise levels in excess of the City's established acceptable noise levels. A noise analysis was completed for the project by Bollard Acoustical Consultants, as provided in Attachment 1 to the Initial Study. The noise analysis considered the existing and anticipated traffic noise generated along the adjacent roadways as well as potential noise from the adjacent electric substation. The noise analysis found that while noise generated from traffic on Roseville Parkway would cause the noise levels on the project site to exceed acceptable noise levels, the building siting and design of the project sufficiently reduced noise levels such that interior noise levels and noise levels within the common outdoor gathering spaces would be below acceptable levels. At the developer's discretion, while not required, the windows along the Roseville Parkway building facade could be upgraded to further reduce noise levels within the residential units. The project will be consistent with the noise policies and no additional mitigation is required.

Water: The City's Environmental Utilities Division evaluated the water demand for the project and found the project would demand 18.4 acre feet less than the previously approved MDR use for the site. As such, the project will not have an impact on the City's water supply.

Affordable Housing: The NCRSP affordable housing goal requires 10% of all new housing stock to be affordable. At the discretion of the City's Housing Division, the affordable units are provided in a mix of affordability meeting either the very-low income, low income, or middle income affordability standards. The affordable housing goal only applies to the Broadstone apartments and not the assisted living facility. Therefore to comply with the NCRSP affordable housing policy, 10% of the 201 apartment units are required to be affordable. The City's Housing Division added Conditions #66 & 67 of the Design Review Permit to require the Broadstone project provide 20 affordable rental units with a recommendation that 40% of the units be provided for very low income households and 60% of the units be provided for low income households. Condition #68 requires the obligation be memorialized through an Affordable Housing Rental Agreement that is to be executed prior to issue of building permits for the project. The applicant has agreed to these conditions. With adherence to these conditions of approval, the project complies with the NCRSP affordable housing goals.

Schools: The senior apartment and assisted living facility will not generate a student population. Therefore the proposed land use amendment will have no impact on school population. As is the case with all development in Roseville, the project will be required to pay school fees to the applicable school districts. Staff has added Condition #9 of the Design Review Permit to identify the required school fees.

Fiscal Impact: The project is required to pay all applicable impact fees. Based on the fees generated from the proposed uses, a 201 unit senior apartment complex and a 121 room assisted living facility, there will be no significant fiscal impact to the City.

General Plan Amendment Conclusion

In conclusion, as discussed above, the proposed General Plan land use amendment is consistent with the General Plan policies and is supported by staff.

C. DESIGN REVIEW PERMIT EVALUATION

The project includes two separate developments, the Broadstone senior apartment complex and the Holden assisted living facility. Project plans are provided in Exhibits B-T. Development of the project site has been evaluated through the Design Review Permit (DRP) process to ensure compliance with the applicable development standards within the City's Zoning Ordinance, NCRSP, and Community Design Guidelines (CDG's). The project was found to comply with the applicable guidelines and standards. The following sections of the evaluation are separated into sections related to unique design features pertinent to either the Broadstone development or the Holden development or the NCRSP Parcel 44 project site as a whole.

Broadstone Senior Apartments:

Site Planning, Building Siting, & Circulation: The Broadstone development is located on the western side of the site and includes one primary building with a central courtyard and wings flanking an open courtyard on both the western and eastern sides of the building (see Figure 2). Detached garages and carports are dispersed throughout the parking area. Access to the site is provided from a new driveway on Roseville Parkway that leads to a covered drop-off area at the front entrance. A secondary access is located at the northwestern side of the site on Gibson Drive. A single 26 foot wide drive aisle with parking on either side wraps around the building and connects the two driveways. The building has been placed to provide

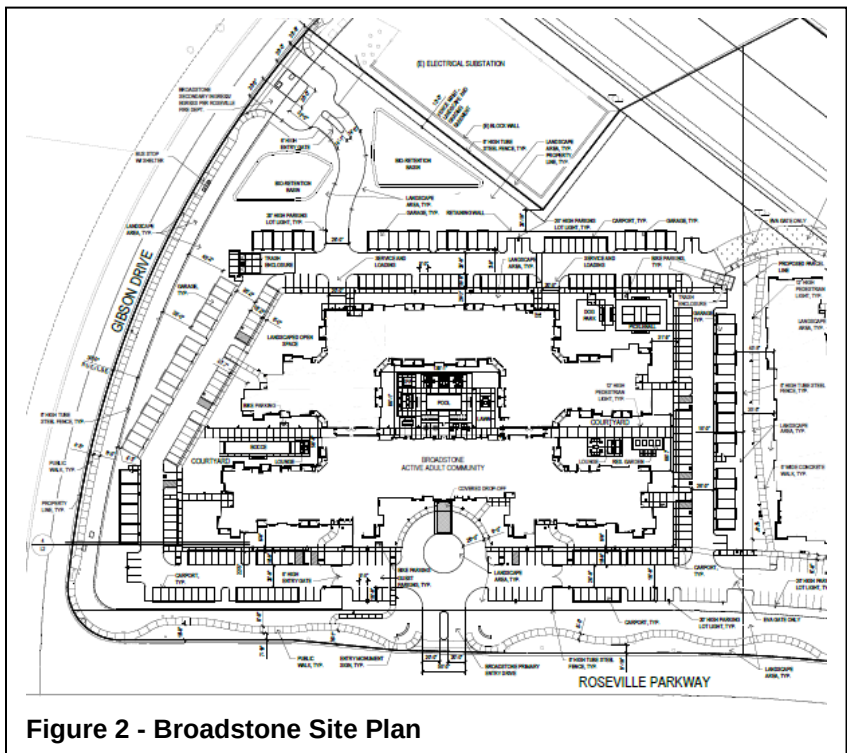


Figure 2 - Broadstone Site Plan

a presence along both roadway frontages, as recommended by the CDG's. The building has also been placed to allow an adequate buffer (greater than 115 feet) from the Roseville Electric substation at the northwest corner of the site. As listed in Table 2 above, the project complies with the building setback and site coverage requirements. Access and circulation have been reviewed to ensure adequate emergency access and circulation is provided and for compliance with refuse service standards. The DS Engineering Division has conditioned the project to extend the existing deceleration lane on Roseville Parkway to the new driveway. With the conditions of approval, the site design was found to comply with the applicable design and development standards.

Parking: The parking requirement for a senior living facility (Multi-Family Dwelling – Senior Citizen Apartments), per Zoning Ordinance standards, is one space per residential unit plus one guest parking space per every 10 residential units. The project exceeds the parking requirement by 48 parking spaces. Parking for the complex is provided in 60 at-grade parking spaces, 129 carport parking spaces, and 70 garage parking spaces.

Architecture: The applicant describes the building architecture as a modern farmhouse style with brick veneer, board and batten siding, cement plaster and composition shingle roofing. The building is three stories and generally square with voids for courtyards. The footprint of the building allows the wall planes and roof lines to vary horizontally and vertically. The entry of this building is well defined from Roseville Parkway with an awning and tower. All sides of the building have high quality design features such as wrought iron balcony railings, stone veneer, a variation in façade treatments, awnings, and simple corbels at the roof. As shown in Figure 3, proposed paint colors are neutral colors varying between white and greys with an accent “Edamame” green color.

Figure 3 - Broadstone Front Elevation



Holden Assisted Living:

Site Planning, Building Siting, & Circulation: The Holden development is located on the eastern side of the site and includes one primary building in a skewed T shape (see Figure 4). Access to the site is provided from two new driveways along Roseville Parkway. The primary entrance to the site leads to a covered drop-off area at the building entrance. Parking is located along the front and eastern side of the building. A fire access lane continues around the rear of the building and connects to the Broadstone parcel. The building has been placed to provide a presence along the roadway frontages, as recommended by the CDG's. A 36 foot landscape setback is located along the eastern property line to provide a buffer for the adjacent residential condominium property. Outdoor recreational amenities including a pool and bbq are located at the rear of the building. Access and circulation have been reviewed to ensure adequate emergency circulation is provided and for compliance with refuse service standards. The site design was found to comply with the applicable design and development standards.

Parking: The parking requirement for this facility, per Zoning Ordinance standards, is 90.5 parking spaces. This is based on a breakdown of 0.75 spaces per Community Care unit. The project meets this requirement and provides 91 at-grade parking spaces.

Architecture: The project applicant describes the building architecture as a modern craftsman style with stone veneer, fiber cement siding, cement plaster, and concrete roof tiles. The building is two stories. As with the Broadstone building, the footprint of the building allows the wall planes and roof lines to vary. The variation in wall planes offers visual relief and breaks up the mass of the building. The entry of this building is easily identified from Roseville Parkway with a covered porte-cochere, large hipped roof and chimney. The architectural treatment is carried over in all sides of the building. As shown in Figure 5, proposed paint colors are neutral colors varying between beige and browns with an accent forest green color.

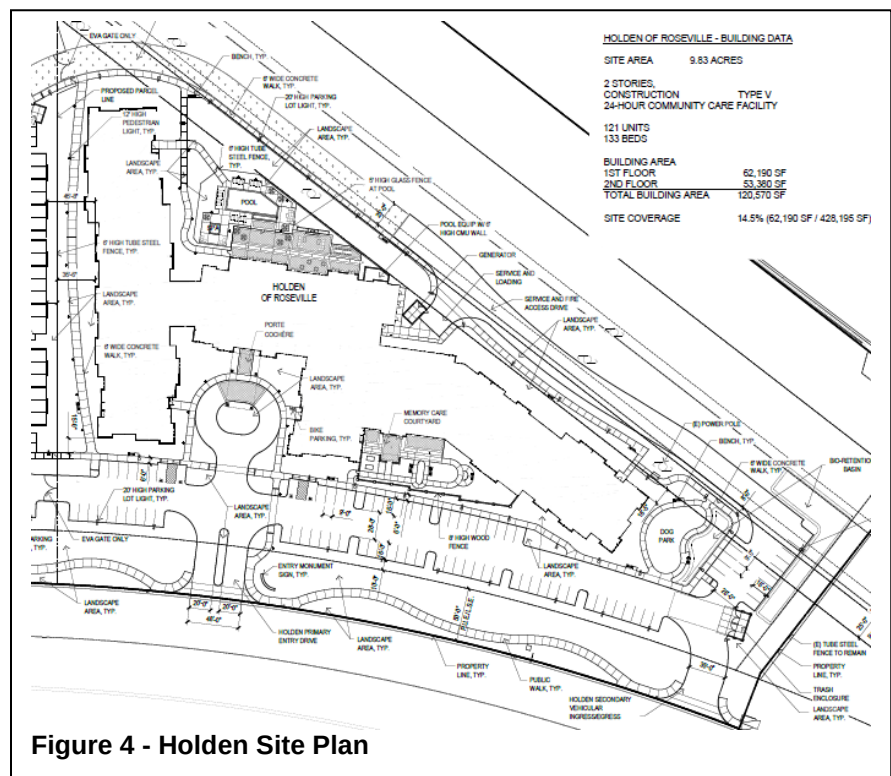


Figure 5 -Holden Front Elevation



NCRSP Parcel 44 Landscaping:

Landscaping: The landscaping for the project site includes frontage improvements along Roseville Parkway and Gibson Drive and on-site landscaping for both the Broadstone and Holden developments. The frontage improvements include a separated eight foot wide sidewalk with street trees, shrubs and groundcover consistent with the NCRSP landscape guidelines. The landscape plan also incorporates outdoor amenities for both the Broadstone and Holden developments. The Broadstone project includes a pool, bocce and pickle ball courts, a dog park, walking trails, and landscape courtyard spaces. The Holden project includes a pool and spa, bbq area, garden, landscaped courtyards and walking trails. A variety of trees will be planted throughout the project site to provide shade and soften the building elements. 18 tree species are proposed and include maples, tulip trees, crape myrtles, oaks, elms, and cedars. The trees will provide a minimum 50% parking lot shading as required by the CDG's. A variety of shrubs and groundcover will also be used to soften the hardscape elements and provide visual interest. All landscaping will comply with the City's Water Efficient Landscape Ordinance.

Design Review Permit Conclusion:

As proposed, the site will be developed with buildings that include enhanced architecture that is compatible with the surrounding community, landscaping that enhances the site, and will provide the appropriate vehicular and pedestrian circulation consistent with the CDG, NCRSP, and the Zoning Ordinance. Zoning Ordinance Section 19.78.060(B) requires four finding of fact be made in order to approve a DRP. Based on the analysis contained in this staff report and with the project conditions, the required findings for approval can be made. The four findings for approval of the DRP are contained in the Recommendation Section of this report.

D. TENTATIVE PARCEL MAP EVALUATION

The proposed Tentative Parcel Map would subdivide the 20.4 acre parcel into two parcels, as shown in Exhibit U. Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made to approve or conditionally approve a Tentative Parcel Map. The three findings are listed below in ***bold italic text*** and are followed by an evaluation of the map in relation to each finding.

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

Parcel size, design, configuration, location, orientation, and character: The proposed subdivision will result in the creation of two parcels, Parcel 1 will total 10.80 acres and Parcel 2 will total 9.64 acres. The General Plan relies on the Zoning Ordinance to establish minimum lot sizes for parcels within the HDR land use. The proposed parcels will far exceed the minimum lot area required for R3 zoned parcels. The parcels are configured to take advantage of the Roseville Parkway and Gibson Drive frontages. The Tentative Parcel Map was also reviewed to ensure that the proposed parcels are adequate for development. The proposed lots are large enough to adequately allow for future development on the parcels. Development of the sites will be reviewed to ensure the development is consistent with the requirements of the NCRSP Design Guidelines, Zoning Ordinance and Community Design Guidelines.

Grading and Drainage: No grading is proposed or approved with the map request. Grading and drainage required for development of the parcels has been reviewed with the Design Review Permit and has been determined to comply with City standards either as shown in the preliminary grading plans or as conditioned.

Access & Circulation: Access to the site will be from the existing Roseville Parkway and Gibson Drive. Four new driveways will be installed to provide direct vehicle access to the site. The project has been conditioned to ensure the driveways are constructed to comply with the City's design standards. The project has been conditioned to allow reciprocal access easements on both parcels to allow for emergency access circulation. On-site circulation has been reviewed with the Design Review Permit and found to be adequate. Access and circulation is consistent with the City's Subdivision Ordinance and the City's Improvement Standards.

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

The proposed parcels are of sufficient size and shape to accommodate development that is consistent with the applicable zoning and design requirements, as discussed in the Design Review Permit for the project. There are no watercourses or other natural features on the site that would impede development.

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

Anticipated water quality impacts and discharge of waste are not affected by the proposed Tentative Parcel Map. The design of the sewer lines in the project area and treatment capacity at the City's sewage treatment plant have adequate conveyance and capacity to accommodate development on the proposed parcels created by the Tentative Parcel Map.

Based on the evaluation above, staff believes that the required findings can be made to approve the Tentative Parcel Map.

E. ENVIRONMENTAL DETERMINATION

The Planning Manager has determined that the above project will not have a significant effect on the environment and proposes that a Negative Declaration be adopted. This determination has been based upon an Initial Study, which has concluded that there will be no significant environmental impacts. The Initial Study/Negative Declaration is provided as Exhibit V to this report. As part of the Planning Commission's review of this project, the Commission is asked to consider the Initial Study and adopt the Negative Declaration. The Initial Study/Negative Declaration was published on **September 20, 2017** and the public comment period ends on **October 10, 2017**. The Initial Study/Negative Declaration was made available for public review at the Roseville Permit Center, 311 Vernon Street, Roseville, CA 95678 (8:00 a.m. to 5:00 p.m., Monday through Friday) and online at http://www.roseville.ca.us/gov/development_services/planning/environmental_documents_n_public_notices.asp. At the publishing of this report, no public comments were received on the Initial Study/Negative Declaration.

An errata to the Initial Study has been prepared to merely clarify, amplify, or make insignificant modifications to the Initial Study and Environmental Checklist. The errata changes all references to E. Roseville Parkway to Roseville Parkway and acknowledges expiration of the Development Agreement. It does not change any of the findings or conclusions of the Initial Study & Environmental Checklist and does not constitute significant new information pursuant to CEQA Guidelines Section 15088.5. The errata is attached to the Initial Study (Exhibit V).

F. PUBLIC OUTREACH

The project site is located within the in-active Harding Neighborhood Association. As such, early notification of the project was instead provided to the RCONA Board. On September 7, 2017, staff provided a brief presentation of the project to the nearby Highland Reserve Neighborhood Association (HRNA). No questions or concerns were received on the project as a result of the RCONA notice or the HRNA presentation. A notice of the Planning Commission hearing was provided to property owners and residents within 300-feet of the project site. To date, no comments have been received on the project.

G. RECOMMENDATION

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

- A. Adopt the Negative Declaration for the NCRSP PCL44 Broadstone Holden project;;
- B. Recommend the City Council approve the General Plan Amendment;
- C. Adopt the four (4) findings of fact as listed below and approve the **DESIGN REVIEW PERMIT – NCRSP PCL44 BROADSTONE HOLDEN – 1035 ROSEVILLE PARKWAY – FILE # PL17-0132** as shown in Exhibits B-T and subject to one-hundred-one (101) conditions of approval; and
 - 1. *The project, as approved, preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and watercourses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.*

2. *The project site design, as approved, provides open space, access, vehicle parking, vehicle, pedestrian and bicycle circulation, pedestrian walks and links to alternative modes of transportation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, WRSP, and Community Design Guidelines.*
 3. *The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved, is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, WRSP, and Community Design Guidelines.*
 4. *The design of the public services, as approved, including, but not limited to trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.*
- D. Adopt the three (3) findings of fact as listed below and approve the **TENTATIVE PARCEL MAP – NCRSP PCL44 BROADSTONE HOLDEN – 1035 ROSEVILLE PARKWAY – FILE # PL17-0132** as shown in Exhibit U and subject to the fifty-four (54) conditions of approval.
1. *The size, design, character, grading, location, orientation, and configuration of lots, roads and all improvements for the tentative parcel map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or any applicable Specific Plan for the area, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.*
 2. *The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or some other physical condition of the area.*
 3. *The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the water code.*

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT

1. This design review permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **October 12, 2019**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **October 12, 2019**. (Planning)
2. The project is approved as shown in Exhibits B - T and as conditioned or modified below. (Planning)
3. The project shall be addressed as follows:

- a. Common area site improvements – 1035 Roseville Parkway.
 - b. Age-restricted independent living facility – 1031 Roseville Parkway.
 - c. Assisted living facility – 1041 Roseville Parkway (Business Services)
4. All projects with multi-tenants shall submit a site plan upon initial Building Permit submittal specifying building footprint(s) and floor plan(s) to Business Services sufficient for unit address assignment/approval. See *City of Roseville Addressing Guidelines* at Roseville.ca.us/Addressing for more information. (Business Services)
 5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Electric, Finance)
 6. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
 7. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Development Services Department – Engineering Division. (Engineering)
 8. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Public Works)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

9. The developer is required to pay school fees to the Roseville City School District. Collection of developer fees pursuant to Government Code Section 53080 and 065995 on the above referenced project, located at 1035 Roseville Parkway, will be as follows, subject to change based upon fees in effect at the time of payment:
 - Assisted living - \$0.34 per sf of enclosed space x 120,570 sf = \$40,993.80
 - Age Restricted Apartments - \$0.07 per sf of enclosed space x 235,744 sf = \$16,502.08 (Roseville City School District)
10. 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) Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11B of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)
11. 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)
12. 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)
13. The project Landscape Plans shall comply with the following:
- a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventors, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Public Works)
 - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - d. The landscape plan shall comply with the Landscape Guidelines for North Central Roseville Specific Plan and the City of Roseville Water Efficient Landscape ordinance (Ordinance 4786, adopted 11/04/2009). (Planning)
 - e. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
14. 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)
15. 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 Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)

16. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
17. For Multiple Building Complexes: As part of the required Architectural Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
18. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code-CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
19. Parapet/cornice construction shall support the weight of a ladder leaning against the parapet as well as a 330-pound vertical load applied to the leading edge of the horizontal projection of the cornice (a 250-pound firefighter carrying 80 pounds of equipment stepping off of a ladder onto the top of the cornice). (CFC Chapter 1). (Building)
20. For restaurants, other food services or commercial swimming pools: The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
21. For restaurants, other food services or commercial swimming pools. The developer shall obtain all required approvals and permits from the Placer County Health Department and the City of Roseville Industrial Waste Division. (Building, Environmental Utilities)
22. 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.
23. For the purpose of emergency escape and rescue opening requirements, a court fully surrounded by exterior walls of the building may be considered that it opens to a public way when a straight exit passageway of minimum 2-hour, fire-resistance-rated construction is provided from the court through the building that opens to the public way.
24. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Public Works prior to approval of any plans. (Engineering)

25. 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)
26. 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)
27. A standard bus shelter pad shall be installed on Gibson Drive. (Public Works)
28. Developer shall be responsible for the installation of a bus shelter and related improvements conforming to the city's current standards on the shelter pad as conditioned above. The Developer and City may enter into a deferred improvement or other agreement based upon a construction cost of \$10,000 per shelter for future construction of the Bus Shelter on Gibson Drive (shelter number 241). (Public Works, Alternative Transportation)
29. The applicant shall dedicate a separate easement to the City of Roseville for the bus stop located on Gibson Drive (shelter #241). The easement documents shall be drafted for approval and acceptance by the City of Roseville and recorded at the County Recorder's office. (Alternative Transportation)
30. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. (Alternative Transportation)
31. A covered seating area shall be located closest to the main entrance, visible from the drive aisle for our Dial-a-Ride passenger drop-off and pick-up. This covered seating area shall be included at both Broadstone and Holden apartment sites. (Alternative Transportation, Planning and Engineering)
32. Prior to issuance of the building permit, the developer must remit its fair share of the Long Range Master Transit Plan at a cost of \$40 per unit, the Short Range Transit Plan at a cost of \$40 per unit and the Bikeway Master Plan at a cost of \$40 per unit. The total fee shall be paid prior to the issuance of the first building permit. (Alternative Transportation)
33. 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)
34. Roseville Parkway frontage shall be improved with the following improvements:
 - a. 8 ft. wide meandering pedestrian path.
 - b. Western driveway shall be a 50 ft. wide standard A-7 type with raised median. This driveway shall be access via a 10 ft. wide, 150 ft. long right turn deceleration lane with a

- 90 ft. taper. The deceleration lane shall extend back from the existing right turn lane for Gibson Drive creating an auxiliary lane that serves both the western driveway and Gibson Drive.
- c. Center driveway shall be 48 ft. wide standard A-7 type with raised median. This driveway shall be access via a standard City curb flare.
 - d. Eastern driveway shall be 35 ft. wide standard A-7 type. This driveway shall be access via a standard City curb flare. (Engineering)
35. Gibson Drive frontage shall be improved with the following improvements:
- a. 8 ft. wide detached pedestrian path.
 - b. Driveway entrance shall be a private gated entrance per City standard. (Engineering)
36. The roadway trenching due to the proposed water and sewer connection points on Roseville Parkway, shall be backfilled and repaved to the satisfaction of the City Engineer. This shall include using City standard TB-3 backfill detail and providing a 1 ½" grind and overlay to the impacted area. The proposed utility trenching on Gibson Drive for storm drain may be repaired by using the City's standard TB-3 backfill detail. (Engineering)
37. 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. 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. Prior to occupancy the owner shall enter into a maintenance agreement with the City for the onsite storm water treatment measures. (Engineering)
38. 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)
39. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
40. 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)
41. 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)
42. 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)

43. 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)
44. 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)
45. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Broadstone/Holden Apartment Complex and Assisted Living Facility to be reviewed and approved by the Transportation Commission. (Public Works)
46. 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)
47. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
48. 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)
49. The applicant shall contribute to the meter retrofit program the sum of \$115 per Dwelling Unit Equivalent adjusted annually by the Construction Cost Index. (Environmental Utilities)
50. A public 12" water main shall be installed from the existing 12" stub in Gibson to the existing stub in Roseville Parkway. (Environmental Utilities)
51. Unused sewer stubs are to be abandoned in place. (Environmental Utilities)

52. 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)
53. 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)
54. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
55. 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)
56. 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)
57. The fire department shall have access to all bedroom windows located three-stories and below in accordance with the adopted building code. This provision shall also apply to all interior bedroom windows where there are no direct access to the required designated fire lanes. Design provision shall be considered when installing trusses, trees, and other outdoor equipment which this project has adjacent to the structure. There shall be direct access to all interior court windows without obstructions. (Fire)
58. 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)
59. The fire department access road shall meet the City's requirements for width and turning radii of 30 and 50 as noted on the fire department standards for access. This shall be enforced at the time plan are submitted for review, Additional information can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire Prevention Division for information. (Fire)
60. The vertical clearance per the California Fire Code, if applicable, shall be unobstructed 13 ft. 6 inches in accordance with Section 503.2.1. (Fire)
61. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. Room currently not shown on the application. (Fire)

62. Every building three stories or more in height shall be provided with a Class 1 standpipe system in accordance with the California Fire Code as amended by the Fire Department by way ordinance. Standpipes shall be spaced every 300 feet of travel distance with the location(s) to be approved by this department. Outlets are required on all floor landing including the ground floor. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
63. Use, increase of hazardous materials or storage, 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 Fire and Life Safety Division for review and approval. A permit application shall also be provided at the time of submittal. Contact our Hazardous Materials Division within the Fire Department at (916) 774-5800 to initiate the process. Satisfaction of storage and use shall be determined prior to requesting occupancy. (Fire)
64. Electronically opened perimeter access gates located across fire apparatus access roads shall be provided with a Model #3502 electronic override switch manufactured by the KNOX Company of Irvine, California. Said switch shall interface with the key pad at the entry gate to provide fire apparatus access to the site in accordance with Section 503 of the Roseville Fire Code. In addition, according to the California Fire Code, all gates/fences/barricades shall obtain a permit for conformance to the City of Roseville's Fire Department Access Standard and the CFC. Plans shall be submitted for approval prior to installation. Add the following note to the drawing; **The owner or there representative shall contact KNOX Company, <http://www.knoxbox.com/> , to order your specific key switch for the City of Roseville. An acceptance test of the Knox access system shall be witnessed by the Fire Department prior to Final Approval of the project."**
65. 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 in accordance with Section 510 of the California Fire Code.

Adequate radio coverage shall include all of the following:

- a. A minimum signal strength of 95 dBm available in 90% of the area of each floor of the building when transmitted from the closest City of Roseville Radio Communication site.
- b. A minimum signal strength of 95 dBm received at the closest City of Roseville Communication site when transmitted from 90% of the area of each floor of the building.
- c. The frequency range that must be supported shall be 821-824 MHz and 866-869 MHz.
- d. A 100 % reliability factor. (Fire, Police)

66. The proposed 201 rental units for Parcel 44 triggers the requirement for twenty (20) affordable rental units. (Housing)
67. The affordable rental units may be provided as follows: 40% of the units for very low income households; 60% for low income households. (Housing)
68. An Affordable Housing Rental Agreement shall be executed prior to issuance of building permits for NCRSP Parcel 44. (Housing)
69. Affordable units must be equivalent to the market rate units and disbursed throughout the property. (Housing)
70. 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
71. 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)
72. 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)
73. 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:

74. Any backflow preventors visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventors shall be screened with landscaping and shall comply with the following criteria:
 - a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventor to the landscaping.
 - b. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
 - c. The control valves and the water meter shall be physically unobstructed.
 - d. The backflow preventor shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)

75. Inspection of the potable water supply system on new commercial/ industrial/ office projects shall be as follows:
- a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventor.
 - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventor to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/ contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
 - c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
76. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
77. 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)
78. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
79. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
80. 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)
81. 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)
82. 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)

83. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." All existing lighting must be shown on all future civil drawings demonstrating the clear cone of lighting as per specifications. All parking lot lighting must maintain the proper clearance to overhead lines. (Electric)
84. 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)
85. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. This shall include but is not limited to Pull Boxes that are placed in the areas of proposed driveways and Pull Boxes and 60KV Poles that need to be adjusted or relocated due to final grading. All buildings must retain 15' clearance to the overhead lines. (Electric)
86. 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. This includes but is not limited to the landscaping and lighting meeting clearance issues under the overhead lines and over existing conductor. (Electric)
87. 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.
88. 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)
89. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

90. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
91. 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)

92. 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)
93. The developer shall make their best effort to market to their residents the benefits of using alternative forms of transportation featuring our local bus system and bikeways. (Alternative Transportation)
94. 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)
95. 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)
96. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
97. 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 copy of City improvement plans for the project. (PG&E)
98. 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)
99. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Division Inspector at the time of or prior to the foundation inspection. (Building)
100. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Certificate of Occupancy. (Building)

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

CONDITIONS OF APPROVAL FOR THE TENTATIVE PARCEL MAP

1. The Tentative Parcel Map is approved as shown in Exhibit U. (Planning)
2. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
3. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
4. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Development Services Department – Engineering Division. (Engineering)
5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)

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

6. Landscape Plans for all landscape corridors and all landscaped common areas shall be approved with the improvement plans. Landscaping shall be installed for Substantial Completion of the subdivision improvements. The landscape plan shall comply with the North Central Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Engineering, Parks, Fire, Environmental Utilities)
7. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Public Works prior to approval of any plans. (Engineering)

8. 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)
9. 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)
10. A standard bus shelter pad shall be installed on Gibson Drive. (Public Works)
11. Developer shall be responsible for the installation of a bus shelter and related improvements conforming to the city's current standards on the shelter pad as conditioned above. The Developer and City may enter into a deferred improvement or other agreement based upon a construction cost of \$10,000 per shelter for future construction of the Bus Shelter on Gibson Drive (shelter number 241) (Public Works, Alternative Transportation)
12. The applicant shall dedicate a separate easement to the City of Roseville for the bus stop located on Gibson Drive (shelter #241). The easement documents shall be drafted for approval and acceptance by the City of Roseville and recorded at the County Recorder's office. (Alternative Transportation)
13. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. (Alternative Transportation)
14. A covered seating area shall be located at the handicapped parking area closest to the main entrance, visible from the drive aisle for our Dial-a-Ride passenger drop-off and pick-up. This covered seating area shall be included at both Broadstone and Holden apartment sites. (Alternative Transportation, Planning and Engineering)
15. Prior to issuance of the building permit, the developer must remit its fair share of the Long Range Master Transit Plan at a cost of \$40 per unit, the Short Range Transit Plan at a cost of \$40 per unit and the Bikeway Master Plan at a cost of \$40 per unit. The total fee shall be paid prior to the issuance of the first building permit. (Alternative Transportation).
16. 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)
17. Roseville Parkway frontage shall be improved with the following improvements:
 - a. 8 ft. wide meandering pedestrian path.
 - b. Western driveway shall be a 50 ft. wide standard A-7 type with raised median. This driveway shall be access via a 10 ft. wide, 150 ft. long right turn deceleration lane with a

- 90 ft. taper. The deceleration lane shall extend back from the existing right turn lane for Gibson Drive creating an auxiliary lane that serves both the western driveway and Gibson Drive.
- c. Center driveway shall be 48 ft. wide standard A-7 type with raised median. This driveway shall be access via a standard City curb flare.
 - d. Eastern driveway shall be 35 ft. wide standard A-7 type. This driveway shall be access via a standard City curb flare. (Engineering)
18. Gibson Drive frontage shall be improved with the following improvements:
- a. 8 ft. wide detached pedestrian path.
 - b. Driveway entrance shall be a private gated entrance per City standard. (Engineering)
19. The roadway trenching due to the proposed water and sewer connection points on Roseville Parkway, shall be backfilled and repaved to the satisfaction of the City Engineer. This shall include using City standard TB-3 backfill detail and providing a 1 ½" grind and overlay to the impacted area. The proposed utility trenching on Gibson Drive for storm drain may be repaired by using the City's standard TB-3 backfill detail. (Engineering)
20. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. 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. Prior to occupancy the owner shall enter into a maintenance agreement with the City for the onsite storm water treatment measures. (Engineering)
21. Prior to the issuance of any permits, the property owner shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the property owner during the pre-construction meeting. (Engineering)
22. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
23. 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)
24. 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)
25. 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)

26. 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)
27. 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)
28. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
 - a. Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter. (Environmental Utilities)
 - b. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes. (Environmental Utilities)
 - c. Water and sewer mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions. (Environmental Utilities)
 - d. All sewer manholes shall have all-weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
29. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:
 - a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.
 - b. For maintenance purposes, the landscaping shall be installed on a maximum of three sides and the plant material shall not have thorns.
 - c. The control valves and the water meter shall be physically unobstructed.
 - d. The backflow preventer shall be covered with a green cover that will provide insulation. (Environmental Utilities)

30. A note shall be added to the Improvement Plans stating that all water backflow devices shall be tested and approved by the Environmental Utilities Department prior to the Notice of Completion for the improvements. (Environmental Utilities)
31. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
32. Minimum fire flow is 1,500 gallons per minute with 20 lbs. residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshall, where the project utility lines will serve non-residential uses. (Fire)
33. 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)
34. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
35. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)
36. All landscaping in areas containing electrical service equipment shall conform with the "Electric Department Landscape Design Requirements" as outlined in Section 7.00 of the Electric Department's "Specifications for Residential Trenching" (Electric)
37. The location and design of the gas service shall be determined by PG&E. The design of gas service for this project shall not begin until PG&E has received a full set copy of City improvement plans for the project. (PG&E)
38. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP

39. All easements for utilities and reciprocal access shown in the Tentative Parcel shall be provided on the Final Map.
40. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
41. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
42. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor (Environmental Utilities, Electric, Engineering)
43. City records show that the land being subdivided is within the North Central Landscape and Lighting District (LLD) Assessment District. The subdivider shall either pay to the City's Finance Department

the outstanding assessment in full prior to map recordation, or segregate the bond when the map records. The subdivider shall pay to Engineering the segregation processing fees of \$150.00 per each newly created Lot/Parcel if it chooses to segregate the bond. (Engineering)

44. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. Lettered Lot//Parcel along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. (Engineering)
45. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
46. The Final/Lot/Parcel/Parcel Map shall be submitted per, "The Digital Submittal of Cadastral Surveys". Submittal shall occur after Engineering approval but prior to Council approval (Engineering)
47. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)
48. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)
49. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

50. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
51. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
52. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
53. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Engineering)
54. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)

EXHIBITS

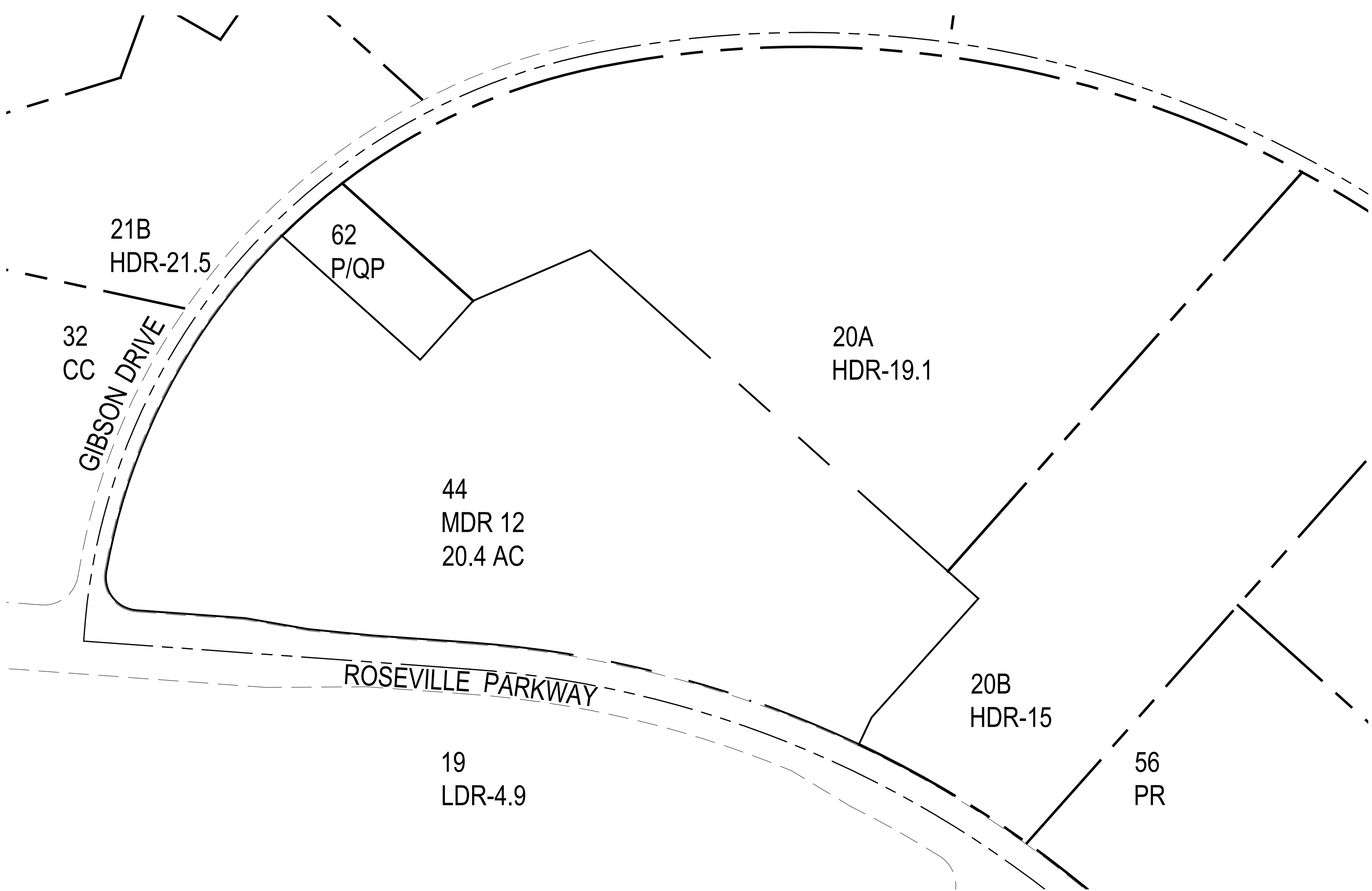
- A. General Plan Land Use Amendment 07/21/17
- B. NCRSP PCL 44 Overall Site Plan 07/21/17
- C. NCRSP PCL44 Overall Site Details 07/21/17
- D. NCRSP PCL 44 Preliminary Grading and Drainage Plan 07/21/17 (2 pages)
- E. NCRSP PCL 44 Preliminary Utility and Stormwater Plan 08/14/17
- F. NCRSP PCL 44 Landscape Plan 07/21/17
- G. Broadstone Floor Plans 07/21/17 (3 pages)
- H. Broadstone Roof Plan 07/21/17
- I. Broadstone Elevations 07/21/17 (6 pages)
- J. Broadstone Perspectives and Renderings 07/21/17 (2 pages)
- K. Broadstone Amenities Plan 07/21/17
- L. Broadstone Unit Plans 07/21/17 (2 pages)
- M. Broadstone Garage Plans 07/21/17
- N. Broadstone Colors & Materials 07/21/17
- O. Holden Site Plan 07/21/17
- P. Holden Floor Plans 07/21/17 (2 pages)
- Q. Holden Roof Plan 07/21/17
- R. Holden Elevations 07/21/17 (5 pages)
- S. Holden Perspectives and Renderings 07/21/17
- T. Holden Colors & Materials 07/21/17
- U. Tentative Parcel Map 08/14/17
- V. Negative Declaration/Initial Study

<u>Note to Applicant and/or Developer:</u> Please contact the Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.
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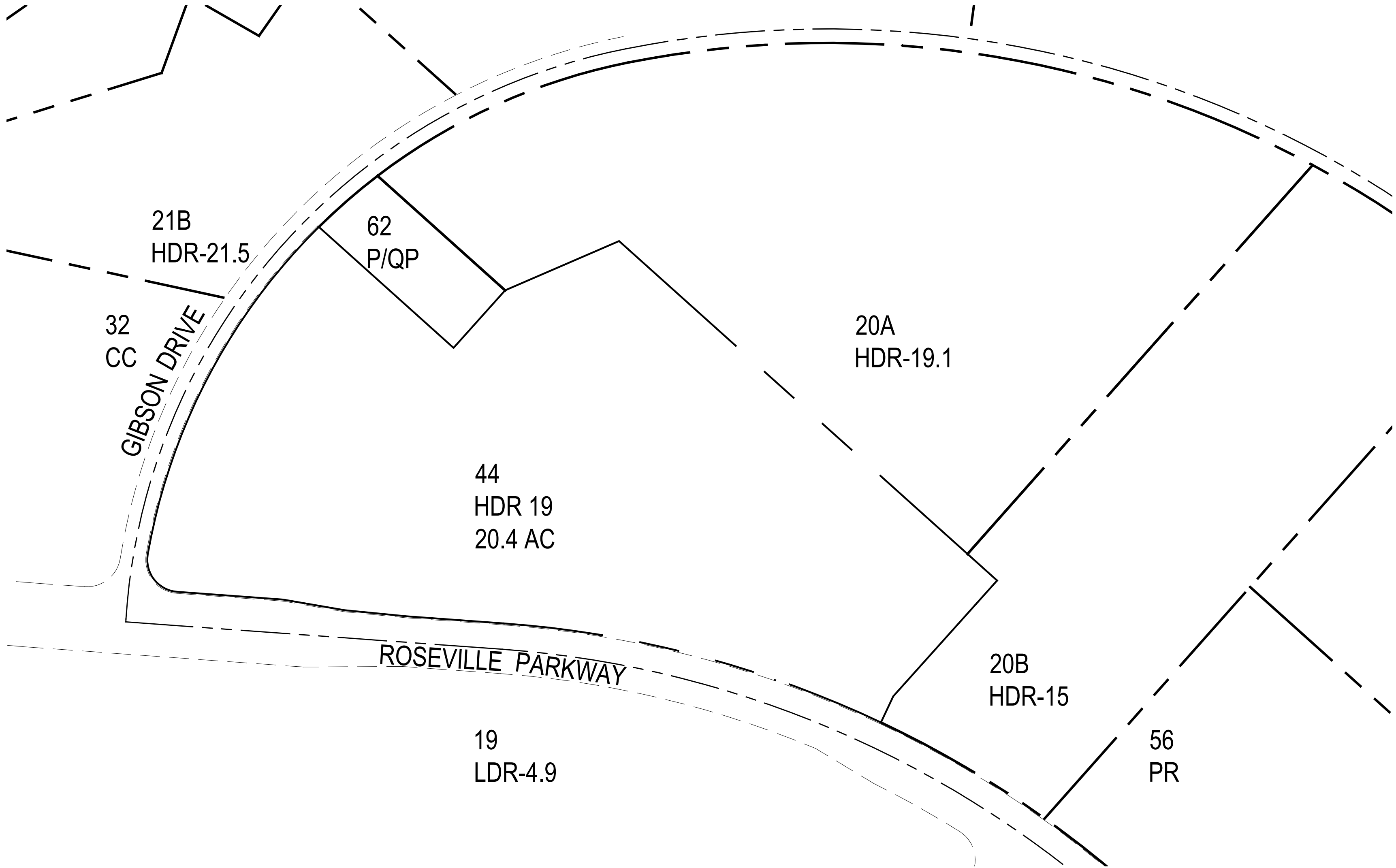
GENERAL PLAN AMENDMENT
NORTH CENTRAL ROSEVILLE SPECIFIC PLAN PARCEL 44
JULY 2017

EXISTING GENERAL PLAN DESIGNATION
MEDIUM DENSITY RESIDENTIAL (MDR 12) 20.4 ACRES

PROPOSED GENERAL PLAN DESIGNATION
HIGH DENSITY RESIDENTIAL (HDR 19) 20.4 ACRES



EXISTING DESIGNATION



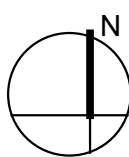
PROPOSED DESIGNATION

BROADSTONE/HOLDEN
NCRSP PARCEL 44

ROSEVILLE PARKWAY, ROSEVILLE, CA

**GENERAL PLAN/ SPECIFIC PLAN
AMENDMENT**

DATE: 07-21-2017
PROJECT NO: 1221-0002
SCALE: NOT TO SCALE
SHEET:



LPAS

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

BROADSTONE/HOLDEN SITE DATA

OVERALL SITE AREA: 20.4 ACRES

NCRSP PARCEL 44 ZONING	R3-DS Attached Housing/Design Standards/Special Area
EXISTING SPECIFIC PLAN DESIGNATION	MDR-12 Medium Density Residential
PROPOSED SPECIFIC PLAN DESIGNATION	HDR-19 High Density Residential
EXISTING GENERAL PLAN DESIGNATION	MDR-12 Medium Density Residential
PROPOSED GENERAL PLAN DESIGNATION	HDR-19 High Density Residential

BROADSTONE ACTIVE ADULT COMMUNITY - BUILDING DATA

SITE AREA	10.61 ACRES
DENSITY	18.94 DU/ACRE
3 STORIES ACTIVE ADULT APARTMENTS	
201 UNITS CONSTRUCTION TYPE V-A FULLY SPRINKLERED THROUGHOUT NFPA 13,601,602.2	
OCCUPANCY GROUP	RES. R-2
BUILDING AREA	
1ST FLOOR	79,464 SF
2ND FLOOR	76,244 SF
3RD FLOOR	79,117 SF
TOTAL BUILDING AREA	234,825 SF

SITE COVERAGE 17.2% (79,464 SF / 462,171 SF)

HOLDEN OF ROSEVILLE - BUILDING DATA

SITE AREA	9.83 ACRES
2 STORIES, CONSTRUCTION TYPE V 24-HOUR COMMUNITY CARE FACILITY	
121 UNITS 133 BEDS	
BUILDING AREA	
1ST FLOOR	62,190 SF
2ND FLOOR	53,380 SF
TOTAL BUILDING AREA	120,570 SF
SITE COVERAGE	14.5% (62,190 SF / 428,195 SF)

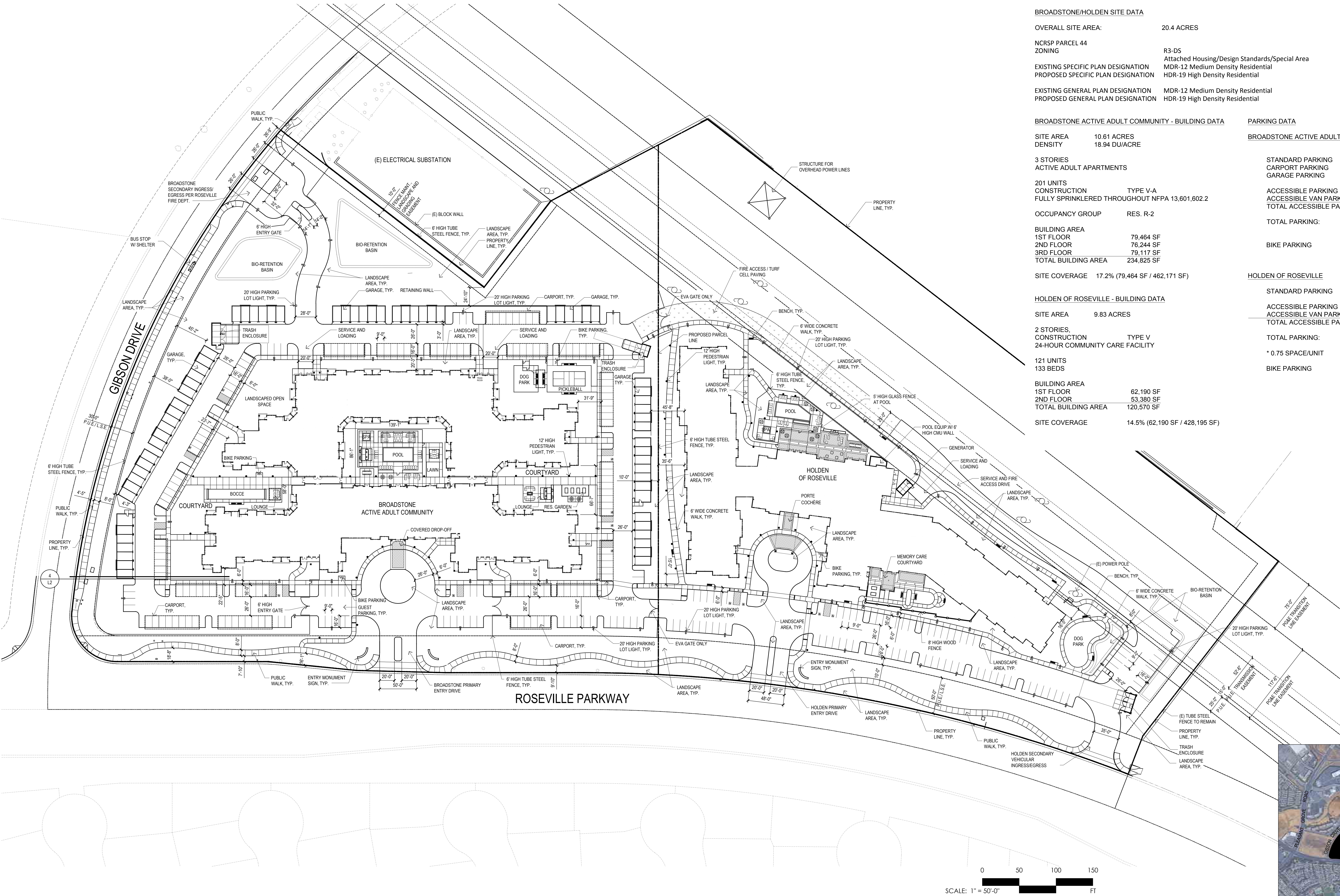
PARKING DATA

BROADSTONE ACTIVE ADULT COMMUNITY

	PROV'D	REQ'D
STANDARD PARKING	60	211
CARPORT PARKING	129	
GARAGE PARKING	70	
ACCESSIBLE PARKING	8	8
ACCESSIBLE VAN PARKING	2	2
TOTAL ACCESSIBLE PARKING	10	10
TOTAL PARKING:	269 STALLS	221 STALLS (1/UNIT +1/10 UNITS GUES)
BIKE PARKING	22	22 (1/10 REQ'D PARKING STALLS)

HOLDEN OF ROSEVILLE

	PROV'D	REQ'D*
STANDARD PARKING	88	87
ACCESSIBLE PARKING	2	2
ACCESSIBLE VAN PARKING	2	2
TOTAL ACCESSIBLE PARKING	4	4
TOTAL PARKING:	92	91
* 0.75 SPACE/UNIT		
BIKE PARKING	9	9 (1/10 REQ'D PARKING STALLS)



VICINITY MAP
N.T.S.

BROADSTONE/HOLDEN
NCRSP PARCEL 44

ROSEVILLE PARKWAY, ROSEVILLE, CA

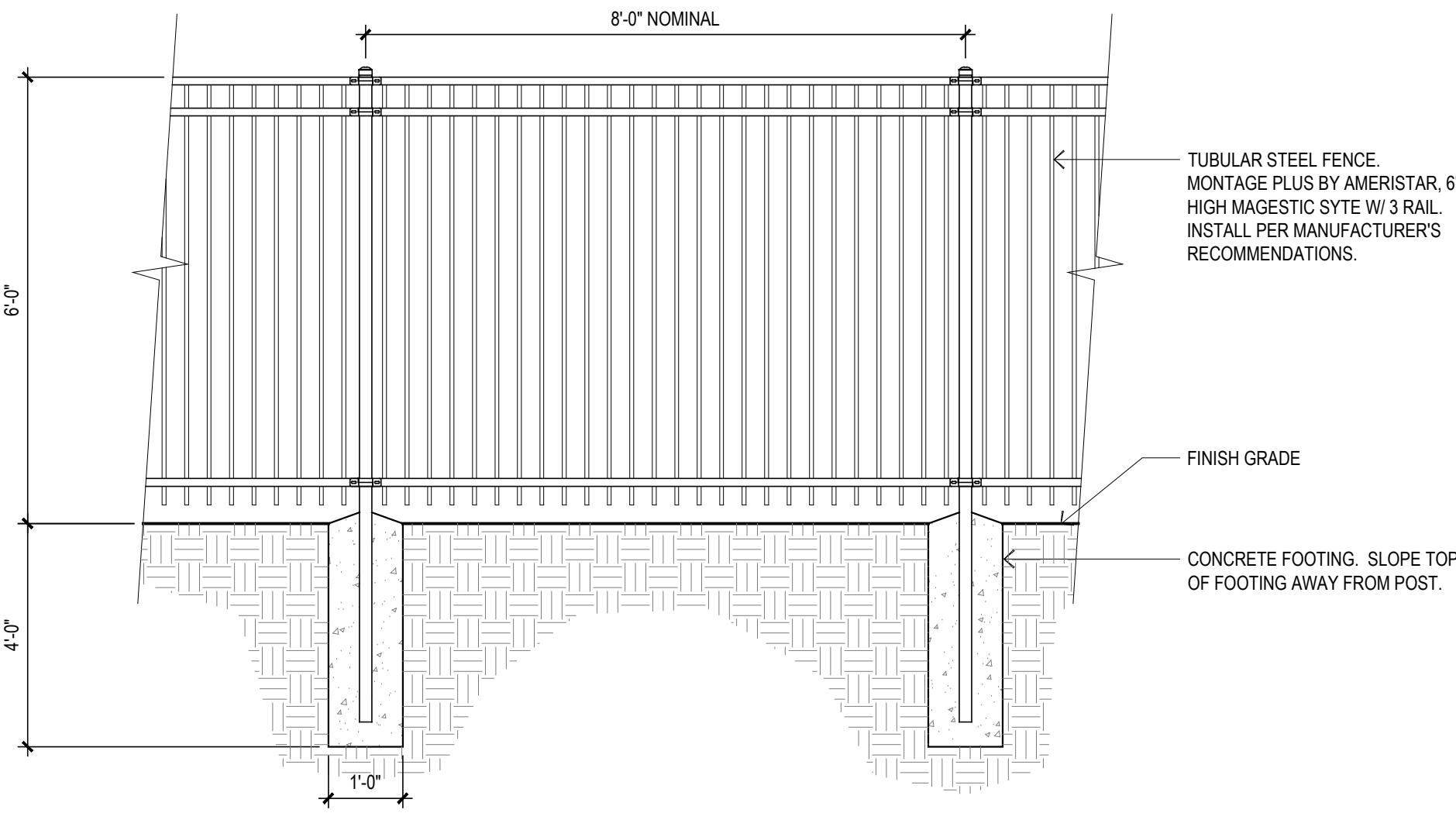
OVERALL SITE PLAN

DATE: 07-21-2017
PROJECT NO: 1221-0002
SCALE: 1" = 50'-0"
SHEET: L1

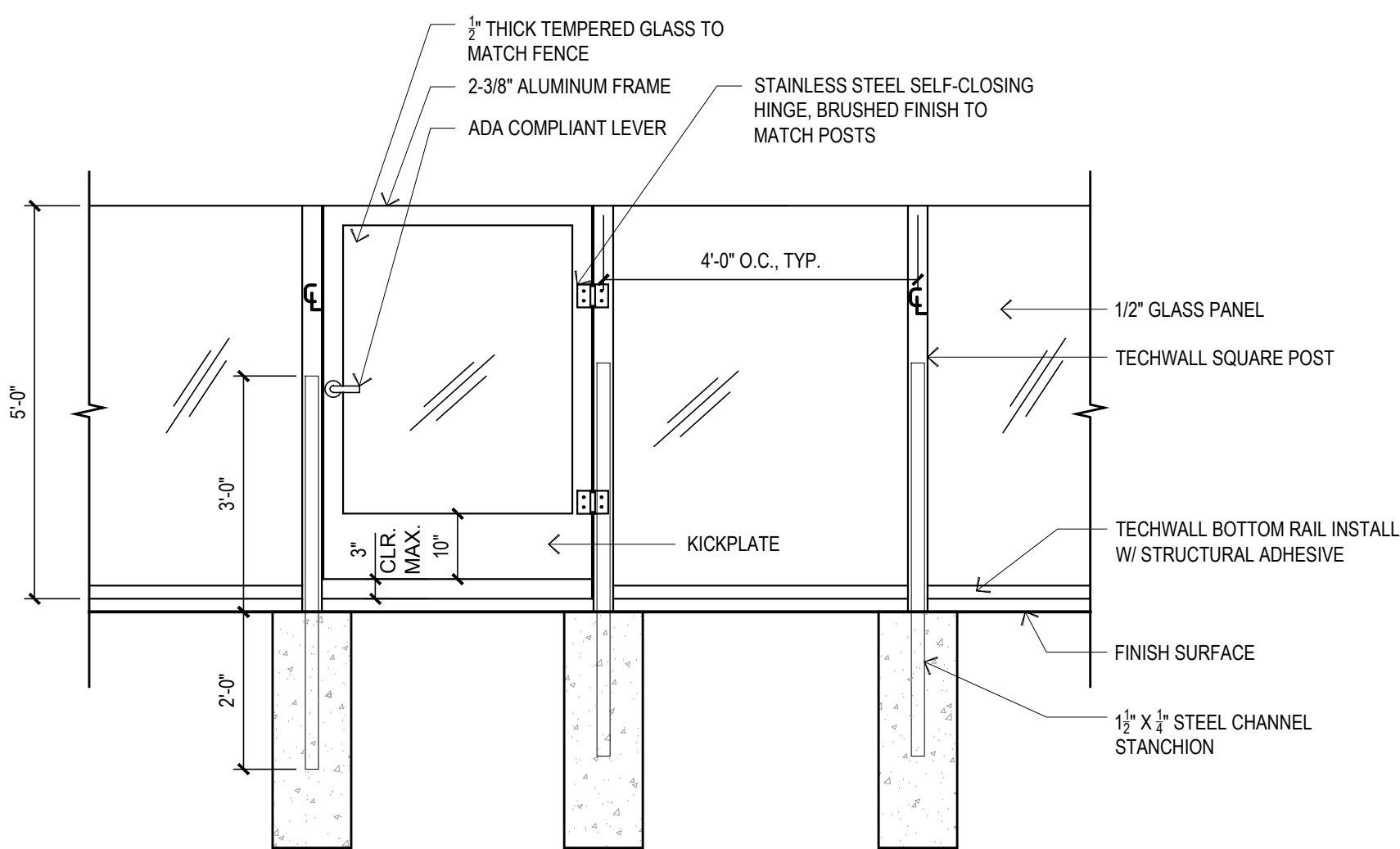
LPAS

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

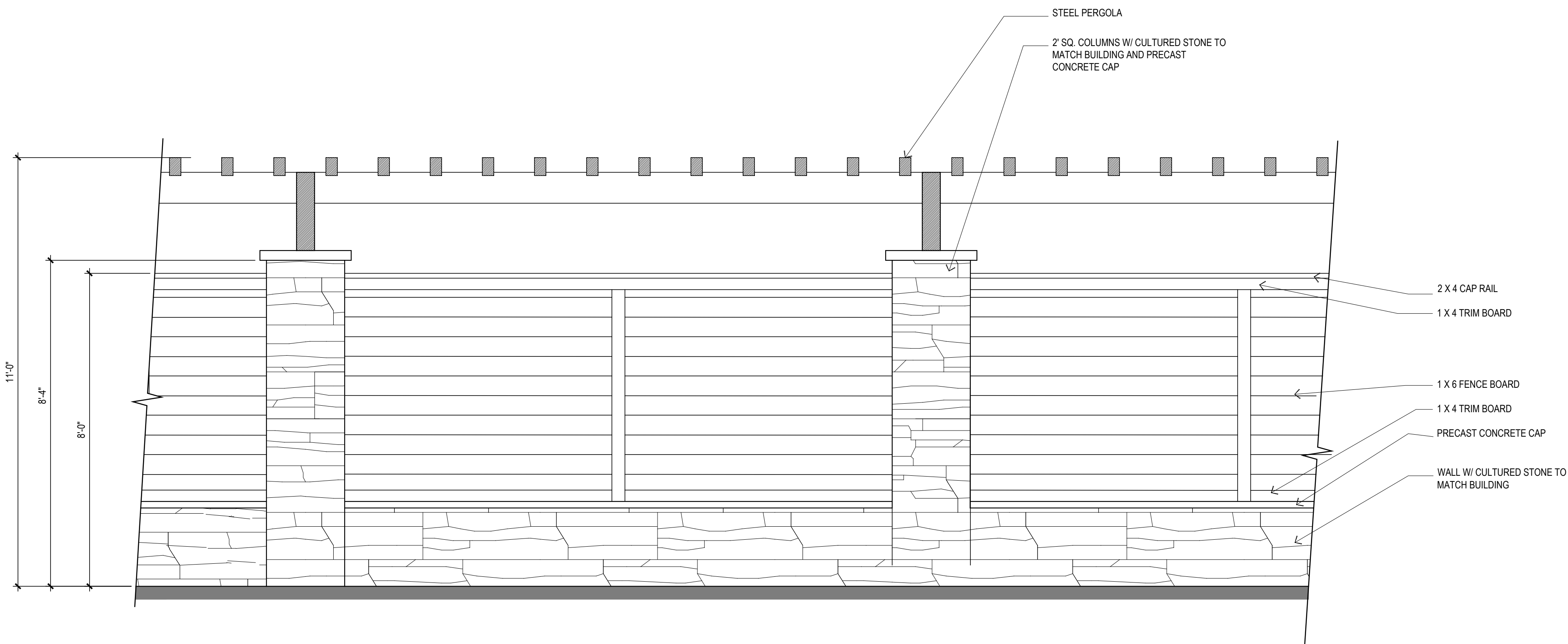
Exhibit C



TUBE STEEL FENCE AT BROADSTONE APARTMENTS
1/2" = 1'-0" 3



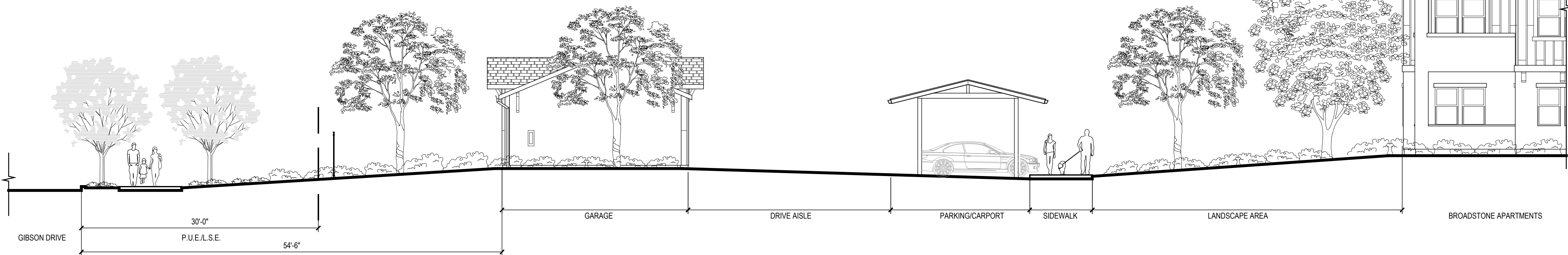
GLASS FENCE AT POOLS
1/2" = 1'-0" 2



WOOD FENCE AT HOLDEN MEMORY CARE COURTYARD
1/2" = 1'-0" 1



20' PARKING LOT LIGHT / 12' PEDESTRIAN LIGHT 5



SITE SECTION AT GIBSON DRIVE
1/8" = 1'-0" 4

BROADSTONE/HOLDEN
NCRSP PARCEL 44

ROSEVILLE PARKWAY, ROSEVILLE, CA

SITE DETAILS

DATE: 07-21-2017
PROJECT NO: 1221-0002
SCALE: NO SCALE
SHEET: L2

LPAS

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

BASIS OF BEARINGS:

THE BEARING N48°05'11"W TAKEN ON THE MONUMENT LINE OF ROSEVILLE EXPRESSWAY, BETWEEN FOUND MONUMENTS, AS SHOWN ON THAT CERTAIN MAP ENTITLED "REGIONAL 65 CENTRE", FILED FOR RECORD ON SEPTEMBER 25, 1990 IN BOOK R OF MAPS AT PAGE 24, RECORDS OF PLACER COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

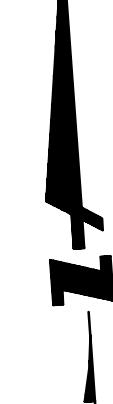
NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR BUILDING FLOOR PLANS.
2. SEE LANDSCAPE PLANS FOR TREE LOCATIONS AND DETAILS, PLANTING LAYOUTS AND PAVING MATERIAL DESIGN.
3. SCHEMATIC STORM DRAIN, WATER AND SEWER LAYOUTS AND FLOW INFORMATION. CONTROL PLAN IS SHOWN ON SHEET _____. FLOW INFORMATION IS TO BE UPDATED IN COORDINATION WITH FINAL C.S. TREATMENT AREAS.
4. THE INFORMATION REGARDING EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES SHOWN ON THESE PLANS IS TO BE OBTAINED FROM RECORD DATA KNOWN TO THE ENGINEER AND IS NOT MEANT TO BE A FULL CATALOG OF EXISTING CONDITIONS. THE ENGINEER SHALL CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY THE LOCATION AND ELEVATION OF EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, PRIOR TO THE COMMENCEMENT OF ANY CONTRACTOR WORK. THE ENGINEER SHALL IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS SHOWN ON THESE PLANS AND INFORMATION SHOWN ON THESE PLANS.

RAW EARTHWORK SUMMARY:

CUT: 64,000 CY
FILL: 82,100 CY
NET VOLUME (FILL): 17,200 CY

*NOTE: APPROXIMATE CUT/FILL VALUES ARE BASED ON THE PRELIMINARY GRADING AND ARCHITECTURAL DRAWINGS AND SHOULD BE USED FOR ROUGH ORDER OF MAGNITUDE PURPOSES ONLY. NO SHRINKAGE OR SWELL FACTORS HAVE BEEN APPLIED. A PRECISE EARTHWORK TAKEOFF SHALL BE PERFORMED DURING THE CONSTRUCTION DOCUMENTS/DESIGN PHASE

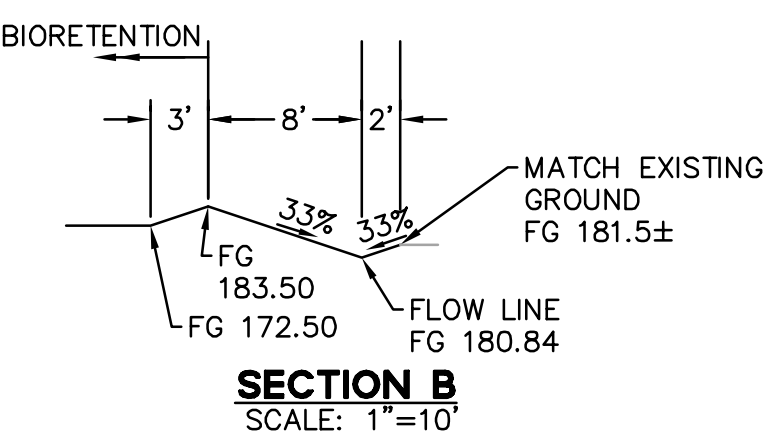
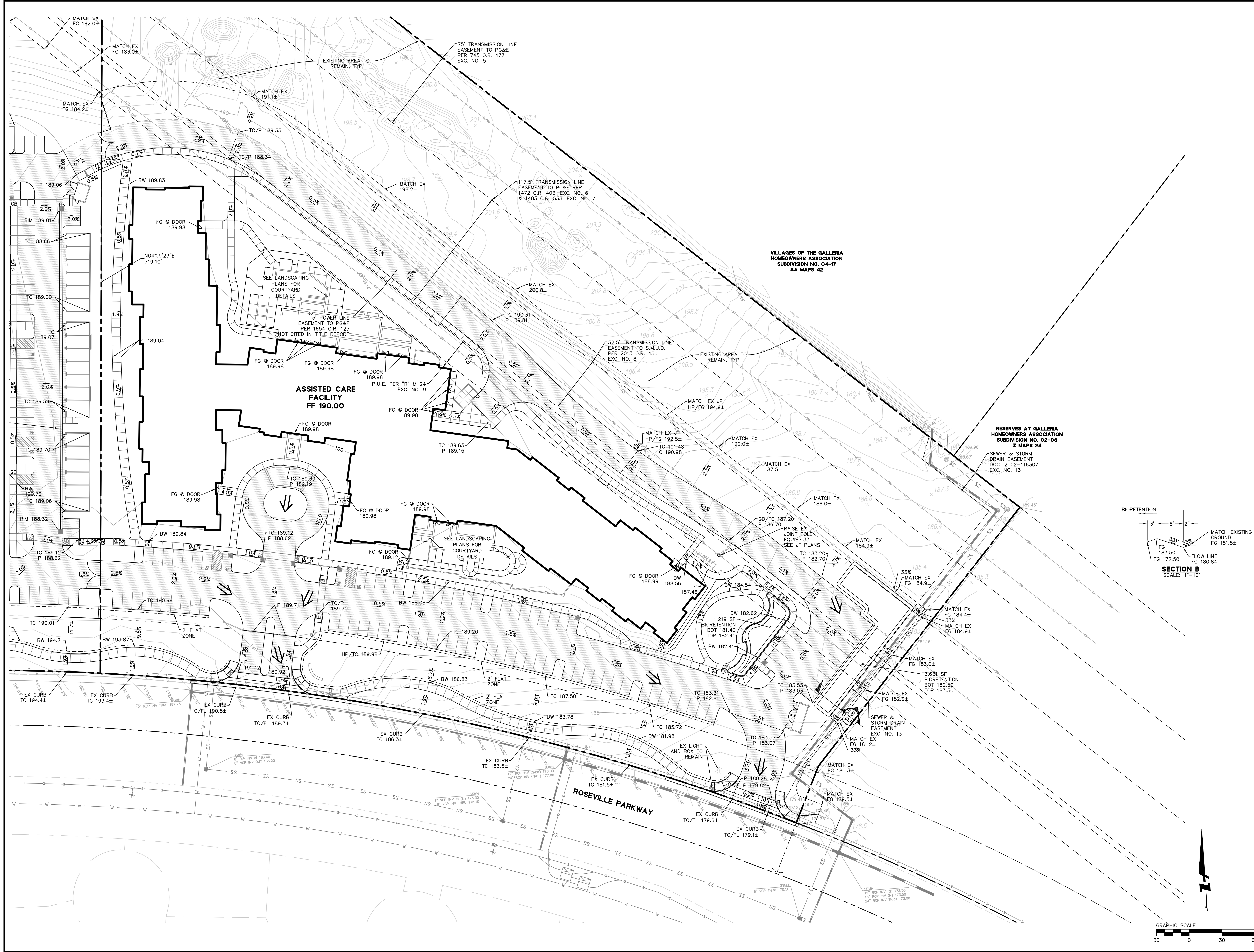


ROSEVILLE PARKWAY

SECTION A
SCALE: 1"=10'

DRAWING NAME: K:\2016\160358_HighlandReserve-PP\ENG\PLANNING\SHEETS\C1_0_GRADING.dwg
PLOT DATE: 07-20-17
PLOTTER BY: webl

DRAWING NAME: K:\2016\160358_HighlandReserve-PP-ENG\PLANNING\SHEETS\CI_0_GRADING.dwg
PLOT DATE: 07-20-17 PLOTTED BY: web1



BROADSTONE/HOLDEN NCRSP PARCEL 44
DESIGN REVIEW PERMIT
PRELIMINARY GRADING AND DRAINAGE PLAN

Revisions		No.	Date
1			07/21/17
2			07/21/17
3			07/21/17
4			07/21/17
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Exhibit E

Pre-Development	Existing Area (SF)	Runoff Coeff	C/A
Roof	0	0.00	0.00
Asphalt Pavement	0	0.00	0.00
Concrete Pavement	0	0.00	0.00
Landscape	889,993	0.43	0.30
Total:	889,993	0.43	0.30

Post-Development	Proposed Area (SF)	Runoff Coeff	C/A
Roof	161,473	0.30	3.34
Asphalt Pavement	167,366	0.30	3.46
Concrete Pavement	79,555	0.30	1.64
Landscape	481,599	0.30	3.32
Total:	889,993	0.30	11.75

DMA #1	Area (SF)
Description	86,150
Hardscape	4,400
Total Bio Provided:	4,400

DMA #4	Area (SF)
Description	26,332
Hardscape	13,466
Total L/S Required:	62,081

DMA #2	Area (SF)
Description	151,259
Hardscape	6,400
Total Bio Provided:	6,400

DMA #5	Area (SF)
Description	24,548
Hardscape	12,324
Total L/S Provided:	215,971

DMA #3	Area (SF)
Description	119,405
Hardscape	4,850
Total Bio Provided:	4,850

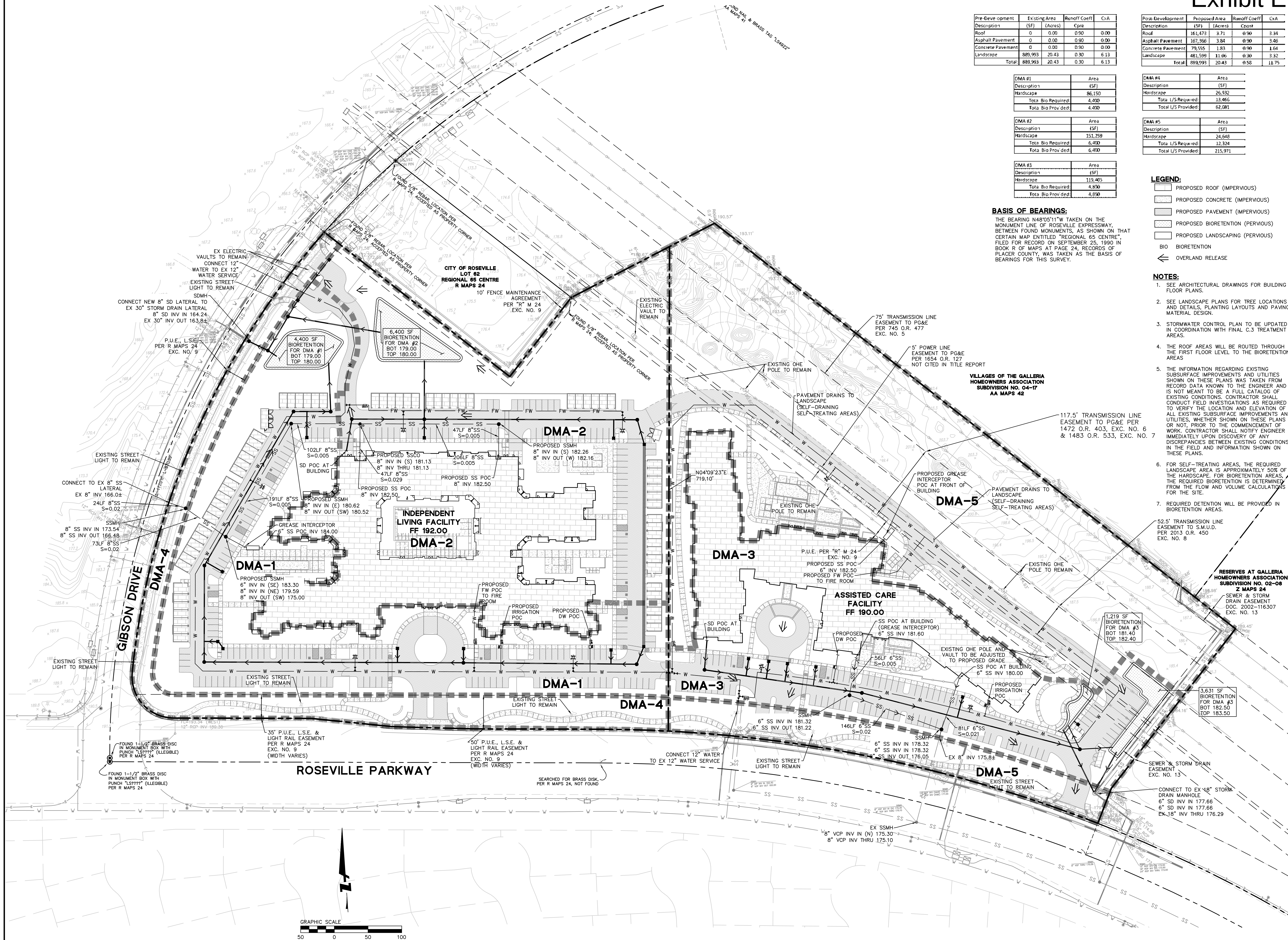
- LEGEND:**
- PROPOSED ROOF (IMPERVIOUS)
 - PROPOSED CONCRETE (IMPERVIOUS)
 - PROPOSED PAVEMENT (IMPERVIOUS)
 - PROPOSED BIORETENTION (PERVIOUS)
 - PROPOSED LANDSCAPING (PERVIOUS)
 - BIO BIORETENTION
 - OVERLAND RELEASE

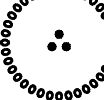
- NOTES:**
- SEE ARCHITECTURAL DRAWINGS FOR BUILDING FLOOR PLANS.
 - SEE LANDSCAPE PLANS FOR TREE LOCATIONS AND DETAILS, PLANTING LAYOUTS AND PAVING MATERIAL DESIGN.
 - STORMWATER CONTROL PLAN TO BE UPDATED IN COORDINATION WITH FINAL C.3 TREATMENT AREAS.
 - THE ROOF AREAS WILL BE ROUTED THROUGH THE FIRST FLOOR LEVEL TO THE BIORETENTION AREAS.
 - THE INFORMATION REGARDING EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES SHOWN ON THESE PLANS WAS TAKEN FROM RECORD DATA KNOWN TO THE ENGINEER AND IS NOT MEANT TO BE A FULL CATALOG OF EXISTING CONDITIONS. CONTRACTOR SHALL CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, PRIOR TO THE COMMENCEMENT OF WORK. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD AND INFORMATION SHOWN ON THESE PLANS.
 - FOR SELF-TREATING AREAS, THE REQUIRED LANDSCAPE AREA IS APPROXIMATELY 50% OF THE HARDSCAPE. FOR BIORETENTION AREAS, THE REQUIRED BIORETENTION IS DETERMINED FROM THE FLOW AND VOLUME CALCULATIONS FOR THE SITE.
 - REQUIRED DETENTION WILL BE PROVIDED IN BIORETENTION AREAS.

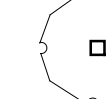
BASIS OF BEARINGS:
THE BEARING N48°05'11"W TAKEN ON THE MONUMENT LINE OF ROSEVILLE EXPRESSWAY, BETWEEN FOUND MONUMENTS, AS SHOWN ON THAT CERTAIN MAP ENTITLED "REGIONAL 65 CENTRE", FILED FOR RECORD ON SEPTEMBER 25, 1990 IN BOOK R OF MAPS AT PAGE 24, RECORDS OF PLACER COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

VILLAGES OF THE GALLERIA HOMEOWNERS ASSOCIATION SUBDIVISION NO. 04-17 AA MAPS 42

RESERVES AT GALLERIA HOMEOWNERS ASSOCIATION SUBDIVISION NO. 02-08 Z MAPS 24
SEWER & STORM DRAIN EASEMENT DOC. 2002-116307 EXC. NO. 13



TREES	BOTANICAL NAME	CONT	WATER USE	
	Acer rubrum 'Autumn Spire' Autumn Spire Maple	15 gal	25' W X 50' H	M
	Arbutus x 'Marina' Arbutus Multi-Trunk	15 gal	25' W X 40' H	L
	Cedrus deodara Deodar Cedar	15 gal	40' W X 80' H	L
	Cercis reniformis 'Oklahoma' Oklahoma Red Bud Multi	15 gal	24' W X 18' H	L
	Chilopsis linearis 'Timeless Beauty' Desert Willow	15 gal	15' W X 20' H	L
	Lagerstroemia indica 'Catawba' Catawba Tree	15 gal	15' W X 22' H	L
	Lagerstroemia x 'Muskogee' Lavender Crape Myrtle Multi-Trunk	15 gal	20' W X 30' H	L
	Lagerstroemia x 'Natchez' White Crape Myrtle Multi-Trunk	15 gal	40' W X 90' H	M
	Liriodendron tulipifera Tulip Tree	15 gal	20' W X 25' H	L
	Olea europaea 'Fruitless' Fruitless Olive	36" box	30' W X 50' H	L
	Pistacia chinensis 'Keith Davey' Keith Davey Chinese Pistache	15 gal	12' W X 30' H	M
	Podocarpus macrophyllus maki Shrubby Yew	15 gal	25' W X 20' H	M

	Pyrus calleryana 'New Bradford' New Bradford Pear	15 gal	60' W X 80' H	L
	Quercus lobata Valley Oak	15 gal	60' W X 80' H	L
	Quercus wislizenii Interior Live Oak	15 gal	15' W X 30' H	L
	Ulmus propinqua 'Emerald Sunshine' Elm	15 gal	25' W X 35' H	M
	Washingtonia filifera California Fan Palm	12' B.T.H.	10' W X 70' H	L
	Zelkova serrata 'Green Vase' Sawleaf Zelkova	15 gal	30' W X 45' H	M

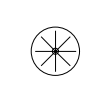
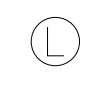
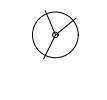
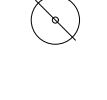
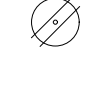
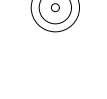
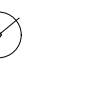
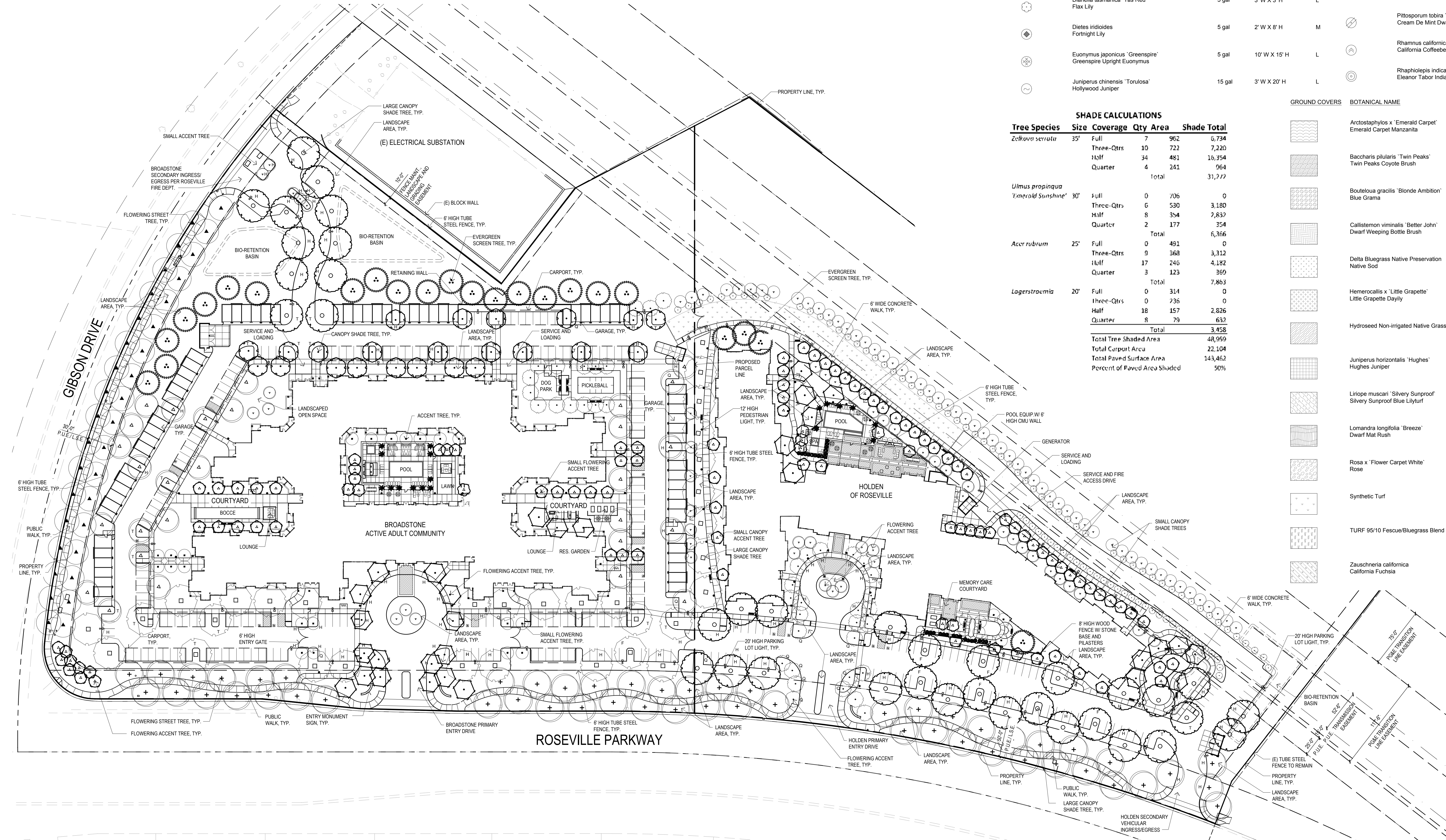
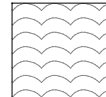
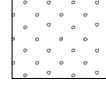
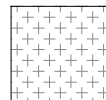
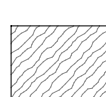
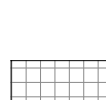
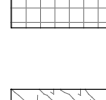
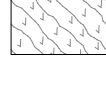
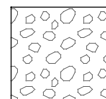
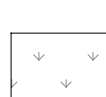
BOTANICAL NAME	CONT	MATURE SIZE	WATER USE	
Abelia x grandiflora 'Little Richard' Little Richard Abelia	5 gal	3' W X 3' H	M	
Arcostaphylos x 'John Dourely' John Dourely Manzanita	5 gal	6' W X 3' H	L	
Buxus microphylla 'Peergold' Golden Dream Boxwood	5 gal	3' W X 4' H	M	
Buxus x 'Green Gem' Green Gem Boxwood	5 gal	3' W X 4' H	M	
Coprosma x 'Black Cloud' Black Cloud Mirror Bush	5 gal	3' W X 3' H	M	
Cotinus coggygia 'Ancot' Smoke Tree	15 gal	L&WV X 3' H	M	
Dianella tasmanica 'Tas Red' Flax Lily	5 gal	3' W X 3' H	L	
Dietsa iridioides Fortnight Lily	5 gal	2' W X 8' H	M	
Euonymus japonicus 'Greenspire' Greenspire Upright Euonymus	5 gal	10' W X 15' H	L	
Juniperus chinensis 'Torulosa' Hollywood Juniper	15 gal	3' W X 20' H	L	
Juniperus scopulorum 'Skyrocket' Skyrocket Juniper	15 gal	3' W X 2' H	L	
Lomandra confertifolia 'Seascape' Seascape Mat Rush	1 gal	4' W X 2' H	M	
Loropetalum chinense 'Purple Pixie' Purple Pixie Loropetalum	5 gal	4' W X 4' H	L	
Miscanthus transmorrissonensis Evergreen Eulalia	5 gal	4' W X 4' H	L	
Muhlenbergia capillaris 'Regal Mist' TM Muhly	5 gal	3' W X 5' H	L	
Muhlenbergia rigens Deer Grass	5 gal	3' W X 4' H	L	
Nandina domestica 'Lemon Lime' Lemon Lime Nandina	5 gal	2' W X 2' H	M	
Pittosporum tobira 'Cream De Mint' TM Cream De Mint Dwarf Mock Orange	5 gal	6' W X 8' H	L	
Rhamnus californica 'Eve Case' California Coffeeberry	5 gal	3' W X 4' H	L	
Rhaphiophila indica 'Conor' Eleanor Tabor Indian Hawthorn	5 gal			

Exhibit F



SHADE CALCULATIONS						
Tree Species	Size	Coverage	Qty	Area	Shade Total	
<i>Zelkova serrata</i>	Full	7	962	6,734		
	Three-Qtrs	10	722	7,220		
	Half	34	481	16,354		
	Quarter	4	241	964		
	Total			31,712		
<i>Ulmus propinqua</i> 'Emerald Sunshine'	Full	0	706	0		
	Three-Qtrs	6	530	3,180		
	Half	8	354	2,832		
	Quarter	2	177	354		
	Total			6,366		
<i>Acer rubrum</i>	Full	0	491	0		
	Three-Qtrs	9	368	3,312		
	Half	17	246	4,182		
	Quarter	3	123	360		
	Total			7,854		
<i>Lagerstroemia</i>	Full	0	314	0		
	Three-Qtrs	0	736	0		
	Half	18	157	2,826		
	Quarter	8	79	632		
	Total			3,458		
Total Tree Shaded Area				48,999		
Total Curptout Area				22,104		
Total Paved Surface Area				143,462		
Percent of Paved Area Shaded				50%		

GROUND COVERS	BOTANICAL NAME	CONT	WATER USE	SPACING	DETAIL
	Arcostaphylos x 'Emerald Carpet' Emerald Carpet Manzanita	1 gal		48" o.c. 6" W X <1' H	L
	Baccharis pilularis 'Twin Peaks' Twin Peaks Coyote Brush	1 gal		72" o.c. 3' W X 3' H	L
	Boutelous gracilis 'Blonde Ambition' Blue Grama	1 gal		24" o.c. 3' W X 3' H	L
	Callistemon viminalis 'Better John' Dwarf Weeping Bottle Brush	1 gal		30" o.c. ---	L
	Delta Bluegrass Native Preservation Native Sod	sod		2' W X 1' H	M
	Hemerocallis x 'Little Grapette' Little Grapette Daylily	1 gal		24" o.c. ---	L
	Hydroseed Non-irrigated Native Grass and Wildflowers	hydroseed		8' W X 1' H	L
	Juniperus horizontalis 'Hughes' Hughes Juniper	1 gal		48" o.c. 1' W X 1' H	M
	Liriope muscari 'Silvery Sunproof' Silvery Sunproof Blue Lilyturf	1 gal		18" o.c. 3' W X 2' H	L
	Lomandra longifolia 'Breeze' Dwarf Mat Rush	1 gal		36" o.c. 3' W X 2' H	M
	Rosa x 'Flower Carpet White' Rose	2.5 gal		36" o.c. ---	L
	Synthetic Turf	---		2' W X 1' H	M
	TURF 95/10 Fescue/Bluegrass Blend	sod		3' W X 2' H	L
	Zauschneria californica California Fuchsia	5 gal		36" o.c.	

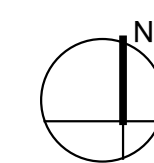
BROADSTONE/HOLDEN

NCRSP PARCEL 44

ROSEVILLE PARKWAY, ROSEVILLE, CA

OVERALL LANDSCAPE PLAN

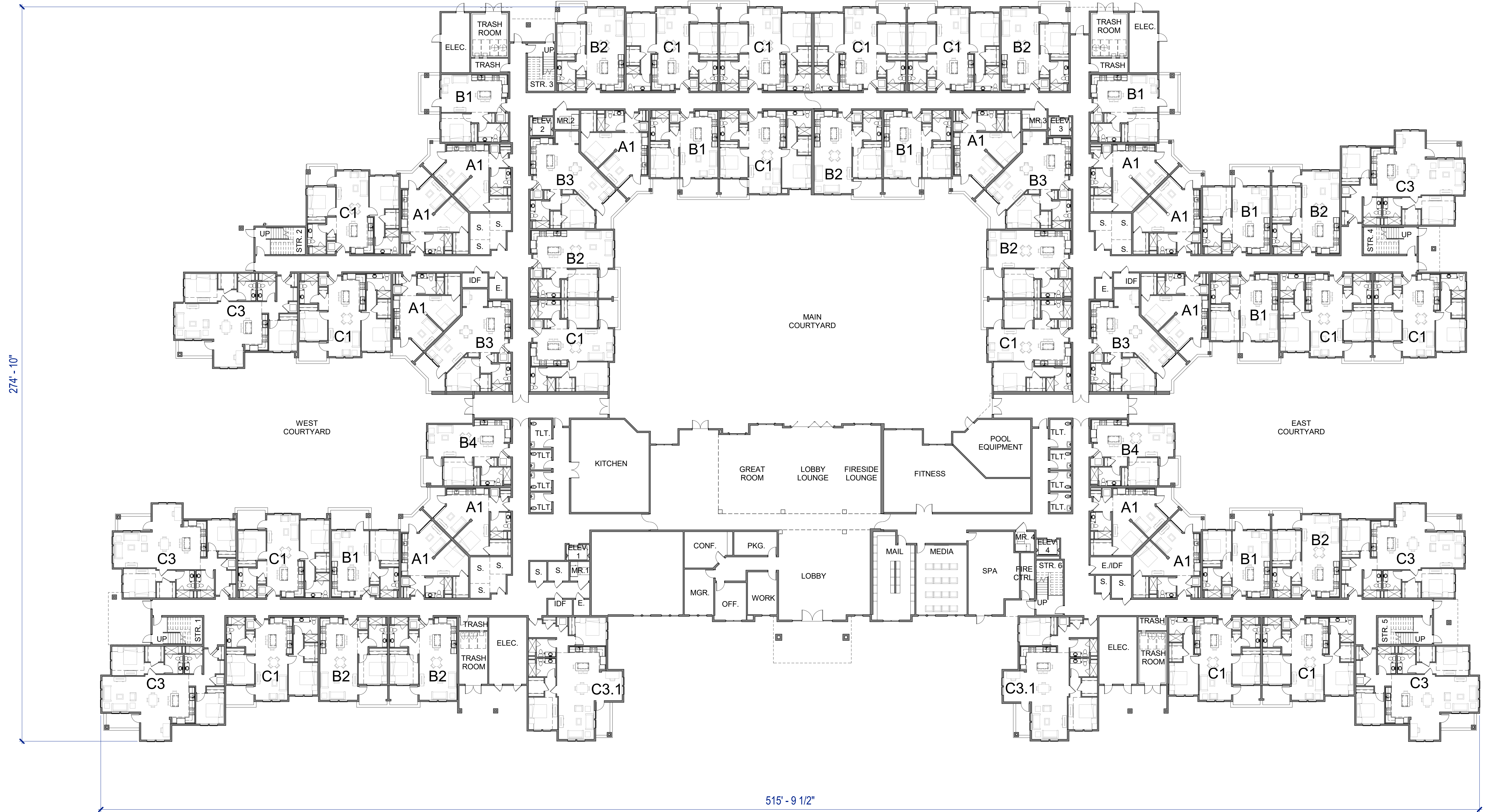
DATE: 07-21-2017
PROJECT NO: 1221-0002
SCALE: 1" = 50'-0"
SHEET: L3



0 50 100 150
SCALE: 1" = 50'-0" FT

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FIRST FLOOR BUILDING PLAN 1
1/16" = 1'-0"

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NCRSP PARCEL 44, ROSEVILLE

ROSEVILLE, CA

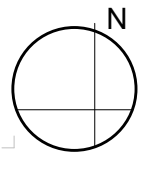
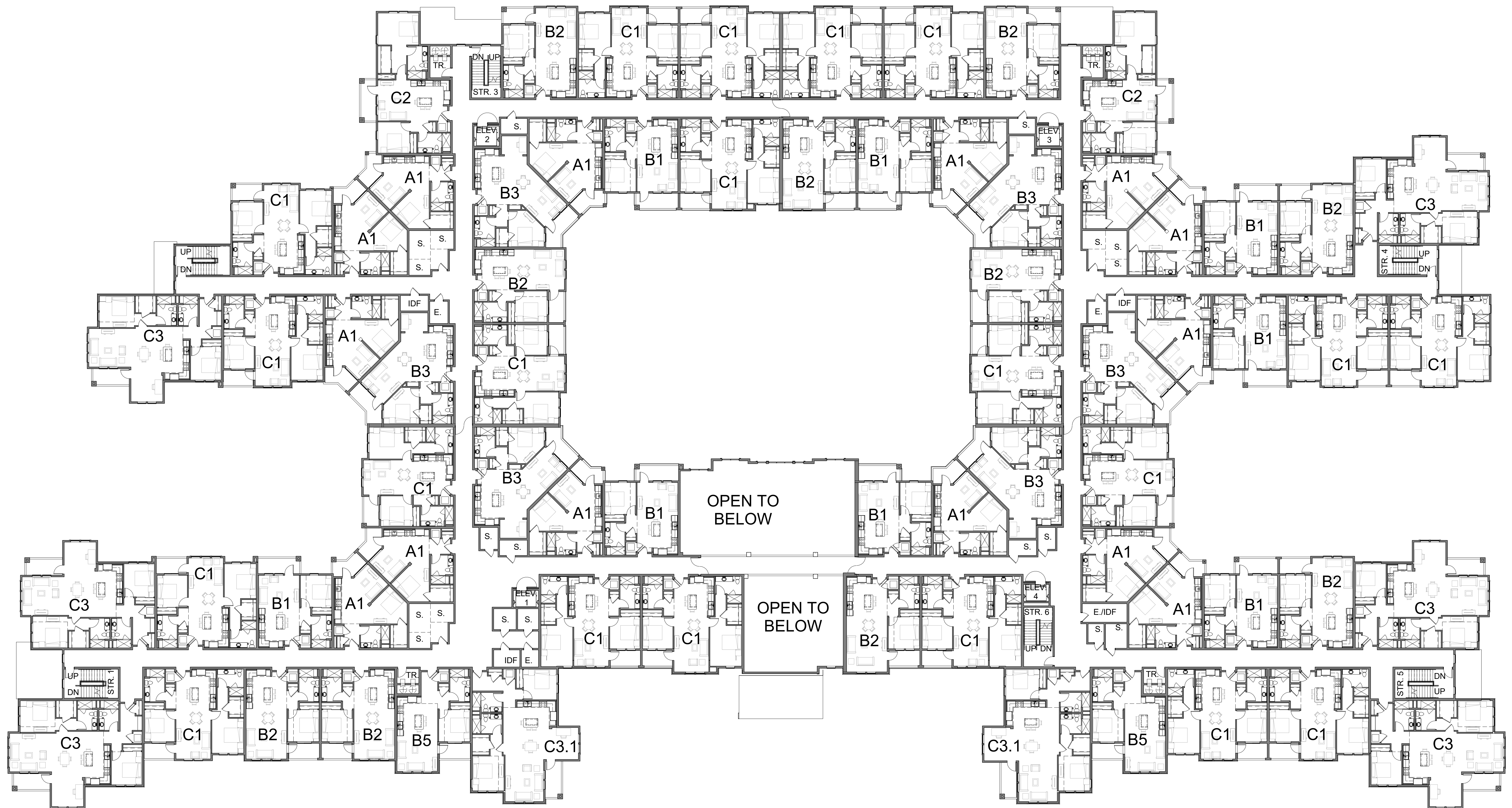
FIRST FLOOR BUILDING PLAN

DATE: 7/21/2017
PROJECT NO: 1221-0002
SCALE:
SHEET: A1



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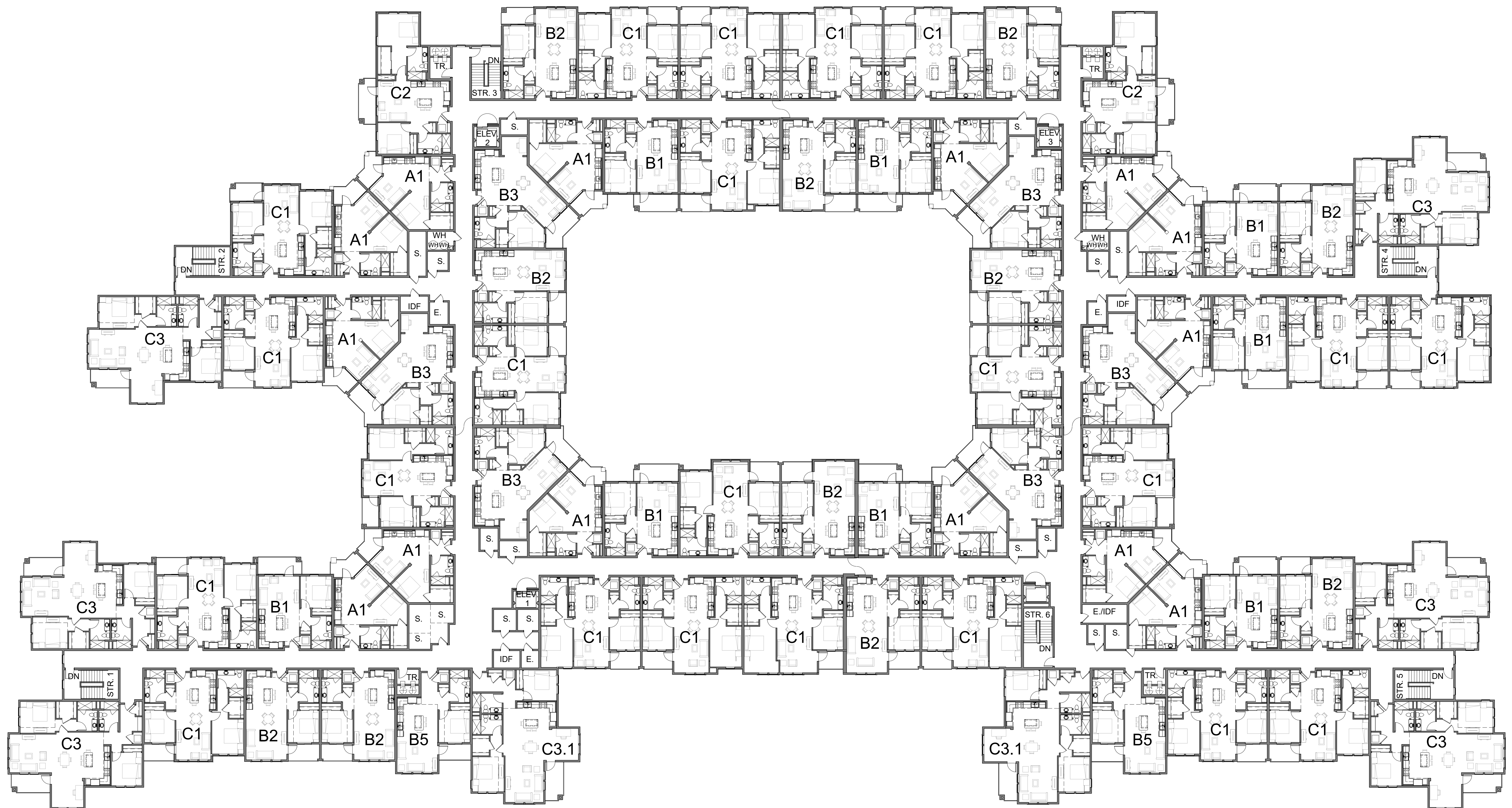
NCRSP PARCEL 44, ROSEVILLE

ROSEVILLE, CA

SECOND FLOOR BUILDING PLAN

DATE: 7/21/2017
PROJECT NO: 1221-0002
SCALE:
SHEET: A2





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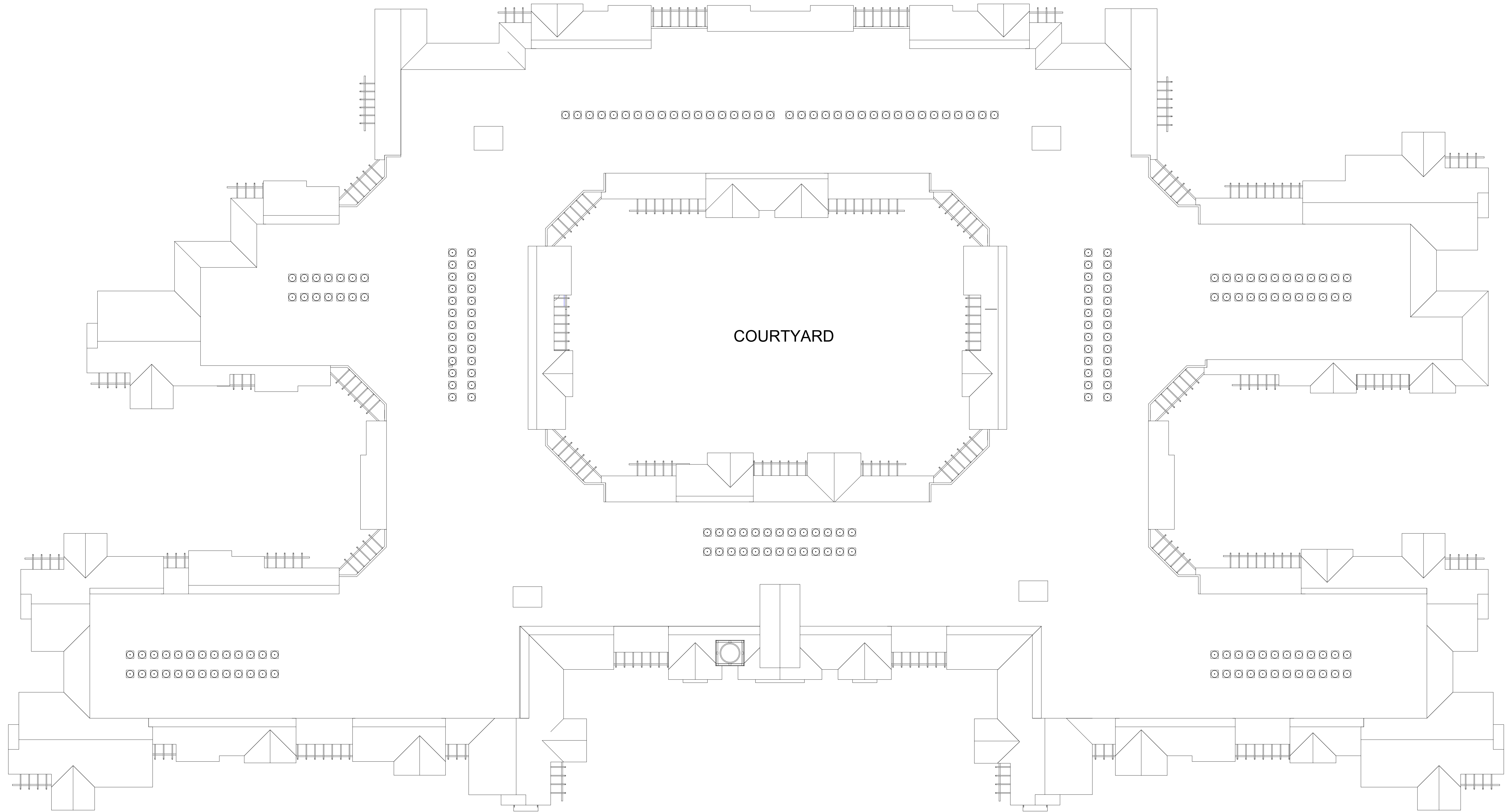
ROSEVILLE, CA

THIRD FLOOR BUILDING PLAN

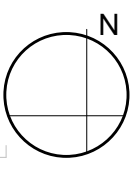
DATE: 7/21/2017
PROJECT NO: 1221-0002
SCALE:
SHEET: A3



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- ROOFTOP CONDENSERS ARE SCREENED BEHIND SLOPED ROOFS



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ROSEVILLE, CA

ROOF PLAN

DATE: 7/21/2017
PROJECT NO: 1221-0002
SCALE:
SHEET: A4





SOUTH ELEVATION - WEST | 1
1/8" = 1'-0"



SOUTH ELEVATION - EAST | 2
1/8" = 1'-0"

EXTERIOR KEYNOTES

- 1 CEMENT PLASTER
- 2 CEMENTITIOUS SIDING W/ VERTICAL 2"x2" BATTENS @ 14" O.C.
- 3 THIN BRICK VENEER
- 4 VINYL FRAMED WINDOWS
- 5 CEMENT PLASTER OVER FOAM TRIM
- 6 DECORATIVE TUBE STEEL DECK RAILING
- 7 DECORATIVE TRELLIS W/ WOOD GRAIN FINISH
- 8 DECORATIVE OUTLOOKERS AND CORBELS W/ WOOD GRAIN FINISH
- 9 METAL SUN SHADE AWNING
- 10 CORRUGATED METAL
- 11 METAL TRUSS FRAME AT ENTRY CANOPY

BROADSTONE ACTIVE ADULT COMMUNITY
NCRSP PARCEL 44, ROSEVILLE

ROSEVILLE, CA

SOUTH ELEVATION

DATE: 7/21/2017
PROJECT NO: 1221-0002
SCALE:
SHEET: A5





WEST ELEVATION
1/8" = 1'-0" 1



EAST ELEVATION
1/8" = 1'-0" 2

EXTERIOR KEYNOTES

- 1 CEMENT PLASTER
- 2 CEMENTITIOUS SIDING W/ VERTICAL 2"x2" BATTENS @ 14" O.C.
- 3 THIN BRICK VENEER
- 4 VINYL FRAMED WINDOWS
- 5 CEMENT PLASTER OVER FOAM TRIM
- 6 DECORATIVE TUBE STEEL DECK RAILING
- 7 DECORATIVE TRELLIS W/ WOOD GRAIN FINISH
- 8 DECORATIVE OUTLOOKERS AND CORBELS W/ WOOD GRAIN FINISH
- 9 METAL SUN SHADE AWNING
- 10 CORRUGATED METAL
- 11 METAL TRUSS FRAME AT ENTRY CANOPY

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BROADSTONE ACTIVE ADULT COMMUNITY

NCRSP PARCEL 44, ROSEVILLE

ROSEVILLE, CA

WEST AND EAST ELEVATIONS

DATE: 7/21/2017
PROJECT NO: 1221-0002
SCALE:
SHEET: A6





NORTH ELEVATION - EAST | 1
1/8" = 1'-0"



NORTH ELEVATION - WEST | 2
1/8" = 1'-0"

EXTERIOR KEYNOTES

- 1 CEMENT PLASTER
- 2 CEMENTITIOUS SIDING W/ VERTICAL 2"x2" BATTENS @ 14" O.C.
- 3 THIN BRICK VENEER
- 4 VINYL FRAMED WINDOWS
- 5 CEMENT PLASTER OVER FOAM TRIM
- 6 DECORATIVE TUBE STEEL DECK RAILING
- 7 DECORATIVE TRELLIS W/ WOOD GRAIN FINISH
- 8 DECORATIVE OUTLOOKERS AND CORBELS W/ WOOD GRAIN FINISH
- 9 METAL SUN SHADE AWNING
- 10 CORRUGATED METAL
- 11 METAL TRUSS FRAME AT ENTRY CANOPY

BROADSTONE ACTIVE ADULT COMMUNITY
NCRSP PARCEL 44, ROSEVILLE

ROSEVILLE, CA

NORTH ELEVATION

DATE: 7/21/2017
PROJECT NO: 1221-0002
SCALE:
SHEET: A7





WEST COURTYARD ELEVATION - NORTH | 2
1/8" = 1'-0"



WEST COURTYARD ELEVATION - EAST | 1
1/8" = 1'-0"



WEST COURTYARD ELEVATION - SOUTH | 3
1/8" = 1'-0"

EXTERIOR KEYNOTES

- 1 CEMENT PLASTER
- 2 CEMENTITIOUS SIDING W/ VERTICAL 2"x2" BATTENS @ 14" O.C.
- 3 THIN BRICK VENEER
- 4 VINYL FRAMED WINDOWS
- 5 CEMENT PLASTER OVER FOAM TRIM
- 6 DECORATIVE TUBE STEEL DECK RAILING
- 7 DECORATIVE TRELLIS W/ WOOD GRAIN FINISH
- 8 DECORATIVE OUTLOOKERS AND CORBELS W/ WOOD GRAIN FINISH
- 9 METAL SUN SHADE AWNING
- 10 CORRUGATED METAL
- 11 METAL TRUSS FRAME AT ENTRY CANOPY

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NCRSP PARCEL 44, ROSEVILLE

ROSEVILLE, CA

WEST COURTYARD ELEVATIONS

DATE: 7/21/2017
PROJECT NO: 1221-0002
SCALE:
SHEET: A8



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Top Plate
31' - 1"

3rd Floor
22' - 0"

2nd Floor
11' - 6"

1st Floor
0"

MAIN COURTYARD - NORTH ELEVATION | 1
1/8" = 1'-0"



Top Plate
31' - 1"

3rd Floor
22' - 0"

2nd Floor
11' - 6"

1st Floor
0"

MAIN COURTYARD - WEST ELEVATION | 3
1/8" = 1'-0"



Top Plate
31' - 1"

3rd Floor
22' - 0"

2nd Floor
11' - 6"

1st Floor
0"

MAIN COURTYARD - EAST ELEVATION | 2
1/8" = 1'-0"



Top Plate
31' - 1"

3rd Floor
22' - 0"

2nd Floor
11' - 6"

1st Floor
0"

MAIN COURTYARD - SOUTH ELEVATION | 4
1/8" = 1'-0"

EXTERIOR KEYNOTES

- 1 CEMENT PLASTER
- 2 CEMENTITIOUS SIDING W/ VERTICAL 2"x2" BATTENS @ 14" O.C.
- 3 THIN BRICK VENEER
- 4 VINYL FRAMED WINDOWS
- 5 CEMENT PLASTER OVER FOAM TRIM
- 6 DECORATIVE TUBE STEEL DECK RAILING
- 7 DECORATIVE TRELLIS W/ WOOD GRAIN FINISH
- 8 DECORATIVE OUTLOOKERS AND CORBELS W/ WOOD GRAIN FINISH
- 9 METAL SUN SHADE AWNING
- 10 CORRUGATED METAL
- 11 METAL TRUSS FRAME AT ENTRY CANOPY

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ROSEVILLE, CA

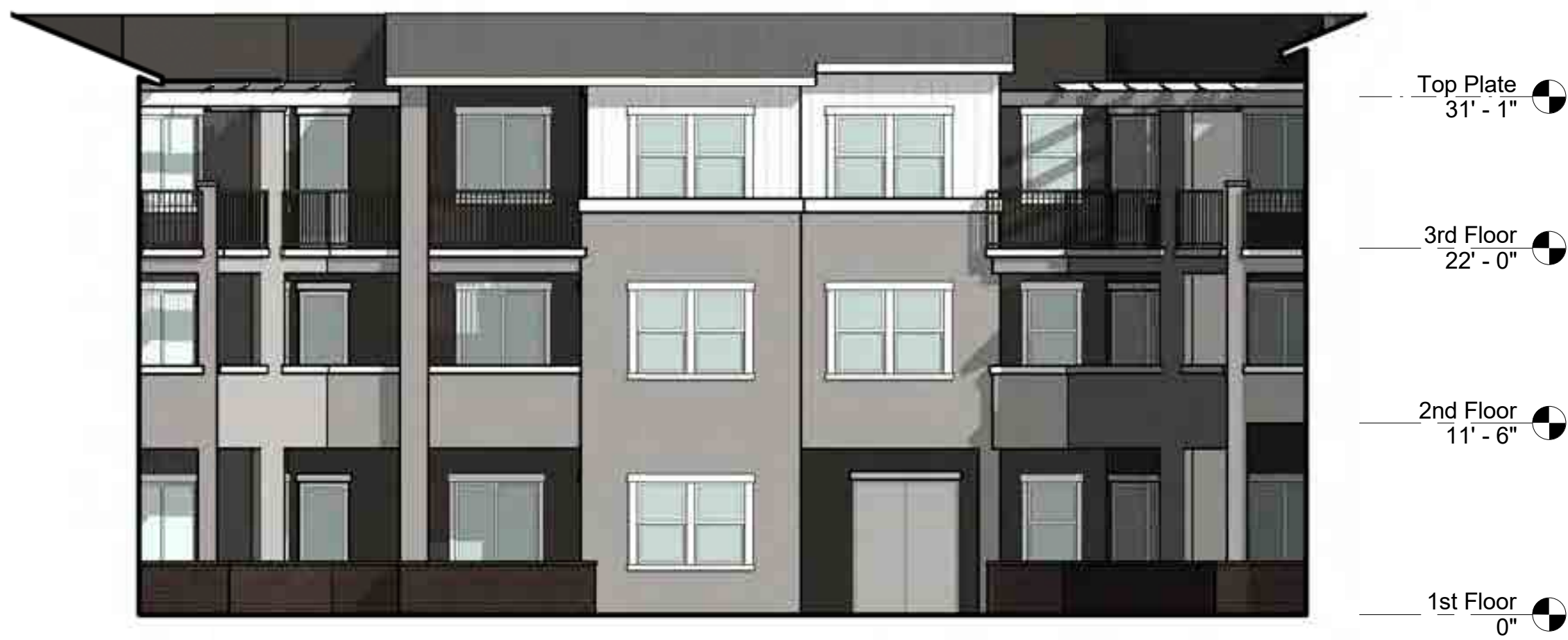
MAIN COURTYARD ELEVATIONS

DATE: 7/21/2017
PROJECT NO: 1221-0002
SCALE:
SHEET: A9





EAST COURTYARD ELEVATION - SOUTH | 2
1/8" = 1'-0"



EAST COURTYARD ELEVATION - WEST | 1
1/8" = 1'-0"



EAST COURTYARD ELEVATION - NORTH | 3
1/8" = 1'-0"

EXTERIOR KEYNOTES

- 1 CEMENT PLASTER
- 2 CEMENTITIOUS SIDING W/ VERTICAL 2"x2" BATTENS @ 14" O.C.
- 3 THIN BRICK VENEER
- 4 VINYL FRAMED WINDOWS
- 5 CEMENT PLASTER OVER FOAM TRIM
- 6 DECORATIVE TUBE STEEL DECK RAILING
- 7 DECORATIVE TRELLIS W/ WOOD GRAIN FINISH
- 8 DECORATIVE OUTLOOKERS AND CORBELS W/ WOOD GRAIN FINISH
- 9 METAL SUN SHADE AWNING
- 10 CORRUGATED METAL
- 11 METAL TRUSS FRAME AT ENTRY CANOPY

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NCRSP PARCEL 44, ROSEVILLE

ROSEVILLE, CA

EAST COURTYARD ELEVATIONS

DATE: 7/21/2017
PROJECT NO: 1221-0002
SCALE:
SHEET: A10





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NCRSP PARCEL 44, ROSEVILLE

ROSEVILLE, CA

**PERSPECTIVE RENDERING -
FRONT ELEVATION**

DATE: 7/21/2017
PROJECT NO: 1221-0002
SCALE:
SHEET: A11





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NCRSP PARCEL 44, ROSEVILLE

ROSEVILLE, CA

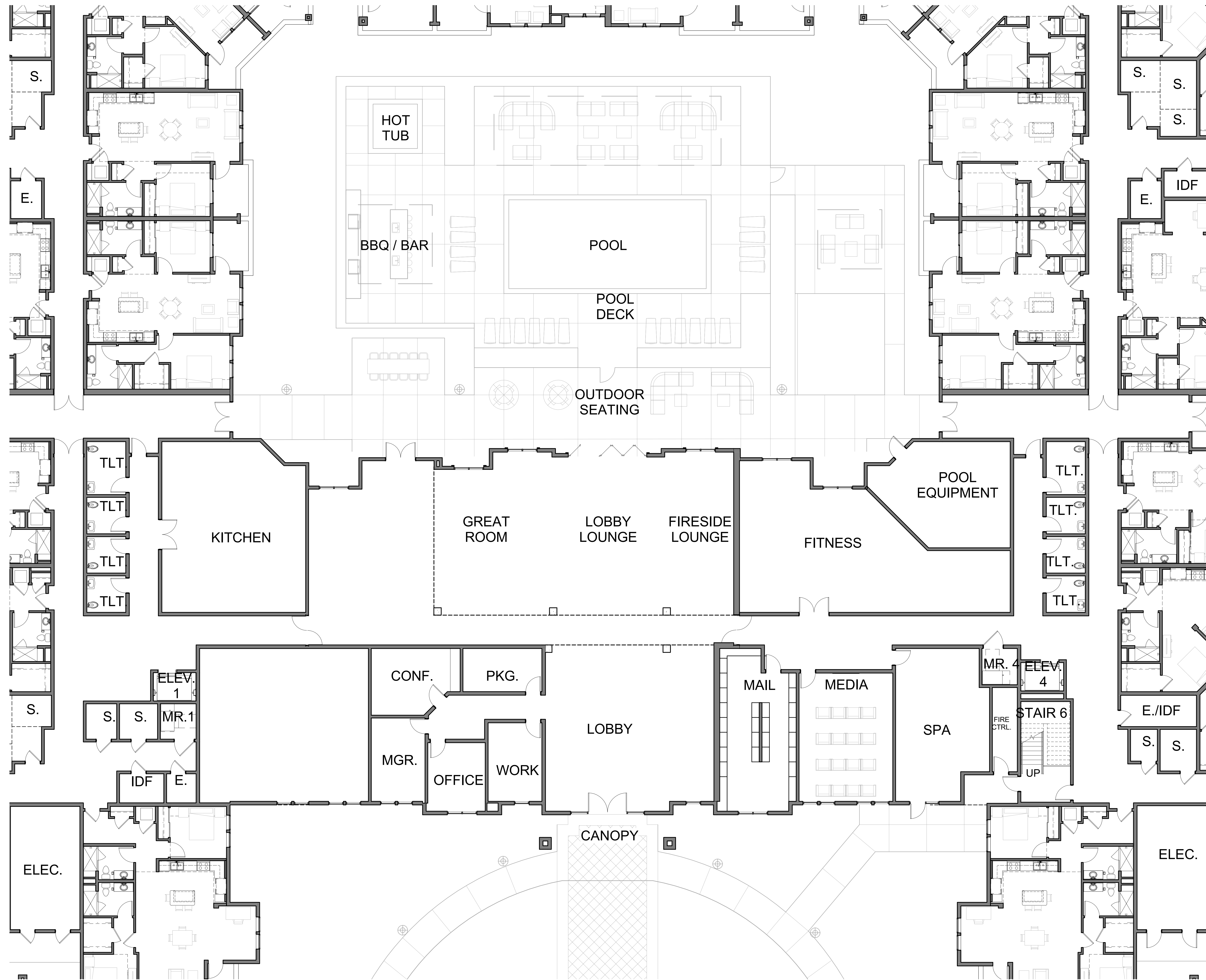
PERSPECTIVE RENDERING - MAIN ENTRANCE

DATE: 07/21/17
PROJECT NO: 1221-0002
SCALE:
SHEET: A12



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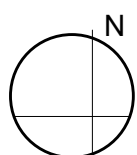
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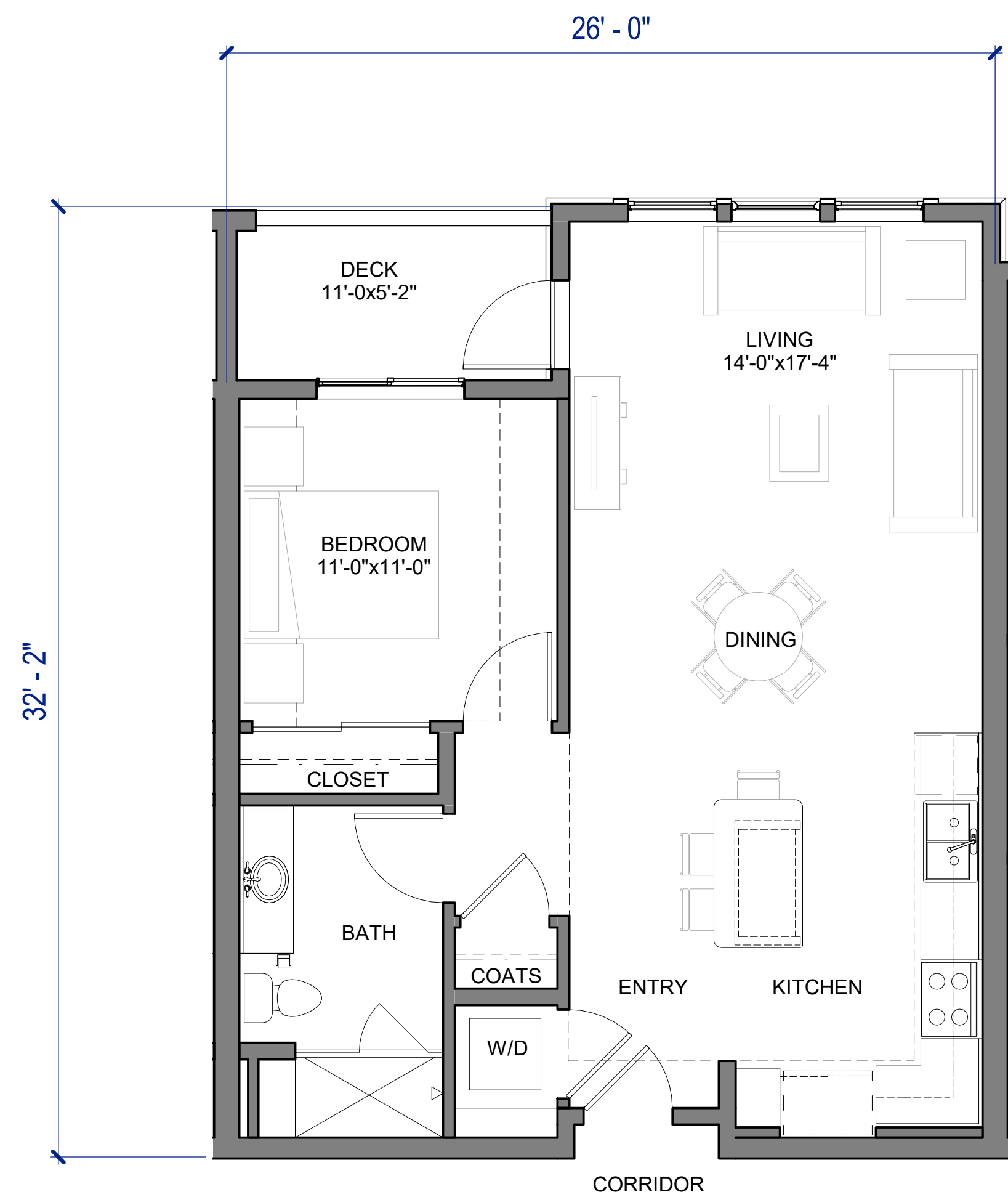
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NCRSP PARCEL 44, ROSEVILLE

ROSEVILLE, CA

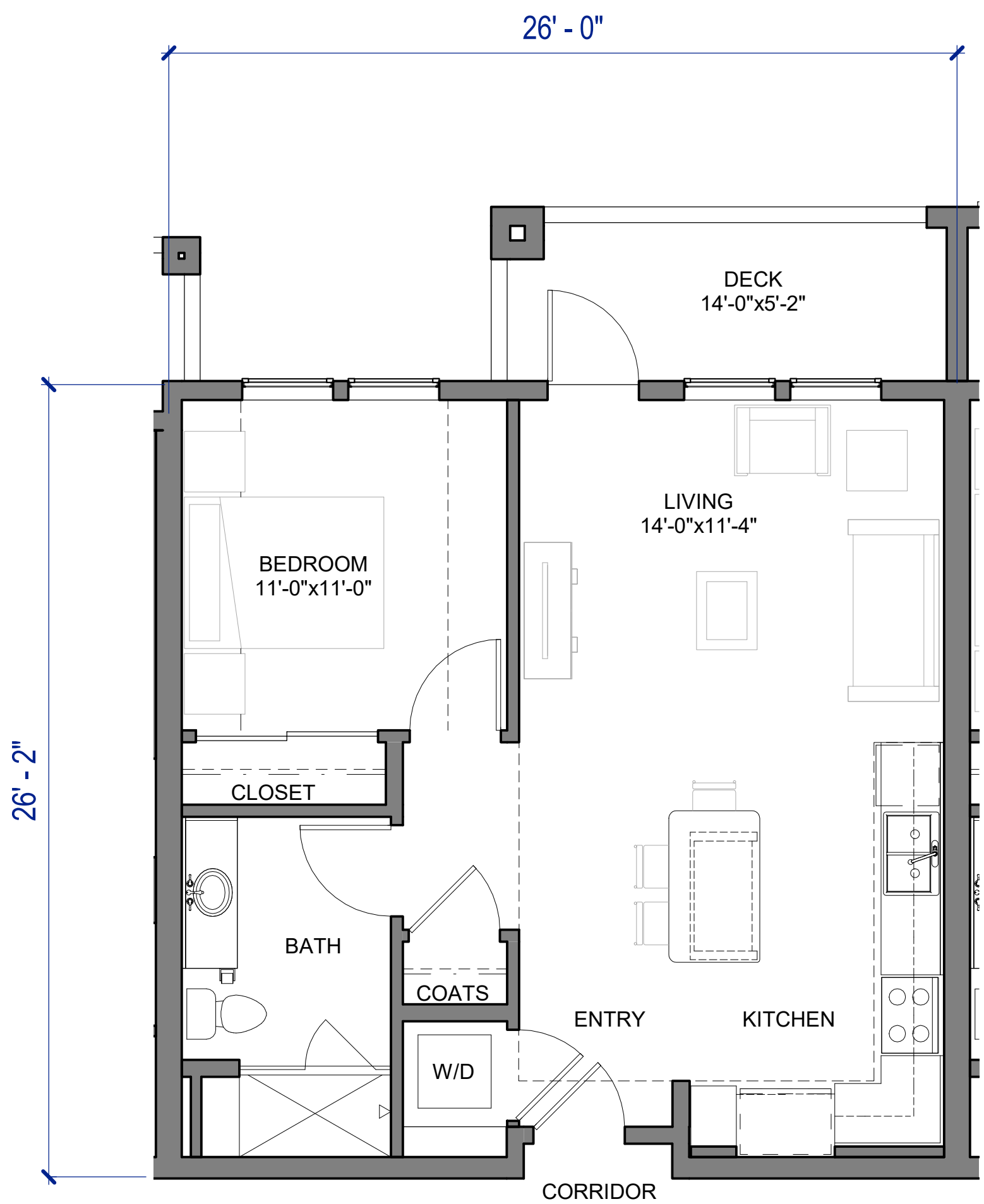
AMENITIES FLOOR PLAN

DATE: 7/21/2017
PROJECT NO: 1221-0002
SCALE: 1/8" = 1'-0"
SHEET: A13

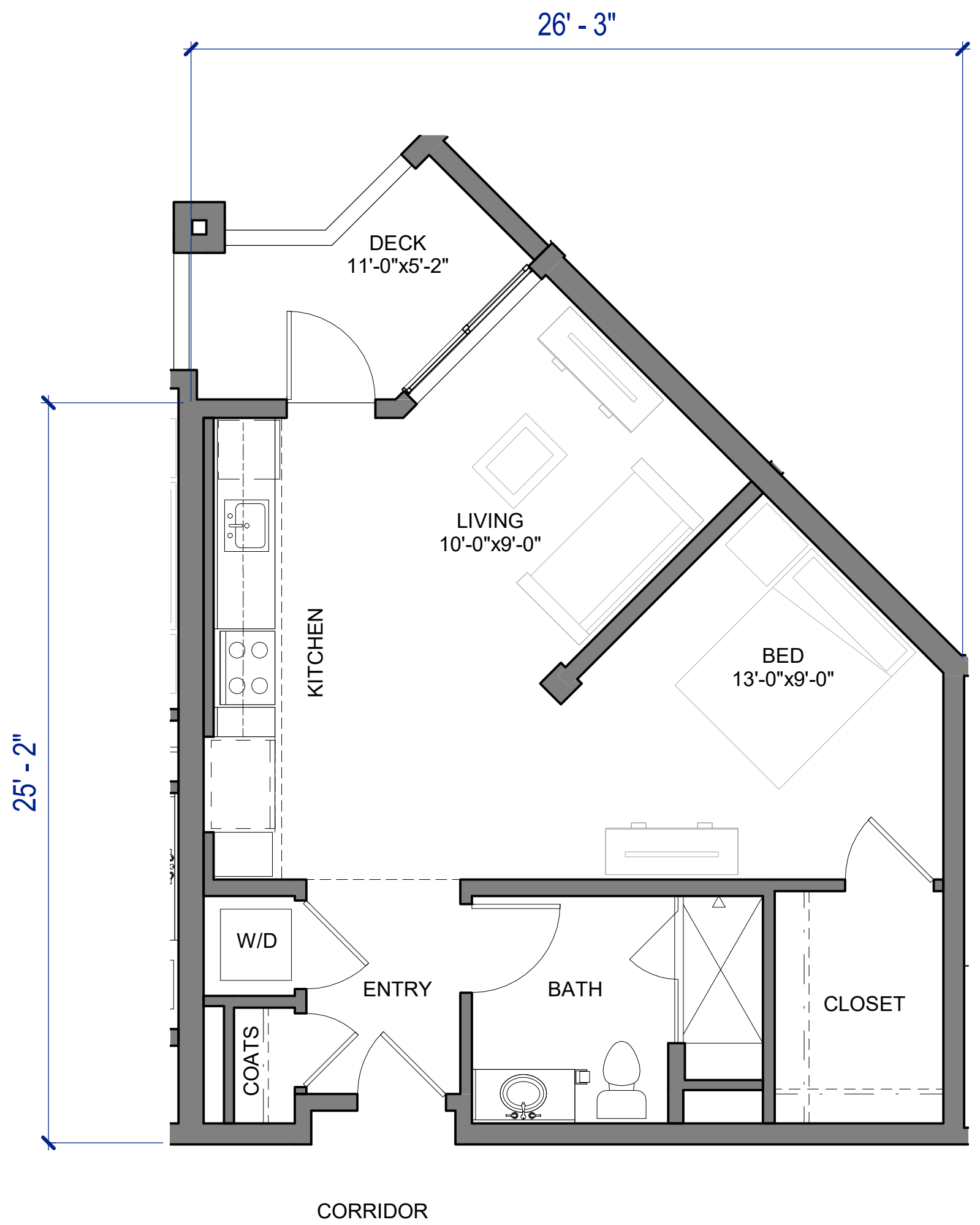




UNIT B2 FLOOR PLAN 3
1/4" = 1'-0"



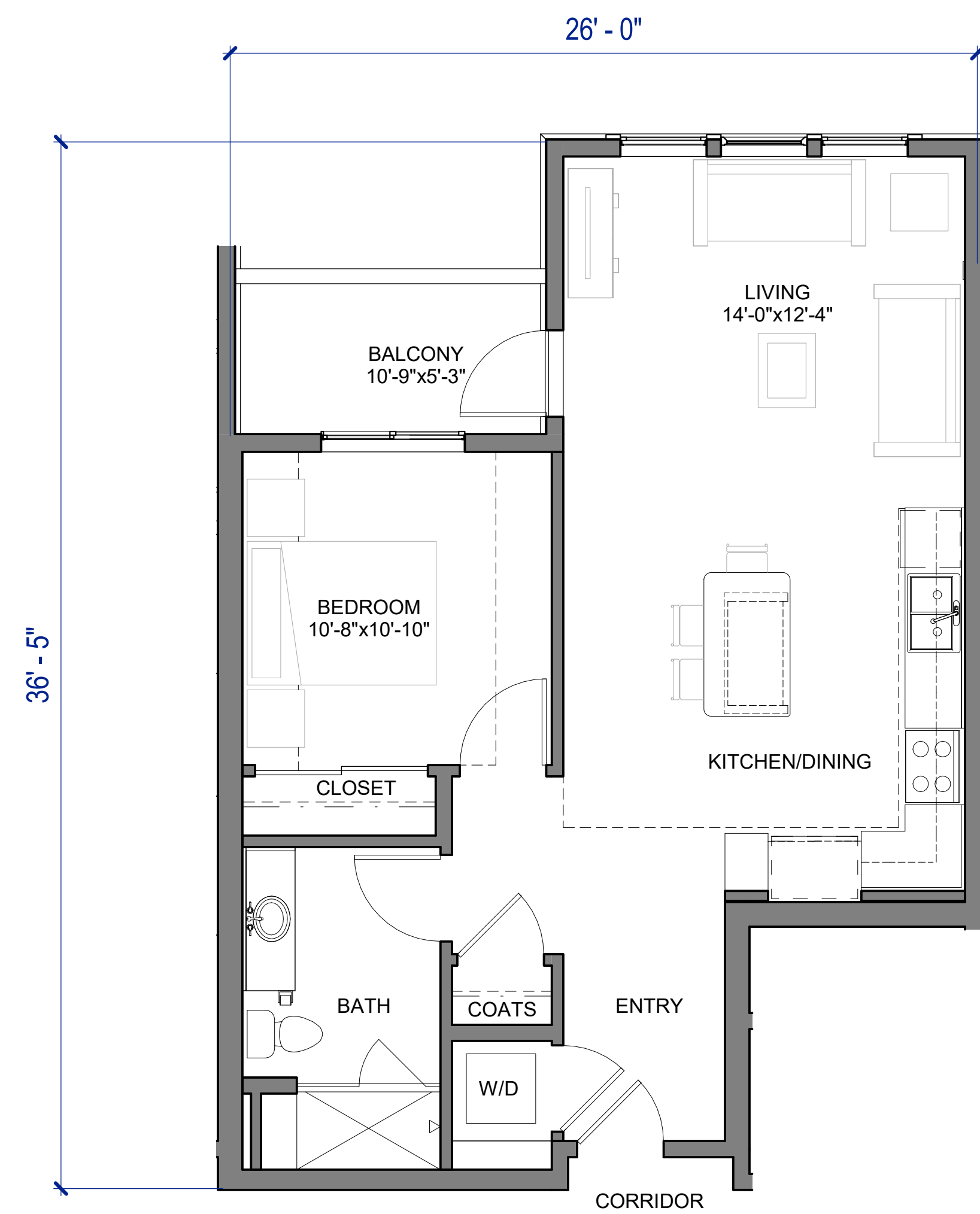
UNIT B1 FLOOR PLAN 2
1/4" = 1'-0"



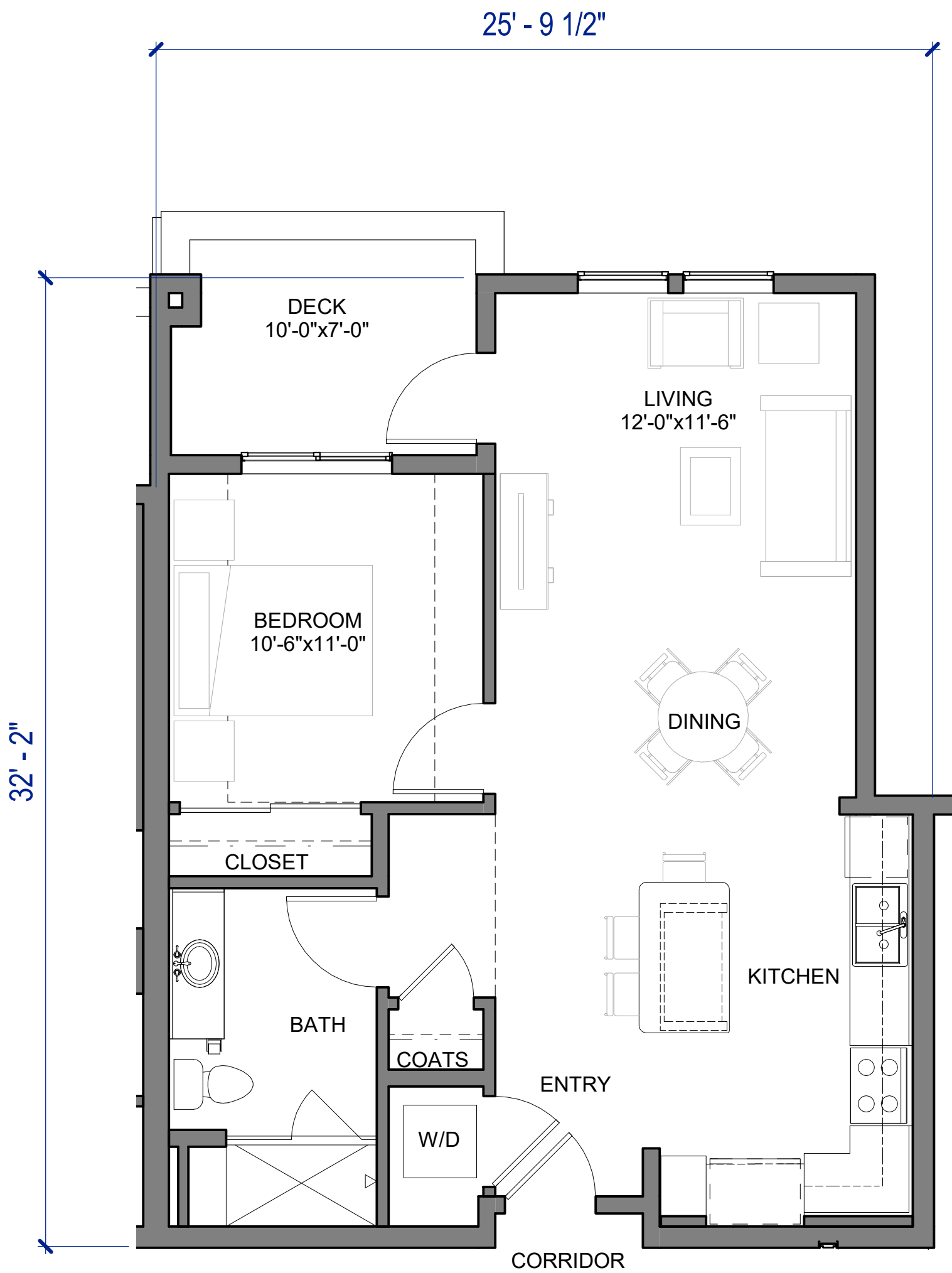
UNIT A1 FLOOR PLAN 1
1/4" = 1'-0"

UNIT	AREA
A1	626 SF
B1	672 SF
B2	761 SF
B3	929 SF
B4	721 SF
B5	744 SF
C1	1,030 SF
C2	1,046 SF
C3	1,353 SF

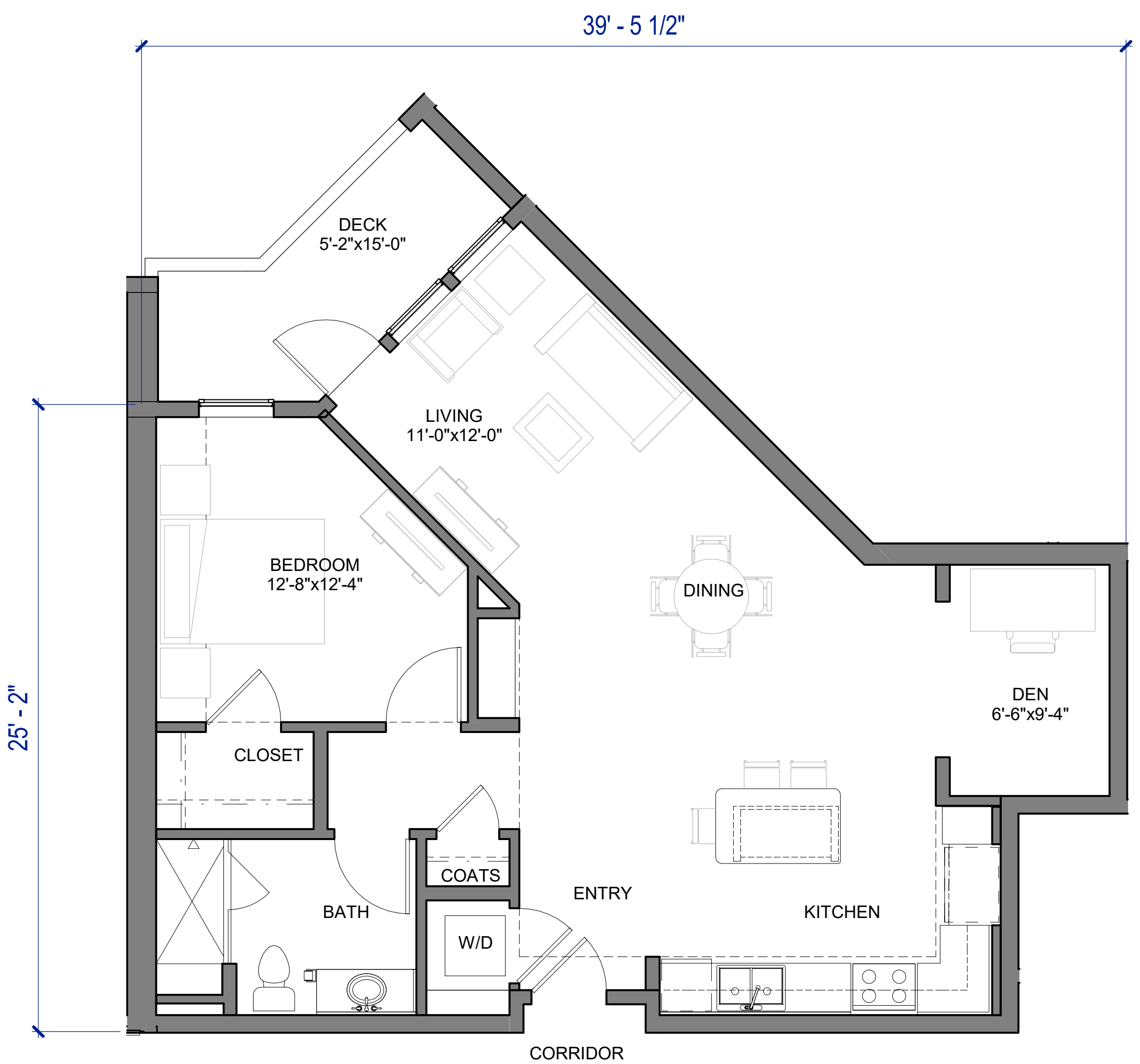
STUDIOS	40 UNITS (20%)
1 BEDROOMS	76 UNITS (38%)
2 BEDROOMS	85 UNITS (42%)
	201 UNITS



UNIT B5 FLOOR PLAN 6
1/4" = 1'-0"



UNIT B4 FLOOR PLAN 5
1/4" = 1'-0"



UNIT B3 FLOOR PLAN 4
1/4" = 1'-0"

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ROSEVILLE, CA

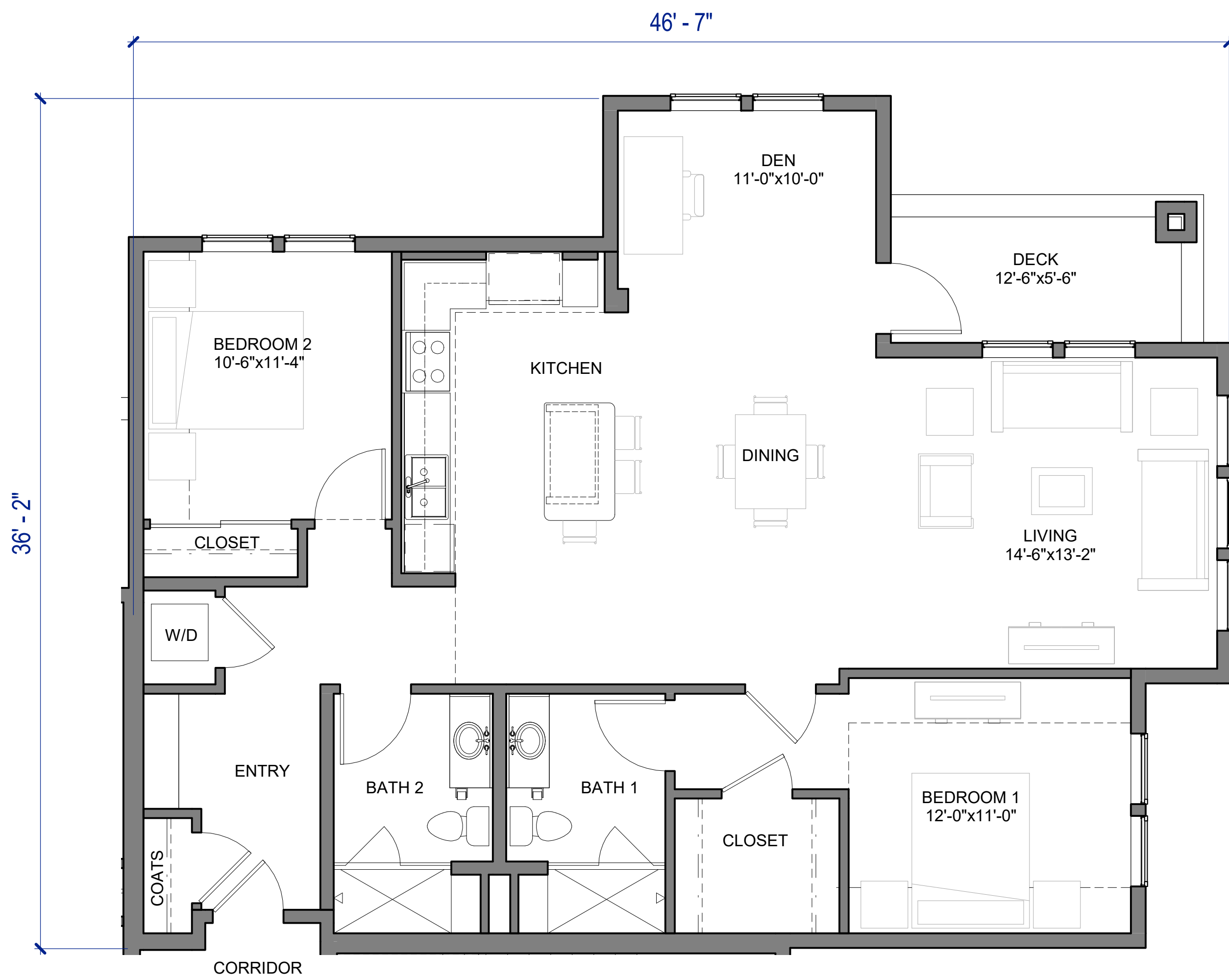
UNIT PLANS

DATE: 7/21/2017
PROJECT NO: 1221-0002
SCALE:
SHEET: A14

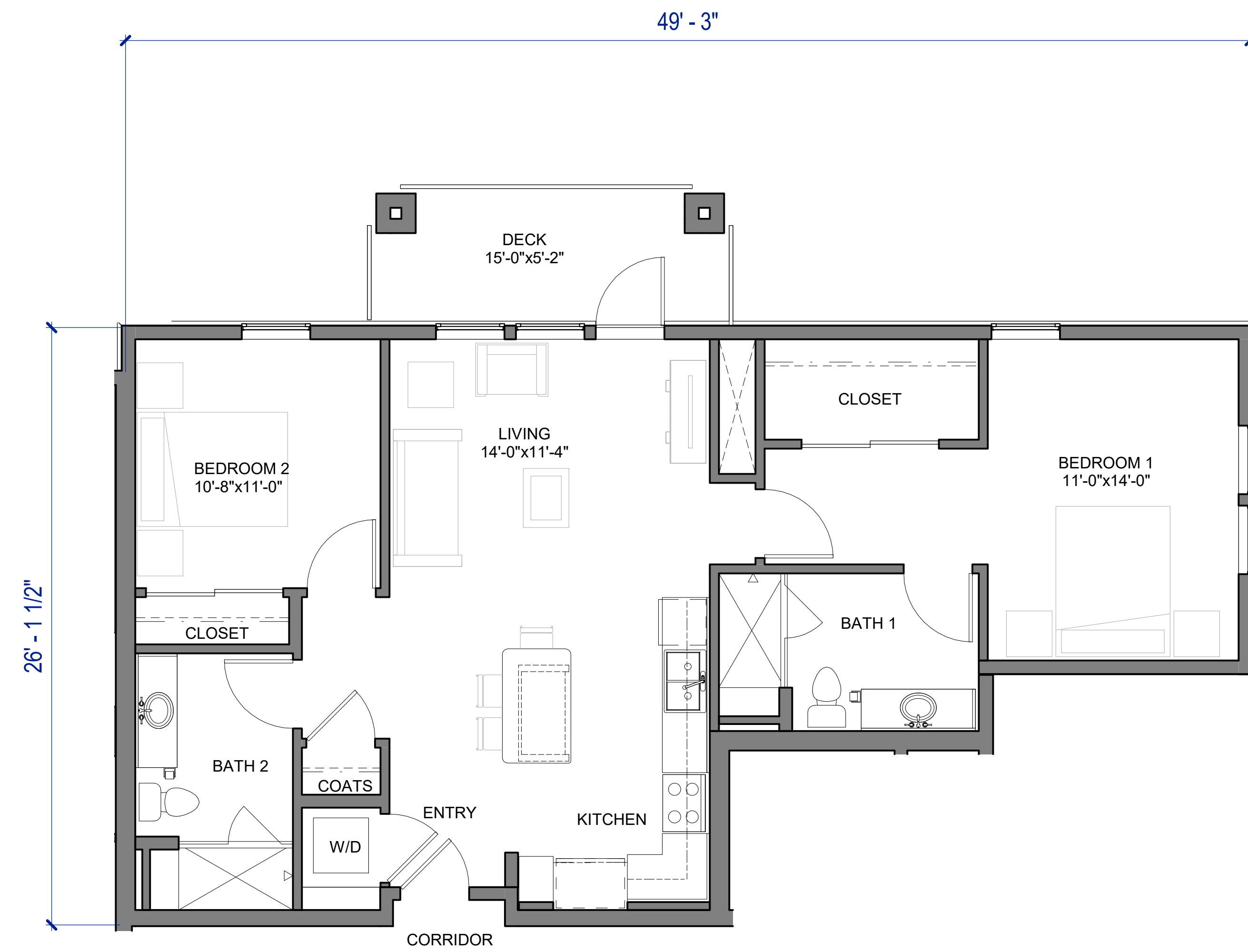


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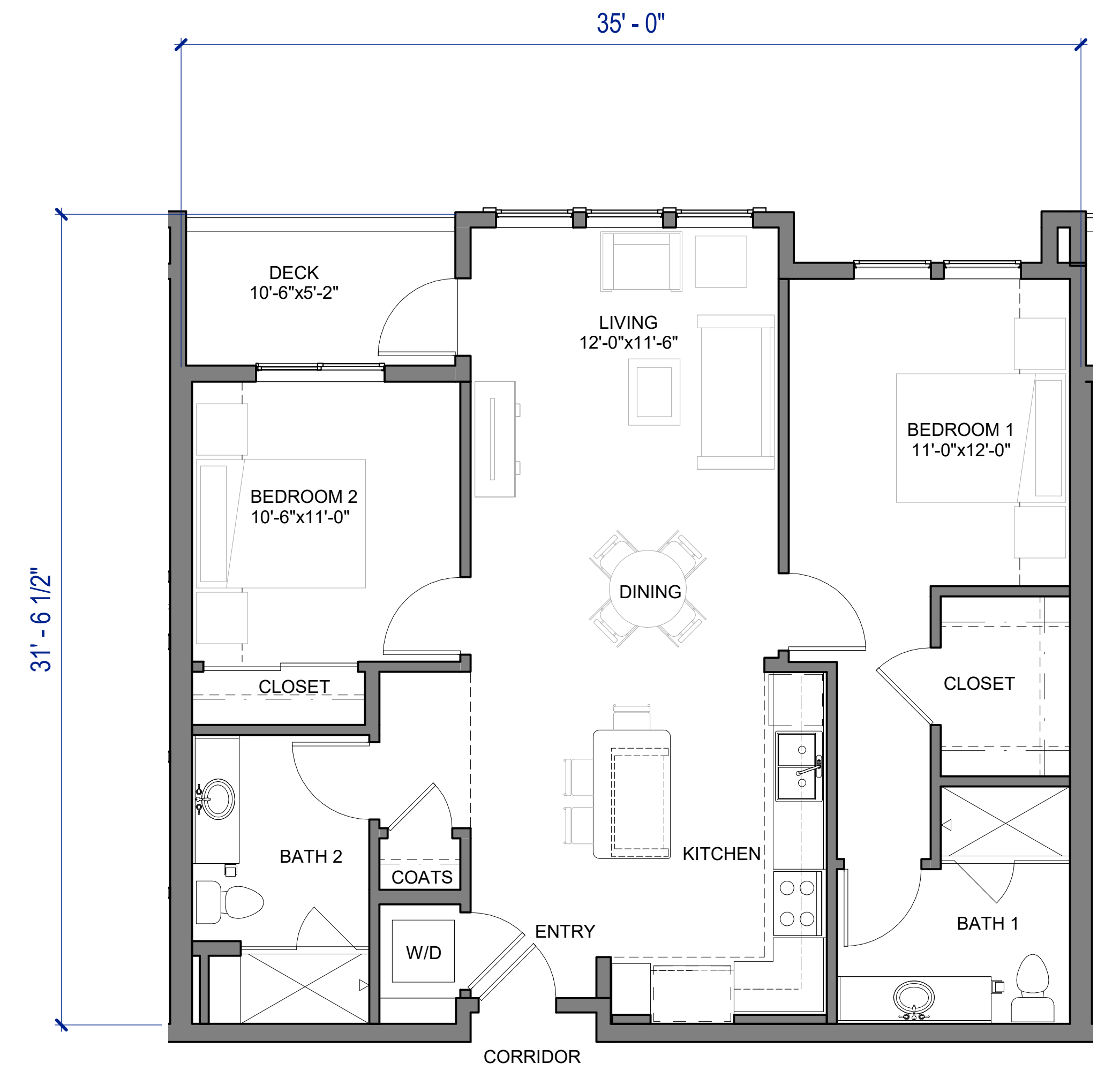
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UNIT C3 FLOOR PLAN | 3
1/4" = 1'-0"



UNIT C2 FLOOR PLAN | 2
1/4" = 1'-0"



UNIT C1 FLOOR PLAN | 1
1/4" = 1'-0"

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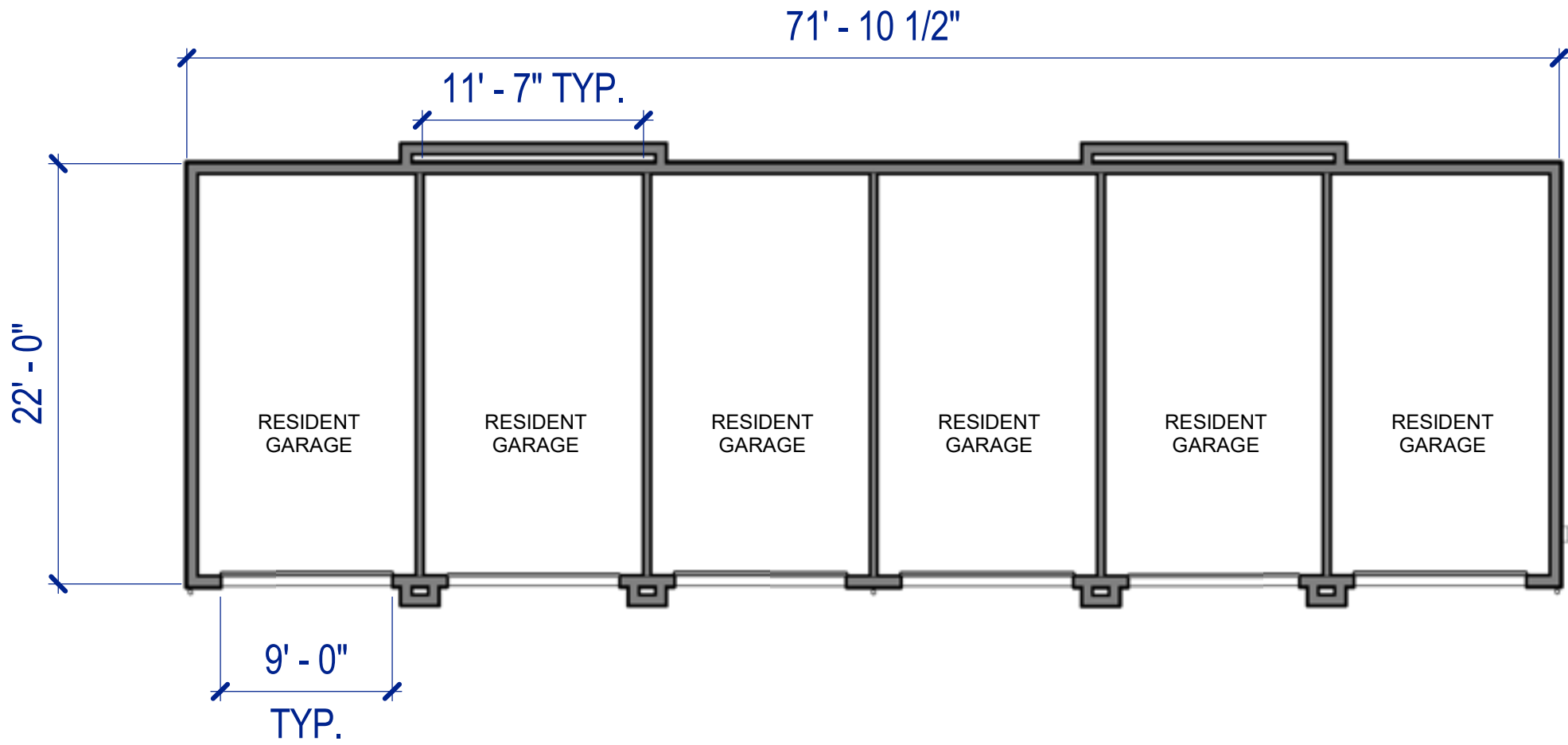
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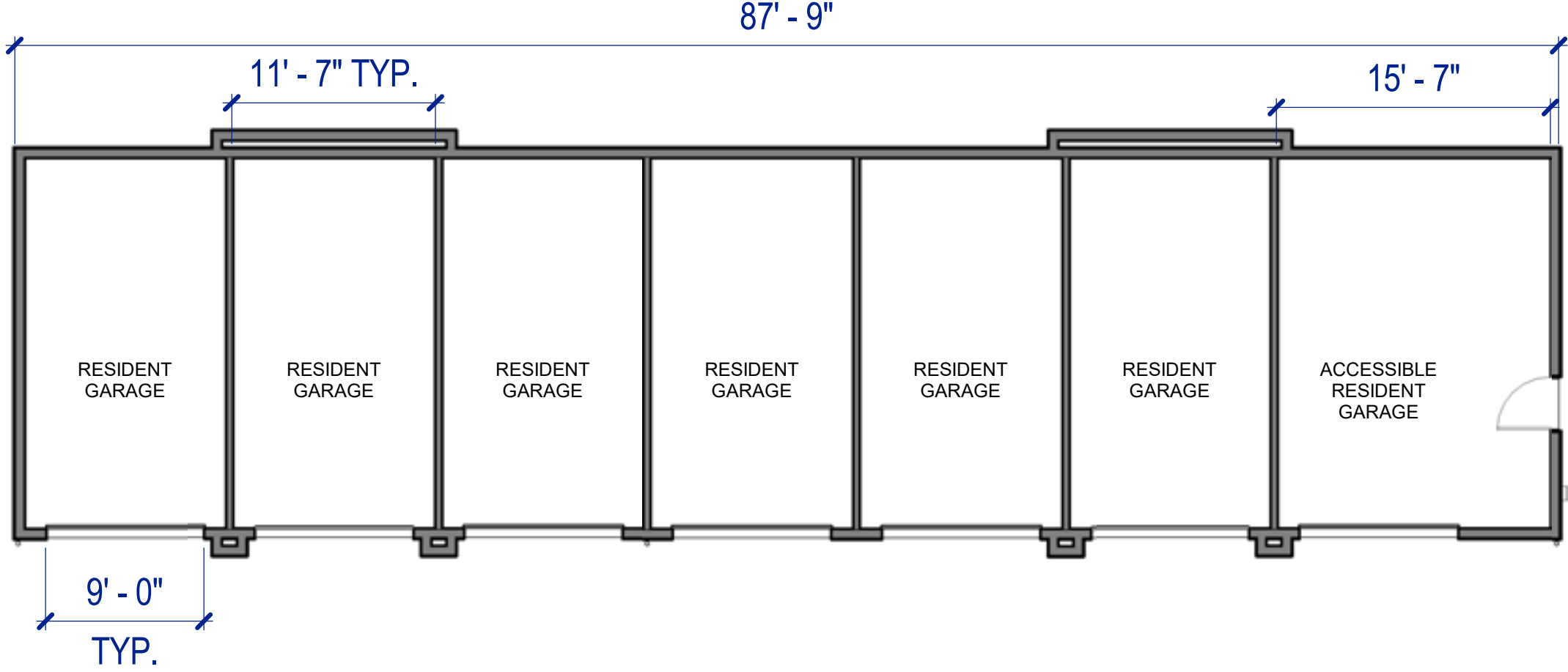
UNIT PLANS

DATE: 7/21/2017
PROJECT NO: 1221-0002
SCALE:
SHEET: A15

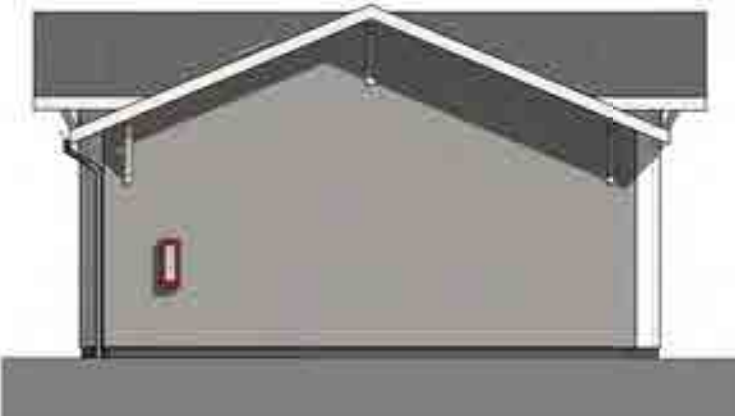




6-PLEX GARAGE FLOOR PLAN
1/8" = 1'-0"



7-PLEX GARAGE FLOOR PLAN
1/8" = 1'-0"



GARAGE - TYPICAL SIDE ELEVATION
1/8" = 1'-0"



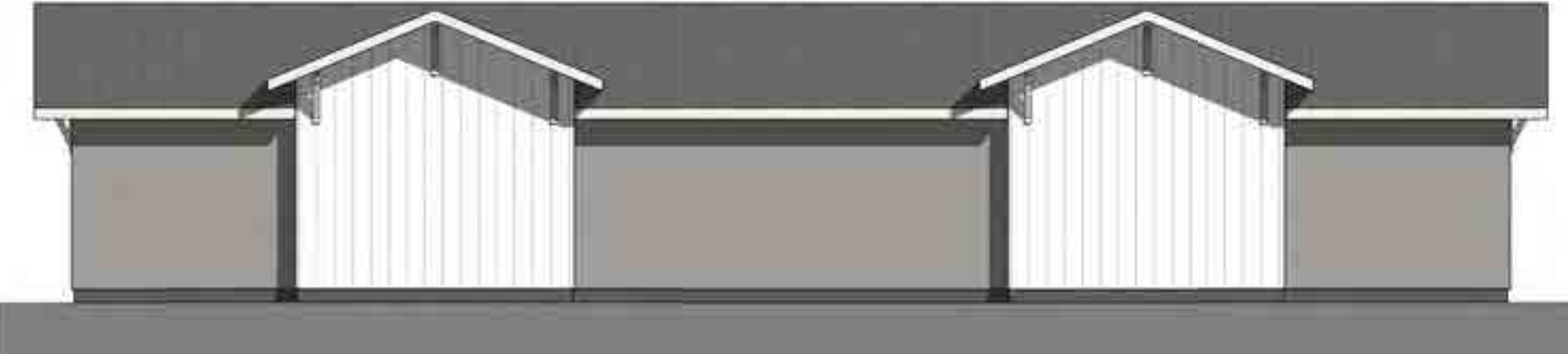
6-PLEX GARAGE - FRONT ELEVATION
1/8" = 1'-0"



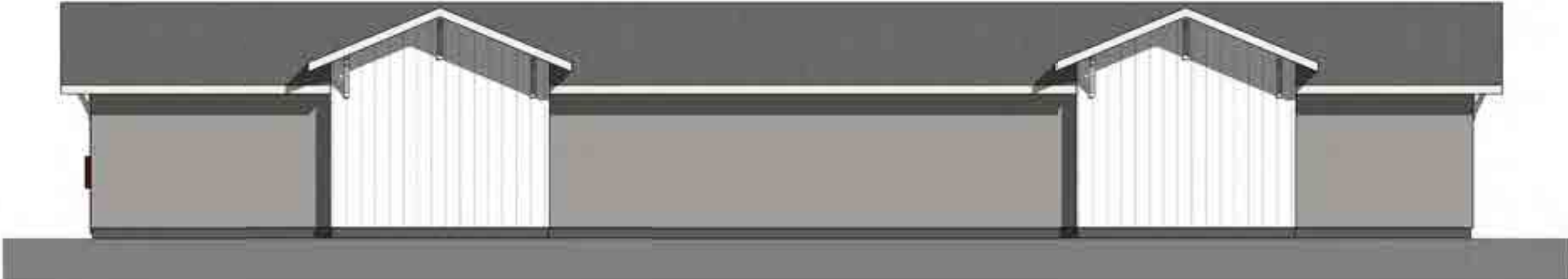
7-PLEX GARAGE - FRONT ELEVATION
1/8" = 1'-0"



7-PLEX GARAGE - RIGHT SIDE ELEVATION
1/8" = 1'-0"



6-PLEX GARAGE - REAR ELEVATION
1/8" = 1'-0"



7-PLEX GARAGE - REAR ELEVATION
1/8" = 1'-0"

BROADSTONE ACTIVE ADULT COMMUNITY
NCRSP PARCEL 44, ROSEVILLE

ROSEVILLE, CA

GARAGE BUILDINGS

DATE: 7/21/2017
PROJECT NO: 1221-0002
SCALE: 1/8" = 1'-0"
SHEET: A16





Asphalt Shingle Roof

Trim / Corbles / Vinyl Window Frames



Metal Railings



Plaster Base 1



Lap Siding Color



Plaster Base 2



Cementitious Shingle Siding



Plaster Base 3



Stone Wall Base

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A2.0 - CONCEPTUAL FIRST FLOOR PLAN 62,125 SF

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UNIT COUNT - Second Floor

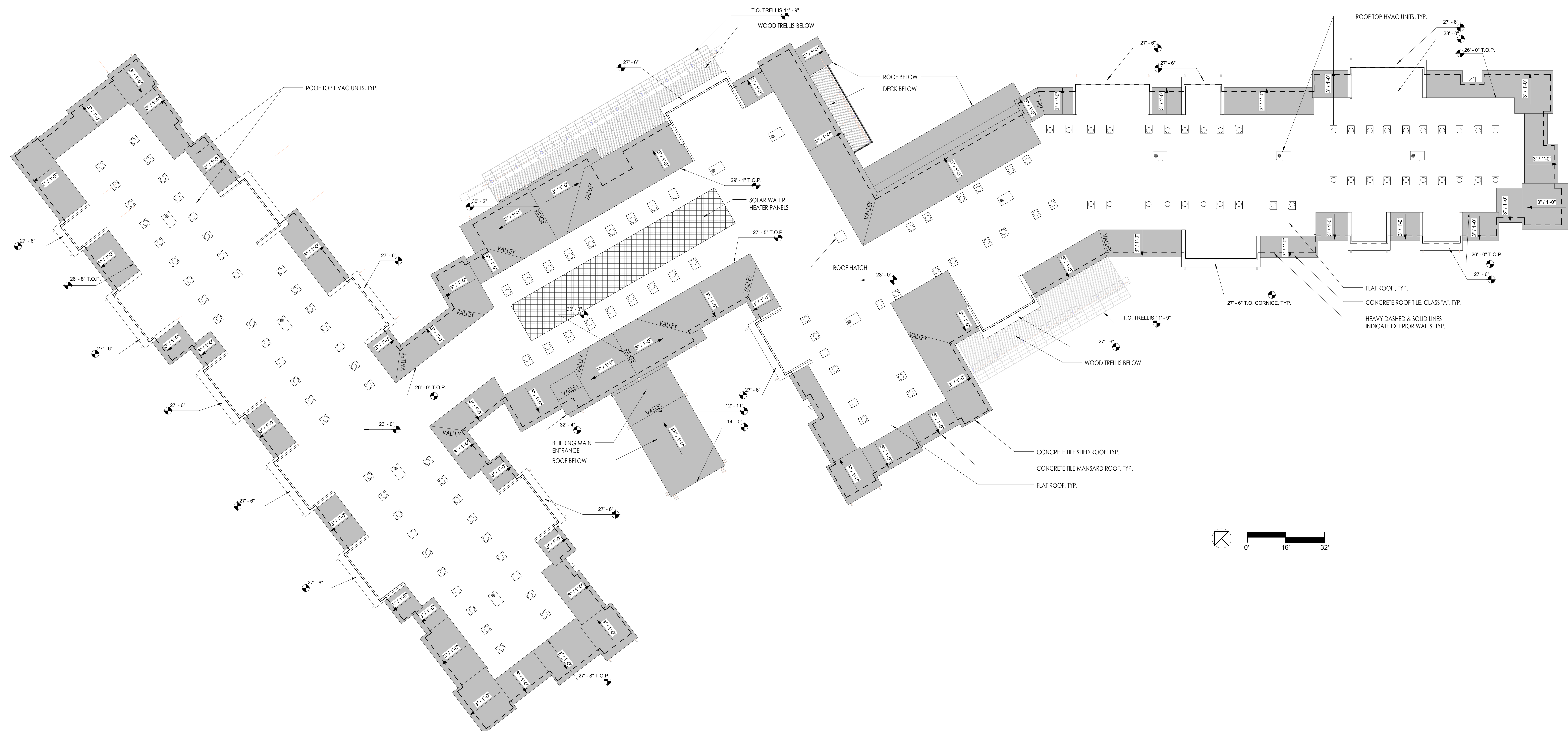
ASSISTED LIVING:	UNITS	BEDS
STUDIO	27	27
1 - BED	33	33
2 - BED	06	12
TOTAL	66	72



A2.1 - CONCEPTUAL SECOND FLOOR PLAN 58,320 SF

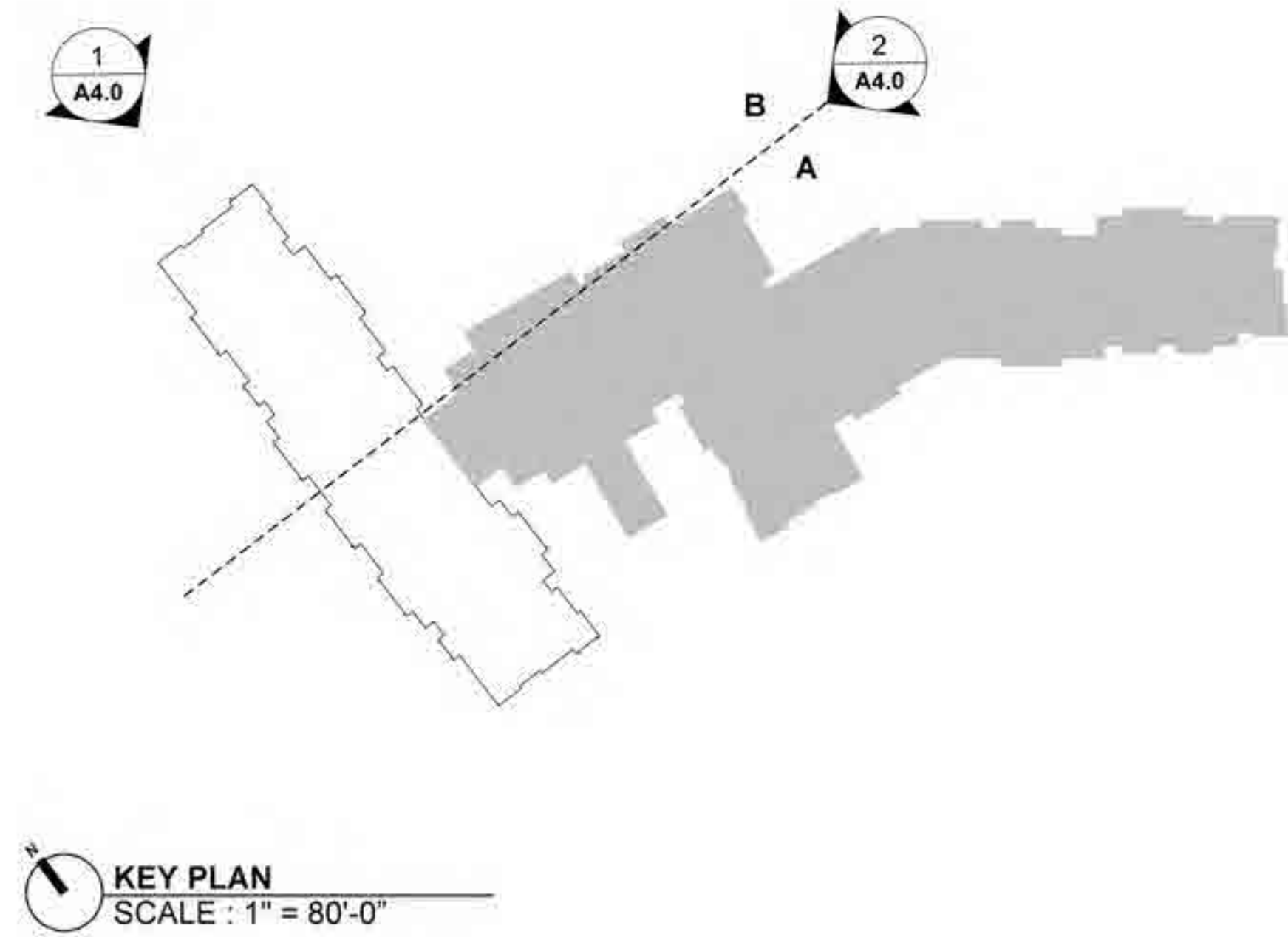
DESIGN REVIEW PERMIT APPLICATION | HOLDEN OF ROSEVILLE | NCRSP PARCEL 44, ROSEVILLE





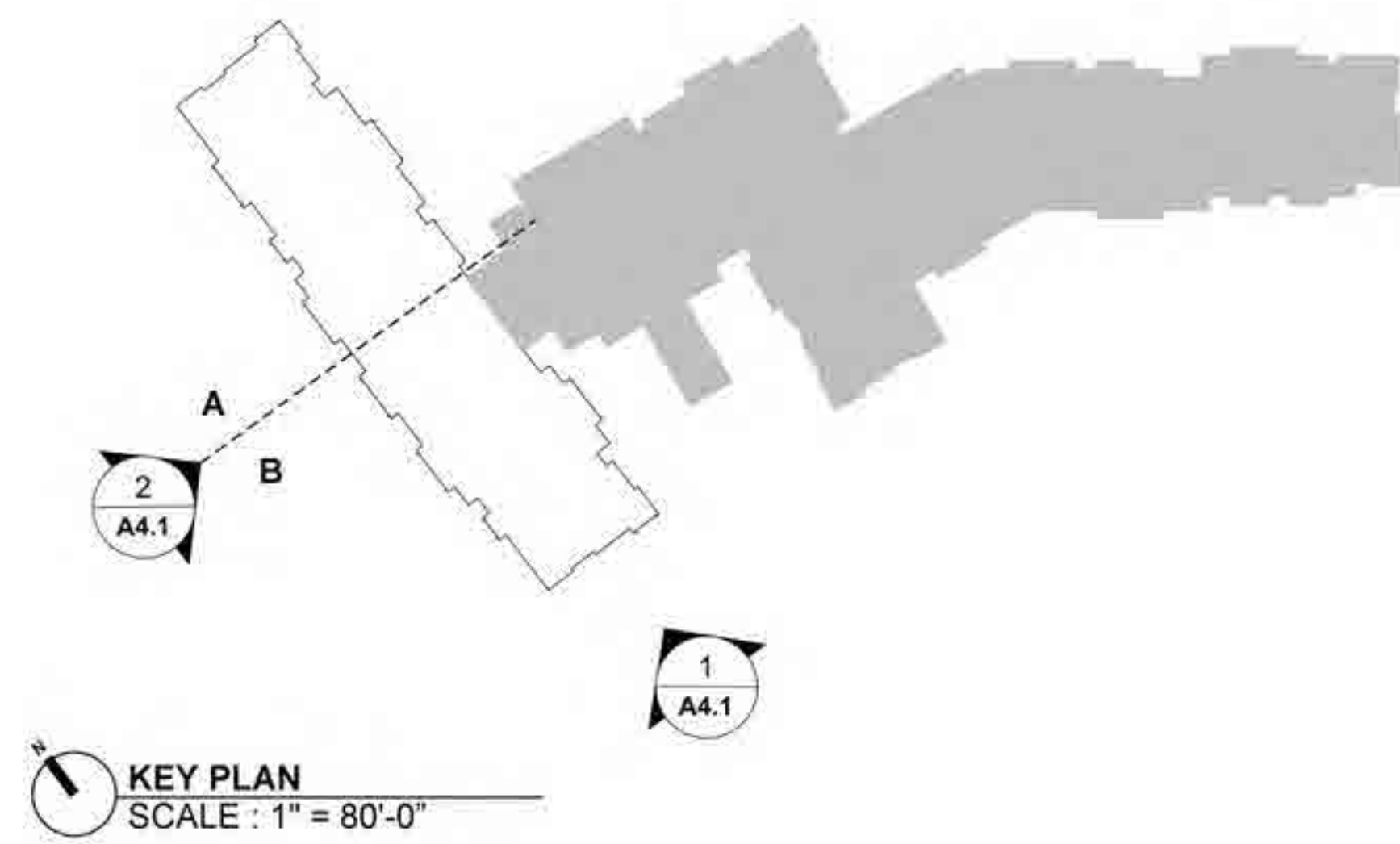
A2.2 - CONCEPTUAL ROOF PLAN

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A4.0 - CONCEPTUAL EXTERIOR ELEVATIONS

DESIGN REVIEW PERMIT APPLICATION | HOLDEN OF ROSEVILLE | NCRSP PARCEL 44, ROSEVILLE



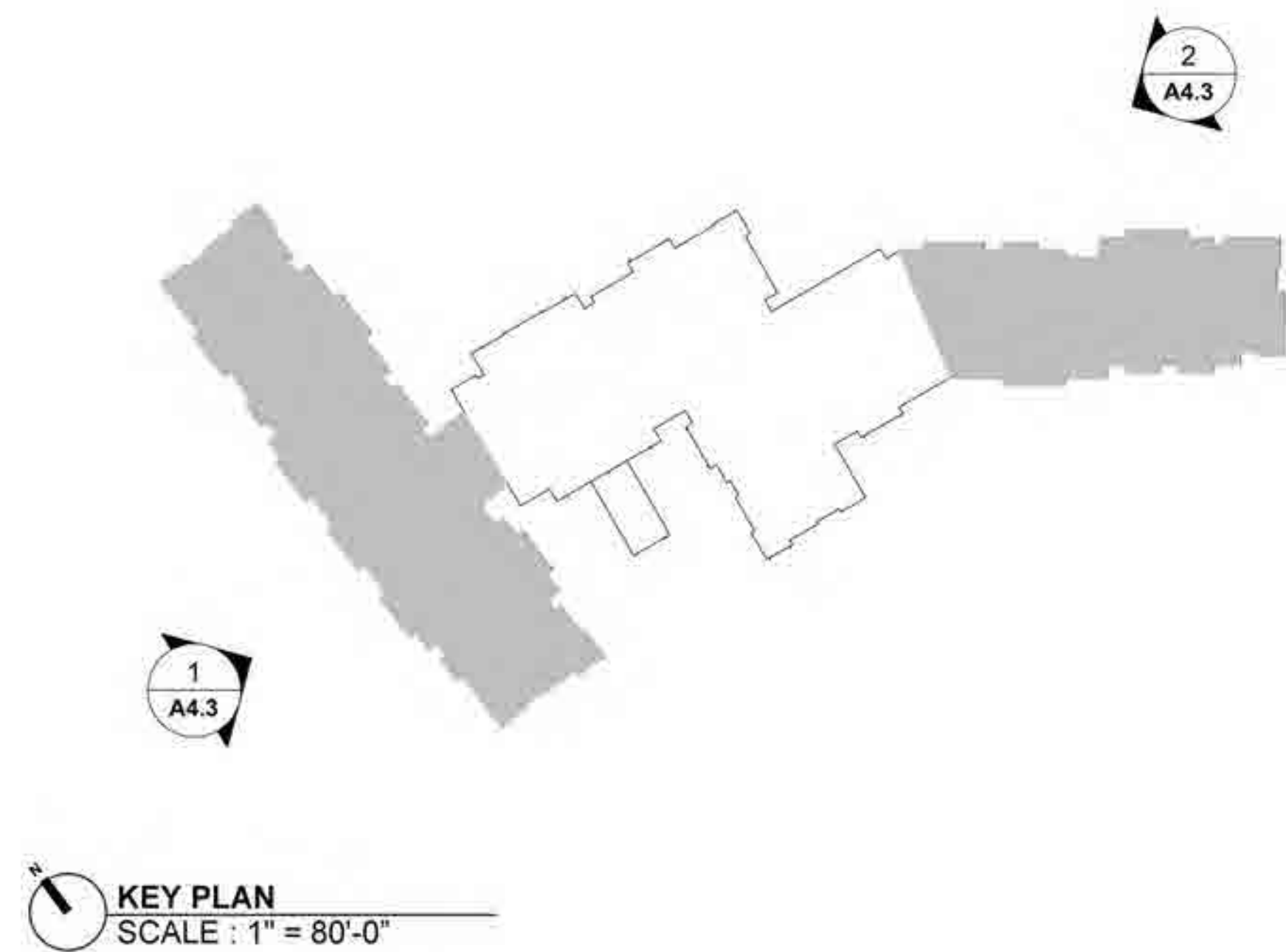
A4.1 - CONCEPTUAL EXTERIOR ELEVATIONS

DESIGN REVIEW PERMIT APPLICATION | HOLDEN OF ROSEVILLE | NCRSP PARCEL 44, ROSEVILLE



A4.2 - CONCEPTUAL EXTERIOR ELEVATIONS

DESIGN REVIEW PERMIT APPLICATION | HOLDEN OF ROSEVILLE | NCRSP PARCEL 44, ROSEVILLE



A4.3 - CONCEPTUAL EXTERIOR ELEVATIONS

DESIGN REVIEW PERMIT APPLICATION | HOLDEN OF ROSEVILLE | NCRSP PARCEL 44, ROSEVILLE



A4.4 - CONCEPTUAL EXTERIOR ELEVATIONS

DESIGN REVIEW PERMIT APPLICATION | HOLDEN OF ROSEVILLE | NCRSP PARCEL 44, ROSEVILLE



1 MAIN ENTRY & DROP-OFF



2 POOLSIDE COURTYARD



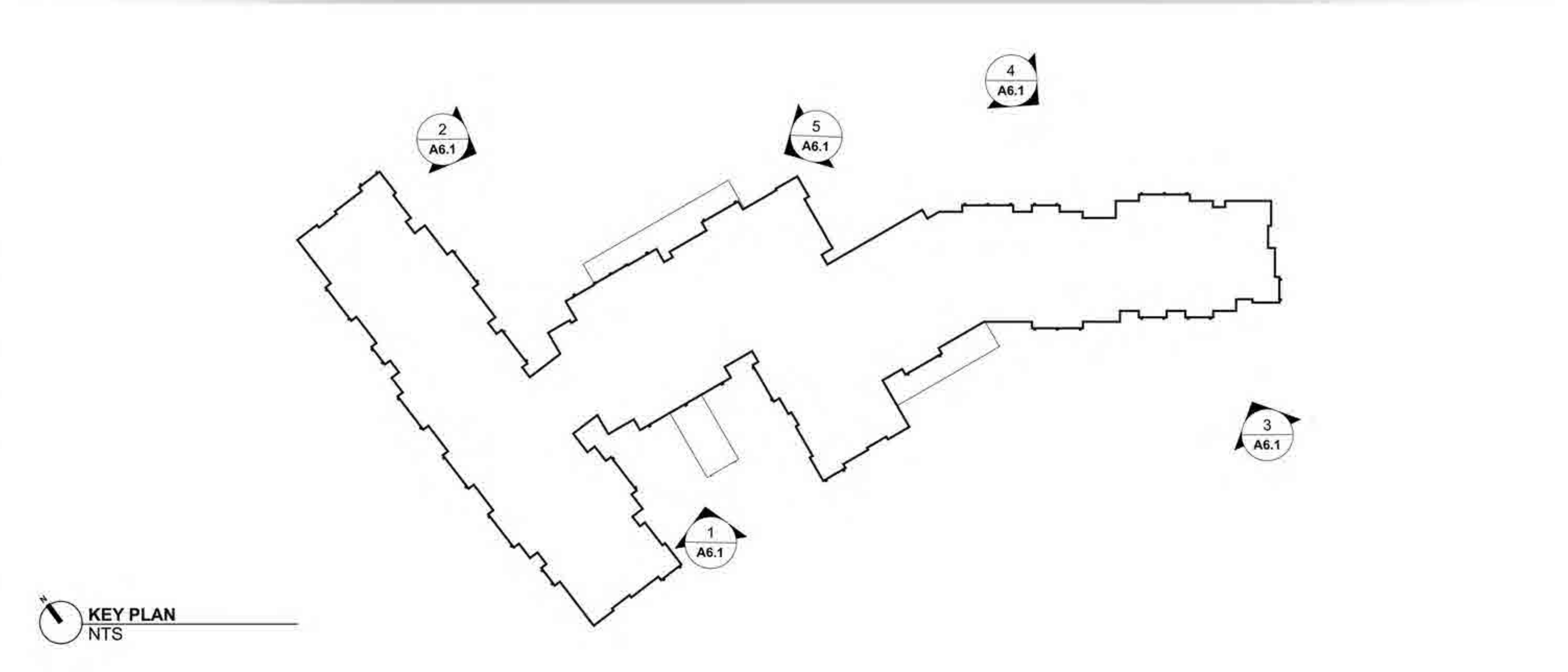
3 BUILDING STREET FRONT



4 BACK OF BUILDING



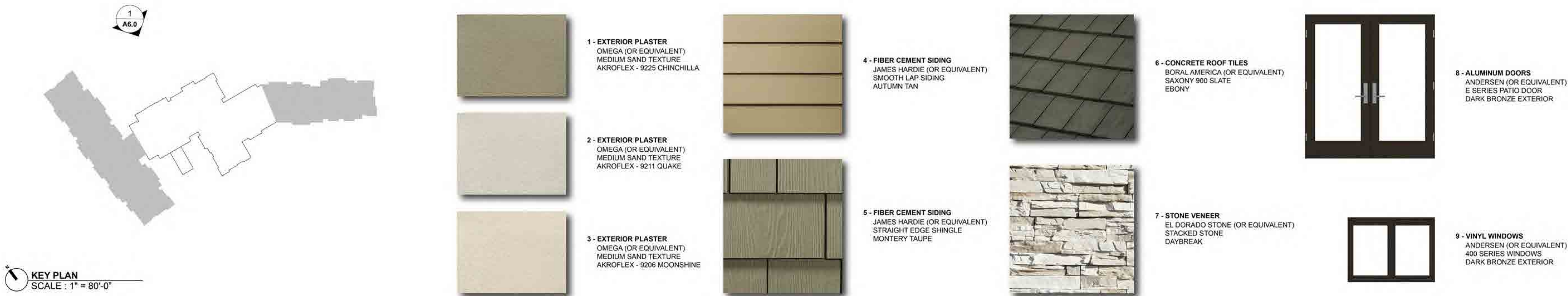
5 SHADED OUTDOOR SEATING AREA



KEY PLAN
NTS

A6.0 - 3D ILLUSTRATIVES

DESIGN REVIEW PERMIT APPLICATION | HOLDEN OF ROSEVILLE | NCRSP PARCEL 44, ROSEVILLE



A4.5 - CONCEPTUAL MATERIALS AND COLORS BOARD

DESIGN REVIEW PERMIT APPLICATION | HOLDEN OF ROSEVILLE | NCRSP PARCEL 44, ROSEVILLE

Exhibit U

PROJECT STATISTICS:
ZONING: R3/DS/SA-NC
LAND USE: ATTACHED HOUSING/DESIGN STANDARDS/SPECIAL AREA
APN: 363-011-047
OWNER/DEVELOPER:
ALLIANCE RESIDENTIAL
477 PACIFIC AVENUE, SUITE ONE
SAN FRANCISCO, CA 94137
TELEPHONE: 415-773-6150 EXT 105
CONTACT: PETER SOLAR
SURVEYOR:
BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
TELEPHONE: 408-467-9136
CONTACT: JOHN KOROYAN, P.L.S. NO. 8883
JKOROYAN@BKF.COM

PARKING DATA:

BROADSTONE ACTIVE ADULT COMMUNITY (PARCEL 1):

	PROVIDED	REQUIRED
STANDARD PARKING	60	211*
CARPORT PARKING	129	-
GARAGE PARKING	70	-
ACCESSIBLE PARKING	8	8
ACCESSIBLE VAN PARKING	2	2
TOTAL PARKING:	269 STALLS	221 STALLS
BIKE PARKING:	22	22**

* (1/UNIT + 1/10 UNITS GUEST)
** (1/10 REQUIRED PARKING STALLS)

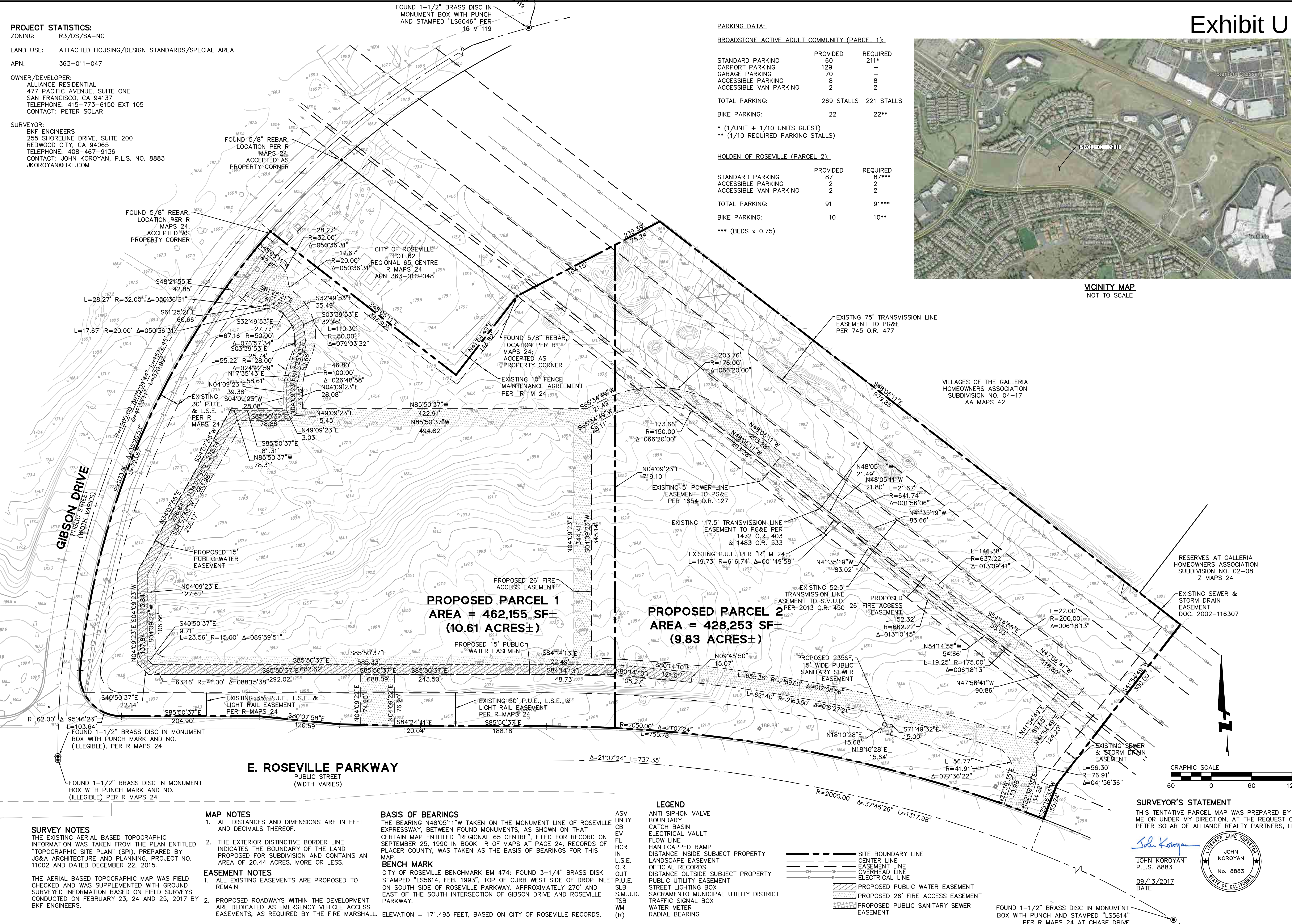
HOLDEN OF ROSEVILLE (PARCEL 2):

	PROVIDED	REQUIRED
STANDARD PARKING	87	87***
ACCESSIBLE PARKING	2	2
ACCESSIBLE VAN PARKING	2	2
TOTAL PARKING:	91	91***
BIKE PARKING:	10	10**

*** (BEDS x 0.75)



VICINITY MAP
NOT TO SCALE



DRAWING NAME: K:\2016\Highland\Reserve-PP\ENG\TPM\TPM-HIGHLAND.dwg
PLOT DATE: 09-13-17
PLOT BY: webi

SURVEY NOTES
THE EXISTING AERIAL BASED TOPOGRAPHIC INFORMATION WAS TAKEN FROM THE PLAN ENTITLED "TOPOGRAPHIC SITE PLAN" (SPI), PREPARED BY JG&A ARCHITECTURE AND PLANNING, PROJECT NO. 11002 AND DATED DECEMBER 22, 2015.
THE AERIAL BASED TOPOGRAPHIC MAP WAS FIELD CHECKED AND WAS SUPPLEMENTED WITH GROUND SURVEYED INFORMATION BASED ON FIELD SURVEYS CONDUCTED ON FEBRUARY 23, 24 AND 25, 2017 BY BKF ENGINEERS.

MAP NOTES
1. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. THE EXTERIOR DISTINCTIVE BORDER LINE INDICATES THE BOUNDARY OF THE LAND PROPOSED FOR SUBDIVISION AND CONTAINS AN AREA OF 20.44 ACRES, MORE OR LESS.
EASEMENT NOTES
1. ALL EXISTING EASEMENTS ARE PROPOSED TO REMAIN
2. PROPOSED ROADWAYS WITHIN THE DEVELOPMENT ARE DEDICATED AS EMERGENCY VEHICLE ACCESS EASEMENTS, AS REQUIRED BY THE FIRE MARSHALL.

BASIS OF BEARINGS
THE BEARING N48°05'11"W TAKEN ON THE MONUMENT LINE OF ROSEVILLE EXPRESSWAY, BETWEEN FOUND MONUMENTS, AS SHOWN ON THAT CERTAIN MAP ENTITLED "REGIONAL 65 CENTRE", FILED FOR RECORD ON SEPTEMBER 25, 1990 IN BOOK R OF MAPS AT PAGE 24, RECORDS OF PLACER COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.
BENCH MARK
CITY OF ROSEVILLE BENCHMARK BM 474: FOUND 3-1/4" BRASS DISK STAMPED "LS5614, FEB. 1993", TOP OF CURB WEST SIDE OF DROP INLET ON SOUTH SIDE OF ROSEVILLE PARKWAY, APPROXIMATELY 270' AND EAST OF THE SOUTH INTERSECTION OF GIBSON DRIVE AND ROSEVILLE PARKWAY.
ELEVATION = 171.495 FEET, BASED ON CITY OF ROSEVILLE RECORDS.

LEGEND
ANTI SIPHON VALVE
BOUNDARY
CATCH BASIN
ELECTRICAL VAULT
FLOW LINE
HANDICAPPED RAMP
DISTANCE INSIDE SUBJECT PROPERTY
LANDSCAPE EASEMENT
OFFICIAL RECORDS
DISTANCE OUTSIDE SUBJECT PROPERTY
PUBLIC UTILITY EASEMENT
STREET LIGHTING BOX
SACRAMENTO MUNICIPAL UTILITY DISTRICT
TRAFFIC SIGNAL BOX
WATER METER
RADIAL BEARING

--- SITE BOUNDARY LINE
--- CENTER LINE
--- EASEMENT LINE
--- OVERHEAD LINE
--- ELECTRICAL LINE
--- PROPOSED PUBLIC WATER EASEMENT
--- PROPOSED 26' FIRE ACCESS EASEMENT
--- PROPOSED PUBLIC SANITARY SEWER EASEMENT

SURVEYOR'S STATEMENT
THIS TENTATIVE PARCEL MAP WAS PREPARED BY ME OR UNDER MY DIRECTION, AT THE REQUEST OF PETER SOLAR OF ALLIANCE REALTY PARTNERS, LLC.
John Koroian
JOHN KOROYAN
P.L.S. 8883
09/13/2017
DATE
9/13/2017
DATE
JOHN KOROYAN
P.L.S. 8883
STATE OF CALIFORNIA
Date: 09/13/17
Scale: 1"=60'
Design: JK
Drawn: LW
Approved: JK
Job No: 160358
Drawing Number:

EXHIBIT V

NCRSP PCL44 BROADSTONE HOLDEN – 1035 ROSEVILLE PARKWAY – FILE # PL17-0132

The Initial Study/Negative Declaration is available online at http://www.roseville.ca.us/gov/development_services/planning/environmental_documents_n_public_notices.asp.

Errata

Initial Study & Environmental Checklist

NCRSP Parcel 44 Broadstone Senior Apartments/Holden Assisted Living (PL-17-0132)

The errata listed below merely clarifies, amplifies, or makes insignificant modifications to the Initial Study and Environmental Checklist. It does not change any of the findings or conclusions of the Initial Study & Environmental Checklist and does not constitute significant new information pursuant to CEQA Guidelines Section 15088.5. The following edits are incorporated into the NCRSP PCL 44 Broadstone Senior Apartments/Holden Assisted Living Initial Study (PL17-0132) with this errata:

1. Throughout document. The address of the project is 1035 Roseville Parkway. References to E. Roseville Parkway should be Roseville Parkway.
2. Page 38, Public Services, Section XIII, Subsection b). Pursuant to the previous Development Agreement for the project ~~area~~, the property owner ~~developer will be required to pay~~ paid fees into a Community Facilities District which provides funding for police services.
3. Page 39, Public Services, Section XIII, Subsection d). Pursuant to ~~the Development Agreement~~ the conditions of approval for the project ~~area~~, the developer will be required to pay park fees ~~into a Community Facilities District which provides~~ to provide funding for park services.

EXHIBIT V

NCRSP PCL44 BROADSTONE HOLDEN – 1035 ROSEVILLE PARKWAY – FILE # PL17-0132

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