AGENDA
September 13, 2018

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

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

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

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

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

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

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

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

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

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENTS

5. CONSENT CALENDAR

5.1. MINUTES OF AUGUST 23, 2018

6. REQUESTS/PRESENTATIONS

6.1. MEASURE B UPDATE

Informational item, no action required.

6.2. NRSP PCL DC-30 AND DC-33 – DIAMOND CREEK RESIDENTIAL – 1550 PARKSIDE WAY – FILE # PL-18-0106

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

8. ADJOURNMENT

PLANNING COMMISSION COMMUNICATION

Title: MINUTES OF AUGUST 23, 2018
Contact:

Meeting Date: 9/13/2018
Item #: 5.1.

ATTACHMENTS:

Description

Draft Minutes of August 23, 2018

DRAFT MINUTES
August 23, 2018

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

1. CALL TO ORDER
Chair Krafka called the meeting to order at 7:00 p.m.

2. ROLL CALL
Commissioner Brashears – Present
Commissioner Caporusso – Present
Commissioner Dohner – Present
Commissioner Houdesheldt – Present
Commissioner Jensen - Present
Commissioner Mendonsa – Present
Chair Krafka – Present

3. PLEDGE OF ALLEGIANCE
Commissioner Jensen led those in attendance in the Pledge of Allegiance.

4. PUBLIC COMMENTS
Chair Krafka opened the Public Comment. Krista Bernasconi, former Planning Commission member and Chair, spoke to the Commission regarding her tenure as a Planning Commissioner. Staff and members of the Commission thanked Krista for her eight years of service on the Planning Commission. Hearing no other comments, Chair Krafka closed the Public Comment.

5. CONSENT CALENDAR
5.1. MINUTES OF AUGUST 9, 2018

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

The motion passed with the following roll call vote:
Ayes: Brashears, Caporusso, Dohner, Jensen, Mendonsa, Krafka
Noes: None
Abstain: Houdesheldt

6. REQUESTS/PRESENTATIONS

6.1. WRSP PCL W-28 & W-29 – WESTPARK VILLAGE CENTER DRRS – 3101 VILLAGE PLAZA DR – FILE # PL18-0099.

Assistant Planner, Kinnie Shallow, presented the staff report and responded to questions.

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

Ed Griffith, K. Hovnanian Homes, 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 recommendation.

Public Comment

- None

Commissioner Comments:

- Are there any concerns from the neighbors?

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

MOTION

Commissioner Houdesheldt made the motion, seconded by Commissioner Brashears, to:

A. Adopt the two (2) findings of fact and approve the Design Review Permit for Residential Subdivision subject to twenty-eight (28) conditions of approval.

The motion passed with the following roll call vote:

Ayes: Brashears, Caporusso, Dohner, Houdesheldt, Jensen, Mendonsa, Krafka
Noes: None
Abstain: None

7. COMMISSIONER / STAFF REPORT

7.1. ELECTION OF PLANNING COMMISSION VICE CHAIR

MOTION

Commissioner Houdesheldt made the motion, seconded by Commissioner Jensen, to appoint Commissioner Caporusso as the Planning Commission Vice Chair.

The motion passed with the following roll call vote:

Ayes: Brashears, Caporusso, Dohner, Houdesheldt, Jensen, Mendonsa, Krafka
Noes: None
Abstain: None

Staff Reports:

- There will be a short Measure B presentation at the September 13, 2018 Planning Commission Meeting.

Commissioner Reports:

- None

8. ADJOURNMENT

Chair Krafka asked for a motion to adjourn the meeting.

MOTION

Commissioner Houdesheldt made the motion, seconded by Commissioner Jensen, to adjourn the meeting.

The motion passed unanimously at 7:25 p.m.

PLANNING COMMISSION COMMUNICATION

Title: MEASURE B UPDATE
Contact:

Meeting Date: 9/13/2018
Item #: 6.1.

PLANNING COMMISSION COMMUNICATION

Title:	NRSP PCL DC-30 AND DC-33 – DIAMOND CREEK RESIDENTIAL – 1550 PARKSIDE WAY – FILE # PL-18-0106
Contact:	

Meeting Date: 9/13/2018
Item #: 6.2.

ATTACHMENTS:

Description

Diamond Creek Residential (PL18-0106) Memorandum

Staff Report

Attachment 1 Non-Residential Conversion Policy

Attachment 2 Fiscal Study

Attachment 3 Parking Analysis

Attachment 4 Water Demand Memorandum

Attachment 5 Table of Applicable Mitigation

Exhibit A General Plan Change Pages

Exhibit B Land Use Amendments

Exhibit C NRSP Change Pages

Exhibit D Subdivision Map

Exhibit E Site Development Plan

Exhibit F Grading Plan

Exhibit G Utility Plan

Exhibit H Landscape Plan

Exhibit I Elevations

Exhibit J Development_Standards

Exhibit K Arborist Report

Exhibit L Addendum

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION
311 Vernon Street, Roseville, CA 95678 (916) 774-5276

MEMORANDUM

To: Planning Commission

From: Lauren Hocker, Associate Planner

Date: September 13, 2018

Re: Diamond Creek Residential (PL18-0106)

The purpose of this memorandum is to update the Planning Commission on the above-referenced project, which is Item 6.2 of today's September 13, 2018 Planning Commission hearing. This memorandum addresses the City's Non-Residential Conversion Policy, correspondence received since publication of the staff report, and changes and conditions staff are recommending in response to neighborhood concerns.

Non-Residential Conversion

The City's Non-Residential Conversion policy is discussed beginning on page three of the staff report. In order to convert non-residential property, City policy requires a project to provide a "specific public benefit, which may be in the form of a fee." The staff report states that the applicant and staff were in the process of determining the appropriate public benefit, and that a final proposal would be provided by the time of the hearing. In exploring the required public benefit and the conversion of non-residential land, staff sought to achieve the following:

- Consistency with prior decisions regarding public benefit fees
- Ensuring the project would not have a negative impact to the City's General Fund, on an ongoing basis

Staff researched the prior project approvals in the immediate area (Parcels DC-30, -31, and -33) to evaluate the precedent for this area. In 2002, the parcels in question were designated Community Commercial (CC) with an anticipated 351,298 square feet of commercial building area. In 2007, land use amendments were approved to change DC-31 from CC to Medium Density Residential (MDR) and High Density Residential (HDR), with 131 and 352 units, respectively. The Development Agreement for the area was amended to require a public benefit fee in the amount of $1,530 per single-family unit (Low Density Residential and MDR) and $1,010 per multi-family unit (HDR).

In 2014, a further amendment reduced the number of approved units by 271 units— from 352 attached HDR units to 81 detached HDR units. The current project before the Commission would convert a 4.4-acre commercial area to 57 HDR units. Therefore, the total number of HDR units (138) is still well below the 352 HDR units approved for these parcels within Diamond Creek in 2007. In recent projects, where a land use change has resulted in the introduction of new (unanticipated) units to a Specific Plan, the negotiated public benefit fee has been $5,000 per unit. Since the current project is not introducing new units to the Specific Plan area staff feels it is appropriate to continue using the public benefit fee associated with the 2007 project of $1,010 per HDR unit. The applicant has agreed to this public benefit fee.

Neighborhood Concerns

Attached to this memorandum are all comments received as of memorandum publication. Neighborhood concerns have covered multiple topics, but the most common concerns include: project noticing, density, traffic, and parking. As indicated in the staff report, the project was brought to the Blue Oaks Neighborhood Association, but most of the commenters indicate they either did not know about or were unable to attend the neighborhood meeting, so have either heard about the project from the hearing notice or by word-of-mouth. Over the last week, staff has been discussing the project with neighbors via e-mail and on the phone, to get a clear understanding of the nature of the concerns, and whether there are any modifications which could be made to address them. The applicant has also spoken with neighbors, and has met some individuals on the

site to walk the property and discuss concerns. In response, staff and the applicant have developed a proposed plan modification. The modification includes the following:

- Widening McCloud Way by four feet to accommodate parallel parking on the western side of the street (protected by landscape pop-outs), so that that parking does not impact the existing paved travel lanes of the street.
- Designating the area from the Parkside Way roundabout to Lot 9 as a no parking zone, on both sides of the street.

Staff has developed a condition of approval to ensure these design changes are implemented (see next section).

Conditions of Approval

Staff is recommending the following changes to the Conditions of Approval:

- Conditions 7 and Condition 10 are duplicates. Staff recommends striking Condition 10.

- Add a new Condition 10 reading as follows: McCloud Way, adjacent to lots 10 through 15, shall be widened by 4 ft. to the City's standard detail design for a primary residential roadway. Landscape "pop-outs" may be designed within the widened area to accommodate additional landscaping, as approved by engineering. In addition, McCloud Way from Parkside Way to Lot 9 shall not allow parking on either side of the street. (Engineering)

- It has been suggested that in addition to the Major Project Permit (MPP) Condition 4 prohibiting expansion of use within the equipment yard unless a Modification of the MPP is approved, there should be a condition requiring a deed notice for the adjacent lots. Therefore, staff recommends new Condition 11 reading as follows: To ensure purchasers of Lot 55 and 56 are made aware of their proximity to the equipment yard, and the potential for nuisance noise and the nature of activities in the yard, purchasers shall be provided with a deed disclosure or similar notice approved by the City Attorney, prior to completion of the purchase agreement.

Striking Condition 10 and adding two new conditions will change the total number of conditions. Therefore, if action is taken to approve the project, it would be as follows:

> Adopt the findings of fact as stated in the staff report and approve the **Tentative Subdivision Map – 1550 Parkside Way – NRSP PCL DC-30 and DC-33 - Diamond Creek Residential – PL18-0106** subject to seventy-five (75) conditions of approval.

Please contact me at lhocker@roseville.ca.us or at 916-774-5272 if you have any concerns.

Hocker, Lauren

From: Jennifer Ackerson <jackerson1@hotmail.com>
Sent: Wednesday, September 12, 2018 3:49 PM
To: Hocker, Lauren
Subject: High Density Housing Proposal - Meeting on Sept. 13th

Hello Ms. Hocker,

I was told there was a Planning Commission meeting tomorrow evening regarding rezoning land near Parkside Way and McCloud Way. I believe this to be the vacant area that is near La Provence restaruant. Unfortuntatly I wont be able to attend the meeting but wanted to share with you some thoughts I had regarding the rezoning of the area.

My understanding is that the area was originally to have mixed use/office space built there. It is now being considered for another high density housing project. I love the high density housing projects that have already been built adjacent to that space. There are three of them - two Lennar developments and Molly's Walk, a BlackPine community. In fact, I loved them so much, I actually purchased one. I am currently a home owner in Molly's Walk. Hoever, while I adore my little community and my neighbors in the Lennar developments, I am not blide to some of the problems we are already experiencing due to the high number of homes that have been build in a relativly small amount of land.

In order to keep this relativily short, I will get right two my two major concerns: parking and traffic. Already the streets in the current high density neighborhoods are lined with vehicles. There simply is not enough parking for all who currently live in the area. While the homes do have garages - and I know first hand than many residences in Molly's Walk use them to park vehicles - many residents either do not fully utilize their garages to park their vehicles or they have more than two cars and there for still need street parking. It is somewhat unsightly to see the streets always lined with cars. Additionally, there is no parking left if guests happen to visit. There is just no more room.

Traffic wise, there is already a ton of vehicles utilizing Diamond Creek Blvd and Parkside Way in order to access the communities as these are the only two roads in or out of the area. The roundabouts do help slow people down and assist with the flow of traffic, however many of the current residences access their communtiy using Diamond Creek Blvd. Diamond Creek is right across from Cooley Middle School and many parents who drive their children to the school park along side of Diamond Creek Blvd before/after school to pick up their children. This creats a lot of traffic congestion and also a large amount of children who have to cross Blue Oaks to walk down Diamone Creek to get to their parents vehicles. We also hae the Eskaton Village entrance right in the middle of Diman Creek Blvd so this adds to the problem of drivers coming and going, inluding frequent visits by Fire/Ambulances responding to the community. Diamond Creek Blvd is a very short road so please try to imagine the chaos during these times.

My concern is that adding another 57 homes is going to greatly impact these problems. Each house is likely to have 2 or mor vehicles per household. If there are already parking issues and traffic congestion in this area, I fear what the additional 100+ vehicles are going to bring to the neighborhood. I hope these issues can be addressed at the meeting and consideration be giving before the Planning Commitee decides to rezone this area for new high density housing.

Thank you,
Jennifer Ackerson
(916) 390-9427

Hocker, Lauren

From: Laura Brun <lwbrun@gmail.com>
Sent: Thursday, September 6, 2018 5:22 PM
To: Hocker, Lauren
Subject: Parkside way proposed housing

Hello- I live at 217 Skeena ct and have lived here since the homes were built in 2002. I, along with many others, are very concerned with the location of the entry point for the homes for this new development. Rumors have been that it will be on McCloud, if so, I hope you all will consider the following information.

Everyone who I know calls McCloud a 1-way street. It is so narrow that with the cars parked on either side, as they always are, drivers must treat it like a 1-way bridge. Someone pulls over while the other car goes through. It's something that several of us were going to go to the city about with photos and videos...and then we found out about the potential for another 120 plus cars (57 units with 2 cars/ house) driving this already congested neighborhood street! Parking on the street from more homes will only make that road more congested and hard to navigate, as the existing high density homes did not provide enough parking and our tract often serves as overflow.

Is it possible to consider an entry point near the businesses? Or halfway between the two roundabouts? We love living here and bought this into this particular subdivision with the understanding that someday the land would be developed, but we thought Des Jardins would have all of our mutual interests in sight, as he works and lives nearby. I am a bit stressed and anxious that our once peaceful neighborhood just became a major thoroughfare.

I invite you all to come drive on McCloud in the morning or night, especially adjacent to the open field. Please come see what is so obvious to all of us.
Pictures and videos to follow.

Thank you for your consideration,
Laura Brun
916-677-9601

Sent from my iPhone

Hocker, Lauren

From: Laura Brun <lwbrun@gmail.com>
Sent: Friday, September 7, 2018 6:14 PM
To: Hocker, Lauren
Subject: Re: Parkside way proposed housing
Attachments: Video.MOV

Thanks for the plan. I just got a notice in the mail this week regarding the meeting and I will be there for sure. I certainly would have brought this up sooner had I known.
I am trying to understand the lines on the plan especially as they pertain to the homes on McCloud. It appears they have fronts that open to McCloud? Is that a sidewalk or fence? Will they be parking on McCloud? I am very concerned about the safety of driving this road as there is so little clearance on this awkwardly narrow road if cars are parked on either side.

We have recently seen a small sample of this when some new neighbors moved in to the houses on McCloud and the constant negotiating that occurs when driving this road. Please see attached video and image which demonstrates this.

Sent from my iPhone

Hocker, Lauren

From: Laura Brun <lwbrun@gmail.com>
Sent: Monday, September 10, 2018 7:59 PM
To: Hocker, Lauren
Subject: Re: Questions

Hello Lauren- thank you again for getting back to me quickly and answering all my questions. Please share these images with the commission and make them available should I get the opportunity to speak on Thurs. I would very much appreciate you expressing to the planning commission the following:

My claim: I am concerned about the safety of driving on this curved portion of McCloud between the round-about and Skeena Ct. The existing homeowners and new home owners will park in front of their homes, as they have a total right to do, creating a very narrow passage. The curved nature of the street adds an additional navigational challenge.

Evidence 1: The width of McCloud is approx ***32.5 feet wide.*** We attempted measure the width of McCloud (while dodging all the cars coming in for soccer down at the park) from gutter to gutter. With a car parked on either side of the road passage is difficult.

Exhibit A, B, and C: Please include these 3 images which show how people drive right in the middle of the parked cars (A and B)... only 1 can fit at a time unless you go very slowly and plan your attack, as seen in

Evidence 2:
By comparison, the high density homes adjacent to the proposed site has Lavande street which measures about ***37 feet in width***. This street has a similar function as a feeder street for the homes, but ***is nearly 5 feet wider than McCloud !*** It should be noted that McCloud has additional traffic because it is used to access Bill Hughes Park North for soccer practices and games. And Lavande is still a tight passage despite the extra 5 feet.

Please include these images that show Lavande. Exhibit D and

E

Stephen DesJardins will tell us that with a 2 car garage people won't park on the street much, as it's not in the nature of that demographic. I again would like to counter with the image above that shows all the folks on Lavande who utilize street parking despite having 2 car garages. They have every right to park on the street, but my contention is that McCloud, without adequate space on a roughly 32.5 wide street, is not safe for any of us to safely enjoy our beautiful homes in Diamond Creek.

I want to be on the record for bringing this up and I want it documented that I think this should be examined from a safety perspective. The commercial option without McCloud access will have my vote.

A concerned,
Laura Brun

Sent from my iPhone

Hocker, Lauren

From: Laura Brun <lwbrun@gmail.com>
Sent: Tuesday, September 11, 2018 7:39 AM
To: Hocker, Lauren
Subject: And…

And yet another reason why the homes with access on McCloud should not be built is that people parking on that side of the street will use our court as a turn around point. We already have started to see this with the cars that park facing the roundabout. We had an individual hit a car in our court while flipping around this summer and several other close calls. Sorry, I will not include a photo of this but I can track it down if you'd like.

We bought into the vision of commercial 16 years ago and the zoning that is currently approved. 57 high density homes greatly changes the nature and feel of our neighborhood negatively. I refuse to drink the cool aid.
Laura Brun

Sent from my iPhone

Hocker, Lauren

From: Laura Brun <lwbrun@gmail.com>
Sent: Wednesday, September 12, 2018 3:43 PM
To: Hocker, Lauren
Subject: More comments that I would like added to the report:

In order to modify the major project permits, the following finding must be made:

a. "the design and installation of the Preliminary Development Plan shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare."

The added number of people populating a small area will be materially detrimental to the public welfare and create a burden causing us to compete for limited resources in our area. A walk-able commercial property with access only along Parkside is far more beneficial to our neighborhoods in the Diamond Creek area than 57 more homes. There is value added rather than value removed.

The current commercial specific plan did not have vehicle access from McCloud Way which is a big change in the circulation

- In the addendum to the EIR, the City Engineer determined that there was not a need for additional traffic analysis. However, because the proposed layout has changed and there is now a driveway on McCloud Way, a minor residential street, the traffic and circulation has changed and a new traffic analysis is warranted.

The proposed layout is materially detrimental to the public welfare because it creates a burden on existing residents and is a safety issue with a narrow McCloud Way and additional cars parked along the narrow road.

Additionally, the road curves and creates a line of sight issue with pedestrians crossing and no visibility.

For the circulation and parking, the City is saying that there will be a net surplus of parking, which is the case overall, but I would point out:

- the parking is located on the western side of the proposed residential development and the angled parking is located to the south along Parkside Way.
- There are no additional parking facilities proposed along McCloud Way which will create a burden to the existing neighborhood.
- 2 parking spaces per dwelling, while it meets the minimum requirement, is not sufficient for today's needs. Most people do not use their garages for parking vehicles, instead as storage. Some but not all of the proposed homes have driveways - and because the proposed roads are actually private alleys, there is no additional parking provided within the subdivision.

–

Hocker, Lauren

From: Annette Cerreta <annetteitaly@gmail.com>
Sent: Wednesday, September 12, 2018 6:59 PM
To: Hocker, Lauren
Subject: Strongly oppose addition of 57 homes at Parkside Way and McCloud

I have no idea how you could squeeze 57 homes into that space without taking out or ruining the park space. They also have a tiny road with no parking already!! That's crazy.!!

From: Angela DiGrande [mailto:acapidi1@hotmail.com]
Sent: Thursday, September 13, 2018 7:38 AM
To: Planning External <PlanningDivision@roseville.ca.us>; MCC8753@SBCGLOBAL.NET; Elias and Judy Gonzalez <ourdaffodil@yahoo.com>
Subject: Proposed High Density Housing near La Provence

To Whom It May Concern:

We just have learned of the proposed plans to put high density housing in the area adjacent to La Provence. This area and its round-about is already saturated with traffic and a higher-density housing development by Lennar Homes.
We moved to this area for its open spaces and quality of life. This proposed project, along with the current building across from Safeway on Woodcreek Oaks Blvd. changes this beautiful area forever, adding nothing to the quality of life for it residents.
We hereby oppose, in the strongest possible way, this building proposal.

Respectfully Submitted

Angela & Frank DiGrande
Residents of Bent Tree
417 Berkwood Ct.
Roseville, CA 95747

Hocker, Lauren

From: Suz Eckes <suz@doseckes.com>
Sent: Wednesday, September 12, 2018 4:01 PM
To: Hocker, Lauren
Subject: High Density

Thank you for taking my call this afternoon. Regarding the proposed rezoning of the Diamond Creek Partner's property, bordered by Parkside and McCloud:
While we need to provide housing options in Roseville, our little neighborhood has already absorbed rezoning proposals that have allowed 3 high-density projects directly adjacent to us - far different then the mixed use and office space originally proposed for the parcel.
The additional impact 57 homes will have on traffic, safety and shared resources will be tremendous when compared to the original zoning. Most specifically, it appears that no additional traffic analysis was done, although the commercial specific plan did not include vehicle access from McCloud - a narrow and curved residential street. McCloud is already experiencing an increase in traffic and parked cars; the result of Diamond Creek Partners being allowed to rezone the property along Parkside, despite the protest of hundreds of residents.
Further, this plan is being pushed through very quickly. Only people living within 300 feet of the proposed project were notified, and given 10 days notice of a meeting that was held on August 28th. Now the proposal is coming before the Planning Commission. While this may be protocol, it is not enough time for our community to respond.
Changes happen, but this project gives very little thought to our quality of life, and is not harmonious, efficient or safe. It creates a burden on existing residents in a variety of ways, and is detrimental to public welfare and safety. It also does not provide a responsible solution for those who require walkable communities or seek flexible housing options for multi-generational families.
We understand it is not common for such infill projects as this to be approved. While Diamond Creek Partners has been a good steward to our community, it seems this may no longer be the case. This project appears to put profit above all else, and caters to the desires of a prominent local developer who has reneged on much he has previously promised.
We hope the Planning Commission will not allow yet another rezoning request by Diamond Creek Partners, and will not allow yet another high-density development in our little corner of Roseville.

Suzanne Eckes-Wahl
Partner| DosEckes Productions
suz@doseckes.com
916.769.5141

Hocker, Lauren

From: Nole Gemmell <ngemmell@cresleigh.com>
Sent: Wednesday, September 12, 2018 4:14 PM
To: Hocker, Lauren
Cc: 'Nole'
Subject: Proposed Zoning change McCloud and Skeena

Good Afternoon Lauren,

I jotted down a few points as to why I am against the proposed zoning change at McCloud Way and Skeena Court.

1) We all knew that this land was eventually going to get developed and that is not the issue here.
2) Parking: we already have problems with the overflow parking from Monet (impressionist loop) and the Lennar communities. These should not have been approved without more common parking places from what I understand the HOA rents parking places on a monthly basis and some occupants would rather not spend the money so they park in our neighborhood.
3) The street is too narrow for 2 way traffic and parking on both sides. This creates a bottleneck, hazards to residence crossing street as well as emergency vehicles
4) Access the commercial project that is approved is accessible from Parkside way and existing parking lot (shared with existing commercial flows nicely) there is not an access in our neighborhood and the commercial that might overflow in to our neighborhood would be off hours (reverse commute) so we would not be competing for the same places at the same time.
5) If the zoning is going to be changed then Low density could fit in nicely a similar product to existing homes (3 car garages and 20' driveways with at least 1 parking place in front of house) a traditional home with the garage driveway and the front door on the same side.
6) Changing Zoning after 16 years…I would have never purchased near high density that is why I live here.
7) There are so many issues with traffic over the past decade and it is only getting worse there are currently multiple apartments projects under way that directly impact blue oaks with more on the way the situation is only going to get worse. Keeping this zoned commercial would allow more of a reverse commute rather than bogging down the roadways anymore.
8) I also believe that these homes would have a negative effect on the appraised value as one of our neighbors was compared to a Lennar product as a comp (no comparison) and they closed the house for 40,000.00 less than actual value.

Thankyou,

Nole Gemmell
Cresleigh Homes
Rocklin Trails
ngemmell@cresleigh.com
(916) 532-3964

Hocker, Lauren

From: Gemmell, Traci <Traci_Gemmell@comcastspectacor.com>
Sent: Wednesday, September 12, 2018 6:03 PM
To: Hocker, Lauren
Subject: Re-zone of 57 homes on McCloud/Parkside

Hi Lauren,
I live in the neighborhood across from the area that is up for a re-zoning approval.

This re-zoing to high density housing for 57 units could be detrimental to our neighborhood. McCloud Way is very narrow already with cars parking on both sides of the street, and at times blocking the site line for oncoming traffic and pedestrians that sometimes cross the street. This street can NOT handle another access point for additional cars. This new development is going to encourage more cars to park on McCloud, which is already a big problem.

Additionally Skeena Court has become a "turn around" point for many cars that pull into the neighborhood that realize they are in the wrong area or need to be going in the opposite direction. The opening from this new development will drop the cars right on McCloud at Skeena court where we also have traffic challenges.

Many of us will be at the meeting tomorrow night to try and stop this re-zoning project or at the very least to warn the city planners about the dangers that could arise if the parking & traffic flow are not re-searched more thoroughly to ensure the neighborhood remains safe for all of our children and pedestrians.

I know this decision is not made by you alone, but we definitely want to be heard and address our concerns, so the City can help us keep a safe neighborhood!

Thanks.....and we look forward to seeing you tomorrow night.

TRACI GEMMELL
Regional Office manager
Spectra Food Services & Hospitality
O: 916.920.1212 X12
traci_gemmell@comcastspectacor.com
www.SpectraExperiences.com

Ovations Food Services is now Spectra Food Services & Hospitality

Hocker, Lauren

From: Cathy Kerby <ckerby@jmchomes.com>
Sent: Monday, September 10, 2018 2:22 PM
To: Hocker, Lauren
Subject: PL18-0106

Lauren and Planning Commission,

I have been a resident on Skeena Ct for 16 years, I love my neighborhood.
The impact of traffic and parking on McCloud Way with this proposed plan would be a mess. Changing the General Plan from commercial to HIGH DENSITY RESIDENTIAL should not have to IMPACT our neighborhood and SAFETY.

There would not be a traffic and parking issue if the Plan was reconfigured and a solid fence was installed along McCloud Way, and definitely not an issue if it stayed commercial.

Please realize that this proposed plan has made our neighborhood very distressed.
I appreciate your time on this,

Cathy Kerby
124 Skeena Ct
916-500-2412

Hocker, Lauren

From: Cathy Kerby <ckerby@jmchomes.com>
Sent: Wednesday, September 12, 2018 2:13 PM
To: Hocker, Lauren
Subject: PL18-0106

Hi Lauren and Planning Commission,

After a conversation with Lauren, I came to realize that the General Plan will probably be changed, unfortunately. I would of brought this up sooner but I didn't find out until the post card was mailed out, also there is no signage posted on either parcel sites indicating upcoming project.
Is there any way that the Planning commission could think about the following which could make the parking and safety impact better on McCloud Way.

[1] Lower Density
[2] Bulb Out Parking along McCloud Way
[3] Widening McCloud Way
[4] Emergency access at Skeena Ct (knox gate)

Appreciate your time and thought on this,
Cathy Kerby
224 Skeena Ct

Hocker, Lauren

From: Kristin Morford <kristin_1213@hotmail.com>
Sent: Friday, September 7, 2018 7:13 PM
To: Hocker, Lauren
Cc: City Council Mail; City Manager- Mail; Rohan, Susan; Gore, Bonnie; Herman, Tim; Allard, John; Alvord, Scott; Tommy Morford; susanrohan@gmail.com
Subject: Project NRSP PCL DC-30 and DC-33 Diamond Creek Residential, File #PL 18-0106
Attachments: Letter to Planning Commission.pdf

Good evening Lauren,

Please accept and review the attached letter in regards to the above mentioned project.

To our knowledge, this developer previously sought out a General Plan Amendment, North Roseville Specific Plan a few years ago for the recently completed La Maison community. The Diamond Creek neighborhood has already experienced negatives outcomes from that development and we are concerned about the addition of a high density subdivision right outside our court.

Sincerely,
Kristin Morford

Lauren Hocker
Associate Planner
Planning Division
311 Vernon Street
Roseville, CA 95678
lhocker@roseville.ca.us
(916) 774-5272

Dear Ms. Hocker,

Please accept the following comments on the General Plan Amendment, North Roseville Specific Plan (NRSP) Amendment and Rezone of 4.40 acres from Community Commercial to High Density Residential project 1550 Parkside Way. (Project Title and File #0 NRSP PCL DC-30 and DC-33-Diamond Creek Residential, File #PL 18-0106).

We are writing to object to the above zoning amendment. This project fails to adequately address concerns important to us as residents of the Diamond Creek neighborhood (208 Skeena Court). Our concerns include, but are not limited to:

- Depreciation of home value
- Strain on enrollment at surrounding schools
- Traffic/safety of children walking to school
- Congestion
- Car traffic and insufficient parking
- Increased amount of rentals
- Strain on infrastructure and services
- Destroyed ambiance of area
- Too many high density areas nearby
- Aesthetics of the mixed-used buildings
- Lack of quality shopping and jobs

By allowing BBC Diamond Creek, LLC to build a 57-unit high-density subdivision on this currently zoned Community Commercial property, the amount of congestion, car traffic, overcrowded street parking, and home value depreciation will be intolerable for area residents.

In addition, the proposed construction of this subdivision would increase strain on surrounding schools for enrollment as similarly faced in the Orchard Ranch Elementary school neighborhood. Diamond Creek Elementary in this neighborhood already has an enrollment of 600+ students. KCRA News reported on this story on August 9, 2018. The story was titled, "Explosive growth has Roseville schools bursting at seams, cows disappearing." Enrollment nearly doubled in just one year and the school began with an enrollment of 750 students. That led to 3 portable classrooms being brought in to deal with this explosion in enrollment. Principal Josh Joseph stated "The whole landscape is changing. Last year we could see cows across the playground. This year the cows have been replaced by homes." An anticipated additional 4 portables are reported to be necessary. Despite a new elementary school, Riego Creek, planned in the west Roseville area, the anticipated completion date isn't until 2023.

The proposed Addendum to the Environmental Impact Report (EIR) adopted for the NRSP (certified August 6, 1997) and the Diamond Creek Commercial Mitigated Negative Declaration (adopted July 11, 2002) would result in the removal of up to 12 native oak trees. Despite a proposed mitigation for the planting of new trees, some of these native oak trees may meet the qualifications to be classified as 'heritage oaks' or 'landmark oaks'; which are defined as a living native oak tree, in good health, that are several hundred years old and cannot be replaced. Per the Sacramento Tree Foundation, "Many California cities, towns, streets, schools, parks and buildings use the word "oak" in their name. This suggests the significant role oaks have played in shaping California's character. Many communities "register" old oaks. This helps provide an inventory of significant trees, assists decision makers with evaluating and protecting them and creates public interest in oak issues."

Furthermore, the impact on wildlife, including the current resident jack rabbits, squirrels, egrets, doves, and turkey's, will be significantly more than the restrictions of buildings as permitted for community commercial, rather than high density residential.

We are hopeful for a positive resolution that will be reached soon and look forward to attending the public hearing.

Kind regards,

Tom Morford

Kristin Morford

Residents at 208 Skeena Court Roseville 95747

Hocker, Lauren

From: Katie Nuss <taxlady@surewest.net>
Sent: Wednesday, September 12, 2018 4:28 PM
To: Hocker, Lauren
Subject: proposed plan on McCloud Way

Hi Lauren,
We are residents on the corner of Skeena Court and McCloud Way and would like to voice a concern regarding opening access to a new residential development across our street opening. We already have a huge issue with the street parking and continual U-turns made in the mouth of Skeena Court. In mid-June this year, my daughter was even hit as she was half way out of our driveway by a high speed u-turner. Who actually gets hit in their own driveway? We did, and our car was less than a week old as well. Anyway, if we create an access point without widening or straightening McCloud Way there will be heavier congestion than we already experience in the evenings and soccer Saturday's as we service the only way to Hughes Park North. Furthermore, we feel the likelihood for accidents due the blind corners is increased. We have lived here since these homes have been built and all walk and enjoy these neighborhoods. We have also dealt with the influx of street parking from the two high density neighborhoods that have been since built and already border our neighborhood. The original plan for this lot did NOT involve an access point on McCloud and regardless if the zoning stays commercial or goes to residential, McCloud is not ready for that kind of traffic flow. We feel a new traffic and safety study would be warranted prior to moving forward. I appreciate you taking the time to read and accept comments and concerns, we will be attending the hearing tomorrow night as well.
Sincerely,

Katie & Joel Nuss

Hocker, Lauren

From: GusnJenny <gusnjen@comcast.net>
Sent: Wednesday, September 12, 2018 9:51 PM
To: Hocker, Lauren
Subject: High Density Homes Parkside

Lauren,
I am writing to oppose the high density homes plan on Parkside and McCloud. Our neighborhood has already been impacted by the 4 other high density homes in the same area and to add more has a huge impact on our existing neighborhood.

We are impacted by a lowering of our home values, traffic and overflow parking into our neighborhood. And the esthetics of more high density homes is ruining the neighborhood.

Please consider that this is our homes that this will have a very large negative effect on us financially and in many other ways. Please consider the homeowners and families and not just wants of the developer. We homeowners have more at stake then the developer.

Thank you,
Gus and Jenny Perez
2669 Rogue Way

From: John Schwartz [mailto:isadore@rcsis.com]
Sent: Thursday, September 13, 2018 7:16 AM
To: Planning External <PlanningDivision@roseville.ca.us>
Subject: I am against rezoning the area next to La Provence to high 0 lot line housing.

To whom it may concern;

Please regard this email as a plea for a vote of no on the planned rezoning NRSP PCL DC-30 AND DC-33 – DIAMOND CREEK RESIDENTIAL – 1550 PARKSIDE WAY – FILE # PL-18-0106

To erect another 57 homes in the area will not only degrade the quality of life for the residents in the affected area, it will also seriously degrade the value of the existing single family homes on McCloud way. These homes are already hard to get good value for as finding appropriate comparable housing (comps) are lowered by only having 0 lot line housing near by to compare with. When moving into this neighborhood the zoning at the time created the feeling that our homes would continue to enjoy the open space, and high quality residential feel of the area.

I have lived on McCloud way for 8 years now, and have seen several homes that did not receive their true value as they change hands due to limited or remote homes being the only ones to compare against. The areas quality has already degraded severely with the building of the "crappy condo" feel of the recently built area across Parkside Drive. To place another similar project adjacent to McCloud will only further degrade our area.

I have also seen the traffic on Blue Oaks explode as the recently built zero lot line homes have been built. Even now (before the new HP complex area is built) Blue Oaks Blvd, is inadequate for it's traffic level (even after adding the new lanes). Woodcreek Oaks has also experience a similar impact as traffic uses it as an alternative to get to Pleasant Grove Blvd.

If Roseville needs more high density housing plan it out the other side of Fiddyment, where prospective residents can see the plans while making their decision to move here, and there is room to provide the consumer infrastructure (grocery stores, gas stations, restaurants, etc.) to support it.

When I ran for City Council in 2012, I did so to continue the high quality of life that Roseville's excellent Planning has fostered. Maybe I need to run again, as this kind of "cram as much in as you can" planning does not meet the same standards I saw then.

Regards;

John Schwartz
Consumer Plus Realty
(916) 847-9944

Hocker, Lauren

From: Jim and Jeni Walker <jim.sells.houses@gmail.com>
Sent: Thursday, September 6, 2018 1:20 PM
To: Hocker, Lauren
Subject: NSRP - PCL DC-30 and DC -33

Dear Ms. Hocker,

I am the owner of 482-150-055-000 aka 2837 McCloud Way directly across from the proposed development.

This land use change will affect the my property, I wish to continue to be notified of all phases of this application and project going forward.

Please enter this email into comments to be available for public viewing, and considered by the approving authority.

I am concerned that high density with 57 units is too dense. (13 units per acre)

There are five high density projects already in the immediate neighborhood, Woodcreek Oaks, Eskaton, Monet, Lennar and Molly's Walk. These existing high density settlements are incrementally closer to Blue Oaks Boulevard and the Woodcreek Oaks shopping center. The proposed development is just a bit further away, but even a few extra feet will make it just a little less walkable to shopping and bus routes than the existing high density homes. Residents of the proposed homes will likely use vehicles more than their high density neighbors. This will cause significant traffic impacts.

I support the change overall, I just think the density should be medium (8 units to the acre) This would supply a middle option between the two current extremes of low density homes separated by a vacant field from high density homes. The in-between area should be, well, in-between. A

medium density (8 units to the acre) will allow for safer and more pleasant navigation inside and outside of the new development. 13 units to the acre would result in congestion for vehicles, bicyclists and even pedestrians, not allow enough walkable space inside the development, not enough guest and service vehicle parking spots inside the development. 13 units per acre is suitable for a city center location. This is a suburban village area.

Currently there are only high density and low density housing options in this neighborhood. A medium density subdivision does not exist here. From a market point of view, a demographic point of view, and aesthetic point of view, a medium density development is what is needed here.

I am a real estate agent for 30 years. I support the owners right to develop his property. I suspect that he is asking for a higher density than makes sense because he knows NIMBYs and BANANAs would oppose a highest and best use medium density plan if he were to open his request that way. That is a good political tactic for him. I support a compromise.

Regarding access from the proposed subdivision: McCloud Way is a circular street through a residential neighborhood with no businesses. Its access to Woodcreek Oaks Boulevard is, well, circuitous. There is no need for vehicle traffic to enter the new subdivision from McCloud Way. Parkside alone is sufficient for that. Access from McCloud Way should be limited to bicycle, pedestrian and emergency vehicles. This will avoid much of the impact to the existing homes on McCloud from additional traffic.

Some of the trees along the parcels northern boundary are already dead. I have no objection to the removal of dead, dying and damaged trees. During the tree permit process, I request the arborist identify any trees that should be spared. I request the developer offer to mitigate the removal of the twelve trees by funding the planting an offset in another part of northwest Roseville.

In summary, I am in favor of the developer being allowed to amend and rezone to medium density residential instead of high density.

Jim Walker, Realtor
BRE# 00881401
1st American Realty
916.772.1212 call or text
916-797-6794 call or text
5740 Windmill Way Suite 1
Carmichael, CA 95608
jim.sells.houses@gmail.com
jeni.sells.houses@gmail.com
http://jimwalker.metrolistpro.com

Planning Division Staff Report
Planning Commission Meeting September 13, 2018

Prepared by: Lauren Hocker, Associate Planner

ITEM 6.2: GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, MODIFICATION OF A MAJOR PROJECT PERMIT, TENTATIVE SUBDIVISION MAP, AND TREE PERMIT – 1550 PARKSIDE WAY – NRSP PCL DC-30 AND DC-33–DIAMOND CREEK RESIDENTIAL – PL18-0106

REQUEST

The proposed project includes a General Plan Amendment, North Roseville Specific Plan (NRSP) Amendment, and Rezone of 4.4 acres from Community Commercial to High Density Residential (13 units/acre). This land use change also requires amending the text of the NRSP, to remove mention of Parcel DC-33 from sections dealing with commercial development, and make other text and table changes related to the change in residential and commercial acreage. A Modification of a Major Project Permit Stage 1 and 2 is requested to change the approved commercial site plan, reduce the approved commercial buildings from 124,188 square feet to 62,000 square feet, and review the design for a proposed 57-unit single-family subdivision. The applicant also proposes a tentative subdivision map to create one parcel to maintain the existing commercial and office uses and to create the 57 single-family lots. Finally, a Tree Permit is required to authorize the removal of up to 12 native oak trees.

Applicant/Owner – Stephen Des Jardins, BBC Diamond Creek, LLC

SUMMARY RECOMMENDATION

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

A. Consider the Addendum to the North Roseville Specific Plan and Diamond Creek Commercial Mitigated Negative Declaration;
B. Recommend the City Council approve the General Plan Amendment;
C. Recommend the City Council approve the Specific Plan Amendment;
D. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone;
E. Adopt the two (2) findings of fact and approve the Modification of a Major Project Permit Stage 1 and adopt the two (2) findings of fact and approve the Modification of a Major Project Permit Stage 2 subject to four (4) conditions of approval;
F. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to seventy-four (74) conditions of approval; and
G. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty-one (21) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The project site is located at 1550 Parkside Way, and includes all of the undeveloped property surrounding the existing Diamond Creek Place commercial and office center (see Figure 1). The property has a zoning designation of Community Commercial/Special Area-North Roseville Specific Plan (CC/SA-NR) and a land use designation of Community Commercial. A site plan and building designs for the commercial development of the project site (Parcel DC-30) and the adjacent commercial center (Parcel DC-33) were approved in 1999 through a Design Review Permit and Tree Permit (DRP 99-41 and TP

99-38). The site plan was changed as part of DRP Modification 00-65 (approved in 2001) and also in 2005 as part of a Major Project Permit (MPP) Stage 1 and Stage 2 (2005PL-161).

The approved MPP included four commercial buildings on DC-33 and four commercial buildings on the project site. Three of the buildings on Parcel DC-33—the La Provence restaurant and two office buildings—are complete, while the location for the fourth building was graded into a prepared pad but is undeveloped at this time. The remaining portion of the property was approved for a retail building, two office buildings, and a health club/spa, but the only development is a small equipment yard which includes a geothermal pumping facility serving the commercial buildings. The applicant indicates there has been very little interest in completing the commercial development of the project site. The City is also currently processing a large commercial development nearby, at the corner of Woodcreek Oaks and Blue Oaks Boulevard, which includes a proposed health club. For these reasons, the applicant has requested to convert the undeveloped portion of the site from commercial to residential uses (see Figure 2).

Figure 1: Project Location

Figure 2: Residential Project Site

SITE INFORMATION

Location: 1550 Parkside Way

Total Size: 10 acres

Topography and Setting: A portion of the site is developed with an existing commercial and office complex, including buildings, parking, lighting, and landscaping. The undeveloped portion of the site supports low-growing non-native grasses and annual plants, and some native oak trees. The undeveloped area is mostly level, due to past grading activities, but there are slopes alongside the northern and western boundaries which drain to a small tributary of Pleasant Grove Creek within William "Bill" Hughes Park. The southern side of the site is bordered by Parkside Drive, a two-lane roadway with angled parking on either side. The eastern side of the site is bordered by McCloud Way, a residential street. The property across Parkside Way is developing with compact, small-lot, single-family residential subdivision (typical lot size of 2,600 square feet), while the property across McCloud Way is developed with larger single-family residential (typical lot size of 7,500 square feet) homes.

EVALUATION: GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, AND REZONE

Proposed amendments to the General Plan and Specific Plan are analyzed for consistency with the goals and policies of the respective plans. For the proposed rezone, Zoning Ordinance Section 19.86.050 specifies that recommendations for approval or denial of a rezone shall include consideration of the proposed amendment's consistency with:

1. **The public interest, health, safety, or welfare of the City, and**

2. **The General Plan and any applicable Specific Plan.**

The existing General Plan, Specific Plan, and zoning designation of the property is Community Commercial (CC). The applicant proposes to retain the CC land use and zoning for the portion of the property already developed with commercial and office uses, but proposes to redesignate the undeveloped portion of the site to High Density Residential (HDR-13.0) to support single-family homes at a density of 13 units per acre. Exhibit A is the proposed amended General Plan Land Use figure and change pages and Exhibit B is the land use amendment and rezone plan, which shows that the commercial land would wrap around the residential site, so the angled parking and the equipment yard along Parkside Way would remain part of the commercial property. Exhibit C is the change pages for the NRSP. The change pages for both the General Plan and Specific Plan are minor, consisting of table and text changes to reflect the changes in total acreage of commercial and residential uses, and to remove reference to the project area as a commercial site.

The proposed residential development is consistent with surrounding uses; it has the same zoning density and overall design as the homes on the other side of Parkside Way. The subdivision design is discussed in more detail as part of the Major Project Permit analysis section, which concludes that the project is consistent with City standards. Therefore, the main policy requiring discussion for the land use amendments is the City's Non-Residential Conversion Guidelines.

In 2004, in response to increased requests to rezone industrial properties to residential uses, the City Council adopted guidelines for the conversion of land from non-residential to residential uses. A copy of the guidelines is provided as Attachment 1. As stated in the guidelines, the purpose is to make clear the City's expectations related to the loss of job-generating land uses. The overarching goal to be applied to land use changes outside of the infill portion of the City is to maintain the City's fiscal balance and prevent the loss of jobs and existing job centers while maintaining a balanced community. The guidelines include

evaluating fiscal impacts, noise, park dedication, public services, affordable housing, schools, utilities, and traffic when contemplating residential land use allocations.

Below is summary of the provisions of the Non-Residential Rezone Guidelines, for areas within a Specific Plan:

1. A region-wide employment and land inventory study shall be required of each project that is equal to or greater than 50 acres.
2. Land use changes will not have a negative fiscal impact to the City. Each project shall be modeled individually for citywide impacts utilizing the City's fiscal model.
3. Projects that are 50 acres or greater in size shall maintain employment options and a favorable jobs-housing balance.
4. New housing development shall meet the City's 10% goal consistent with the Housing Element (4% affordable to very low, 4% affordable to low, and 2% affordable to middle income).
5. Projects shall provide a specific public benefit that may be in the form of a community benefit fee.
6. Increases in general fund service demands shall be mitigated by establishment of or annexation into a Community Facilities Mello Roos Assessment District to offset the costs of the project. The assessment may be utilized to offset the cost of the following: public safety; parks and open space maintenance; storm water management; and other costs identified by the City.
7. Parks obligation to include payment of citywide and neighborhood park fees. Active park needs shall be provided by the project. An in-lieu parkland dedication fee may be negotiated in lieu of land based on the project. For each acre of parkland dedication mitigated by an in-lieu fee a corresponding in-lieu fee shall be paid for park improvements. The in-lieu fees shall provide improvements of local benefit.
8. Place emphasis on the dedication of parklands within specific plan areas rather than acceptance of an in-lieu fee for land dedication.
9. Utilities (e.g. water, sewer, electric) shall not be impacted as to conveyance or capacity.
10. School impacts shall be mitigated through new impact agreements executed with the school districts to ensure that the project’s student generation is accommodated.
11. Residential units not utilized within a specific plan area shall be reallocated within that plan area and school district. Otherwise, requests for units shall be considered as additive to the City's existing unit allocation.
12. Encourage higher density residential mixed-use projects with consideration to the relaxing of any one guideline or multiple guidelines to promote and provide incentives for innovative higher density residential mixed use projects.

A fiscal impact analysis was prepared for the project to examine the proposed change in land uses (see Attachment 2). This study determined that although expected revenues from the project would decline, the project would continue to provide a net annual surplus to the General Fund. The applicant and staff are currently discussing a mechanism to comply with the public benefit requirement. Although this could be in the form of a simple fee, staff and the applicant are exploring an alternative option, and will provide a final public benefit determination at the hearing.

A condition of approval has been added requiring an affordable housing agreement for the project, to ensure six affordable units (a 10% obligation) are provided. Conditions have also been included to ensure the project annexes into the appropriate Community Facilities District, and other City fees will be collected at building permit issuance. School fees will also be collected as part of the building permits. The

applicant prepared a Water Demand Memorandum and a utility plan which has been reviewed by the City's Environmental Utilities Division, and it has been determined that the project will not negatively impact conveyance or capacity of water or sewer systems. Roseville Electric has also reviewed the application, and has noted that some onsite electrical facilities will require modification by the applicant, but there are no negative impacts to electric systems. The conversion policy also encourages higher density mixed-use projects, which this project provides. The site has been designed to integrate the residential lots with the commercial area, and provide pedestrian connections between them. Furthermore, a masonry wall will not be constructed between the residential and commercial uses, as the design instead relies on a grade change and landscaping to provide a buffer. In conclusion, staff has reviewed the project and found it to be consistent with the intent of the Non-Residential Rezone Guidelines.

EVALUATION: MODIFICATION TO A MAJOR PROJECT PERMIT

Section 19.82.040 of the City of Roseville Zoning Ordinance describes the procedures for amendments to a Major Project Permit. The procedures define minor and administrative modifications, and direct that all other types of Major Project Permit (MPP) modifications must be reviewed in the same manner as required for the initial approval. The project modifications do not meet the criteria for either a minor or administrative modification, and therefore are subject to the same process and findings as the original Stage 1 and Stage 2 MPP.

The findings for a Major Project Permit Stage 1 are as follows:

1. ***The Preliminary Development Plan is consistent with the General Plan, applicable Specific Plan, and adopted City design guidelines; and***

2. ***The design and installation of the Preliminary Development Plan shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare.***

The findings for a Major Project Permit Stage 2 are as follows:

1. ***The Architecture and Landscaping is consistent with the General Plan, applicable Specific Plan, and adopted City design guidelines; and Phase 1 approval; and***

2. ***The design and installation of the Preliminary Development Plan shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare.***

These findings are essentially the same, with the MPP 1 findings referring to the preliminary development plan, and the MPP 2 findings referring to the architecture and landscaping, as well as consistency with the Stage 1 project. Therefore, for the purposes of this evaluation, the modifications to both stages are examined together.

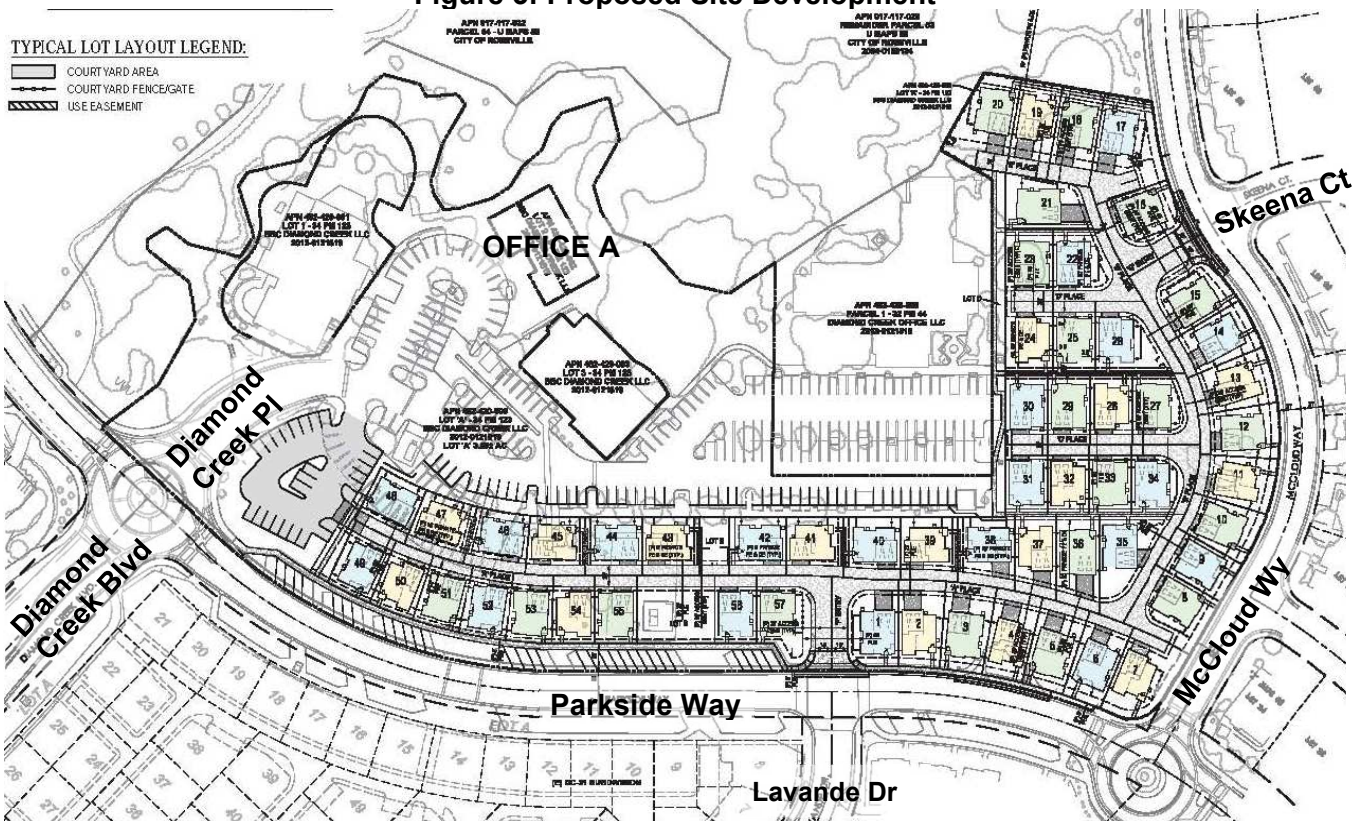
The adopted MPP included 124,188 square feet of approved commercial building space, along with 404 parking spaces and the associated lighting and landscaping. The proposed project would reduce the amount of commercial building space to 62,000 square feet, which includes the three constructed buildings plus the unbuilt Office A, which is planned for 5,500 square feet (see Figure 3). The project would also slightly reconfigure the existing parking lot, and add a new parking area adjacent to Diamond Creek Place. The remainder of the site would be developed with a 57-unit single-family housing development, landscaping, and roadways. The subdivision map, site development plan, grading plan, utility plan, and landscape plan are included as Exhibit D–H respectively.

Access and Circulation

The existing developed commercial site takes access from Diamond Creek Place, a short roadway which extends from the intersection of Diamond Creek Boulevard and Parkside Way. This access would remain unchanged. The proposed subdivision roads are proposed to be private alleys with garage access. Access to the proposed subdivision would be provided by a private road connection at the intersection of Parkside Way and Lavande Drive, and another private road connection at the intersection of McCloud Way and Skeena Court. A main spine alley will extend through the entire subdivision, with a few short courts on the eastern side of the subdivision. The main alley will also connect through to the new parking lot on the western side of the site, so that residents may easily access the commercial uses without driving onto the surrounding streets. This location for the connection was chosen because its location near the entrance on Diamond Creek Place makes it unlikely to be used as a cut-through by non-residents.

In addition to the roadway connections, multiple pedestrian pathways are proposed. The project will complete the sidewalks on Parkside Way (sidewalk on McCloud is existing), and there are paseos in between many of the homes (further discussed in the Architecture and Residential Design section), which provide internal pathways for residents of the project. In addition, the eastern interface of the commercial and residential project includes a sidewalk connected to the paseo systems, so that residents may directly enter the commercial site to access services.

Figure 3: Proposed Site Development



Parking

The existing parking lot for the commercial property includes 231 spaces, and the Parkside Way frontage includes public parking in angled spaces. The project includes demolishing and reconfiguring a portion of the existing parking lot, and adding a new parking area adjacent to Diamond Creek Place. The total parking required for the existing commercial buildings plus the approved Office A is 157 spaces, while

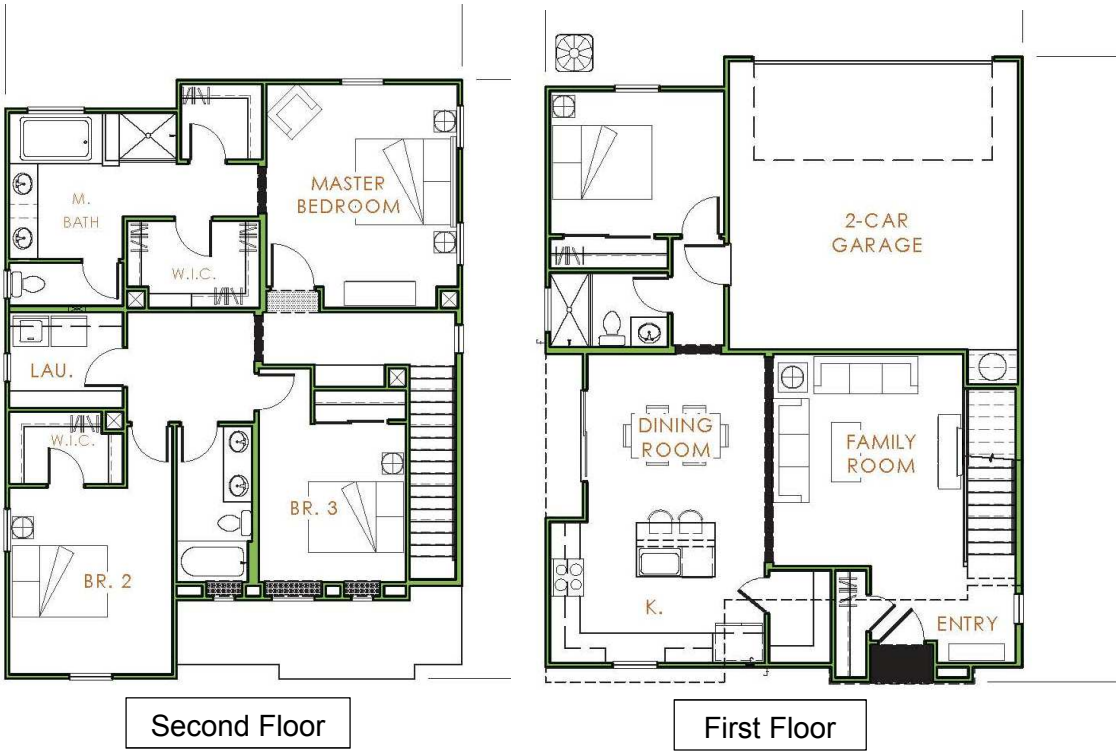
the project will provide 247 parking spaces for the commercial and office uses (see Attachment 3, Commercial Parking Analysis). Therefore, the project will provide a net surplus of parking.

Utilities and Infrastructure

There are existing water, sewer, and electrical facilities within the commercial development and the surrounding streets, which will need to be extended into the proposed subdivision. Some of the existing utility improvements on the site were designed to facilitate continued commercial development of the property, and therefore must be modified or abandoned—such as sewer line stubs and electrical junction boxes. None of these alterations are significant, and the proposed plans have been reviewed by Roseville Electric and Environmental Utilities, and have been found to conform to the City's design standards. In addition, a water demand memorandum (see Attachment 4) was prepared to verify that the proposed project water use would be equal or less than the approved project water use. The applicant has included the use of recycled water for landscaping irrigation, which results in an approximate 3-acre-foot reduction in annual water demand when compared to the approved commercial project.

The equipment yard is proposed to remain, though new fencing and landscaping will be added. Most of this yard is used for passive storage, but there is a small geothermal pumping station on the eastern boundary of the yard. This makes a small amount of noise, similar in nature and volume to a washing machine. Two homes are proposed on either side of the facility (Lot 55 and 56). The home on Lot 55 will have a 5-foot setback from the fence (typical residential side yard width) and a 37-foot setback from the geothermal pump. The home on Lot 56 will have a 37-foot setback from the fence and a 40-foot setback from the geothermal pump. Both homes have been designed so that the most passive side of the home faces the equipment yard (see Figure 4). On the first floor, the wall closest to the yard includes the entryway, stairs to the second floor, and garage. One the second floor it includes the stairs, but also includes the master bedroom. There are two general design concerns for the homes adjacent to the equipment yard: noise and views.

Figure 4: Plan 3 Floorplan



This issue of noise is discussed within the Addendum, and concludes that noise from small geothermal pumping stations is generally in the range of 40 to 60 dB, and the exterior-to-interior noise reduction of standard home construction is approximately 25 dB. Therefore, noise will be less than 40 dB inside the home, even at maximum, which is well within the City's noise standards. However, this is based on existing conditions, and the equipment yard will remain in the portion of the site with a community commercial land use designation. Therefore, a condition of approval has been included which requires a Major Project Permit Modification for any expansion of use or addition of mechanical or electrical equipment within the yard, so that compatibility with the surrounding neighborhood can be examined.

Lighting and Landscaping

The existing landscaping and lighting in the commercial project area will be retained, though lighting standards and landscaping will be moved or replaced on the western side of the project, where the parking lot will be reconfigured. The landscape plan is included as Exhibit H. The new parking area will use a plant palette which matches the existing center. The landscaping for each lot will consist of layered plantings, with low fescue closest to the walkways to create consistency, followed by a mix of flowering plants/shrubs and bunch grasses, to provide texture and color. Each lot will also include a tree both in the front and the rear of the home. The project also includes a landscape lot (Lot C) which will include a small water quality treatment area as well as a mix of flowering plants and two trees.

The project also includes a landscape buffer along the interface between the residential and commercial areas. The boundary of the commercial area will include a 20-foot landscape buffer and a 3- to 5-foot grade change, with the residential elevated above the parking area. The landscaping includes star jasmine at the foot of the slope, for stability, and large shrubs for screening. Shrubs include species such as toyon and 'winter red' conebush, which can grow 4 to 8 feet high and nearly as wide. The species are evergreen, but also provide seasonal interest in the form of bright red berries and red foliage. A combination of the grade difference and the screening plants will prevent car headlights and other nuisance effects from impacting the proposed homes.

Landscape buffering is also provided for the existing enclosure around the equipment yard. The existing fencing around this facility is wood in degraded condition, so it will be replaced with a new 6-foot wooden fence with overlapping boards and a trim cap. The fence will be surrounded by laurel on the northern, southern, and eastern sides; laurel is a columnar evergreen tree which provides good screening. The western side is closer to a home, and so avoids tall trees which might block air and light. Instead, the plan relies on evergreen shrubs and roses.

Architecture and Residential Design

The homes along Parkside Way and McCloud Way will face the roadways, and will have paved walkways extending from the front door to the sidewalk along the street. Most of the remaining homes have been designed to face one another across paseos. The proposed elevations for these 57 lots are the same design as the existing homes across Parkside Way from the site. The only exception is that one of the two-story plans used in the existing subdivision (Plan 2) will not be used in the proposed subdivision. The plans have three styles (cottage, manor, and French eclectic) and nine color schemes. The elevations are included as Exhibit I, and the development standards are included as Exhibit J. The proposed elevations conform to the Community Design Guidelines, as they provide a mix of colors and materials, include wall plane and roofline variation, and generally provide for an engaging and activated streetscape. An image of the existing subdivision across the street is included below, to illustrate.

Figure 5: Streetscape

CONCLUSION

The project has been designed in a manner consistent with the General Plan, Specific Plan, and Community Design Guidelines, providing both appropriate vehicle access and circulation, and good pedestrian connectivity; a varied, interesting, and high-quality landscaping proposal; building designs which use a variety of materials, colors, and building forms; lighting that is energy efficient and is shielded to avoid light trespass; and infrastructure adequate to serve the proposed use. The site is appropriately designed, and will not be detrimental to the public health and safety, or be materially detrimental to the public welfare.

EVALUATION: SUBDIVISION MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a tentative subdivision map. The three findings are listed below in ***italicized, bold*** 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 subdivision 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, whichever is more restrictive, and the design standards of this Title.***

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.***

Most of the analysis for the subdivision is already provided within the context of the Major Project Permit evaluation, which examines the access, circulation, infrastructure, and overall design of the subdivision. The subdivision map is included as Exhibit D. The proposed lot sizes, depths, and widths conform to the

proposed development standards for the project, and the design of the proposed improvements have been reviewed by all City divisions and departments and have been found to conform to City standards. The applicant has included a lotting plan and home design which shows the lots can be used and built upon. Approval of the project will not result in significant increases in demands on sewage services; there will be no impacts to the existing requirements established by the Regional Water Quality Control Board.

EVALUATION: TREE PERMIT

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

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

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

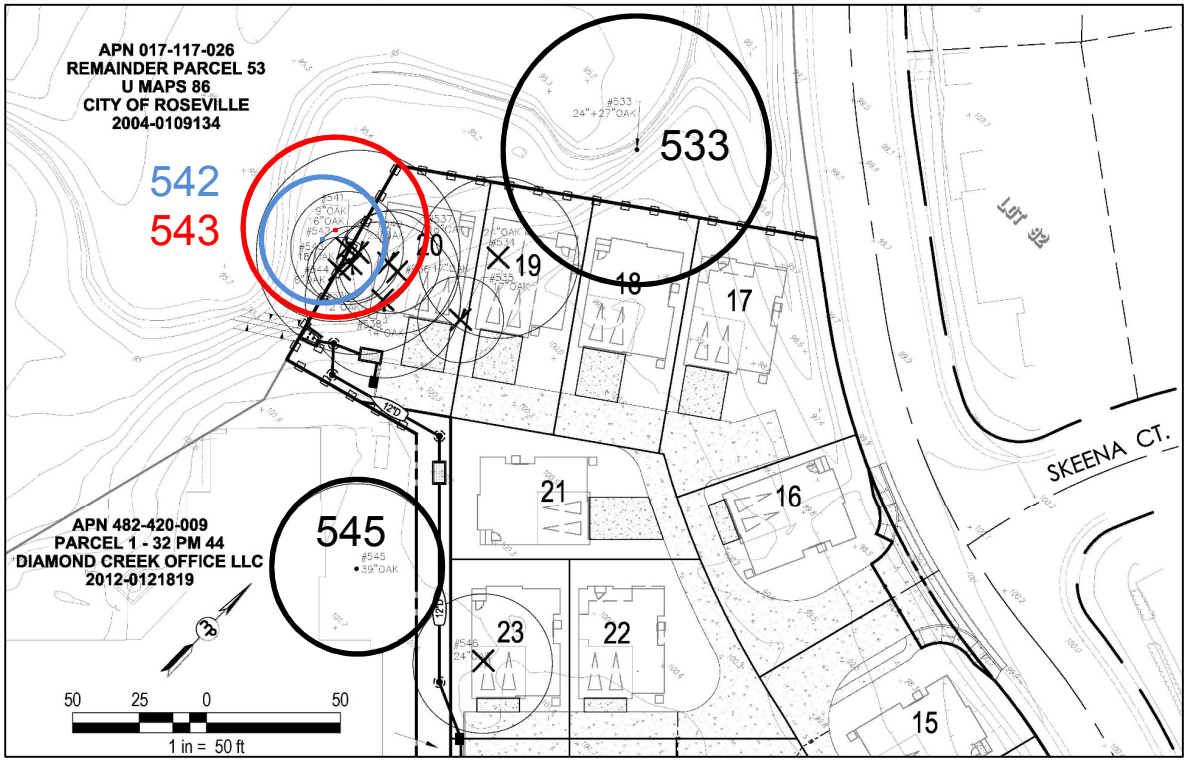
An arborist report was prepared by Tree Care Incorporated, dated November 16, 2017. The arborist report documented the presence of fourteen native oak trees on the project site, all of which are located in the northeastern portion of the project area (see Figure 6). Most of these trees will require removal in order to develop the project site because they conflict with proposed improvements. The majority of the trees are clustered together near Lot 20, where the site is steeply sloped. In order to create a level building area, fill will need to be added to this area, and retaining walls will be constructed. This makes preservation of the oak trees on the lot infeasible. In total, the project will require the removal of ten trees totaling 166 inches in order to develop the project. There are also several off-site trees proposed for retention, but which will experience dripline encroachment. The dripline encroachment for two of these trees (#533 and #545) will be relatively minor, involving an estimated 25% and 10%, respectively. Standard tree protection measures included in the Tree Permit will ensure these trees are retained through construction. However, there are two trees which could be significantly impacted by construction.

Trees #542, and #543 are located just off-site, on City property, but overhang the construction area (see Figure 6). The trunks of these trees are within 5–10 feet of the proposed retaining wall, which will involve both deep excavation for the wall footings, and then four feet of fill for the building pad. Trees #542 and #543 will experience 20% and 35% encroachment, respectively. These trees are more likely to survive due to the lower levels of dripline encroachment, but the construction will be close to the trunks and very intense. The arborist prepared a letter report assessing the survival likelihood of these trees, and steps which could be taken to better preserve them (see Exhibit K). The arborist concluded that Tree #543 was not in good health, and was unlikely to survive impacts. For this reason, the Tree Permit assumes removal of this tree, which increases the total impacts to eleven trees and a total of 184 inches. Tree #542 is in fair condition, and is therefore more likely to survive if proper protective steps are taken. This tree is listed for “conditional removal” in the tree permit, because while the applicant will attempt to preserve the tree, preservation may not be possible. Therefore, the permit will allow the tree to be removed if the arborist monitoring construction determines removal is necessary. If this tree is removed, the total will be 12 trees removed and a total of 200 total inches requiring mitigation through a combination of onsite planting and the payment of in-lieu fees.

Trees #541, #542, and #543 are on City property, within William “Bill” Hughes Park, so the City Parks, Recreation, and Libraries Department was contacted. Staff confirmed the loss of these trees would not conflict with park use or programming, and could be authorized. The Tree Permit contains all of the

standard conditions of approval, which includes a requirement to follow all of the recommendations of the Arborist Report and subsequent letter report. The removal of these trees will not be detrimental to the public health, safety, or welfare, and measures have been incorporated to mitigate impacts.

Figure 6: Tree Exhibit



PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. The project was brought before the Blue Oaks Neighborhood Association on August 28, 2018, with an estimated 50 people in attendance. Attendees had questions about the project, but no opposition was expressed, and some individuals expressed support. A public notice of the Planning Commission hearing was published on August 31, 2018, and was distributed to all property owners within 300 feet of the project site. In response to the notice, staff received a phone call from a resident on McCloud Way who is opposed to the project. The commenter stated that the approved commercial project provided an open space buffer that the proposed project lacks, indicated he was concerned about traffic being added to McCloud Way, and was concerned about the density and number of proposed homes.

ENVIRONMENTAL DETERMINATION

An Addendum to the Environmental Impact Report (EIR) adopted for the North Roseville Specific Plan (certified August 6, 1997) and the Diamond Creek Commercial Mitigated Negative Declaration (adopted July 11, 2002) has been prepared for the project pursuant to City of Roseville CEQA Implementing Procedures and California Environmental Quality Act (CEQA) Guidelines Section 15164 (see Exhibit L). The Addendum finds that actions under the proposed project will not result in any new significant environmental effects or result in the substantial increase of any previously identified significant impacts

in the previous environmental documents, and substantial changes to the previous environmental documents are not required.

RECOMMENDATION

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

A. Consider the Addendum to the North Roseville Specific Plan and Diamond Creek Commercial Mitigated Negative Declaration;

B. Recommend the City Council approve the **GENERAL PLAN AMENDMENT – 1550 PARKSIDE WAY – NRSP PCL DC-30 AND DC-33–DIAMOND CREEK RESIDENTIAL – PL18-0106**.

C. Recommend the City Council approve the **SPECIFIC PLAN AMENDMENT – 1550 PARKSIDE WAY – NRSP PCL DC-30 AND DC-33–DIAMOND CREEK RESIDENTIAL – PL18-0106**.

D. Recommend the City Council approve the **REZONE – 1550 PARKSIDE WAY – NRSP PCL DC-30 AND DC-33–DIAMOND CREEK RESIDENTIAL – PL18-0106**.

E. Adopt the findings of fact as stated in the staff report and approve the **MODIFICATION OF A MAJOR PROJECT PERMIT STAGE 1 AND 2 – 1550 PARKSIDE WAY – NRSP PCL DC-30 AND DC-33–DIAMOND CREEK RESIDENTIAL – PL18-0106** subject to four (4) conditions of approval.

F. Adopt the findings of fact as stated in the staff report and approve the **TENTATIVE SUBDIVISION MAP – 1550 PARKSIDE WAY – NRSP PCL DC-30 AND DC-33–DIAMOND CREEK RESIDENTIAL – PL18-0106** subject to seventy-four (74) conditions of approval.

G. Adopt the findings of fact as stated in the staff report and approve the **TREE PERMIT – 1550 PARKSIDE WAY – NRSP PCL DC-30 AND DC-33–DIAMOND CREEK RESIDENTIAL – PL18-0106** subject to twenty-one (21) conditions of approval.

CONDITIONS OF APPROVAL FOR THE MAJOR PROJECT PERMIT

1. This permit shall expire on the same date as the Tentative Map for Diamond Creek Residential (DC-33). Effectuation of this permit shall occur with the first residential Building Permit. Except as modified below, the conditions of approval for 2005PL-161 remain applicable to the project. (Planning)

2. Modifications to the Major Project Permit are approved as shown in Exhibits D–J, and as conditioned or modified below. (Planning)

3. Homes shall use a smooth texture stucco finish and provide enhanced side and rear elevations, consistent with the approval and construction of PCL DC-31C (File 2013PL-017). (Planning)

4. A modification to the Major Project Permit shall be required for any proposed expansion of the use of the equipment yard (Lot B). For the purposes of this condition, expansion of use is defined as expanding/intensifying the existing geothermal pumps or installing any new mechanical or electrical equipment. The purpose of this condition is to ensure the use within the yard remains compatible with the surrounding residential use. (Planning)

CONDITIONS OF APPROVAL FOR THE TENTATIVE SUBDIVISION MAP

1. The Tentative Subdivision Map shall not be deemed approved until the actions on the Rezoning, Specific Plan Amendment, and General Plan Amendment are approved and become effective. (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 Department of Development Services – 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. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Finance)

6. The project shall comply with all required environmental mitigation identified in the North Roseville Specific Plan Environmental Impact Report (NRSP EIR), the Diamond Creek Commercial Mitigated Negative Declaration, and the Addendums thereto, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

7. Prior to the approval of each final small residential lot subdivision map containing lots for affordable purchase, the developer shall enter into City's current Affordable Purchase Housing Agreement (or other applicable City-approved form) for such residential purchase units affordable to middle-income households. (Housing)

8. The rezone of the property and addition of units to this specific plan triggers the requirement for six (6) affordable homes reserved for middle income buyers. (Housing)

9. This project shall be addressed 1550 Parkside Way. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) to the Development Services Department (Business Services – Addressing) for building/suite addressing. (Business Services)

10. Prior to the approval of each final small residential lot subdivision map containing lots for affordable purchase, the developer shall enter into City's current Affordable Purchase Housing Agreement (or other applicable City-approved form) for such residential purchase units affordable to middle-income households. (Housing)

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

11. 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. Landscape corridors shall also successfully complete the required establishment period. The landscape plan for areas to be maintained by the City shall comply with the Parks Construction Standards, latest edition, Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Engineering, Parks, Fire, Environmental Utilities)

12. The applicant shall submit a street name application with proposed street names. The application can be found HERE. After city review, the applicant will receive the application identifying approved or rejected street names. If enough street names are approved, the applicant shall submit a map with the

approved street names to receive a stamp and to be used as the approved street name exhibit. This shall be included in the submittal for improvement plans. (Business Services)

13. Grading around the native oak trees shall be as shown on the tentative map or as approved in these conditions. (Planning)

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

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

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

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

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

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

15. 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 the Engineering Division prior to approval of any plans. (Engineering)

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

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

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

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

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

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

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

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

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

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

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

21. A note shall be added to the grading plans that states:

    "Prior to the commencement of grading operations, the contractor shall identify the site where the ***excess/borrow*** *earthen material shall be imported/deposited. If the* ***borrow/deposit*** *site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified."* (Engineering)

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

23. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s). The storm drain system shall be a private system and shall be maintained by the property owner. (Engineering)

24. The drainage outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. All drainage facilities on site shall be privately owned and maintained (by the Home Owners Association). The City has no responsibility in the maintenance of the drainage facilities and will not assume any responsibilities for maintenance in the future. (Engineering)

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

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

27. The site shall be accessed through standard 30-foot wide A-7 driveways located on Parkside Way across Lavande Drive and on McCloud Way across from Skeena Court. The existing driveway on Parkside Way shall be removed and replaced with standard curb, gutter, and sidewalk. (Engineering)

28. 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)

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

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

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

32. **Prior to the approval of the Improvement Plans**, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. (Engineering)

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

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

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

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

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

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

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

36. 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)

37. 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)

38. There shall be designated pick up areas for trash bins on the main private street; no pick up will occur within dead-end street stubs. The developer shall include signage to restrict parking in the designated pick up areas. (Environmental Utilities)

39. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500 feet on center. Fire hydrants shall not be located at the end of any residential court. The preferred location shall be street corners and entry points to a subdivision. (Fire)

40. Minimum fire flow is 1,500 gallons per minute with 20 pounds of 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)

41. All alley loaded driveways shall have the address and street name of the designated unit as identified on the approved city lot maps. (Fire)

42. Testing of all fire systems shall be performed prior to any model home complex or sales office opening for business. (Fire)

43. Framing construction and framing of combustible construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)

44. If this project will be phased, a phasing plan shall be approved which meets the Fire Department requirements for access and circulation for each phase. Access roads shall comply with the California Fire Code, 2016 with the City of Roseville's Amendments. A separate phasing plan shall be reviewed and approved by the Fire Department. (Fire)

45. There shall be no vertical obstructions for the designated fire lanes between Lots 48 and 49. (Fire)

46. The pavement surface between Lots 48 and 49 shall have a live load weight capacity of 68,000 pounds. (Fire)

47. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)

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

49. 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)

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

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

52. 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

53. Water and sewer easements shall be provided and shown on the Final Map or by separate instrument, unless otherwise provided for in these conditions. (Environmental Utilities, Engineering)

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

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

56. 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)

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

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

    b) A clause excluding any property owned by the City from the terms of the CC&Rs.

    c) Residents in courts or other dead-end areas shall be required to bring their trash bins to a designated trash pickup area on the main street, because refuse trucks are not able to turn around in dead end streets. Designated pick-up areas shall be established to Environmental Utilities satisfaction, and shall be memorialized in the CC&Rs. (Environmental Utilities)

d) A clause noting that the two required vehicle parking spaces within the garage must be kept clear and maintained for parking at all times. Storage of items which causes an inability to park within the required spaces is prohibited.

e) There shall be clear language regarding maintenance and common easements agreement for servicing all fire protection systems and gates used by the first responders. A service company shall be obtained to maintain all on-site fire protection systems including all common interior adjoining fire sprinkler-piping penetrations and private fire hydrants. An agreement between owners and tenants shall be made to allow permission to enter the premises to inspect all apparatuses associated with fire protection. Draft documents shall be provided to the Fire Department for review. (Fire)

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

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

OR

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

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

60. Street names shall be approved by the City of Roseville. (Engineering)

61. The subject property shall be annexed into CFD 4 (Public Services) and CFD 3 (Municipal Services) prior to approval of the Final/Parcel Map. This property is being added into this district in order to cover the added costs to the city for maintenance and services. It is the applicant's responsibility to prepare the appropriate documentation for the annexation of this property into the CFDs. In order to allow the CFDs to be in place at the beginning of the fiscal year, the documentation shall be provided to the Finance Department not later than March 15 of the year preceding the fiscal year in which this annexation will become effective. (Finance, Engineering)

62. 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)

63. 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)

64. 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)

65. 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)

66. 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)

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

OTHER CONDITIONS OF APPROVAL

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

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

70. 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)

71. 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)

72. 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)

73. 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)

74. All plant material shall be maintained under a 30 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warrantee for an additional 9 months minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warrantee period shall be replaced one month prior to the end of the warrantee period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warrantee. (Parks, Recreation, and Libraries)

CONDITIONS OF APPROVAL FOR THE TREE PERMIT

CONDITION	COMPLIANCE VERIFIED/ INSPECTED	COMMENTS
PRIOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON-SITE		
1. The approval of this Tree Permit shall expire on the same date as the Tentative Map for Diamond Creek Residential (DC-33).		
2. All recommendations contained in the Arborist Report(s) and Letter Report (Exhibit K) are incorporated by reference into these conditions, except as modified herein. (Planning)		

3. Trees #534–541, #543, #544, and #546 (as listed in Exhibit K) are approved for removal with this tree permit, and tree #542 is approved for conditional removal. The tree for conditional removal can be removed if in the opinion of the arborist, as documented in a letter report to Planning, the tree cannot be retained or is unlikely to survive due to the improvements needed for the nearby retaining wall and footings. All other native oak trees shall remain in place. Trees to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)		
4. The developer shall be responsible for the replacement of the total number of inches proposed for removal prior to any tree removal. The total number of inches for this project is 184 inches and conditionally up to 200 inches. Mitigation must be provided prior to tree removal unless otherwise approved in a tree replacement plan or in these conditions. (Planning)		
5. No activity shall be permitted within the protected zone of any native oak tree beyond those identified by this report. Encroachment into the protected zone of Tree(s) #533, #542, and #545 as shown in Exhibit K and described in the staff report is permitted. (Planning)		
6. A $10,000 cash deposit or bond (or other means of security provided to the satisfaction of the Planning Division) shall be posted to ensure the preservation of all remaining trees during construction. The cash deposit or bond shall be posted in a form approved by the City Attorney. Each occurrence of a violation on any condition regarding tree preservation shall result in forfeiture of all or a portion of the cash deposit or bond. (Planning)		
7. A violation of any of the conditions of this Tree Permit is a violation of the Roseville Municipal Code, the Zoning Ordinance (Chapter 19.74) and the Tree Preservation Ordinance (Chapter 19.66). Penalties for violation of any of the conditions of approval may include forfeiture of the bond, suspension or revocation of the permit, payment of restitution, and criminal penalties. (Planning)		
8. A fencing plan shall be shown on the approved site plan and/or improvement plans demonstrating the Protected Zone for the affected trees. A maximum of three feet beyond the edge of the walls, driveways, or walkways will be allowed for construction activity and shall be shown on the fencing plan. The fencing plan shall be reviewed and approved by the Planning Division prior to the placement of the protective fencing. (Planning)		
9. The applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the Protected Zone of the oak trees. Where encroachment is permitted pursuant to Condition 5, above, the fencing for encroachments shall be installed at the limit of construction activity. The applicant shall install signs at two equidistant locations on the temporary fence that are clearly visible from the front of the lot and where construction activity will occur. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language: "WARNING THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE PLANNING DIVISION". (Planning)		
10. Once the fencing is installed, the applicant shall schedule an appointment with the Planning Division to inspect and approve the temporary fencing before beginning any construction. (Planning)		

11. The applicant shall arrange with the arborist to perform, and certify in writing, the completion of deadwooding, fertilization, and all other work recommended for completion prior to the approval of improvement plans. Pruning shall be done by an Arborist or under the direct supervision of a Certified Arborist, in conformance with International Society of Arboriculture (I.S.A.) standards. Any watering and deep root fertilization which the arborist deems necessary to protect the health of the trees as noted in the arborist report or as otherwise required by the arborist shall be completed by the applicant. (Planning)		.
12. A utility trenching pathway plan shall be submitted depicting all of the following systems: storm drains, sewers, water mains, and underground utilities. The trenching pathway plan shall show the proposed locations of all lateral lines. (Planning)		
13. A Site Planning Meeting shall be held with the applicant, the applicant's primary contractor, the Planning Division and the Engineering Division to review this permit, the approved grading or improvement plans, and the tree fencing prior to any grading on-site. The Developer shall call the Planning Division and Engineering Division two weeks prior to the start of grading work to schedule the meeting and fencing inspection. (Planning)		
DURING CONSTRUCTION		
14. The following information must be located on-site during construction activities: Arborist Report, approved site plan/improvement plans including fencing plan, and conditions of approval for the Tree Permit. All construction must follow the approved plans for this tree permit without exception. (Planning)		
15. All preservation devices (aeration systems, oak tree wells, drains, special paving, etc.) shall be designed and installed as required by these conditions and the arborist's recommendations, and shall be shown on the improvement plans or grading plans. (Planning)		
16. If any native ground surface fabric within the Protected Zone must be removed for any reason, it shall be replaced within forty-eight (48) hours. (Planning)		
17. Storage or parking of materials, equipment, or vehicles is not permitted within the Protected Zone of any oak tree. Vehicles and other heavy equipment shall not be operated within the Protected Zone of any oak tree. (Planning)		
18. Where recommended by the arborist, portions of the foundation shall be hand dug under the direct supervision of the project arborist. The certified arborist shall immediately treat any severed or damaged roots. Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area. Major roots over one (1) inch in diameter may not be cut without approval of an arborist and any arborist recommendations shall be implemented. (Planning)		
19. The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Division. In no event shall the fencing be removed before the written authorization is received from the Planning Division. (Planning)		
PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT		
20. Within 5 days of the completion of construction, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Division. The certification letter shall attest to all of the work (regulated activity) that was conducted in the protected zone of the tree, either being in conformance with this permit or of the required mitigation still needing to be performed. (Planning)		
21. A copy of this completed Tree Permit Compliance Verification/Inspection form shall be submitted to the Planning Division. (Planning)		

Attachments

1. Non-Residential Conversion Policy
2. Fiscal Study
3. Parking Supply Analysis
4. Water Demand Memorandum
5. Table of Applicable Mitigation

Exhibits

A. General Plan Amendment Land Use Figure and Change Pages
B. Land Use and Rezone Amendments
C. NRSP Change Pages
D. Subdivision Map
E. Site Development Plan
F. Grading Plan
G. Utility Plan
H. Landscape Plan
I. Elevations
J. Development Standards
K. Arborist Report and Letter Report
L. Addendum

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

PLANNING DEPARTMENT

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

Guidelines for Conversion of Non-Residential Land Uses

August 4, 2004

Intent:

In response to pressures to convert portions of the City's non-residential land use inventory the City has developed the following guidelines for the consideration of land use changes. The intent of the guidelines is to articulate the City's expectations relating to land use change proposals. These guidelines are to be applied as performance measures in the preparation and review of any such proposals. The guidelines are not intended to be inclusive of all City development requirements, but rather supplement those requirements by identifying or emphasizing concepts particularly important or unique to potential land use changes. It is expected that the City's emphasis on certain concepts or requirements will change overtime. Therefore, the guidelines are to be a fluid document to be revisited every two years and updated to reflect the City's present need.

In consideration of the unique attributes and constraints of various areas of the City, the guidelines have been divided in two areas those guidelines that are applicable to the infill area and those that are applicable to the balance of the City. A map depicting these areas is attached.

Infill

The overarching goal to be applied to land use changes within the infill portion of the City is to encourage and emphasize reinvestment and revitalization without creating undue burdens and barriers to development while preserving neighborhood compatibility.

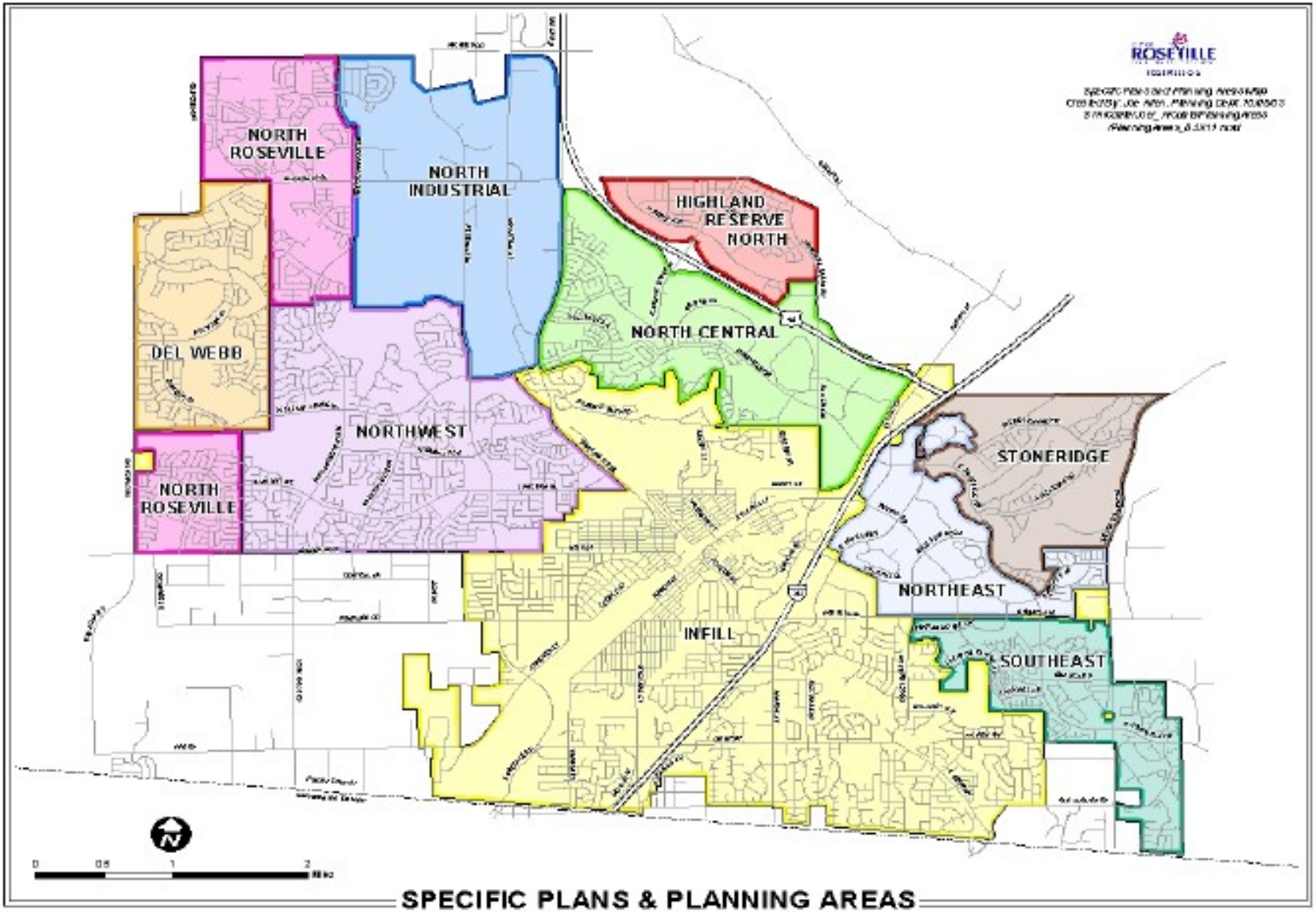
1. Infill properties are identified as those properties located within the City's infill planning area as designated on the City's Zoning Map.
2. Parks obligation to include payment of citywide and neighborhood park fees. Neighborhood Park fees are to be applied to infill neighborhood park improvements as identified on an infill park CIP projects list. Where the Parks Department demonstrates a park need a Parkland dedication or in-lieu park fee for land dedication may be negotiated and evaluated on a project by project basis, based on the nature of the project and the benefit to the City.
3. Encourage the use of private passive open space in-lieu of land dedication for infill projects.
4. Off site utilities (e.g. water, sewer, electric) that serve more than the specific project are not the sole responsibility of the project. Over-sizing of improvements or upgrading to City standards may be available for City reimbursement. The City may develop a CIP for off site improvements for which a project may pay an impact fee in lieu of constructing the improvement. Each project shall be reviewed on a case-by-case basis and shall be conditioned accordingly.
5. School impacts shall be mitigated through new impact agreements executed to reflect the payment of the City's existing infill school impact fees.
6. New housing development shall meet the City's 10% goal (4% affordable to very low, 4% affordable to low, and 2% affordable to middle income) except redevelopment areas shall provide 15%. (Of those 40% affordable to very low income and the balance affordable to low/middle income).
7. A land use change on the Placer County Fair Grounds shall require a master plan.

8. Encourage higher density residential mixed-use projects with consideration to the relaxing of any one guideline or multiple guidelines to promote and provide incentives for innovative higher density residential mixed-use projects.

<u>Balance of the City</u>

The overarching goal to be applied to land use changes for the balance of the City is to maintain the City's fiscal balance and prevent the loss of jobs and existing job centers while maintaining a balanced community.

1. Balance of the City includes properties within all specific plans and the North Industrial Plan area.
2. A region wide employment and land inventory study shall be required of each project that is equal to or greater than 50 acres.
3. Land use changes will not have a negative fiscal impact to the City. Each project shall be modeled individually for citywide impacts utilizing the City's fiscal model.
4. Projects that are 50 acres or greater in size shall maintain employment options and a favorable jobs housing balance.
5. New housing development shall meet the City's 10% goal consistent with the Housing Element (4% affordable to very low, 4% affordable to low, and 2% affordable to middle income).
6. Projects shall provide a specific public benefit that may be in the form of a community benefit fee.
7. Increases in general fund service demands shall be mitigated by establishment of or annexation into a Community Facilities Mello Roos Assessment District to offset the costs of the project. The assessment may be utilized to offset the cost of the following: public safety; parks and open space maintenance; storm water management; and other costs identified by the City.
8. Parks obligation to include payment of citywide and neighborhood park fees. Active park needs shall be provided by the project. An in-lieu parkland dedication fee may be negotiated in lieu of land based on the project. For each acre of parkland dedication mitigated by an in-lieu fee a corresponding in-lieu fee shall be paid for park improvements. The in-lieu fees shall provide improvements of local benefit.
9. Place emphasis on the dedication of parklands within specific plan areas rather than acceptance of and in-lieu fee for land dedication.
10. Utilities (e.g. water, sewer, electric) shall not be impacted as to conveyance or capacity.
11. School impacts shall be mitigated through new impact agreements executed with the school districts to ensure that the projects student generation is accommodated.
12. Residential units not utilized within a specific plan area shall be reallocated within that plan area and school district. Otherwise, requests for units shall be considered as additive to the City's existing unit allocation.
13. Encourage higher density residential mixed-use projects with consideration to the relaxing of any one guideline or multiple guidelines to promote and provide incentives for innovative higher density residential mixed-use projects.



SPECIFIC PLANS & PLANNING AREAS

MEMORANDUM

To: Stephen L. Des Jardins, Diamond Creek Partners, LLC

From: Jamie Gomes and Sean Fisher

Subject: Diamond Creek Residential Rezone Fiscal Impact Analysis; EPS #162109

Date: July 17, 2018

The Economics of Land Use

Introduction

Diamond Creek Partners (Applicant) retained Economic & Planning Systems, Inc. (EPS) to prepare the Fiscal Impact Analysis (Analysis) for the proposed Diamond Creek Residential Rezone Project (Project)—an approximately 4.38-acre portion at the center of the Diamond Creek Specific Plan (Project), a development located in the City of Roseville (City).

This Analysis examines the Project's estimated fiscal impact on the City's annual General Fund budget, based on the City's estimated Fiscal Year (FY) 2017-2018 budget. Specifically, the Analysis estimates whether projected revenues from the Project will adequately cover the costs of delivering citywide services (e.g., police protection, fire protection, and parks and recreation) to the Project's residents and employees.
As required by City policy, the Applicant has to provide a fiscal impact analysis with any nonresidential rezone application.

To comply with City policy requirements, EPS has analyzed the estimated fiscal impacts to the City for the following two land use scenarios:

- **Scenario 1**—Existing Land Uses (Commercial and Office)
- **Scenario 2**—Proposed Land Uses (High-Density Residential)

The results of each Scenario estimate the annual fiscal impact assuming buildout of the Project area.

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

Oakland
Sacramento
Denver
Los Angeles

www.epsys.com

Project Overview

The Project is located in the heart of the Diamond Creek Specific Plan adjacent to an existing restaurant, La Provence, and two office buildings. The site is located on Parkside Drive, just east and south of the existing nonresidential uses. When the Specific Plan was originally completed more than 15 years ago, the subject site (a portion of Parcel DC-30 and Parcel DC-33) was zoned for nonresidential uses like those that now house the existing nonresidential uses. While development had occurred on the other commercial- and office-zoned parcels (e.g., restaurant/ offices), the subject site has remained vacant for the past approximately 15 years. Within the last 3 years, the City has zoned several new parcels in the HP Campus Oaks Master Plan for a mix of commercial, office, and technology uses. These new parcels are along the same Blue Oaks Boulevard corridor and are within 1 mile of the Project. **Map 1** shows the land use zoning and parcel acreage under the existing zoning and under the proposed zoning.

Scenario 1, the Existing Land Uses, is based on the assumption the subject site would accommodate up to approximately 85,200 square feet of nonresidential uses on portions of Parcel DC-30 and Parcel DC-33 with a mix of commercial, office, and a health club. The uses and estimated building square footages are derived from the prior Diamond Creek General Plan Amendment, Specific Plan Amendment, Rezone, Major Project Permit Modification, Development Agreement, Tentative Parcel Map and Tentative Subdivision Map dated November 9, 2006. **Scenario 2** reflects the Applicant's rezone request, which proposes 57 single-family detached units at a density of approximately 13 units per acre (High-Density Residential zoning).

Summary of Results

The Analysis comparing the fiscal impacts to the City of the existing versus proposed zoning yielded the following results:

- **For both Scenarios, annual revenues are anticipated to exceed annual expenditures for the Project after accounting for estimated annual taxes from Community Facilities District (CFD) No. 3 (Municipal Services).** If it were market feasible to construct, the Project in **Scenario 1** is estimated to generate a net annual General Fund surplus of approximately $35,900 excluding CFD No. 3 revenues (which are not applicable to the existing uses). **Scenario 2** is estimated to generate a net annual surplus of approximately $1,900 (effectively break-even) after including an estimated $24,000 in CFD No. 3 revenues (assuming the residential would be conditioned to pay CFD No. 3 taxes). Please see **Table 1** for a comparison of results between the 2 scenarios. Even though **Scenario 2** reduces potential net revenues to the City's General Fund, the rezone application does not create a situation where the rezoned land uses are anticipated to create a drain on the City's General Fund.

MAP 1

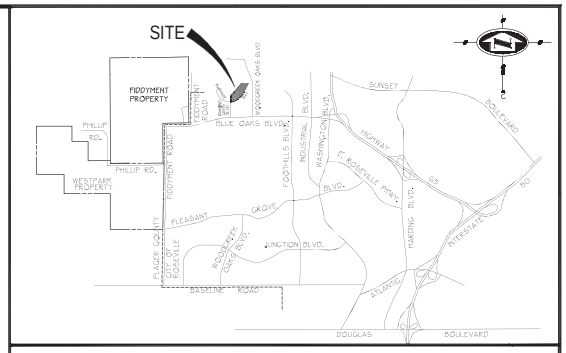
GENERAL PLAN AMENDMENT & REZONING EXHIBIT

DIAMOND CREEK DC30 & 33
CITY OF ROSEVILLE, CALIFORNIA
MAY 29, 2018
SHEET 1 OF 1

GRAPHIC SCALE

200 100 0 200 400

1 in = 200 ft

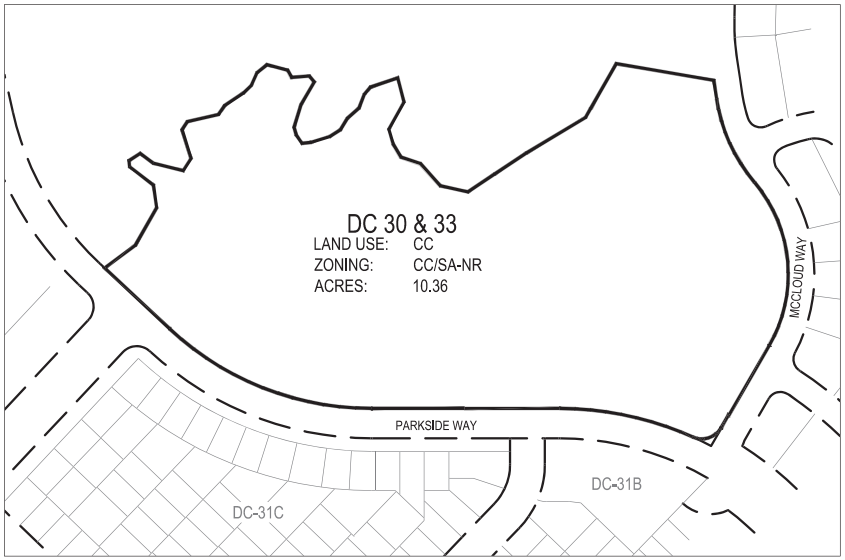


VICINITY MAP

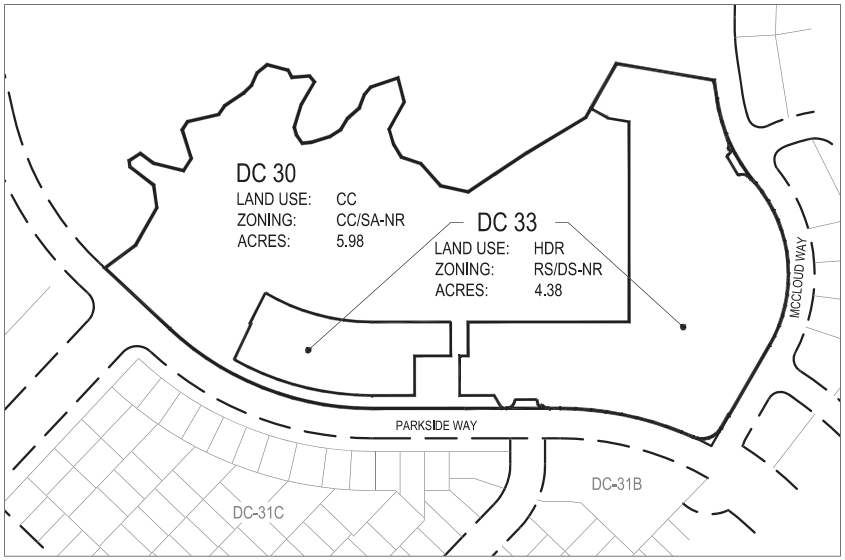
NO SCALE

GENERAL PLAN SUMMARY TABLE			
DESIGNATION	EXISTING GENERAL PLAN	PROPOSED GENERAL PLAN	DIFFERENCE
COMMERCIAL	10.36	5.98	-4.38
HIGH DENSITY RESIDENTIAL	0	4.38	4.38
	10.36	10.36	

EXISTING



PROPOSED



City of Roseville Approval

Dwg: Y:\2014\14-0071-01 (DIAMOND CREEK)\DWG\PLANEXHIBIT\SL14-0071-01-PB32-GP.DWG | Saved: 10-18-17 09:31am LCLARK | Plotted: 05-30-18 06:18pm RMCGLUMPHY

DRAFT

Table 1
Roseville Diamond Creek Residential Rezone Fiscal Impact Analysis
Estimated Revenue and Expenditure Summary Comparison

Item	Scenario 1 Existing Land Uses	Scenario 2 Proposed Land Uses	Difference Amount	Difference Percent
Formula	*a*	*b*	*c = b - a*	*c / a*
GENERAL FUND				
Annual Revenues [1]				
Taxes:				
Property Taxes	$26,200	$32,700	$6,500	24.8%
Property Tax In Lieu of VLF	$8,900	$11,200	$2,300	25.8%
Real Property Transfer Tax	$700	$1,900	$1,200	171.4%
Sales Tax	$33,000	$11,700	($21,300)	(64.5%)
Prop. 172 Sales Tax	$700	$200	($500)	(71.4%)
Hotel/Motel Tax	$1,500	$2,600	$1,100	73.3%
Business License Tax	$400	$700	$300	75.0%
Franchise Fees	$1,100	$2,000	$900	81.8%
Electric Franchise Fees	$3,000	$5,400	$2,400	80.0%
Total Annual General Fund Revenues	**$75,500**	**$68,400**	**($7,100)**	**(9.4%)**
Annual Expenditures [2]				
City Council	$100	$200	$100	100.0%
City Manager	$200	$400	$200	100.0%
Development & Operations	$200	$300	$100	50.0%
Public Affairs & Communications	$200	$300	$100	50.0%
City Attorney	$500	$1,000	$500	100.0%
Human Resources	$400	$700	$300	75.0%
Information Technology	$0	$0	$0	0.0%
City Clerk	$200	$300	$100	50.0%
Central Services	$400	$700	$300	75.0%
Finance	$200	$400	$200	100.0%
Economic Development & Housing	$200	$400	$200	100.0%
Development Services	$2,100	$3,700	$1,600	76.2%
Public Works	$3,300	$5,900	$2,600	78.8%
Police	$18,300	$32,500	$14,200	77.6%
Fire	$13,300	$23,700	$10,400	78.2%
Parks, Recreation & Libraries	$0	$20,100	$20,100	0.0%
Total Annual General Fund Expenditures	**$39,600**	**$90,600**	**$51,000**	**128.8%**
Annual General Fund Surplus/(Deficit)	**$35,900**	**($22,200)**	**($58,100)**	**(161.8%)**
CFD No. 3 [3]	$0	$24,100	$24,100	0.0%
Subtotal Net Annual Surplus/(Deficit) Including CFD No. 3	**$35,900**	**$1,900**	**($34,000)**	**(94.7%)**

summary

Source: City of Roseville FY 2017-18 Draft Proposed Budget; EPS.

Note: Values are rounded to the nearest $100.

[1] See Table B-1 for details on revenue estimating procedures.
[2] See Table C-1 for details on expenditure estimating procedures.
[3] See Table B-6.

- **Estimated annual surplus in Scenario 2 is approximately $34,000 lower as compared to Scenario 1.** With significantly more commercial square footage possible under the existing zoning, estimated annual sales tax revenues that may accrue to the City under **Scenario 1** are much greater than compared to **Scenario 2**. The difference in estimated sales tax revenues is the primary driver in the total difference in estimated revenues between the 2 scenarios. Of course, sales tax revenues estimated in **Scenario 1** may not ever be achieved if other sites are more viable for the same type of commercial development.

Memorandum Organization

Data, assumptions, and detailed calculations underlying the Analysis are provided in **Appendices A** through **D**.

Methodology and Assumptions

This section details the underlying methodology and assumptions used to estimate the fiscal impact of the Project (each Scenario) on the City. It describes assumptions concerning municipal service delivery, land development, and General Fund budgeting. In addition, it details the methodology used to forecast the Project's General Fund revenues and expenditures at buildout.

Municipal Service Provision

Citywide Services

This Analysis examines the Project's ability to generate adequate revenues to cover the City's costs of providing public services to the Project. The services analyzed in this Analysis comprise General Fund services (e.g., police, fire, and general government).

The Analysis excludes any services that may be funded privately. This Analysis also does not address activities budgeted in other Governmental Funds or Proprietary Funds, nor does it include an evaluation of capital facilities or funding of capital facilities needed to serve new development.

General Assumptions

The Analysis is based on the City's FY 2017-2018 budget, tax regulations, statutes, and other general assumptions discussed herein. Each revenue item is estimated based on current State of California (State) legislation and current City practices. Future changes by either State legislation or City practices can affect the revenues and expenditures estimated in this Analysis. All costs and revenues are shown in constant 2017 dollars. General fiscal and demographic assumptions are detailed in **Table A-1** in **Appendix A**.

This Analysis also uses information from the City, the Applicant, and historical and projected demographic data from the California Department of Finance (DOF), U.S. Census Bureau, and the U.S. Bureau of Labor Statistics.

Other critical assumptions that may affect the results of this Analysis are actual home prices versus estimated home prices or other changes in residential assumptions (e.g., residential densities, product types, and persons-per-household factors). As requested by the Applicant,

the land use information in this Analysis was taken from the Project General Plan Amendment and Specific Plan Amendment Application, dated July 2018. The results of this Analysis will vary if development plans or other assumptions change from those on which this Analysis is based.

General Fund Revenue- and Expenditure-Estimating Assumptions

This Analysis considers only discretionary General Fund revenues that will be generated by the Project. Offsetting revenues, which are General Fund revenues that are dedicated to offset the costs of specific General Fund department functions, are excluded from this Analysis. Departmental costs funded by offsetting revenues or not affected by development are also excluded from this Analysis. Calculations used to exclude offsetting revenues from the Analysis are consistent with assumptions used in prior City fiscal impact analyses and are shown in **Table B-1** in **Appendix B**. Calculations used to exclude costs are shown in **Table C-1** in **Appendix C**.

Development Assumptions

Listed below are brief summaries of the land use and other development-related assumptions:

- **Land Use:** The Project General Plan Amendment and Specific Plan Amendment Exhibit were used for this Analysis, which examines the fiscal impacts of the Project at buildout.
- **Residential and Employee Estimates:** Population projections are calculated using an average persons-per-household factor of 2.61 for single-family residential and 1.83 persons-per-household for multifamily residential, which was provided by the City's Planning Department. Employee estimates are based on factors of average square feet per employee for Project nonresidential land uses (in **Scenario 1**).
- **Residential Assessed Value (Scenario 2):** The estimated assessed valuation of single-family residential development is based on prices of comparable residential projects in the Diamond Creek Specific Plan, as reflected in the Gregory Group as of June/July 2018. Estimated buildout assessed values for the total Project are calculated in **Table D-2** in **Appendix D**.
- **Nonresidential Assessed Value (Scenario 1):** EPS used a sales comparison approach to estimate finished nonresidential values for the Analysis. Sales comparison data came from Costar, as well as other current real estate market indicators and historic trends.
- **Property Turnover Rates:** The Analysis is based on the assumption that a for-sale residential unit would turn over once every 7 years, and multifamily residential rental properties and nonresidential properties would turn over once every 15 years.
- **Persons-Served Methodology:** In estimating service demands of the Project and those of the existing City, EPS used a factor to approximate the service demands of an employee in Project nonresidential land uses as compared to a Project resident. EPS used a factor of 0.5 to estimate an employee's impact on services as compared to a resident's impact, which is consistent with the persons-served methodology the City has used in the past.
- **Income of Households:** The average household income of each residential land use category (e.g., medium density) in the Project was estimated to forecast household retail expenditures. This calculation was derived using the following assumptions and data inputs:

- Estimated home values for product types proposed under each residential land use category, as described in **Table D-3** in **Appendix D**.
- Assumed a 5.5-percent, 30-year, fixed-rate mortgage with a 20-percent down payment and 2 percent annual taxes and insurance. Taxes and insurance include ad valorem taxes, as well as existing and proposed special taxes and assessments for infrastructure and services.
- For owner-occupied homes, assumed 30 percent of income dedicated to mortgage payments, taxes, and insurance.
- For renter-occupied homes, assumed 30 percent of income dedicated to monthly rent.

Estimated household incomes by land use type are calculated in **Table D-3** in **Appendix D**.

Revenue-Estimating Methodology

EPS used either a marginal-revenue case-study approach or an average-revenue approach to estimate Project-related General Fund revenues.

The marginal-revenue case-study approach simulates actual revenue generation resulting from new development. The case-study approach for estimating sales and use tax revenues, for instance, forecasts market demand and taxable spending from the Project's new residents, as well as taxable sales generated by the Project's on-site retail. Case studies used in this Analysis are discussed in greater detail later in this section.

The average-revenue approach uses the City's FY 2017-2018 budgeted revenue amounts on a citywide per capita or per-persons-served basis to forecast revenues derived from estimated residents of the Project.[1]

Revenue sources *not* expected to increase as a result of development are excluded from this Analysis. These sources of revenue are not affected by development because either they are one-time revenue sources not guaranteed to be available in the future or there is no direct relation between increased employment growth and increased revenue.

A listing of all City General Fund revenue sources and the corresponding estimating procedure used to forecast future Project revenues is shown in **Table B-1** in **Appendix B**.

Reader's Note: The discussion of revenues in this memorandum generally reflects the order of the revenues presented in the tables. In some cases, however, this order may vary for purposes of organizing the background discussion and in describing similarly estimated revenue items.

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[1] A *per capita* basis of estimating revenues is based on the assumption that only residents have a fiscal impact on City revenues. A *per-persons-served* basis of estimating revenues is used to take into account that businesses (and their employees) have a fiscal impact on many City revenues but at a lower level than residential development's impact.

Property Tax

Estimated annual property tax revenue resulting from development in the Project is presented in **Table B-3** in **Appendix B**. To be consistent with the City's budget data, the estimated assessed values for Project land uses are assumed to remain static in 2017-dollar values—real growth in assessed value is not estimated.

The Project site is located in Tax Rate Area (TRA) 005-001. The share of property taxes the City is assumed to receive from the Project is derived from the total assessed value of the Project and the City's property tax allocation share of the 1-percent ad valorem property tax, as shown in **Table D-1** in **Appendix D**.

Property Tax in Lieu of Vehicle License Fees

A formula provided by the State Controller's Office was used to forecast Property Tax in Lieu of Vehicle License Fees (PTIL VLF). PTIL VLF is calculated by taking the percentage increase of the City's assessed value resulting from the Project and applying that percentage share to the City's current State allocation of PTIL VLF. This calculation is shown in **Table B-3** in **Appendix B**.

Real Property Transfer Tax

Real property transfer tax is based on the assessed value of the Project's land uses and the anticipated turnover of residential properties over time. As stated earlier, the Analysis is based on the assumption the Project's for-sale residential property will turn over 14.3 percent per year (or once every 7 years), and multifamily rental and nonresidential property will turn over 6.7 percent per year (or once every 15 years). Real property transfer tax revenue projections are identified in **Table B-4** in **Appendix B**.

Sales Tax

Sales tax revenues are based on taxable sales generated in the City. The sales tax components examined in this Analysis include the Bradley-Burns 1-percent local sales tax rate. Estimated sales tax revenues to the City are summarized in **Table B-5** in **Appendix B**.

The Analysis uses two methodologies to estimate taxable sales generated by the Project:

1. The **Market Support Method** measures taxable sales generated from new Project residents and employees.

2. The **Retail Space Method** measures taxable sales from the Project's retail land uses.

In addition to the above methodologies, the Analysis includes estimates of taxable sales revenues derived from anticipated business-to-business spending from Project commercial land uses.

<u>Market Support Method</u>

New Households

This Analysis estimates retail expenditures of future residents in the Project by type of retail category and the share of expenditures that will be captured in the City (e.g., generate sales in the City's retail establishments). The amounts and types of expenditures made by residents generally depend on their household income. Data for this Analysis are based on estimated Project resident incomes, household spending patterns, and retail demand and supply market conditions in the City.

Specifically, this Analysis estimates retail expenditures of future residents by:

- Estimating the total income of new households based on the projected home sales prices and monthly rent expenses. EPS assumes household income estimates are based on owner-occupied tenure, with home purchase financed by a 30-year fixed-rate mortgage.[2] EPS estimates residents in renter-occupied units spend approximately 30 percent of their total income on monthly rent.
- Evaluating Consumer Expenditure Survey (CES) data from the U.S. Bureau of Labor Statistics, which reports the proportion of income spent on various household goods and services by income group.
- Translating the U.S. Bureau of Labor Statistics data on household expenditures into retail store categories by North American Industry Classification System (NAICS) code.[3]

Sales prices for the Project's owner-occupied homes are estimated to be $420,000 per unit. Based on these home assumptions, EPS estimated future household incomes to be $104,000 for owner-occupied homes, as shown in **Table D-3** in **Appendix D**. Typical household expenditure patterns from the U.S. Bureau of Labor Statistics' CES suggests, at these income levels, Project residents for owner-occupied homes are estimated to spend 24 percent of their household income on taxable retail expenditures.

This equates to projectwide resident spending of approximately $1.4 million annually on taxable retail purchases in and beyond the City in **Scenario 2**. This Analysis is based on the assumption the City's retail businesses would capture roughly 85 percent of the Project's household retail demand, resulting in approximately $1.2 million in total retail sales, as shown in **Table B-5A** in **Appendix B**.[4]

New Employees

The sales tax analysis for the existing zoning accounts for taxable retail expenditures made by the new employees generated by development of nonresidential land uses in the Project. The number of employees is estimated by using the total occupied building square footage for each nonresidential land use and applying an average square foot per employee factor for each corresponding land use (see **Table A-3** in **Appendix A**).[5] EPS estimates employees spend

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[2] Income estimate is based on the assumption that annual payment for the mortgage (30-year, 5.5-percent fixed interest, 20-percent down payment), property taxes, and insurance equal 30 percent of income. Property taxes and insurance are assumed at 2 percent of home value.

[3] The NAICS classifies retail stores into 12 categories. Although not classified under retail trade, Food Services and Drinking Places typically are considered part of retail in retail market analyses.

[4] EPS developed the capture rate based on a qualitative appraisal of existing shopping opportunities near the Project.

[5] Nonresidential vacancy rates are based on assumptions used in the Amoruso Ranch Specific Plan Fiscal Analysis, which originates from assumptions used by DPFG for fiscal analyses in the City.

approximately $10 per business day on taxable goods.[6] The amount of taxable sales from new employees is discounted to avoid double-counting employees who are also residents.

Scenario 1 total taxable sales generated for the City by the Project's new employees are approximately $382,000. Because **Scenario 1** does not include residential uses, the total estimated taxable sales revenues generated for the City by the Project's new employees are estimated at $191,000, as shown in **Table B5-A** in **Appendix B**.

Scenario 2 taxable sales generated for the City by the Project's new residents are approximately $1.2 million. Total sales tax revenues generated for the City by the Project's new residents for **Scenario 2** are approximately $11,700, as shown in **Table B-5** in **Appendix B**.

Retail Space Method

Annual taxable sales generated by retail uses in the Project were calculated by taking an "annual sales per square foot" factor, published in the Urban Land Institute's *Dollars and Cents of Shopping Centers: 2008*, and escalating it to 2017 dollars using the Consumer Price Index.

Table B-5B in **Appendix B** compares total potential taxable sales from the retail space method with the estimated total demand anticipated to be captured in the Project (described above). As shown, supply exceeds demand by approximately $3.1 million for **Scenario 1**. Taxable sales that could fill the gap would come from the following sources:

- Outside capture (residents of Rocklin, Lincoln, unincorporated Placer County (County), and other communities north of Roseville on State Route 65).
- Capture of existing and future City residents' spending (new residents outside the Project).

Because the Project is adjacent to existing residential areas, the Analysis is based on the conservative assumption that a portion of retail sales realized by the Project will occur as a result of shifting sales away from existing retail centers. The estimated shift in spending is low given the smaller acreage and likely neighborhood-serving nature of new retail development that might be accommodated on the site. EPS has characterized this in **Table B-5B** in **Appendix B** by estimating a 5-percent shift from existing retail stores to the Project.

Proposition 172

Revenues from the City's share of the County's half-cent sales tax for public safety are included in the Analysis and calculated in **Table B-5** in **Appendix B**. The City's public safety sales tax share is based on estimated citywide taxable sales from the FY 2017-2018 budget.

CFD No. 3 (Municipal Services)

Development under the existing nonresidential zoning (**Scenario 1**) is not subject to CFD No. 3. This Analysis is based on the assumption the new residential dwelling units (**Scenario 2**) would be subject to CFD No. 3. Project revenues from CFD No. 3 for police, fire, and library services are estimated to be $0 and $24,000 for **Scenario 1** and **Scenario 2**, respectively (see **Tables B-6** in **Appendix B**).

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[6] This Analysis is based on the assumption there are 240 business days per year.

Expenditure-Estimating Methodology

Expenditure estimates are based on the City's FY 2017-2018 budget and supplemental information from City staff. All City General Fund expenditure items are listed on **Table C-1** in **Appendix C**. As described herein, the Project fiscal impact analyses rely on an average-cost methodology to estimate all General Fund expenditure impacts of new development on the City. An average-cost methodology is a common fiscal impact analysis methodology that divides the City's net cost of service, for a given service function, by the service population to which that service is provided. In this manner, the average-cost method is based on the assumption the marginal cost of agency services to new Project residents and employees would equal the City's existing average-cost structure.

This Analysis applies adjustment factors to several General Fund department average-cost multipliers to reflect the fact that new residents and employees may not increase certain General Fund department expenditures on a 1:1 ratio. Some departments have fixed costs not anticipated to increase with new development (see **Table C-1** in **Appendix C**). These adjustment factors are based on EPS's experience with similar fiscal impact analyses and account for the size and land use of the Project as compared to that of the existing City.

Expenditures affected by residents and employees are projected using a *per-person-served* average expenditure multiplier and include the department functions listed below:

General Government
- City Council
- City Manager
- City Attorney
- Finance
- Human Resources
- Information Technology
- City Clerk
- Central Services

Other
- Development Services/Planning
- Public Works
- Police
- Fire

Community Grants and Parks, Recreation & Libraries costs are estimated using a *per capita* average-cost multiplier because these departments' functions generally serve residential development primarily.

Technical Appendices

The technical calculations used in this Analysis are shown in **Appendices A** through **D** (**Tables A-1** through **D-3**) of this memorandum:

- **Appendix A** indicates the proposed land uses and general assumptions used in this Analysis.
- **Appendix B** identifies the projected revenues that will be generated by the Project for the City's General Fund.

- **Appendix C** details the estimated expenditures for the City to provide General Fund services to the Project. It also shows the offsetting revenue analysis, which allocates dedicated General Fund revenues to General Fund department functions.
- **Appendix D** shows the projected assessed value of the Project, which serves as the basis for calculating property tax revenues. In addition, this appendix provides detail on the portion of the Assembly Bill 8 allocation of property tax revenues provided to the City and includes the calculation of estimated average household income.

APPENDICES:

Appendix A: General Assumptions

Appendix B: Revenue-Estimating Tables

Appendix C: Expenditure-Estimating Tables

Appendix D: Supporting Tables for Revenue Estimates

APPENDIX A:

General Assumptions

Table A-1 General Assumptions A-1

Table A-2 Land Use Development Plan at Buildout.....A-2

Table A-3 Project Assumptions at Buildout A-3

Table A-1
Roseville Diamond Creek Residential Rezone Fiscal Impact Analysis
General Assumptions

Item	Assumption
General Assumptions	
Base Fiscal Year [1]	FY 2017-18
General Demographic Characteristics	
City of Roseville	
Population [2]	135,868
Employees [3]	84,618
City of Roseville Persons Served [4]	**178,177**

gen assumps

Source: California Department of Finance (DOF); California Employment Development Department (EDD); US Census Bureau; EPS.

[1] Reflects the City of Roseville Fiscal Year 2017-18 Draft Proposed Budget. Revenues and expenditures are in 2017 dollars. This analysis does not reflect changes in value resulting from inflation or appreciation.
[2] DOF Table 2: E-5 City of Roseville population estimate as of 1/1/2017.
[3] Roseville FY 2016-17 Approved Budget states CA EDD estimates Roseville to have 76,925 jobs. EPS adjusted by an additional 10% to account for self-employed workers.
[4] Defined as total population plus half of total employees.

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Table A-2
Roseville Diamond Creek Residential Rezone Fiscal Impact Analysis
Land Use Development Plan at Buildout

	Scenario 1				Scenario 2			
	Existing Land Uses				Proposed Land Uses			
Land Use	Gross Acreage	Average Density	Units	Sq. Ft. (Rounded)	Gross Acreage	Average Density	Units	Sq. Ft. (Rounded)
Residential								
Owner-Occupied		*DU/Ac.*				*DU/Ac.*		
High-Density Residential (HDR) [2]	n/a	n/a	0	0	4.38	13.01	57	0
Nonresidential		*FAR*				*FAR*		
Community Commercial (CC) [Retail B]	*see total*	[1]	n/a	14,000	0.00	n/a	0	0
General Office [Office B]	*see total*	[1]	n/a	15,000	0.00	n/a	0	0
General Office [Office C]	*see total*	[1]	n/a	15,200	0.00	n/a	0	0
Office [Health Club]	*see total*	[1]	n/a	41,000	0.00	n/a	0	0
Nonresidential Subtotal	**4.38**		n/a	**85,200**	0.00	n/a	0	0
Total	**4.38**		n/a	**85,200**	**4.38**		**57**	**0**

lu plan

Source: Westpark; EPS.

[1] Square footages for existing uses taken from the prior General Plan Amendment and Specific Plan Amendment in November 2006.
[2] HDR zoning based on density. Planned residential product is detached single-family residential units for sale.

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Table A-3
Roseville Diamond Creek Residential Rezone Fiscal Impact Analysis
Project Assumptions at Buildout

	Assumptions				Scenario 1 Existing Land Uses				Scenario 2 Proposed Land Uses			
Land Use	Est. Average Assessed Value	Vacancy Rate [1]	Persons per HH/Sq. Ft. per Employee [2]	Persons Served Factor	Units/Bldg. Sq. Ft.	Occupied Units/Bldg. Sq. Ft.	Population/ Employees	Persons Served	Units/Bldg. Sq. Ft.	Occupied Units/Bldg. Sq. Ft.	Population/ Employees	Persons Served
Formula		*A*	*B*	*C*	*D*	*E = D * (1 - A)*	*F*	*G = C * F*	*H*	*I = H * (1 - A)*	*J*	*K = C * J*
Residential												
Owner-Occupied	*per unit*											
High-Density Residential (HDR)	$420,000	4.0%	2.61	1.0	0	0	0	0	57	55	144	144
Residential Subtotal					**0**	**0**	**0**	**0**	**57**	**55**	**144**	**144**
Nonresidential	*per sq. ft.*											
Community Commercial (CC) [Retail B]	$225	10.0%	450	0.5	14,000	12,600	28	14	0	0	0	0
General Office [Office B]	$225	10.0%	333	0.5	15,000	13,500	41	21	0	0	0	0
General Office [Office C]	$225	10.0%	333	0.5	15,200	13,700	41	21	0	0	0	0
Office [Health Club]	$225	10.0%	750	0.5	41,000	36,900	49	25	0	0	0	0
Nonresidential Subtotal					**85,200**	**76,700**	**159**	**81**	**0**	**0**	**0**	**0**
Total							**159**	**81**			**144**	**144**

dev assumps

Source: Westpark; EPS.

[1] Vacancy rate based on California Department of Finance historical estimates (2012 through 2017) for Roseville, California.
Nonresidential vacancy rates based on assumptions used in the Amoruso Ranch Specific Plan Fiscal Analysis, which originates from assumptions used by DPFG for fiscal analyses in the City of Roseville.
[2] Persons per household provided by City of Roseville Planning Department.
Square feet per employee based on the Illustrated Book of Development Definitions.

APPENDIX B:

Revenue-Estimating Tables

Table B-1 Revenue-Estimating Procedures Based on City of Roseville FY 2017-2018 Budget B-1

Table B-2 Estimated Project Revenues at Buildout B-2

Table B-3 Estimated Property Tax Revenues B-3

Table B-4 Real Property Transfer Tax at Buildout B-4

Table B-5 Estimated Taxable Sales and Use Tax Revenue B-5

Table B-5A Estimated Annual Taxable Sales, Hybrid Market Support Method B-6

Table B-5B Estimated Annual Taxable Sales Generated from On-Site Nonresidential B-7

Table B-6 Summary of Estimated Special Tax/Assessment District Revenues B-8

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Table B-1
Roseville Diamond Creek Residential Rezone Fiscal Impact Analysis
Revenue-Estimating Procedures Based on City of Roseville FY 2017-18 Budget (2017$)

General Fund Revenues	Estimating Procedure	Case Study Reference	FY 2017-18 Budgeted Revenues	Service Population	Revenue Multiplier
Taxes:					
Property Taxes	Case Study	Table B-3	$32,526,300	N/A	-
Property Tax In Lieu of VLF	Case Study	Table B-3	$9,190,500	N/A	-
Real Property Transfer Tax	Case Study	Table B-4	$875,000	N/A	-
Property Tax In Lieu of Sales Tax	Case Study	Table B-5	$0	N/A	-
Sales Tax	Case Study	Table B-5	$52,400,000	N/A	-
Prop. 172 Sales Tax	Case Study	Table B-5	$1,071,200	N/A	-
Motor Vehicle In-Lieu	[1]		$52,000	N/A	-
Secured Tax ABX1 26-AB1484	[1]		$550,000	N/A	-
Hotel/Motel Tax	Persons Served		$3,250,000	178,177	$18.24
Business License Tax	Persons Served		$834,500	178,177	$4.68
Miscellaneous Taxes	[2]		$25	N/A	-
Franchise Fees	Persons Served		$2,525,300	178,177	$14.17
Licenses	[2]		$60,000	N/A	-
Permits	[2]		$2,450,200	N/A	-
Use of Money and Property	[1,2]		$1,352,212	N/A	-
Fees for Current Services	[2]		$10,878,678	N/A	-
Other Revenues	[2]		$1,952,832	N/A	-
Revenues & Grants from Other Agencies	[1,2]		$373,935	N/A	-
Electric Franchise Fees	Persons Served		$6,647,583	178,177	$37.31
Transfers In	[1]		$3,946,855	N/A	-
Indirect Cost	[1]		$7,212,333	N/A	-
Subtotal General Fund Revenues			**$138,149,453**		
Less Indirect Costs	[3]		$7,212,333	N/A	-
Less Offsetting Revenues	[4]		$13,217,698	N/A	-
Net General Fund Operating Revenues			**$117,719,422**		

rev pro

Source: City of Roseville FY 2017-18 Draft Proposed Budget; EPS.

[1] Not expected to be affected by the Project and therefore no revenue multipliers are estimated in this analysis.
[2] This analysis assumes that all or part of these revenues are fully dedicated to specific General Fund departmental costs (Offsetting Revenues). Because these revenues are budget-neutral and are not discretionary, they are not included in estimating discretionary Project revenues.
[3] Represents internal revenues for services to special enterprise funds; as such they are not estimated in this analysis. Associated expenditures also are netted out of appropriate general fund depts. in Table C-1.
[4] Sum of offsetting revenues (footnote 1) dedicated to specific General Fund department functions. These revenues are budget neutral and are netted out of both total revenues and total costs. See Table C-1. Amounts exclude one-time grant revenues.

Table B-2
Roseville Diamond Creek Residential Rezone Fiscal Impact Analysis
Estimated Project Revenues at Buildout (2017$)

General Fund Revenues	Source	Scenario 1 Existing Land Uses	Scenario 2 Proposed Land Uses	Difference Amount	Difference Percentage
Formula		*a*	*b*	*c = b - a*	*c / a*
Taxes:					
Property Taxes	Table B-3	$26,200	$32,700	$6,500	25%
Property Tax In Lieu of VLF	Table B-3	$8,900	$11,200	$2,300	26%
Real Property Transfer Tax	Table B-4	$700	$1,900	$1,200	171%
Sales Tax	Table B-5	$33,000	$11,700	($21,300)	(65%)
Prop. 172 Sales Tax	Table B-5	$700	$200	($500)	(71%)
Hotel/Motel Tax	Persons Served	$1,500	$2,600	$1,100	73%
Business License Tax	Persons Served	$400	$700	$300	75%
Franchise Fees	Persons Served	$1,100	$2,000	$900	82%
Electric Franchise Fees	Persons Served	$3,000	$5,400	$2,400	80%
Subtotal General Fund Revenues		**$75,500**	**$68,400**	**($7,100)**	**(9%)**

revenues

Source: City of Roseville FY 2017-18 Draft Proposed Budget; EPS.

Note: Values are rounded to the nearest $100.

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Table B-3
Roseville Diamond Creek Residential Rezone Fiscal Impact Analysis
Estimated Property Tax Revenues (2017$)

Item	Assumptions	Formula	Scenario 1 Existing Land Uses	Scenario 2 Proposed Land Uses
1% Property Tax				
Total Assessed Value of Project [1]		*a*	$19,170,000	$23,940,000
Property Tax Revenue (1% of Assessed Value)	1.00%	*b = a * 1.00%*	$191,700	$239,400
Estimated Property Tax Allocation [2]				
City of Roseville	13.67%	*c = b * 13.67%*	$26,199	$32,717
Other Agencies	86.33%	*d = b * 86.33%*	$165,501	$206,683
Property Tax In Lieu of Motor Vehicle In-Lieu Fee Revenue (VLF)				
Total Citywide Assessed Value [3]		*e*	$19,699,862,441	$19,699,862,441
Total Assessed Value of Project		*f = a*	$19,170,000	$23,940,000
Total Assessed Value		*g = e + f*	**$19,719,032,441**	**$19,723,802,441**
Percentage Change in AV		*h = f / e*	0.10%	0.12%
Property Tax In Lieu of VLF [4]	$9,190,500	*i = h * $9,190,500*	$8,943	$11,169

prop tax

Source: City of Roseville FY 2017-18 Draft Proposed Budget; Placer County Auditor-Controller; EPS.

[1] For assumptions and calculation of assessed value, refer to Table D-2.
[2] For assumptions and calculation of the estimated property tax allocation, refer to Table D-1.
[3] Year 2016-2017 Placer County Assessment Roll Values for City of Roseville. Includes citywide secured, unsecured, and homeowner exemption.
[4] Property tax in lieu of VLF amount derived from the City of Roseville FY 2017-18 Draft Proposed Budget. See Table B-1.

Table B-4
Roseville Diamond Creek Residential Rezone Fiscal Impact Analysis
Real Property Transfer Tax at Buildout (2017$)

Description	Source/ Assumption	Scenario 1 Existing Land Uses	Scenario 2 Proposed Land Uses
Assumptions			
Rate per $1,000 of AV [1]	$0.55		
Turnover Rate			
Owner-Occupied Homes	14.3%	0	57
Nonresidential Sq. Ft.	6.7%	85,200	0
Assessed Value [2]			
Owner-Occupied Homes		$0	$23,940,000
Nonresidential		$19,170,000	$0
Total Assessed Value		**$19,170,000**	**$23,940,000**
Annual Transfer Tax Revenue			
Owner-Occupied Homes		$0	$1,883
Nonresidential		$706	$0
Total Annual Transfer Tax Revenue		**$706**	**$1,883**

transfer tax

Source: City of Roseville; EPS.

[1] Based on California Revenue and Taxation Code, §§ 11911-11929, which authorizes cities and counties to levy a real estate transfer tax at a rate of $0.55 per $1,000 value.
[2] Assessed Values (AV) derived in Table D-2 Note that assessed values are expressed in 2017$ and include no real AV growth.

Table B-5
Roseville Diamond Creek Residential Rezone Fiscal Impact Analysis
Estimated Taxable Sales and Use Tax Revenue (2017$)

Item	Assumptions	Formula	Scenario 1 Existing Land Uses	Scenario 2 Proposed Land Uses
Estimated Annual Taxable Sales (Rounded)				
Annual Taxable Sales from New Market Support	**Table B-5A**		$191,000	$1,169,000
Net Annual Taxable Sales from Onsite Commercial Use	**Table B-5B**		$3,109,000	$0
Total Annual Taxable Sales		a	**$3,300,000**	**$1,169,000**
Annual Sales Tax Revenue				
Bradley Burns Local Sales Tax Rate	1.0000%	*b = 1.0000% * a*	**$33,000**	**$11,690**
City of Roseville Prop. 172 Public Sales Tax Revenue [1]	**0.02056%**	*c = 0.0206% * a*	**$678**	**$240**

sales tax

Source: California State Board of Equalization; City of Roseville EPS.

[1] State Board of Equalization collects one-half cent sales tax revenue under Proposition 172. Based on estimated citywide taxable sales, the City receives approximately 0.02056% of the annual taxable sales (City 2017-18 Draft Proposed Budget).

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Table B-5A
Roseville Diamond Creek Residential Rezone Fiscal Impact Analysis
Estimated Annual Taxable Sales, Hybrid Market Support Method (2017$)

Item Description	Assumption	Scenario 1 Existing Land Uses	Scenario 2 Proposed Land Uses
Annual Taxable Sales from New Occupied Households			
Residential Development		*Occupied Dwelling Units*	
Owner-Occupied			
HDR		0	55
Residential Subtotal		**0**	**55**
Taxable Retail Expenditures [1]			
Owner-Occupied			
HDR	$25,000	$0	$1,375,000
Residential Subtotal		**$0**	**$1,375,000**
Taxable Sales from New Households			
Estimated City Capture from New Residents [2]			
Taxable Sales Captured by the City	85%	**$0**	**$1,168,750**
Estimated Taxable Sales inside Project Area [3]	5%	$0	$58,438
Estimated Taxable Sales outside Project Area [3]	95%	$0	$1,110,313
Annual Taxable Sales from New Employees			
New Employees	Table A-3	159	0
Average Daily Taxable Sales per New Employee	$10.00		
Work Days per Year	240		
Total City Taxable Sales from New Employees		**$381,600**	**$0**
Adjusted City Taxable Sales from New Employees [4]	50%	**$190,800**	**$0**
Estimated Taxable Sales inside Project Area [3]	5%	$9,540	$0
Estimated Taxable Sales outside Project Area [3]	95%	$181,260	$0
Total Annual City Taxable Sales from Market Support		**$190,800**	**$1,168,750**
Taxable City Sales inside Project Area		$9,540	$58,438
Taxable City Sales outside Project Area		$181,260	$1,110,313

sales tax a

Source: BLS; Consumer Expenditure Survey; and EPS.

[1] See Table D-3. Rounded to the nearest $500.
[2] Total retail sales in the City exceeds resident's retail spending potential, indicating no sales leakage for Roseville, so this analysis marginal leakage for the Project households' retail spending.
[3] EPS estimate of resident/employee spending split between retail stores in the Project and stores outside the Project
[4] Discounted by 50% to avoid double-counting employees who are also residents and to account for taxable sales from new employees that occur outside the City.

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Table B-5B
Roseville Diamond Creek Residential Rezone Fiscal Impact Analysis
Estimated Annual Taxable Sales Generated from On-Site Nonresidential (2017$)

On-Site Commercial Development	Assumption	Formula	Scenario 1 Existing Land Uses	Scenario 2 Proposed Land Uses
CC - Community Commercial (Retail B)				
Taxable Sales per Sq. Ft. [1]	$195	*a*		
Occupied Building Sq. Ft.		*b*	12,600	0
Subtotal, Annual Taxable Sales		*c = a * b*	**$2,457,000**	**$0**
CC/VC - Community Commercial Village Center				
Taxable Sales per Sq. Ft. [1]	$10	*d*		
Occupied Building Sq. Ft.		*e*	27,200	0
Subtotal, Annual Taxable Sales		*f = d * e*	**$272,000**	**$0**
General Office (Health Club)				
Taxable Sales per Sq. Ft. [1]	$15	*g*		
Occupied Building Sq. Ft.		*h*	36,900	0
Subtotal, Annual Taxable Sales		*i = g * h*	**$553,500**	**$0**
Annual Taxable Sales from On-Site Commercial Dev. [2]		*j = c + f + i*	**$3,282,500**	**$0**
Less On-Site Market Support [3]		*k*	$9,540	$0
Subtotal Annual Sales less Market Support		*l = j - k*	**$3,272,960**	**$0**
Less Shift of Sales from Existing Retail Stores to the Project [4]	5%	*m = j * 0.05*	$164,125	$0
Net Annual On-Site Taxable Sales		*n = l - m*	**$3,108,835**	**$0**

sales tax b

Source: Urban Land Institute & ICSC, *Dollars & Cents of Shopping Centers/The SCORE 2008*; BOE; and EPS.

[1] Derived from ULI's Dollars & Cents of Shopping Centers: 2008. Values inflated to 2016 dollars using the CPI for the West Urban Region, All Urban Consumers. Taxable Retail Sales Factor based on taxable sales information from the CA Board of Equalization.

Retail Type	2008 Annual Sales per Sq. Ft.	Inflated 2016$ Annual Sales per Sq. Ft.	Taxable Retail Sales Factor	Taxable Sales per Sq. Ft.*
Neighborhood Retail (CC)	$395	$445	44%	$195
Neighborhood Retail (CC/VC)	$395	$445	44%	$195

**Rounded to the nearest $5.*

[2] Refers to new sales in the Project from customers other than new Project residents and employees. This total gross amount is subject to sales tax sharing with Placer County per the approved tax sharing agreement.
[3] Derived in Table B-5A.
[4] Represents a discount factor to account for taxable sales transactions that may shift from existing City retail centers to those inside the Project based on a preliminary review of existing retail demand and supply. This assumption was developed in accordance with DPFG for the Amoruso Ranch Specific Plan Fiscal Analysis.

Table B-6
Roseville Diamond Creek Residential Rezone Fiscal Impact Analysis
Summary of Estimated Special Tax/Assessment District Revenues

Land Use	CFD 3 Municipal Services FY 16/17 Rate	Est. CFD 3 Municipal Services FY 17/18 Rate [1]	Scenario 1 Existing Land Uses	Scenario 2 Proposed Land Uses
			[1]	
Escalation Factor [2]		4.0%		
Residential Land Uses				
Owner-Occupied	*per unit*	*per unit*		
Medium-Density Residential (MDR)	$407	$423	$0	$24,120
Subtotal Residential			**$0**	**$24,120**
Nonresidential Land Uses	*per acre*	*per acre*		
Community Commercial (CC) [Retail B]	$2,227	$2,317	$0	$0
General Office [Office B]	$2,227	$2,317	$0	$0
General Office [Office C]	$2,227	$2,317	$0	$0
Office [Health Club]	$2,227	$2,317	$0	$0
Subtotal Nonresidential			**$0**	**$0**
Total Developable Land Uses			**$0**	**$24,120**

cfd

Source: City of Roseville; and EPS.

[1] Existing land uses not subject to CFD No. 3. Analysis based on the assumption new residential uses will be subject to CFD No. 3.
[2] CFD No. 3 annual tax escalation factor based on the combined percentage increase in the City of Roseville General Fund Operating Budget for police and fire services, not to exceed four percent (4%). This analysis is based on an assumed escalation factor of 4 percent.

APPENDIX C:

Expenditure-Estimating Tables

Table C-1 Expenditure-Estimating Procedures Based on City of Roseville FY 2017-2018 Budget C-1

Table C-2 Estimated Annual Project Expenditures C-2

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Table C-1
Roseville Diamond Creek Residential Rezone Fiscal Impact Analysis
Expenditure-Estimating Procedures Based on City of Roseville FY 2017-18 Budget

Item	Estimating Procedure	FY 2017-18 Budgeted Expenditures	FY 2017-18 Estimated Vacancies Costs	FY 2017-18 Subtotal Expenditures	Less Offsetting Revenue [1]	Indirect Costs [2]	FY 2017-18 Net City Expenditures	Population or Persons Served	FY 2017-18 Average Cost	Adjustment Factor [3]	Population Net Average Cost
General Fund Expenditures [4]											
City Council	Persons Served	$458,732	$0	$458,732	$0	$210,283	$248,449	178,177	$1.39	75%	$1.05
City Manager	Persons Served	$1,077,633	$39,068	$1,116,701	$0	$521,480	$595,221	178,177	$3.34	75%	$2.51
Development & Operations	Persons Served	$560,391	$19,418	$579,809	$0	$109,553	$470,256	178,177	$2.64	75%	$1.98
Public Affairs & Communications	Persons Served	$779,700	$30,815	$810,515	$0	$293,820	$516,695	178,177	$2.90	75%	$2.17
City Attorney	Persons Served	$1,961,931	$71,140	$2,033,071	$400	$422,465	$1,610,206	178,177	$9.04	75%	$6.78
Human Resources	Persons Served	$2,283,995	$60,205	$2,344,200	$0	$1,123,341	$1,220,859	178,177	$6.85	75%	$5.14
Information Technology	Persons Served	$0	$0	$0	$0	$0	$0	178,177	$0.00	75%	$0.00
City Clerk	Persons Served	$1,017,465	$34,650	$1,052,115	$109,400	$435,025	$507,690	178,177	$2.85	75%	$2.14
Central Services	Persons Served	$2,435,590	$58,258	$2,493,848	$0	$1,286,847	$1,207,001	178,177	$6.77	75%	$5.08
Finance	Persons Served	$4,389,665	$147,211	$4,536,876	$1,866,100	$2,029,922	$640,854	178,177	$3.60	75%	$2.70
Economic Development & Housing	Persons Served	$1,142,599	$76,504	$1,219,103	$33,700	$459,784	$725,619	178,177	$4.07	75%	$3.05
Development Services	Persons Served	$8,960,729	$350,203	$9,310,932	$4,724,500	$0	$4,586,432	178,177	$25.74	100%	$25.74
Public Works	Persons Served	$7,200,082	$240,238	$7,440,320	$108,912	$86,088	$7,245,320	178,177	$40.66	100%	$40.66
Police	Persons Served	$39,565,603	$1,292,828	$40,858,431	$584,105	$0	$40,274,326	178,177	$226.04	100%	$226.04
Fire	Persons Served	$29,314,651	$1,027,704	$30,342,355	$927,724	$62,463	$29,352,168	178,177	$164.74	100%	$164.74
Parks, Recreation & Libraries	Per Capita	$23,411,923	$596,265	$24,008,188	$4,862,857	$171,262	$18,974,069	135,868	$139.65	100%	$139.65
Annexation Payments	[5]	$5,450,000	$0	$5,450,000	$0	$0	$5,450,000	N/A	N/A	N/A	N/A
City Special Assessments	[5]	$139,581	$0	$139,581	$0	$0	$139,581	N/A	N/A	N/A	N/A
Galleria Lease Payment	[5]	$0	$0	$0	$0	$0	$0	N/A	N/A	N/A	N/A
Interfund Loan Interest Payment to GF Contributions by Developers Fund	[5]	$13,500	$0	$13,500	$0	$0	$13,500	N/A	N/A	N/A	N/A
Transfer to Vehicle Replacement Fund	[5]	$0	$0	$0	$0	$0	$0	N/A	N/A	N/A	N/A
Transfer to Post-Retirement Insurance/Accrual Fund	[5]	$4,583,884	$0	$4,583,884	$0	$0	$4,583,884	N/A	N/A	N/A	N/A
Transfer to Transit Fund	[5]	$61,700	$0	$61,700	$0	$0	$61,700	N/A	N/A	N/A	N/A
Transfer to Storm Water Management Fund	[5]	$571,367	$0	$571,367	$0	$0	$571,367	N/A	N/A	N/A	N/A
Transfer to General CIP Rehabilitation Fund	[5]	$450,000	$0	$450,000	$0	$0	$450,000	N/A	N/A	N/A	N/A
General Fund Contingency - Materials, Services & Supplies	[5]	$1,200,000	$0	$1,200,000	$0	$0	$1,200,000	N/A	N/A	N/A	N/A
Total Annual General Fund Expenditures [6]		**$137,030,721**	**$4,044,507**	**$141,075,228**	**$13,217,698**	**$7,212,333**	**$120,645,197**		**$640.28**		**$629.42**

exp pro

Source: City of Roseville FY 2017-18 Draft Proposed Budget; EPS.

[1] Represents departmental revenues identified for specific General Fund department functions in the City's fiscal budget.
[2] General Fund revenues and associated costs for services to special enterprise funds are not estimated in this analysis; as such they are netted out of total City costs.
Note - Because building use costs could not be assigned to any one dept., EPS allocated them to all departments based on each department's share of other indirect costs.
[3] Adjustment factor recognizes some department costs are fixed.
[4] Any department with a negative net cost is estimated to have a zero net cost for fiscal impact analysis purposes.
[5] Not expected to be affected by the Project and is not evaluated in this analysis.
[6] May not tie out with the budget because of rounding.

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Table C-2
Roseville Diamond Creek Residential Rezone Fiscal Impact Analysis
Estimated Annual Project Expenditures (2017$)

		Scenario 1		Scenario 2			
		Existing Land Uses		Proposed Land Uses			
Expenditures	**Source**	Amount (Rounded)	Percentage of Total	Amount (Rounded)	Percentage of Total	**Difference** Amount	Percentage
Formula		*a*		*b*		*c = b - a*	*c / a*
General Fund							
City Council	Table C-1	$100	0.3%	$200	0.2%	$100	100.0%
City Manager	Table C-1	$200	0.5%	$400	0.4%	$200	100.0%
Development & Operations	Table C-1	$200	0.5%	$300	0.3%	$100	50.0%
Public Affairs & Communications	Table C-1	$200	0.5%	$300	0.3%	$100	50.0%
City Attorney	Table C-1	$500	1.3%	$1,000	1.1%	$500	100.0%
Human Resources	Table C-1	$400	1.0%	$700	0.8%	$300	75.0%
Information Technology	Table C-1	$0	0.0%	$0	0.0%	$0	0.0%
City Clerk	Table C-1	$200	0.5%	$300	0.3%	$100	50.0%
Central Services	Table C-1	$400	1.0%	$700	0.8%	$300	75.0%
Finance	Table C-1	$200	0.5%	$400	0.4%	$200	100.0%
Economic Development & Housing	Table C-1	$200	0.5%	$400	0.4%	$200	100.0%
Development Services	Table C-1	$2,100	5.3%	$3,700	4.1%	$1,600	76.2%
Public Works	Table C-1	$3,300	8.3%	$5,900	6.5%	$2,600	78.8%
Police	Table C-1	$18,300	46.2%	$32,500	35.9%	$14,200	77.6%
Fire	Table C-1	$13,300	33.6%	$23,700	26.2%	$10,400	78.2%
Parks, Recreation & Libraries	Table C-1	$0	0.0%	$20,100	22.2%	$20,100	0.0%
Total General Fund Expenditures		**$39,600**	**100.0%**	**$90,600**	**100.0%**	**$51,000**	**128.8%**

expenditures

Source: City of Roseville FY 2017-18 Draft Proposed Budget; EPS.

Note: Values are rounded to the nearest $100.

APPENDIX D:

Supporting Tables for Revenue Estimates

Table D-1 Property Tax Allocation D-1

Table D-2 Estimated Assessed Valuation at Buildout D-2

Table D-3 Estimated Project Household Incomes D-3

Table D-1
Roseville Diamond Creek Residential Rezone Fiscal Impact Analysis
Property Tax Allocation

Taxing Distri	Fund Title	Pre-ERAF Distribution (TRA 005-001)	Percentage of Factor Shift to ERAF	Post ERAF Distribution Factors
Subject to Property Tax Sharing Agreement				
40900	City of Roseville	17.0454%	19.8232%	**13.6665%**
Other Taxing Entities				
01500	County General	28.4961%	33.1123%	19.0604%
18100	Roseville Cemetery	0.9070%	10.8749%	0.8084%
24400	Pl Co Resource Conserv	0.0000%	10.6413%	0.0000%
33400	Roseville City Elem M&O	21.8480%	0.0000%	21.8480%
34100	Roseville High M&O	20.4751%	0.0000%	20.4751%
34200	Sierra College M&O	7.3691%	0.0000%	7.3691%
34600	Superintendent of Schools	3.6401%	0.0000%	3.6401%
41400	Plcr Co Water Agy M&O	0.2192%	38.7034%	0.1344%
	Subtotal	**82.9546%**	**93.3319%**	**73.3354%**
	Educational Revenue Augmentation Fund (ERAF)			**12.9981%**
	Total	**100.0000%**		**86.3335%**

alloc

Source: Placer County Auditor-Controller; EPS.

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Table D-2
Roseville Diamond Creek Residential Rezone Fiscal Impact Analysis
Estimated Assessed Valuation at Buildout (2017$) [1]

Item	Assessed Value	Scenario 1 Existing Land Uses	Scenario 2 Proposed Land Uses	Difference Amount	Difference Percentage
Formula		*A*	*B*	*C = B - A*	*C/A*
Residential					
Owner-Occupied	*per unit*				
High-Density Residential (HDR)	$420,000	$0	$23,940,000	$23,940,000	0.0%
Residential Subtotal		**$0**	**$23,940,000**	**$23,940,000**	**0.0%**
Nonresidential	*per bldg. sq. ft.*				
Community Commercial (CC) [Retail B]	$225	$3,150,000	$0	($3,150,000)	(100.0%)
General Office [Office B]	$225	$3,375,000	$0	($3,375,000)	
General Office [Office C]	$225	$3,420,000	$0	($3,420,000)	
Office [Health Club]	$225	$9,225,000	$0	($9,225,000)	(100.0%)
Nonresidential Subtotal		**$19,170,000**	**$0**	**($19,170,000)**	**(100.0%)**
Total Assessed Value		**$19,170,000**	**$23,940,000**	**$4,770,000**	**24.9%**

av base

Source: Diamond Creek LLC; EPS.

[1] Note that assessed values (AV)s are expressed in 2017$ and include no real AV growth.

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Table D-3
Roseville Diamond Creek Residential Rezone Fiscal Impact Analysis
Estimated Project Household Incomes (2017$)

Residential Land Use Type	Occupied Number of Households [1] Scenario 1 Existing Land Uses	Occupied Number of Households [1] Scenario 2 Proposed Land Uses	Estimated Unit Value [2]	Estimated Annual Housing Costs [3]	Estimated Household Income (Rounded) [4]	Taxable Expenditures as a % of Income [5]	Average Annual Household Taxable Retail Exp. (Rounded) [6] Scenario 1 Existing Land Uses	Average Annual Household Taxable Retail Exp. (Rounded) [6] Scenario 2 Proposed Land Uses
Owner Occupied				*Annual Mortgage*				
High-Density Residential (HDR)	0	55	$420,000	$31,293	$104,000	24.0%	$25,000	$25,000
Total	**0**	**55**					**$0**	**$1,375,000**
								hh income

Source: Bureau of Labor Statistics (BLS), Consumer Expenditure Survey; EPS.

[1] See Table A-3 for calculation of the number of occupied households.
[2] Residential unit value assumptions informed by new homes sales in Roseville, as reported by The Gregory Group Q1 2018. Data retrieved July 2018.
[3] Housing costs of owner-occupied units are based on a 5.5%, 30-year fixed-rate mortgage with a 20% down payment and 2% annual taxes and insurance.
[4] Assumes 30% of income is dedicated to housing costs (mortgage, taxes and insurance) or rent payments. Incomes rounded to the nearest $1,000.
[5] Taxable expenditures as a percentage of income derived from the BLS Consumer Expenditure Survey.
[6] Average retail expenditures per household used to estimate annual sales tax revenues, as shown in Table B-5A.

PC Attachment 3

Diamond Creek DC-30 & 33
Commercial Parking Analysis

Existing Entitlements Uses	Existing Entitlements Area SF[1]	Parking Requirement Existing Entitlements[2]	Built SF	Parking Requirement Built Uses[2]	Existing Parking	Required Parking at Proposed Build-Out[3]	Proposed Parking[3]
La Provence/ Restaurant	5,886	51	6968	61	61	61	61
Retail	5,000	14	5000	14	14	14	14
Warehouse	2,000	2	2000	2	2	2	2
Office A	5,500	17				17	17
Office B (DRP Offices)	6,914	21	7,018	21	21	21	21
Retail B	14,000	39				0	0
Lakemont Homes	13,688	42	13,688	42	42	42	42
Office C	15,000	45				0	0
Office B	15,200	46				0	0
Health Club	41,000	127				0	0
Surplus Parking					91	0	91
TOTAL	**124,188**	**404**	**34,674**	**140**	**231**	**157**	**248**

REQUIRED PARKING	157
EXISTING PARKING	231
PROPOSED PARKING	247
SURPLUS PARKING AFTER PROPOSED BUILD OUT	90

1. Approved February 21, 2007

2. Based on February 21, 2007 15% approved shared use/ratio

3. Zero parking is allocated to buildings proposed for elimination from the plans

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Memorandum

Date: July 20, 2018

To: City of Roseville, Planning Department

Cc: Stephen L. Des Jardins

From: Greg Bardini, P.E.

RE: Diamond Creek DC -30 & 33 – General Plan Amendment Water Demands

---

Project Description

The project proposes a Major Project Permit Modification (MPPMOD) to decrease the amount of Community Commercial (CC) development from the currently approved 124,188 SF to 40,174 SF and to allow for the development of 57 small lot single-family residential units; a General Plan Amendment to change the site from 10.36 acres of CC to 5.98 acres of CC and 4.38 acres of High Density Residential (HDR); a Rezoning to change the site from 10.36 acres of CC/SA-NR to 5.98 acres of CC/SA-NR and 4.38 acres of High Density Residential (R-3/DS-NR); a Tentative Map to create one parcel at the northern portion of the site which would maintain the current commercial and office uses and to create 57 small lot residential parcels along the eastern and southern portions of the site; and a Specific Plan Amendment to change the North Roseville Specific Plan to amend Parcels DC 30 & 33 to allow for a decrease in Community Commercial uses and to allow 57 HDR units on the property.

This residential community would include 57 small lot single-family homes (average of 13 DU/AC). The average lot size will be 2613 SF. The overall site plan has been designed to mirror the small lot single-family homes just south of the site (NRSP Area DC-31C), to create a strong street presence along Parkside Way, and to also create an attractive interface and proper buffers between the new development and existing commercial uses to the north through use of landscape buffers, roads and open space.

Each home will have two parking spaces available and the development will also include small pockets of additional off-street parking within the development and along Parkside Way.

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The proposed changes result in a decrease of 4.38 acres of Commercial uses and an increase of 57 high density detached Single Family homes.

Water Demand

According to the City of Roseville 2016 Design Standards Section 8-6, an Average Day Unit Water Demand Factor (ADUWDF) of 2,598 gallons per day per acre (gpd/ac) is used for both Commercial and Business Professional land uses and an ADUWDF for High Density Residential at 288 gallons per day per dwelling unit. The demand factors, however, do not take into account the reduction in demand from the use of recycled water for irrigation. It is understood that the City has observed, and allows for up to a 30% reduction in potable water usage on projects that use recycled water for irrigation.

We have reviewed the water demands for the proposed project against that of the existing land use designations. Table 2 lists the City of Roseville water demand rates for various land use categories. We applied these demand rates to the existing land uses (Table 3) that are part of the amendment area versus the proposed revised land uses (Table 4).

Based on the calculations in Table 3 & 4, the proposed project is showing an increase in water demand from 60.30 ac-ft. per year to 71.57 ac-ft. per year. There is currently no recycled water being used within overall project limits. Providing recycled water infrastructure for the project provides the opportunity to recalculate potable water demand for the project. This project is assuming a reduction in water demand of 20% through the use of recycled water on the project. Table 5 identifies the overall water demand for the project area with the use of recycled water. The results show an overall decrease in water demand from 60.30 ac-ft. per year to 57.26 ac-ft. per year.

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TABLE 2

Land Use Category		Average Day Unit Water Demand Factors
Residential	LDR (<3.5 DU's/Ac)	*728 gpd/DU*
	LDR (3.5 to 5.0 DU's/Ac)	*600 gpd/DU*
	LMDR (>5.0 to 6.0 DU's/Ac)	*521 gpd/DU*
	LMDR (>6.0 to 8.0 DU's/Ac)	*430 gpd/DU*
	MDR (>8.0 to 12.0 DU's/Ac)	*323 gpd/DU*
	HDR (>12.0 to 16.0 DU's/Ac	*288 gpd/DU*
	HDR (>16.0 DU's/Ac)	*177 gpd/DU*
Commercial/Other	Commercial/Retail	*2,598 gpd/ac*
	Business Professional	*2,598 gpd/ac*
	Light Industrial	*2,598 gpd/ac*
	Industrial	*2,562 gpd/ac*
	Railroad Yard	*109 gpd/ac*
	Elementary Schools	*3,454 gpd/ac*
	High Schools	*4,068 gpd/ac*
	Public (Fire Station, etc)	*1,780 gpd/ac*
	Park/Recreation	*2,988 gpd/ac*
	Open Space/Major ROW	-
	Vacant/Unassigned	-

City of Roseville Design Standards 2016 -Domestic Water Supply System Design
gpd/ DU = Gallons per day per dwelling unit
gpd / AC -Gallons per day per acre

Table 3

Diamond Creek – DC-30 & 33

Water Demand - Existing

Large Lot Parcels	**Existing**				Water Demand Rates	Avg. Daily Water Demands (gpd)	Max. Daily Water Demands (mgd) 2 x ADF	Annual Demand (AFY)
	Land Use	Acres	Units	Allocated SF				
DC-30& 33	CC	10.36	0	124,188	2598	26,916	0.0538	60.30
						26,916	**0.0538**	**60.30**

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Table 4

Diamond Creek – DC-30 & 33

Water Demand Changes - Proposed

Large Lot Parcels	Proposed				Water Demand Rates	Avg. Daily Water Demands (gpd)	Max. Daily Water Demand (mgd) 2 x ADF	Annual Demand (AFY)
	Land Use	Acres	Units	SF				
DC-30	CC	5.98	0	40,174	2598 gpd/ac	15,536	0.031	34.80
DC-33	HDR	4.38	57	0	288 gpd/du	16,416	0.033	36.77
						313,952	**0.064**	**71.57**

Table 5

Diamond Creek – DC-30 & 33

Water Demand Reductions with Recycled Water Use

Large Lot Parcels	Proposed				Water Demand (assuming a 20% reduction in demand through the use of recycled water)	Avg. Daily Water Demand (gpd)	Max. Daily Water Demand (mgd) 2 x ADF	Annual Demand (AFY)
	Land Use	Acres	Units	SF				
DC-30	CC	5.98	0	40174	2,079 gpd	12,433	0.025	27.84
DC-33	HDR	4.38	57	0	230.4 gpd	13,133	0.026	29.42
						24,290	**0.051**	**57.26**

The required water demand for the affected parcels under the proposed development would reduce the domestic water demand by 3.04 AFY.

TABLE OF APPLICABLE MITIGATION MEASURES

Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to City	Staff Use Only
MM-1: Dust and Particulate Control **1a.** Prior to approval of Grading or Improvement Plans (whichever occurs first), the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. The applicant shall provide written evidence, provided by APCD, to the local jurisdiction (city or county) that the plan has been submitted to APCD. If APCD does not respond within twenty (20) days the plan shall be considered approved. It is the responsibility of the applicant to deliver the approved plan to the local jurisdiction. The applicant shall not break ground prior to receiving APCD approval, of the Construction Emission / Dust Control Plan, and delivering that approval to the local jurisdiction issuing the permit. **1b.** Include the following standard note on the Grading Plan or Improvement Plans: The prime contractor shall submit to the District a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower of greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the APCD prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman. **1c.** Prior to approval of Grading or Improvement Plans, whichever occurs first, the applicant shall provide a written calculation to the Placer County APCD for approval by the District demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction as required by CARB. Acceptable options for reducing emissions may include use of late model engines, low emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. The following link shall be used to calculate compliance with this condition and shall be submitted to the Placer County APCD as described above: http://www.airquality.org/ceqa/ (click on the current "Roadway Construction Emissions Model").	The applicants shall submit construction emission/dust control plan as part of the Grading Permit or Improvement Plan application. Engineering will review plans for inclusion of these measures prior to issuance of permits or approval of plans.	*Pre-Construction*: Prior to issuance of Grading Permits or Improvement Plans. Add as note on Improvement Plans.	Engineering	Dust Control Plan and proof of submittal to PCAPCD	
MM-2: **Construction Power Sources** Include the following standard note on the Improvement/Grading Plan: During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.	Project plans will be reviewed for compliance.	*Pre-Construction*: Prior to issuance of Grading Permits or Improvement Plans. Add as note on Improvement Plans.	Engineering	None	
MM-3: Pre-Construction Nesting Surveys To ensure that fully protected bird and raptor species are not injured or disturbed by construction in the vicinity of nesting habitat, the project applicant shall implement the following measures: a) When feasible, all tree removal shall occur between August 30th and February 15th to avoid the breeding season of any raptor species that could be using the area, and to discourage hawks from nesting in the vicinity of an upcoming construction area. b) For Swainson's hawk, if avoidance of tree removal outside the breeding season is not feasible, and a nest is present, the applicants would be required to obtain a 2081 permit from CDFG to mitigate for potential "take" under CESA. If no nesting is occurring, a take permit would not be required. c) Prior to the beginning of mass grading, including grading for major infrastructure improvements, during the period between February 15th and August 30th, all trees and potential burrowing owl habitat within 350 feet of any grading or earthmoving activity shall be surveyed for active raptor nests or burrows by a qualified biologist no more than 30-days prior to disturbance. If active raptor nests or burrows are found, and the	Results of preconstruction surveys shall be submitted prior to the issuance of a grading permit or Improvement Plans. Applicable construction restrictions shall be reflected within plans. The applicants shall prepare annual reports on the status and success of mitigation and shall submit these reports to USFWS and CDFG. The applicants shall coordinate with USFWS and CDFG to modify as necessary any mitigation plans in an effort to attain mitigation success.	*Pre-Construction and Construction*: Surveys required prior to construction. If surveys are positive for birds, then remainder of mitigation steps are required prior to construction. Add as note on Improvement Plans.	Engineering	Nesting bird surveys	

site is within 350 feet of potential construction activity, a highly visible temporary fence shall be erected around the tree or burrow(s) at a distance of up to 350 feet, depending on the species, from the edge of the canopy to prevent construction disturbance and intrusions on the nest area. d) Preconstruction and non-breeding season exclusion measures shall be developed, and shall preclude burrowing owl occupation of the portions of the project site subject to disturbance such as grading. Burrowing owls may be passively excluded from burrows in construction areas by placing one-way doors in the burrows according to CDFG protocol. The one-way doors must be in place for a minimum of three days. All burrows that may be occupied by burrowing owls regardless of whether they exhibit signs of occupation must be cleared with the one way doors. Burrows that have been cleared through the use of the one-way doors shall then be closed or backfilled to prevent owls from entering the burrow. e) No construction vehicles shall be permitted within restricted areas (i.e., raptor protection zones) unless directly related to the management or protection of the legally protected species. If a legally protected species nest is located in a tree designated for removal, the removal shall be deferred until after August 30th or until the adults and young of the year are no longer dependent on the nest site as determined by a qualified biologist.					
MM-4: Implement Measures to Protect Previously Unidentified Cultural or Tribal Resources Should any cultural resources, such as structural features, any amount of bone or shell, artifacts, human remains, or architectural remains, be encountered during any subsurface development activities, work shall be suspended within 100-feet of the find. The City of Roseville Planning and Public Works Staff shall be immediately notified. At that time, as deemed necessary by the City, the developer shall retain a qualified archaeologist to assess the resource and provide proper management recommendations should potential impacts to the resources be found to be significant. All work by the archeologist shall be completed in consultation with and subject to the approval of City Planning. The archeologist shall also coordinate with and consult potentially-affected tribal representatives. Possible management recommendations for important resources could include resource avoidance or preservation in place. The contractor shall implement any measures deemed feasible and necessary by City staff, in consultation with the archaeologists, to avoid or minimize significant effects to the cultural resources. In addition, pursuant to Section 5097.98 or the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.	This condition shall be reflected in all construction and building plans, and construction site workers shall be advised by the site manager of this measure.	*Construction*: Measure applies if resources are discovered during construction. Add as note on Improvement Plans and Building Plans.	Engineering and Building	None	

NOTE: This table is provided as a courtesy to the developer, to highlight those measures which are required to be placed on Civil Plans and/or Building Plans. Refer to the applicable environmental document (e.g. Environmental Impact Report) for a full list of measures, and for context. Other measures may be applicable, but are not included here because they have already been completed or they are addressed via other mechanisms (e.g. development fees).

II. LAND USE ELEMENT

2035

CITY OF ROSEVILLE CALIFORNIA

North Industrial Area

The North Industrial area, while not subject to a specific plan, is a recognized planning subarea of the City. The area consists of 2,031 gross acres west of Washington Boulevard and north of the Northwest Roseville Specific Plan. Devoted primarily to industrial uses, the area is intended to provide a major employment/ industrial center for the South Placer region. Integrated within the North Industrial Area is a mix of housing, commercial services and community amenities to support the industrial uses. The Hewlett-Packard Roseville Campus Master Plan and the Hewlett-Packard Campus Oaks Master Plan are located within this area. The North Industrial area will accommodate approximately 5,196 residents and provide 28,000 jobs at buildout.

Del Webb Specific Plan

The Del Webb Specific Plan was adopted in December 1993 and includes 1,203 gross acres north of Pleasant Grove Boulevard and east of Fiddyment Road. The Plan is an age restricted "active adult" community. It consists primarily of single-family homes focused around recreational facilities. Included are 27 holes of golf, private recreation centers, public parks and park preserves, two community commercial centers, a religious facility, and a fire station. The Plan accommodates approximately 5,859 residents and provides for 403 jobs.

Highland Reserve North Specific Plan

The Highland Reserve Specific Plan was adopted in May 1997 and includes 677 acres previously identified as urban reserve in the North Central Roseville Specific Plan. The Specific Plan includes 1,669 single and multi-family units, including approximately 162 acres of commercial use, and a 39-acre church/private school site. At buildout, the plan area is expected to accommodate approximately 4,356 residents and provide 4,900 jobs.

North Roseville Specific Plan

The North Roseville Specific Plan (Phase I) was adopted in August 1997 and includes approximately 749 acres previously identified as urban reserve and light industrial.

The North Roseville Specific Plan (Phase II) was adopted in May 1999 and includes approximately 659 acres previously identified in the urban reserve. The North Roseville Specific Plan (Phase III) was adopted in July 2000 and includes approximately 161 acres previously located within Placer County with a land use designation of Agriculture. Combined, the three phases of the NRSP include ~~5,801~~ 5,858 single and multi-family dwelling units, including approximately ~~82~~ 77 acres of commercial, 118 acres of parks, 183 acres of open space, and 68 acres of public/quasi-public. At buildout, the plan anticipates approximately ~~15,141~~ 15,289 residents and ~~1,215~~ 1,141 jobs.

Stoneridge Specific Plan

The Stoneridge Specific Plan was adopted in March 1998 and includes 1,117 acres, a majority of which (699 acres) was previously designated as urban reserve in the Northeast Roseville Specific Plan, with the remainder (390 acres) annexed into the City from unincorporated Placer County. The Specific Plan includes 2,861 single and multi-family units, including approximately 35 acres of Commercial, 5 acres of Business Professional, 78 acres of Park, 270 acres of Open Space, a 15-acre school site and a fire station. At buildout, the Plan area is expected to accommodate approximately 7,467 residents and provide 1,563 jobs.

West Roseville Specific Plan

The West Roseville Specific Plan was adopted in February 2004 and includes 3,194 acres west of Fiddyment Road, generally north of Pleasant Grove Boulevard. The Plan area was annexed into the City of Roseville from unincorporated Placer County. The Specific Plan includes 10,495 single and multi-family units, including approximately 704 age-restricted units, 55 acres of Commercial, 88 acres of Industrial, 251 acres of Park, 705 acres of Open Space, and 110 acres of Schools. At buildout the Plan area is expected to accommodate approximately 26,822 residents and provide 4,735 jobs.

Riverside Gateway Specific Plan

The Riverside Gateway Specific Plan was adopted in March 2006. The Riverside Gateway Specific Plan was the City's first attempt at using the Specific Plan process in conjunction with a

TABLE II-2
TOTAL LAND USE ALLOCATION

USE CATEGORY	GROSS[1] ACRES	% OF TOTAL ACRES
Residential (RES)	~~12,854~~ 12,858	45%
Commercial (COM)	~~2,276~~ 2,271	8%
Business Professional (BP)	792	3%
Industrial (IND)	2,369	8%
Open Space (OS)	3,151	11%
Park & Recreation (PR)	2,136	8%
Public/Quasi Public (P/QP)	2,719	10%
Right of Way (ROW)	1,978	7%
TOTAL	**28,274**	**100%**

SOURCE: City of Roseville Planning Division
Updated: September 6, 2017

TABLE II-3
LAND USE ALLOCATION BY INCORPORATED SUBAREA (in acres)

SUBAREA	RES	COM[2]	BP	IND[3]	OS[4]	PR[5]	P/QP[6]	ROW	TOTAL ACRES
INFILL	3,349	571	201	914	479	465	2,109	426	8,514
SERSP	559	83	99	0	74	111	20	78	1,024
NERSP	132	300	308	0	94	13	10	97	954
NWRSP	1,759	119	11	0	155	353	107	159	2,663
NCRSP	656	339	162	78	183	100	75	232	1,825
NIPA	307	68	6	1,287	173	53	9	129	2,031
DWSP	659	13	0	0	98	378	4	51	1,203
HRNSP	294	162	0	0	37	37	48	99	677
NRSP	~~998~~1,002	~~81~~77	0	0	184	117	68	121	1,569
SRSP	616	35	5	0	270	78	23	90	1,117
WRSP	1,758	55	0	88	705	251	147	190	3,194
RGSP	21	29	0	0	0	0	0	0	50
DTSP	27	110	0	2	0	37	0	0	176
SVSP	1,133	241	0	0	357	105	72	173	2,081
CSP	248	19	0	0	177	16	10	32	502
ARSP	338	51	0	0	165	22	17	101	694
TOTAL ACRES	**~~12,854~~ 12,858**	**~~2,276~~ 2,272**	**792**	**2,369**	**3,151**	**2,136**	**2,719**	**1,978**	**28,274**

SOURCE: City of Roseville Planning Division
Updated: September 6, 2017

[1] Gross acreage includes road and highway rights-of-way, easements, etc.
[2] Commercial includes neighborhood commercial, community commercial, regional commercial and central business district.
[3] Industrial includes general industrial, light industrial, and transfer station.
[4] Open Space includes open space, floodway open space, paseos, wildlife/vernal pool preserves, and 80 acres of Urban Reserve.
[5] Parks and Recreation includes developed park and recreation areas and golf courses.
[6] Public/Quasi Public includes:, schools, churches, fire stations, electrical substations, corporation yards, well sites, tank and pump station sites, solid waste recycled drop off and park & ride lots.

TABLE II-4
RESIDENTIAL UNITS AND POPULATION BY INCORPORATED SUBAREA

SUBAREA	DWELLING UNITS			POPULATION[1]		
	(2016)	(2035)	Buildout	(2016)	(2035)	Buildout
Infill	15,647	16,359	16,359	40,839	43,167	43,167
Southeast Roseville	3,054	3,163	3,163	7,971	8,255	8,255
Northeast Roseville	1,098	1,350	1,350	2,866	3,524	3,524
Northwest Roseville	8,930	9,068	9,068	23,307	23,667	23,667
North Central Roseville	4,261	4,711	4,711	11,121	12,296	12,296
North Industrial	1,043	1,991	1,991	2,722	5,196	5,196
Del Webb	3,210	3,210	3,210	5,859	5,859	5,859
Highland Reserve North	1,669	1,669	1,669	4,356	4,356	4,356
North Roseville	5,434	~~5,801~~ 5,858	~~5,801~~ 5,858	14,183	~~15,141~~ 15,289	~~15,141~~ 15,289
Stoneridge	2,446	2,861	2,861	6,384	7,467	7,467
West Roseville	4,606	10,495	10,495	11,461	26,822	26,822
Riverside Gateway	206	456	456	538	1,190	1,190
Downtown	255	2,272	2,272	665	5,930	5,930
Sierra Vista	23	8,658	8,658	60	22,198	22,198
Creekview	0	2,011	2,011	0	5,249	5,249
ARSP	0	2,827	2,827	0	7,378	7,378
TOTAL	**51,882**	**76,902**	**76,902**	**132,332**	**197,695**	**197,695**

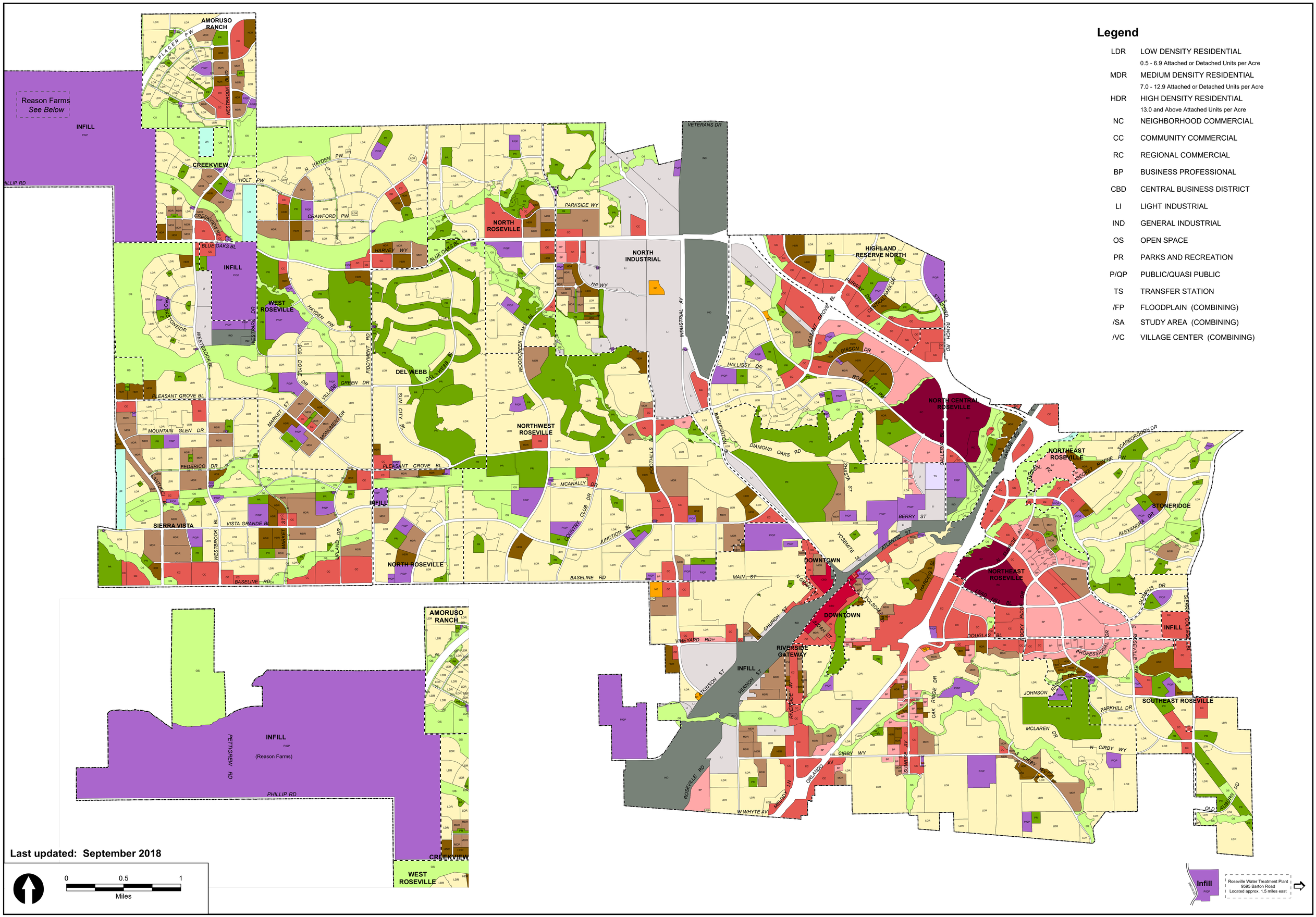
SOURCE: City of Roseville Planning Division
Updated: September 6, 2017

[1] Assumes 2.61 persons per household except for 3,110 units in Del Webb, 493 units in Sierra Vista and 704 units in West Roseville which utilize a 1.8 persons per household multiplier (2010 Census).

CITY OF ROSEVILLE CALIFORNIA

General Plan 2025 - Land Use Map

Adopted May 5, 2010, Resolution #10-161

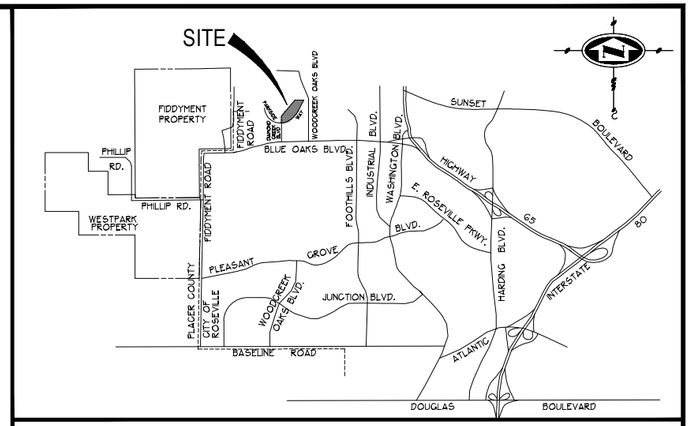


PC Exhibit B

GENERAL PLAN & SPECIFIC PLAN AMENDMENT & REZONING EXHIBIT

DIAMOND CREEK DC30 & 33
CITY OF ROSEVILLE, CALIFORNIA
AUGUST 24, 2018
SHEET 1 OF 1

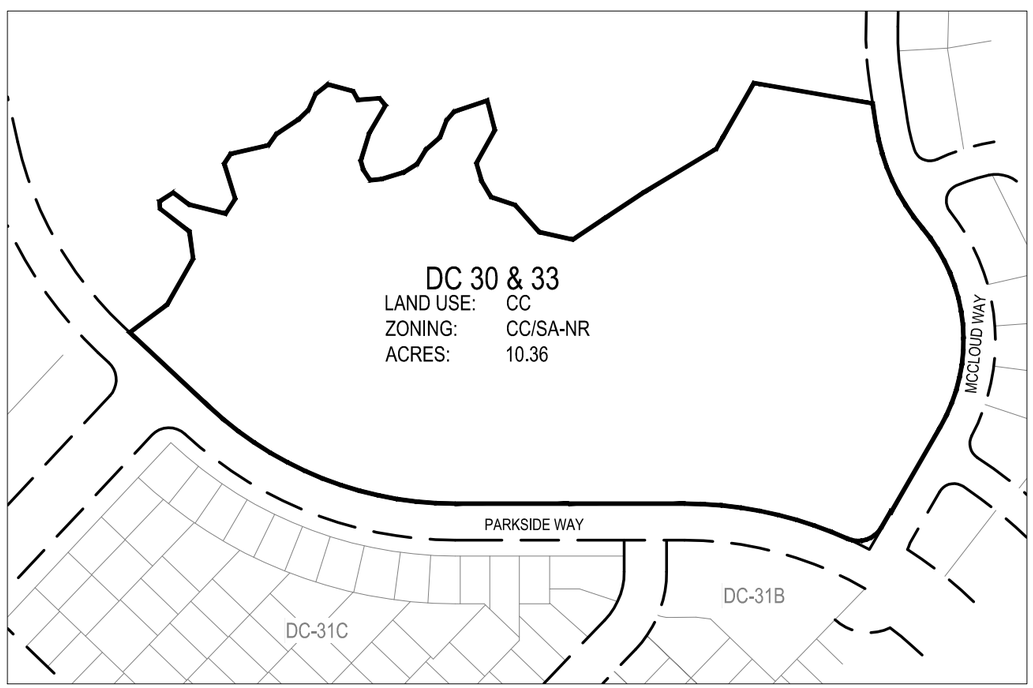
GRAPHIC SCALE
200 100 0 200 400
1 in = 200 ft



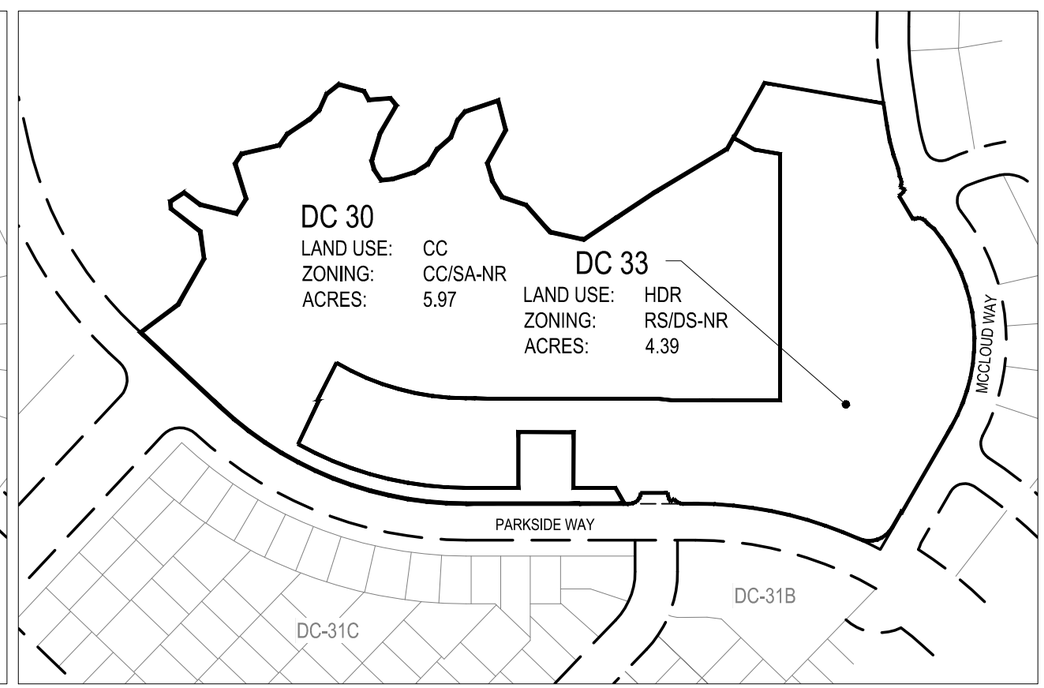
VICINITY MAP
NO SCALE

GENERAL PLAN SUMMARY TABLE			
DESIGNATION	EXISTING GENERAL PLAN	PROPOSED GENERAL PLAN	DIFFERENCE
COMMERCIAL	10.36	5.97	-4.39
HIGH DENSITY RESIDENTIAL	0	4.39	4.39
	10.36	10.36	

EXISTING



PROPOSED



City of Roseville Approval

Dwg: Y:\2014\14-0071-01 (DIAMOND CREEK)\DWG\PLAN\EXHIBITS\140071-01-PB02-GP.DWG | Saved: 10-18-17 09:31am LCLARK

PC Exhibit C

NORTH ROSEVILLE SPECIFIC PLAN

Prepared for the City of Roseville

Adopted August 6, 1997
Resolution No. 97-213

North Roseville Specific Plan

Adopted August 6, 1997
Resolution #97-213

Amended:

June 30, 1998; Resolution #98-240
May 19, 1999; Resolution #99-187
July 21, 1999; Resolution #99-293
March 01, 2000 Resolution #00-87
September 13, 2000; Resolution #00-432
March 21, 2001; Resolution #01-95
September 5, 2001; Resolution #01-441
January 2, 2002; Resolution #02-15
January 16, 2002; Resolution #02-39
February 6, 2002; Resolution #02-62
April 17, 2002; Resolution #02-130
May 15, 2002; Resolution #02-184
June 19, 2002; Resolution #02-247
August 7, 2002; Resolution #02-340
April 16, 2003; Resolution #03-170
February 23, 2004; Resolution #04-63
June 1, 2005; Resolution #05-273
February 1, 2006; Resolution #06-57
February 1, 2006; Resolution #06-59
October 4, 2006; Resolution #06-539
February 21, 2007; Resolution #07-104
March 28, 2007; Resolution #07-143
January 2, 2008; Resolution #08-24
March 19, 2008; Resolution #08-149

2. Land Use

2.1 Land-Use Summary and Concept

2.1.1 Land-Use Summary

The North Roseville Specific Plan proposes a mix of residential neighborhoods, schools, parks, and supporting commercial land uses adjacent to a major regional employment center. The proposed land uses are predominantly residential, recreation and open space. The plan also includes sites for retail and professional services. Among these are unique opportunities for specialty retail, restaurants and office uses overlooking the natural creeks adjacent to the proposed Diamond Creek Park and Pleasant Grove Park.

The North Roseville Specific Plan Area (Phase 1, Phase 2 and Phase 3) proposes a total of 5,645 dwelling units on 1,552 acres at full build-out. Phase 1 proposes ~~2,509~~ 2566 dwelling units (including 400 attached-housing units in the Eskaton Village) on 738.4 acres. Phase 2 includes 2,466 dwelling units on 653.6 acres. Phase 3 proposes 669 dwelling units on 143.2 acres. Table 2-1 contains a summary of land uses for Phase 1, Phase 2 and Phase 3.

RECEIVED
AUG 2 5 2005
PERMIT CENTER

Table 2-1
Summary of Land Use

Phase 1

Eskaton Village, Diamond Creek Woodcreek North and Mourier 140		
Land Use	*Net Acreage*	*Units*
Low-Density Residential (LDR)	376.6	~~1,706~~ 1663
Medium-Density Residential (MDR)	9.3	~~72~~ 115
High-Density Residential (HDR)	20.8 ~~16.4~~	~~331~~ 388
Community Commercial (CC)	88.9 ~~93.3~~	
Eskaton Village (52.1 ac)		400
Business Professional(BP)	4.9	
Park (PR)	79.7	
Public/Quasi-Public (P/QP)	39.5	
Open Space (OS)	80.2	
Major Road ROW	38.5	
Subtotal Phase 1	**738.4**	**2,509**

Phase 2

Woodcreek West and Mourier 160		
Land Use	*Net Acreage*	*Units*
Low-Density Residential (LDR)	392.0	1770
Medium-Density Residential (MDR)	20.0	140
High-Density Residential (HDR)	31.6	556
Community Commercial (CC)	15.6	
Park (PR)	29.1	
Public/Quasi-Public (P/QP)	29.6	
Open Space (OS)	103.7	
Major Road (ROW)	32.0	
Subtotal Phase 2	**653.6**	**2,466**

Phase 3

Doctors Ranch		
Land Use	*Net Acreage*	*Units*
Low-Density Residential (LDR)	143.2	669
Park (PR)	9.0	
Major Road (ROW)	7.8	
Subtotal Phase 3	**160.0**	**669**
Total Phase 1, Phase 2 & Phase 3	**1,552.0**	**5,644**

North Roseville Land Use Summary

GENERAL PLAN LAND USE (Specific Plan Land Use)	ACRES	% OF TOTAL ACRES	UNITS	% OF TOTAL UNITS
RESIDENTIAL				
LDR (Residential)	892.22	56.93%	4,034	69.54%
MDR (Residential)	62.74	4.00%	600	9.88%
HDR (Residential)	~~36.40~~ 40.79	~~2.32%~~ 2.60%	~~700~~ 757	~~10.34%~~ 12.92%
HDR (Condo/Commercial)	6.34	0.40%	81	1.40%
Subtotal	~~997.70~~ 1,002.09	~~63.66%~~ 63.85%	~~5,415~~ 5,472	~~93.35%~~ 93.41%
SERVICE AND EMPLOYMENT				
CC (Commercial)	~~29.35~~ 24.96	~~1.87%~~ 1.59%	0	0.00%
CC (Eskaton Village)	52.06	3.32%	386	6.65%
Subtotal	~~81.41~~ 77.01	~~5.19%~~ 4.91%	386	~~6.65%~~ 6.59%
OPEN SPACE AND PUBLIC				
OS (Open Space)	120.85	7.71%	0	0.00%
OS (OS/Landscape)	1.62	0.10%	0	0.00%
OS (OS/Vegetation Buffer)	7.46	0.48%	0	0.00%
OS (Wetland Compensation)	54.54	3.48%	0	0.00%
PR (Detention Basin)	3.43	0.22%	0	0.00%
PR (Diamond Creek Park)	30.07	1.92%	0	0.00%
PR (Park / Detention)	11.97	0.76%	0	0.00%
PR (North School Park)	4.13	0.26%	0	0.00%
PR (Park)	67.89	4.33%	0	0.00%
PQP (Public / Quasi Public)	0.25	0.02%	0	0.00%
PQP (Substation)	1.02	0.07%	0	0.00%
PQP (Church / School)	14.74	0.94%	0	0.00%
PQP (Elementary School)	25.21	1.61%	0	0.00%
PQP (Middle School)	21.80	1.39%	0	0.00%
PQP (School Administration)	2.98	0.19%	0	0.00%
PQP (Fire Station)	1.56	0.10%	0	0.00%
PQP (Well)	0.16	0.01%	0	0.00%
ROW (Right of Way)	120.61	7.56%	0	0.00%
Subtotal	488.15	31.15%	0	0.00%
Total	1,569.41	100.0%	~~5,801~~ 5,858	100.0%

Last Updated: September 22, 2016

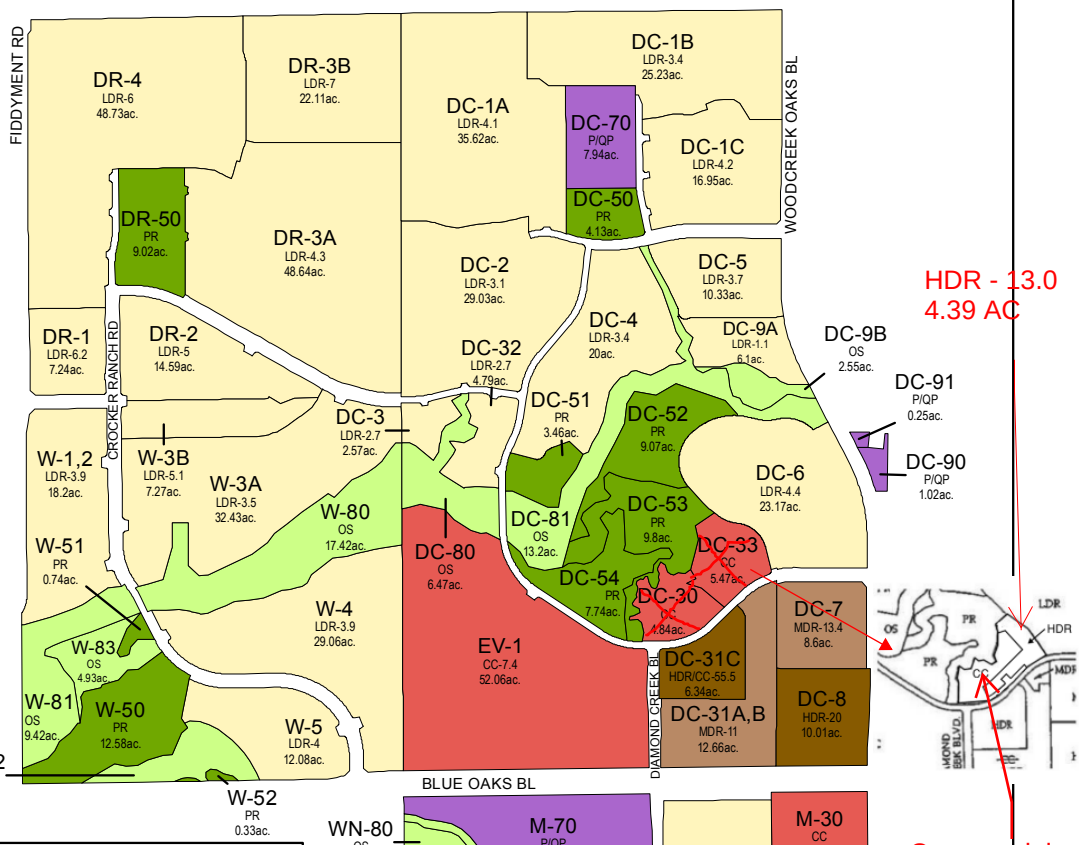
NORTH ROSEVILLE LAND USE PLAN

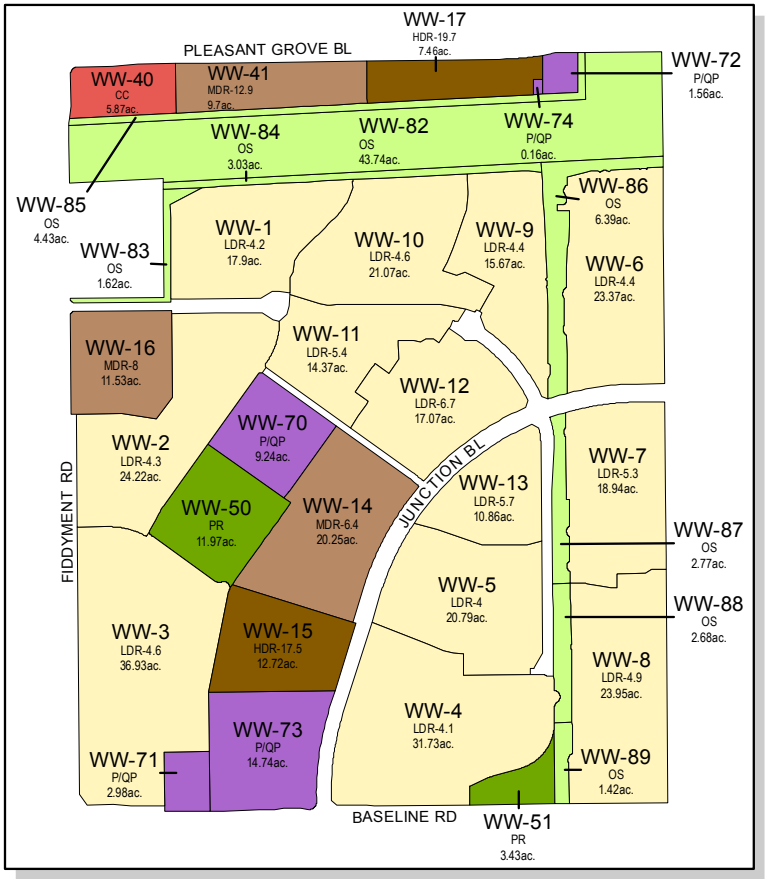
Figure 2-1

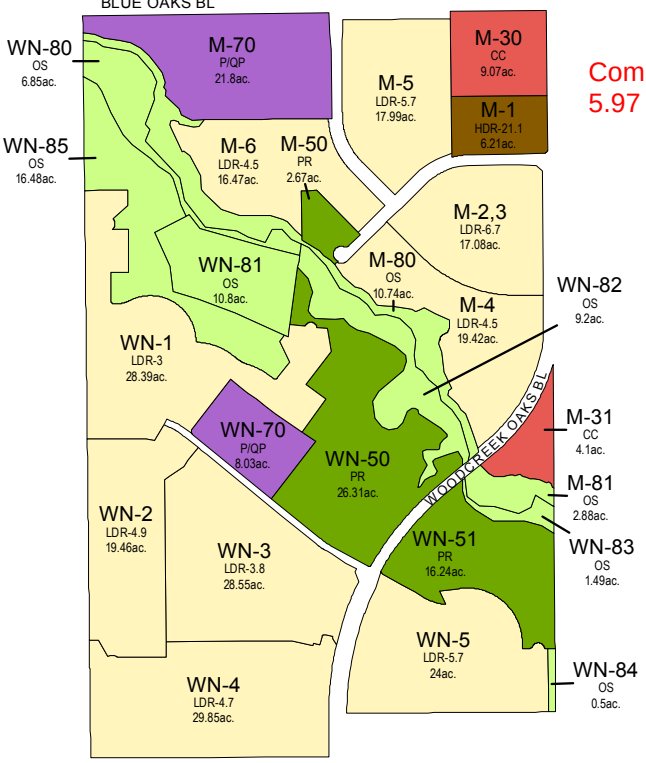
	Land Use Designation	Acres
LDR	Residential	892.22
MDR	Residential	62.74
HDR	Condo/Commercial	6.34
	Residential	40.79 ~~36.40~~
CC	Commercial	24.96 ~~29.35~~
	Eskaton Village	52.06
OS	Open Space	120.85
	OS/Landscape	1.62
	OS/Vegetation Buffer	7.46
	Wetland Compensation	54.54
PR	Diamond Creek Park	30.07
	North School Park	4.13
	Park	67.89
	Park / Detention	15.40
P/QP	Church / School	14.74
	Elementary School	25.21
	Fire Station	1.56
	Middle School	21.81
	Public / Quasi Public	0.25
	School Administration	2.98
	Substation	1.02
	Well	0.16
ROW	Right of Way	120.61

*See Land Use By Parcel table for Unit totals

Totals: 1,569.41







Last Updated: October 28, 2014

0 0.075 0.15 0.3 Miles

North Roseville Land Use by Parcel Number

Parcel	General Plan Land Use (Specific Plan Land Use)	Zoning	Acres	Allocated Units	Density
DC-1A	LDR (Residential)	R1	35.62	146	4.1
DC-1B	LDR (Residential)	R1	25.23	85	3.4
DC-1C	LDR (Residential)	R1	16.95	72	4.2
DC-2	LDR (Residential)	R1	29.03	90	3.1
DC-3	LDR (Residential)	R1	2.57	7	2.7
DC-4	LDR (Residential)	R1	20.00	69	3.5
DC-5	LDR (Residential)	R1	10.33	38	3.7
DC-6	LDR (Residential)	RS	23.17	102	4.4
DC-7	MDR (Residential)	RS/DS-NR	8.60	115	13.4
DC-8	HDR (Residential)	R3	10.01	200	20.0
DC-9A	LDR (Residential)	R1/SA-NR	6.10	7	1.1
DC-9B	OS (Open Space)	OS	2.55		
DC-30	CC (Commercial)	CC/SA-NR	~~4.84~~ 5.97		
DC-31A,B	MDR (Residential)	RS/DS,R3	12.66	139	11.0
DC-31C	HDR (Condo/Commercial)	CMU/SA	6.34	81	12.8
DC-32	LDR (Residential)	R1	4.79	13	2.7
DC-33	~~CC (Commercial)~~ HDR (Residential)	~~CC/SA-NR~~ RS/DS-NR	~~5.47~~ 4.39	57	13.0
DC-50	PR (North School Park)	PR	4.13		
DC-51	PR (Diamond Creek Park)	PR	3.46		
DC-52	PR (Diamond Creek Park)	PR	9.07		
DC-53	PR (Diamond Creek Park)	PR	9.80		
DC-54	PR (Diamond Creek Park)	PR	7.74		
DC-70	PQP (Elementary School)	P/QP	7.94		
DC-80	OS (Open Space)	OS	6.47		
DC-81	OS (Open Space)	OS	13.20		
DC-90	PQP (Substation)	P/QP	1.02		
DC-91	PQP (Public / Quasi Public)	P/QP	0.25		
DC-ROW	ROW (Right of Way)	ROW	27.10		
Diamond Creek (Neighborhood A) Total			~~314.44~~ 314.49	~~1,164~~ 1,221	
EV-1	CC (Eskaton Village)	CC/SA-NR	52.06	386	7.4
Eskaton Village (Neighborhood A) Total			52.06	386	
M-1	HDR (Residential)	R3	6.21	131	21.1
M-2,3	LDR (Residential)	RS/DS-NR	17.08	115	6.7
M-4	LDR (Residential)	R1/DS-NR	19.42	88	4.5
M-5	LDR (Residential)	R1/DS-NR	17.99	103	5.7
M-6	LDR (Residential)	R1/DS-NR	16.47	74	4.5
M-30	CC (Commercial)	CC	9.07		
M-31	CC (Commercial)	CC	4.10		
M-50	PR (Park)	PR	2.67		
M-70	PQP (Middle School)	P/QP	21.80		
M-80	OS (Open Space)	OS	10.74		
M-81	OS (Open Space)	OS	2.88		
M-ROW	ROW (Right of Way)	ROW	19.39		
Mourier 140 (Neighborhood B) Total			147.82	511	
WN-1	LDR (Residential)	R1	28.39	85	3.0
WN-2	LDR (Residential)	R1	19.46	95	4.9
WN-3	LDR (Residential)	R1/DS-NR	28.55	109	3.8
WN-4	LDR (Residential)	R1/DS-NR	29.85	141	4.7
WN-5	LDR (Residential)	RS/DS-NR	24.00	136	5.7
WN-50	PR (Park)	PR	26.31		
WN-51	PR (Park)	PR	16.24		
WN-70	PQP (Elementary School)	P/QP	8.03		
WN-80	OS (Open Space)	OS	6.85		
WN-81	OS (Wetland Compensation)	OS	10.80		
WN-82	OS (Open Space)	OS	9.20		
WN-83	OS (Open Space)	OS	1.49		
WN-84	OS (Open Space)	OS	0.50		
WN-85	OS (Open Space)	OS	16.48		
WN-ROW	ROW (Right of Way)	ROW	7.03		
Woodcreek North (Neighborhood B) Total			233.18	566	
Phase 1 Total			747.50	~~2,627~~ 2,684	

Parcel	General Plan Land Use (Specific Plan Land Use)	Zoning	Acres	Allocated Units	Density
W-1,2	LDR (Residential)	R1/DS-NR	18.20	71	3.9
W-3A	LDR (Residential)	R1/DS-NR	32.43	112	3.5
W-3B	LDR (Residential)	R1/DS-NR	7.27	37	5.1
W-4	LDR (Residential)	R1/DS-NR	29.06	112	3.9
W-5	LDR (Residential)	R1/DS-NR	12.08	48	4.0
W-50	PR (Park)	PR	12.58		
W-51	PR (Park)	PR	0.74		
W-52	PR (Park)	PR	0.33		
W-80	OS (Open Space)	OS	17.42		
W-81	OS (Open Space)	OS	9.42		
W-82	OS (Open Space)	OS	5.46		
W-83	OS (Open Space)	OS	4.93		
W-ROW	ROW (Right of Way)	ROW	10.48		
Mourier 160 (Neighborhood C) Total			160.40	380	
WW-1	LDR (Residential)	R1	17.90	76	4.2
WW-2	LDR (Residential)	R1/DS	24.22	105	4.3
WW-3	LDR (Residential)	R1	36.93	170	4.6
WW-4	LDR (Residential)	R1	31.73	131	4.1
WW-5	LDR (Residential)	R1/DS	20.79	84	4.0
WW-6	LDR (Residential)	R1	23.37	103	4.4
WW-7	LDR (Residential)	RS	18.94	100	5.3
WW-8	LDR (Residential)	RS	23.95	117	4.9
WW-9	LDR (Residential)	R1	15.67	69	4.4
WW-10	LDR (Residential)	R1	21.07	96	4.6
WW-11	LDR (Residential)	RS	14.37	77	5.4
WW-12	LDR (Residential)	RS	17.07	114	6.7
WW-13	LDR (Residential)	RS	10.86	62	5.7
WW-14	MDR (Residential)	RS	20.25	129	6.4
WW-15	HDR (Residential)	R3	12.72	222	17.5
WW-16	MDR (Residential)	RS/DS	11.53	92	8.0
WW-17	HDR (Residential)	R3/SA-NR	7.46	147	19.7
WW-40	CC (Commercial)	CC	5.87		
WW-41	MDR (Residential)	R3/DS-NR	9.70	125	12.9
WW-50	PR (Park / Detention)	PR	11.97		
WW-51	PR (Detention Basin)	PR	3.43		
WW-70	PQP (Elementary School)	P/QP	9.24		
WW-71	PQP (School Administration)	P/QP	2.98		
WW-72	PQP (Fire Station)	P/QP	1.56		
WW-73	PQP (Church / School)	P/QP	14.74		
WW-74	PQP (Well)	P/QP	0.16		
WW-82	OS (Wetland Compensation)	OS	43.74		
WW-83	OS (OS/Landscape)	OS	1.62		
WW-84	OS (OS/Vegetation Buffer)	OS	3.03		
WW-85	OS (OS/Vegetation Buffer)	OS	4.43		
WW-86	OS (Open Space)	OS	6.39		
WW-87	OS (Open Space)	OS	2.77		
WW-88	OS (Open Space)	OS	2.68		
WW-89	OS (Open Space)	OS	1.42		
WW-ROW	ROW (Right of Way)	ROW	43.65		
Woodcreek West (Neighborhood D) Total			498.21	2,019	
Phase 2 Total			658.61	2,399	
DR-1	LDR (Residential)	RS/DS-NR	7.24	45	6.2
DR-2	LDR (Residential)	R1/DS-NR	14.59	73	5.0
DR-3A	LDR (Residential)	R1/DS-NR	48.64	209	4.3
DR-3B	LDR (Residential)	RS/DS-NR	22.11	155	7.0
DR-4	LDR (Residential)	RS/DS-NR	48.73	293	6.0
DR-50	PR (Park)	PR	9.02		
DR-ROW	ROW (Right of Way)	ROW	10.82		
Doctors Ranch (Neighborhood E) Total			161.15	775	
Phase 3 Total			161.15	775	
Total			1,569.41	5,801	

Notes:

-A verification study conducted in December of 2006 resulted in minor adjustments to the acreage and number of dwelling units.

Last Updated: September 22, 2016

2.1.2 Land-Use Concept

The land use is intended to reinforce neighborhood identity and sense of community, through special characteristics and distinct attributes:

Neighborhood Organization

The organization of the plan is established in each neighborhood through the mix of residential and neighborhood-support uses. The neighborhoods include single-family and multi-family dwellings, senior housing, schools, open space, commercial, business-professional, parks and service uses. Schools, parks and neighborhood commercial centers serve as focal points and activity centers. Neighborhoods are defined by creeks and major streets that provide clear organization and order.

Pedestrian and Public Transit Access

The neighborhoods are small (less than one mile in their longest dimension) providing residents the opportunity to walk to open space, schools, parks and neighborhood commercial centers without crossing major arterial streets. An extensive pedestrian network is intended to encourage pedestrian and bicycle use throughout the neighborhoods. The potential for public transit to effectively serve the plan area is enhanced by locating the highest housing density, senior housing and the neighborhood commercial areas near collector and arterial roadways.

Preservation/Enhancement of Open Space

The oak woodlands and creek corridors will be the signature elements of the plan. These creeks provide visual and recreational amenities, natural resource preservation and enhancement, natural drainage, and a key component of the pedestrian and bike pathway system. Access or views to open space is a key consideration of the plan and is encouraged through single-loaded street design and cul-de-sac openings adjacent to open-space areas. Pedestrian access corridors, pedestrian promenades, and enhanced landscaped corridors are also provided to facilitate pedestrian access to open space.

Eskaton Village

Eskaton Village, Roseville, will be a campus-like setting encompassing several levels of residential and institutional services for seniors in a manner that supports wellness, encourages independence and enhances the continuum of care. Proposed accommodations, include single- and multi-story configurations, connected by interior roads and walking paths within ~~clustered or attached residences~~ single-family attached and detached residents, apartments, assisted-living apartments, a nursing facility and an adult day-care center. A community center, forming the hub of the campus, will house major common areas and administrative offices. Landscaped grounds will encourage both active (e.g. walking, croquet, gardening) and passive (observational) recreation.

residences

The land use map and table for each neighborhood are provided in Figures and Tables 2-2, 2-3, 2-4, 2-5 and 2-6.

2.2 Permitted Uses and Development Standards

Permitted, conditionally permitted and administratively permitted uses for each NRSP Parcel shall be as provided by the zoning assigned to each parcel, pursuant to the Roseville Zoning Ordinance.

Exceptions to Permitted Uses

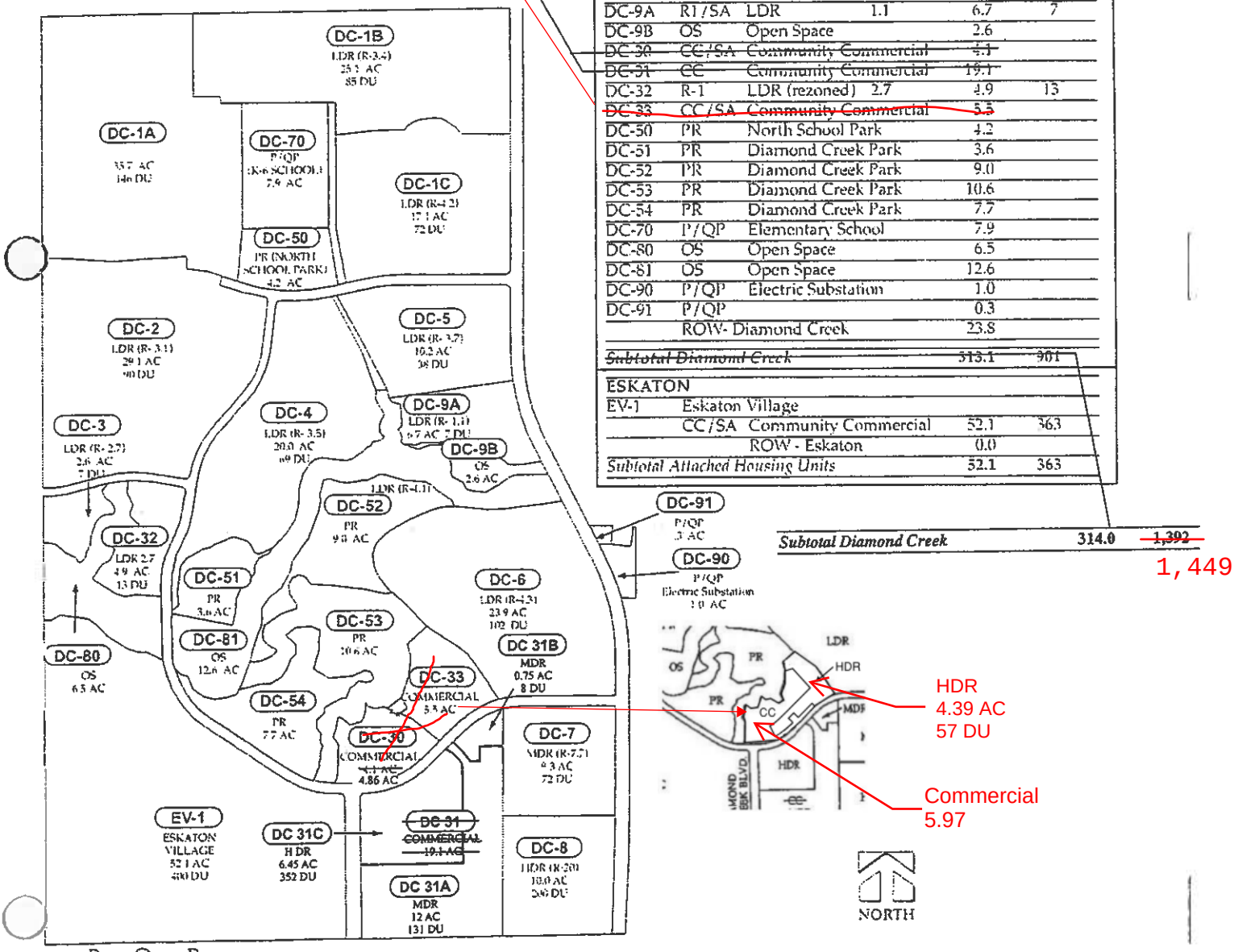
Permitted uses on the Eskaton Village (Parcel EV-1), Parcels DC-30, ~~DC-33~~, DC-9A, WW-17 and WW-41 are exceptions, and have been modified from the Zoning Ordinance general district by the provision of the Special Area Overlay District (SA). This overlay district allows for the modification of the general district regulations (including both permitted-use types and development standards) by reference to regulations adopted in the ordinance rezoning the

Table 2-2
Phase 1: Neighborhood A
Land Use By Parcel

ESKATON VILLAGE ROSEVILLE, DIAMOND CREEK					
Land Use by Parcel Table					
Parcel	*Zoning*	*Land Use*	*Density*	*Net Acreage*	*Units*
DIAMOND CREEK					
DC-1A	R1	LDR	4.1	35.7	146
DC-1B	R1	LDR	3.4	25.1	85
DC-1C	R2	LDR	4.2	17.1	72
DC-2	R1	LDR	3.1	29.1	90
DC-3	R1	LDR	2.7	2.6	7
DC-4	R1	LDR	3.5	20.0	69
DC-5	R1	LDR	3.7	10.2	38
DC-6	RS	LDR	4.3	23.9	102
DC-7	RS/DS	MDR	7.7	9.3	72
DC-8	R3	HDR	20.0	10.0	200
DC-9A	R1/SA	LDR	1.1	6.7	7
DC-9B	OS	Open Space		2.6	
~~DC-30~~	~~CC/SA~~	~~Community Commercial~~		~~4.1~~	
~~DC-31~~	~~CC~~	~~Community Commercial~~		~~19.1~~	
DC-32	R-1	LDR (rezoned)	2.7	4.9	13
~~DC-33~~	~~CC/SA~~	~~Community Commercial~~		~~5.5~~	
DC-50	PR	North School Park		4.2	
DC-51	PR	Diamond Creek Park		3.6	
DC-52	PR	Diamond Creek Park		9.0	
DC-53	PR	Diamond Creek Park		10.6	
DC-54	PR	Diamond Creek Park		7.7	
DC-70	P/QP	Elementary School		7.9	
DC-80	OS	Open Space		6.5	
DC-81	OS	Open Space		12.6	
DC-90	P/QP	Electric Substation		1.0	
DC-91	P/QP			0.3	
		ROW- Diamond Creek		23.8	
~~*Subtotal Diamond Creek*~~				~~313.1~~	~~901~~
ESKATON					
EV-1	Eskaton Village				
	CC/SA	Community Commercial		52.1	363
		ROW - Eskaton		0.0	
Subtotal Attached Housing Units				52.1	363
Subtotal Diamond Creek				**314.0**	~~**1,392**~~ 1,449

DC-30	CC/SA	Community Commercial	~~4.86~~	5.97
DC-31A	RS/DS	MDR (rezoned) 10.6	12.0	131
DC-31B	R3	MDR (rezoned) 10.7	0.75	8
DC-31C	CC/SA	HDR (rezoned) 54	6.45	352
DC-33	RS/DS	HDR 13.0	4.39	57

Figure 2-2
Phase 1 Neighborhood A Land-Use Map



adequate fire safety setback along the parcels adjacent to open space corridors. Fencing

adjacent to the open space shall be non-combustible wrought iron type as required in the Design Guidelines Section 9.3.2. Table 2-8 lists those standards which deviate from the general development standards for the R1 zone for open space lots.

(d) Amended Development RS/DS Standards

RS/DS: Affected Parcels: WN-5, DC-7, W-2, DR-1 and DR-4 DC - 33

Parcels in the Low Density Residential RS zone are intended to provide housing that may include small-lot, single-family detached, cluster, or attached housing. Because of the housing product variability possible within this density range, it is more difficult to define the Development Standards (DS) overlay zone at the specific-plan stage, although deviation to the RS development standards are anticipated. Development standards for these properties will be established through the processing of a Design Review Permit for Residential Subdivisions (DRRS) concurrent with the tentative map for each parcel, and may include deviations to lot area and usable rear yard.

~~(e) Special Area District and Amended Development RS/SA Standards~~

~~*RS/SA: Affected Parcels: DR-1*~~

~~As a condition of the SA zoning, no development of the affected parcels shall be allowed prior to an effective development agreement being entered into with the City and recorded against such parcels.~~

2.2.1.2 Low-Density Residential/Equestrian

Land Use: Low-Density Residential (0.5-6.9 du/acre)

Zoning: R1/SA, OS

Purpose/Intent

Parcel DC-9A (5.8 acres) is zoned R1/SA for single-family residential and equestrian uses. Parcel DC-9B (1.9 acres), within the flood plain of Pleasant Grove Creek, is zoned OS for open-space uses, which may include an unenclosed, lighted equestrian arena and/or pasture area, and other passive recreational uses associated with an equestrian facility. All uses within designated open space shall be consistent with the City's flood protection regulations.

Permitted Uses

Parcel 9A has a zone district of Single-Family Residential/Special Area (R-1/SA) intended to reflect the specialized nature and uses of a private equestrian facility. The zone district includes all uses as specified in the R1 District (Section 19.10.021) and the following uses consistent with Title 7 of the RMC:

- Barn with air-conditioned and heated areas
- Stable
- Paddocks
- Indoor and outdoor lighted arena
- Other facilities (outbuildings, etc.) associated with the operation of an equestrian facility
- Irrigated pastures

The special area overlay allows Commercial Recreation, Residential Recreation Facilities as a permitted use. The Residential Recreation Facility is intended to be for a private equestrian facility, which includes:

- Riding of horses by persons other than the occupants of the premises or their non-paying guests
- Boarding
- Riding arenas
- Riding schools & academies

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- Horse exhibition facilities such as clinics and seminars, but not competitive events such as horse racing or rodeos
- Other uses requiring a business license, including ranch office

The uses associated with the Commercial Recreation use type, as defined above, shall occur on a parcel not less than 3 acres in size, exclusive of privately owned open space.

The equestrian facility shall be limited to a maximum attendance, at any one time, of 25 people. Up to 75 people at any one time, a maximum of four times a year, may also be permitted. Attendance exceeding either 75 people or 4 times per year may be permitted subject to approval of a conditional use permit.

Development Standards

As specified by the Residential Zone General Development Standards, for R1 Section 19.10.030 and OS, and Title 7 of the RMC. An Administrative Permit is required for all accessory buildings or structures in excess of 700 square feet, consistent with Chapter 19.22 of the Zoning Ordinance.

2.2.1.3 Medium-Density Residential Land Use

Land Use: Medium-Density Residential (7.0-12.9 du/acre)

Zoning: RS/DS

Purpose/Intent

The Medium-Density Residential (MDR) category includes dwelling units in configurations of 7.0 to 12.9 dwelling units per gross acre. The plan proposes
115 ~~72~~ MDR dwelling units on 9.3 acres within Phase 1, and 140 MDR dwelling units on 16.9 acres in Phase 2. Dwelling units in this density range typically include detached unit types; however, attached units on small lots are also possible. Some examples of detached dwellings on small lots would include cottage housing.

Permitted Uses

As specified by the Small Lot Residential (RS) District, Section 19.10.020 of the Roseville Zoning Ordinance.

Development Standards

RS Affected Parcels: DC-7, WW-14, DC-33

It is anticipated that a project may be proposed that varies from the RS Development Standards as specified in the Roseville Zoning Ordinance Section 19.10.030 or the Supplemental RS Design Standards as specified in the Roseville Zoning Ordinance, Section 19.10.040. Because of the product variability possible within this density range, it is difficult to predict deviations to the RS zone at the Specific Plan stage, although deviations are anticipated. Development standards and/or the Supplemental Design Standards for these properties will be established through the processing of a DRRS concurrent with the tentative map for each parcel and may include deviations to lot area and usable rear yard.

2.2.1.4 High-Density Residential Land Use

Land Use: High-Density Residential (13.0 du/acre and above)

Zoning: R3

Purpose/Intent

The High-Density Residential (HDR) category includes dwelling units in configurations of 13.0 dwelling units per gross acre and above, typically apartments. The plan proposes ~~331~~ 388 HDR dwelling units on ~~16.4~~ 20.8 acres within Phase 1, and 556 dwelling units on 31.6 acres in Phase 2.

Permitted Uses

As specified by the Attached Housing R3 District, Section 19.10.020 of the Roseville Zoning Ordinance.

within Eskaton Village.

Processing Administrative Design-Review Permits will be performed in accordance with the procedures outlined in Article V of the Zoning Ordinance and as described herein.

The decision to issue an administrative design-review permit will be based on a determination of a development proposal consistency with the Master Plan. This determination shall be made by the approving authority (Planning Director), and will be based on the following factors:

- Land Use and Zoning
- Master Plan Components
- Intensity Thresholds and Infrastructure Sequencing
- Design Guidelines and Development Standards
- EIR Mitigation Measures
- Development Agreement Provisions

If, after reviewing the proposed project for consistency with the provisions of the Master Plan, the Planning Director determines that the proposal is inconsistent with or gives rise to issues that were not addressed by the Master Plan, the proposed project may be referred to the Planning Commission as the appropriate approving authority.

2.2.2.2 Community Commercial Land Use

Land Use: Community Commercial

Zoning: CC, CC/SA, CMU/SA

~~**Zoning: CC, CC/SA**~~

Purpose/Intent

A total of ~~41.3~~ ~~28.6~~ 24.21 acres on ~~5~~ 4 sites in Phase 1 (Parcels DC-30, a portion of DC-31C, ~~DC-31~~, ~~DC-33~~, M-30, M-31), and two sites totalling 15.6 acres in Phase 2 (Parcels WW-40 and WW-41) are planned for community commercial land use. This land use is intended to provide a mix of shops and services to meet the daily shopping needs of the residents and employees in the plan area. It is assumed that ~~Parcel DC-31~~ Parcels DC-30, DC-31C and ~~DC-33~~ will develop residential, in a mix of commercial and business-professional uses. Sites that abut parks or open-space areas provide opportunities to utilize design that integrates the commercial/business- professional use with the adjacent environment, including pedestrian linkages with adjacent neighborhoods.

Parcels WW-40 and WW-41 are relatively shallow parcels that abut the vegetative buffer and wetland compensation areas in Neighborhood D, (Woodcreek West). Neither parcel is a suitable configuration for large scale retail use and the intended uses will include smaller retail shops and services targeted to the surrounding neighborhoods. The sites will also be suitable for professional and service office uses, such as travel, insurance and real estate services.

Permitted Uses

As specified by the Community Commercial (CC) District, Section 19.12.020 of the Roseville Zoning Ordinance.

Development Standards

As specified in Commercial Zone General Development Standards, Section 19.12.030.

Amended Development CC/SA Standards:

CC/SA: Affected Parcels: DC-30, DC-31C, ~~DC-33~~, WW-41

Permitted uses for CC/SA include all those specified by CC District, Section 19.12.020 of the Roseville Zoning ~~Ordinance, except for the following use types, which are prohibited:~~ Ordinance. In addition, attached single-family residential dwellings for purchase (i.e., condominiums, town homes) are principally permitted in DC31. The following use types are prohibited: multi-family rental dwellings (i.e., apartments), gasoline sales, auto repair, auto sales, car wash and detailing, building-material stores, fast food with drive-through, personal storage facility and transportation and communication.

2.2.3 Business-Professional Land Use

Land Use: Business-Professional

Zoning: BP

Table 3-1
Phase 1 Affordable-Housing Allocation

Property Ownership	Parcel Number	Land Use	Zone	Total Units in Parcel	Total Affordable-Unit Reservation	Low-Income Rental Units	Low-Income Purchase Units	Middle-Income Purchase Units
~~Eskaton~~	~~EV-1~~	~~HDR~~	~~R3/SA~~	~~400~~	~~40~~	30		10
Mourier 140	M-1	HDR	R3	131	118	118		
Mourier 140	M-3	LDR	RS/DS	115	5			5
Diamond Creek	DC-7	MDR	RS/DS	72	65		40	25
Diamond Creek	DC-8	HDR	R3	200	26	26		
Diamond Creek	DC-33	HDR	RS/DS-NR	57	6			6
Woodcreek North	WN-4	LDR	R1/DS	142	22		22	
Woodcreek North	WN-5	LDR	RS/DS	136	34		21	13
TOTAL UNn's IN PHASE h 2509 x 10% = *Affordable Units = 10% of all units in Phase I*				251	310	174	83	53

Table 3-2
Phase 2 Affordable-Housing Allocation

Property Ownership	Parcel Number	Land Use	Zone	Total Units in Parcel	Total Affordable-Unit Reservation	Low-Income Rental Units	Low-Income Purchase Units	Middle-Income Purchase Units
~~Walaire 160~~	~~W-2~~	~~LDR~~	~~RS/DS~~	~~52~~	~~11~~			~~11~~
Woodcreek West	WW-14	MDR	RS	140	46			46
Woodcreek West	WW-16	MDR	RS/DS	94	45		45	25 * credit DR-4
Woodcreek West	WW-17	HDR	R3/SA	~~110~~ 147	~~110~~ 147	~~110~~ 147		
TOTAL UNITS IN PHASE 2: 2,466 x 10% = 247					201~~212~~	110	45	46~~57~~

Table 3-3
Phase 3 Affordable-Housing Allocation

Property Ownership	Parcel Number	Land Use	Zone	Total Units in Parcel	Total Affordable-Unit Reservation	Low-Income Rental Units	Low-Income Purchase Units	Middle-Income Purchase Units
~~Doctors Ranch~~	~~DR-1~~	~~LDR~~	~~R1/DS~~	~~60~~	~~17~~			~~17~~
Doctors Ranch	DR-4	LDR	RS/DS	294	0 ~~28~~	*		- 28 0
TOTAL UNITS IN PHASE 3: 669 x 10% = 67					28~~17~~			28~~17~~

NOTE: The City and landowners have negotiated Affordable Housing credits to achieve the required number of affordable housing units based on the following: an increased percentage of affordable housing units for low income purchase units; an increase from 15 years to 30 years the term that affordability is required to be maintained on certain affordable units; and no City subsidy is required to achieve the low income rental units.

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TABLE 6-2
SUMMARY OF PARK AREA REQUIRED AND PROVIDEDFOR THE ENTIRE PLAN AREA
(PHASE 1, 2 AND 3)

	Phase 1	Phase 2	Phase 3	TOTAL
Total Park Area Required	50.1	552.6	16.4	119.1
Credited Park Area Provided	88.44	35.43	9.0	132.9

TABLE 6-3
SUMMARY OF PARK AREA CALCULATION

	PHASE 1				PHASE 2		PHASE 3
	Woodcreek North	Diamond Creek	Eskaton Village	Mourier 140	Woodcreek West	Mourier 160	Drs. Ranch
Rezone Area Total Acreage	232.9	~~308.8~~ 313.2	52.1	140.5	492.6	161.0	160.0
Total Units	**566** 958	~~901~~	~~363~~ 386	**511**	**1,919**	**380**	**716**
All Residential Units (less Eskaton)	566 958	~~901~~		511	1,919	380	716
Population	1,438 2433	~~2,289~~	579	1,298	**4,874**	965	1,819
Required Total Park Acreage (.009 ac/ resident)	**12.9** 21.9	~~20.6~~	~~4.9~~ 5.2	**11.7**	**43.9**	**8.7**	**16.4**
Open Space	45.4	19.6	0.0	13.4	57.3	35.6	0.0
Proposed Net Active Park Acreage	42.8	35.1	0.0	2.7	12.7	13.4	9.0
Proposed Total Park and Open-Space Acreage	**88.2**	**54.7**	**0.0**	**16.1**	**70.0**	**49.0**	**9.0**
Park Acreage Credit (See Table 6-4)	**47.34**	**37.1**	**0.0**	**4.0**	**18.43**	**17.0**	**9.0**

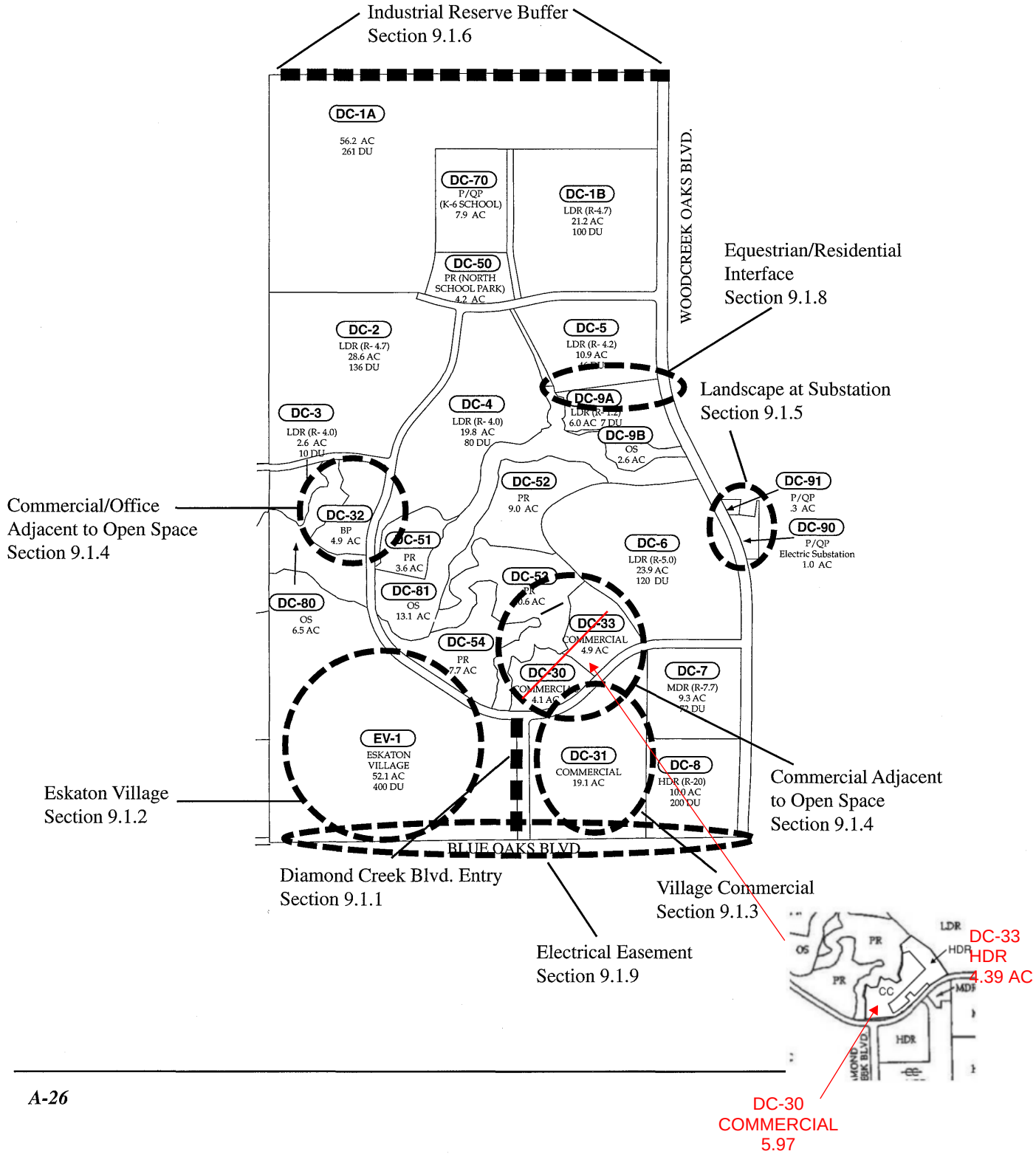
9.0 Specific Design Conditions

Within each neighborhood, unique conditions require special design guidelines and standards.

9.1 Neighborhood A

The specific conditions unique to Neighborhood A are identified in Figure A-27. The illustration notes the section in this document that provides the relevant description and policies.

Figure A-27
Neighborhood A Design Issues



- Enhanced paving should be used selectively to emphasize special areas and to guide pedestrians.

9.1.4 Commercial and Office Use Adjacent to Open Space

Affected Parcels: DC-30, DC-32, ~~DC-33~~

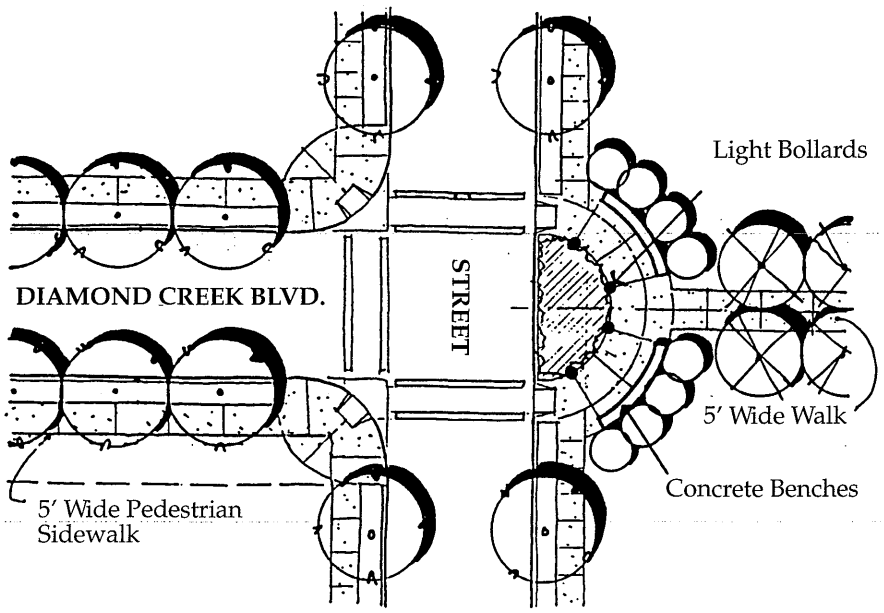
Two of the commercial sites (Parcels DC-31 and DC-33) and the business professional (Parcel DC-32) site are uniquely located adjacent to attractive open space and parks. These sites offer opportunities to overlook the parks (or open space) and provide terraces, balconies, decks and plazas connecting to the open space.

- Buildings should be located adjacent, and oriented, to the open space so as to take advantage of views and provide pedestrian access opportunities.
- Flat roofs and expansive use of blank walls adjacent to the open space shall not be used.
- Buildings may include elements such as terraces or balconies oriented to the open space.
- Building elevations shall incorporate similar architectural elements on all sides of the building, where they can be publicly viewed.
- Loading and unloading areas shall be located so that there is minimal conflict with open space.
- Large parking lots adjacent to open space are discouraged. Where parking is adjacent, it shall be set back by a minimum 15-foot landscape area.
- Pedestrian spaces, including plazas, walkways and seating areas adjacent to the open space, shall be included in the design.
- A pedestrian link between the open space and commercial use shall be included in the design.
- A terminus to Diamond Creek Boulevard shall be incorporated into Parcel DC-30 (See Figure A-29).

9.1.5 Landscape Adjacent to the Electric Substation

Location: Along Woodcreek Oaks Blvd. south of Pleasant Grove Creek
Affected Parcels: DC-90

FIGURE A-30
TERMINUS OF DIAMOND CREEK BLVD.



PC Exhibit D

OWNER / APPLICANT

BBC ROSEVILLE OAKS, LLC
CONTACT: STEPHEN DES JARDINS
130 DIAMOND CREEK PLACE
ROSEVILLE, CALIFORNIA 95747
PHONE: (916) 786-8158

ENGINEER / PLANNER

MORTON PITALO, INC.
2870 GATEWAY OAKS DR., SUITE #120
SACRAMENTO, CA 95833
CONTACT: SCOTT PEDERSEN / KEN TOPPER
PHONE: (916) 984-7621
EMAIL: SPEDERSEN@MPENGR.COM
KTOPPER@MPENGR.COM

UTILITY PROVIDERS

WATER:	CITY OF ROSEVILLE
WATES:	CITY OF ROSEVILLE
GAS:	PG&E
ELECTRIC:	ROSEVILLE ELECTRIC
TELEPHONE:	ROSEVILLE TELEPHONE
CABLE TV:	COMCAST

SERVICE PROVIDERS

SCHOOL DISTRICT:	ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT ROSEVILLE ELEMENTARY SCHOOL DISTRICT
FIRE PROTECTION :	CITY OF ROSEVILLE
POLICE PROTECTION:	CITY OF ROSEVILLE
STORM DRAINAGE:	CITY OF ROSEVILLE
SOLID WASTE :	CITY OF ROSEVILLE

PROJECT INFORMATION

ASSESSOR PARCEL NUMBERS	482-420-004, 005, 006, 007 & 008
USE:	VACANT
EXISTING ZONING:	CC/SA-NR
PROPOSED ZONING:	RS/DS-NR
EXISTING GENERAL PLAN:	CC
PROPOSED GENERAL PLAN	HDR

EXISTING	#	ACRES
EXISTING PARCELS	5	8.27 ± AC

PROPOSED	#	ACRES
PROPOSED RESIDENTIAL LOTS	57	4.39 ± AC

PROPOSED PARCELS

DENSITY: 13.0

OFF-SITE (STREET) PARKING:	36 (LOT A)
ON-SITE (STREET) PARKING:	2
ON-SITE PARKING: 2 PER DWELLING	114
TOTAL PARKING PROVIDED:	152

PROJECT INFORMATION

1. THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO VERIFIED PRIOR TO FINAL MAP.
2. MINOR MODIFICATION MAY BE MADE TO LOT LINES AT FINAL MAP.
3. FOR PRELIMINARY PLANNING PURPOSES ONLY. BOUNDARY, TOPO, EASEMENTS AND SITE CONDITIONS TO BE VERIFIED PRIOR TO FINAL MAP AND ENGINEERING.
4. PURSUANT TO GOVERNMENT CODE SECTION 66456.1 THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE MAP, INCLUDING THE AUTHORITY OF THE LOCAL AGENCY TO IMPOSE REASONABLE CONDITIONS RELATING TO THE FILING OF MULTIPLE FINAL MAPS.
5. ALL UTILITY SYSTEMS ILLUSTRATED ON THE TENTATIVE MAP ARE SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
6. GRADING SHOWN ON THIS TENTATIVE MAP ILLUSTRATES A GENERAL GRADING CONCEPT AND IS SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
7. LOTS A & B ARE TO BE RETAINED BY BBC DIAMOND CREEK, LLC.
8. LOT C IS TO BE OWNED BY HOA & INCLUDE PRIVATE DE & PE, AS WELL AS PUE.
9. LOT D IS TO BE RETAINED BY BBC DIAMOND CREEK, LLC. AND INCLUDE PRIVATE DE & PE
10. LOT E IS TO BE DEDICATED TO CITY OF ROSEVILLE AS RIGHT-OF-WAY.
11. PURSUANT TO SECTION 66445 (J) OF THE GOVERNMENT CODE, THE FOLLOWING EASEMENTS ARE PROPOSED TO BE ABANDONED:
    - 11.1. 35' PUE ADJACENT TO PARKSIDE WAY
    - 11.2. 40' PUE AT LOT 3
    - 11.3. 12.5' PUE & PE ADJACENT TO McCLOUD WAY
    - 11.4. 18' PUE AT LOTS 42 & 56
    - 11.5. 40' PE ADJACENT TO PARKSIDE WAY
10. PUBLIC UTILITY EASEMENTS OVER, ON, UNDER AND ACROSS THE LAND DESIGNATED ON THESE PLANS AS "PUE" FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL UTILITY SERVICE FACILITIES INCLUDING BUT NOT LIMITED TO POLES, WIRES, AND CONDUITS FOR ELECTRICAL, TELEPHONE, TELEVISION, GAS, SANITARY, AND WATER SERVICES, AND ALL APPURTENANCES THERETO TOGETHER WITH THE RIGHT TO CONSTRUCT, PLACE TRAFFIC CONTROL, AND TRIM AND REMOVE TREES AND VEGETATION.
11. ALL PRIVATE ALLEYS IDENTIFIED AS "PLACE" SHALL INCLUDE PE, DE, PUE, AE & SHALL BE MAINTAINED BY THE HOA.

NOTES

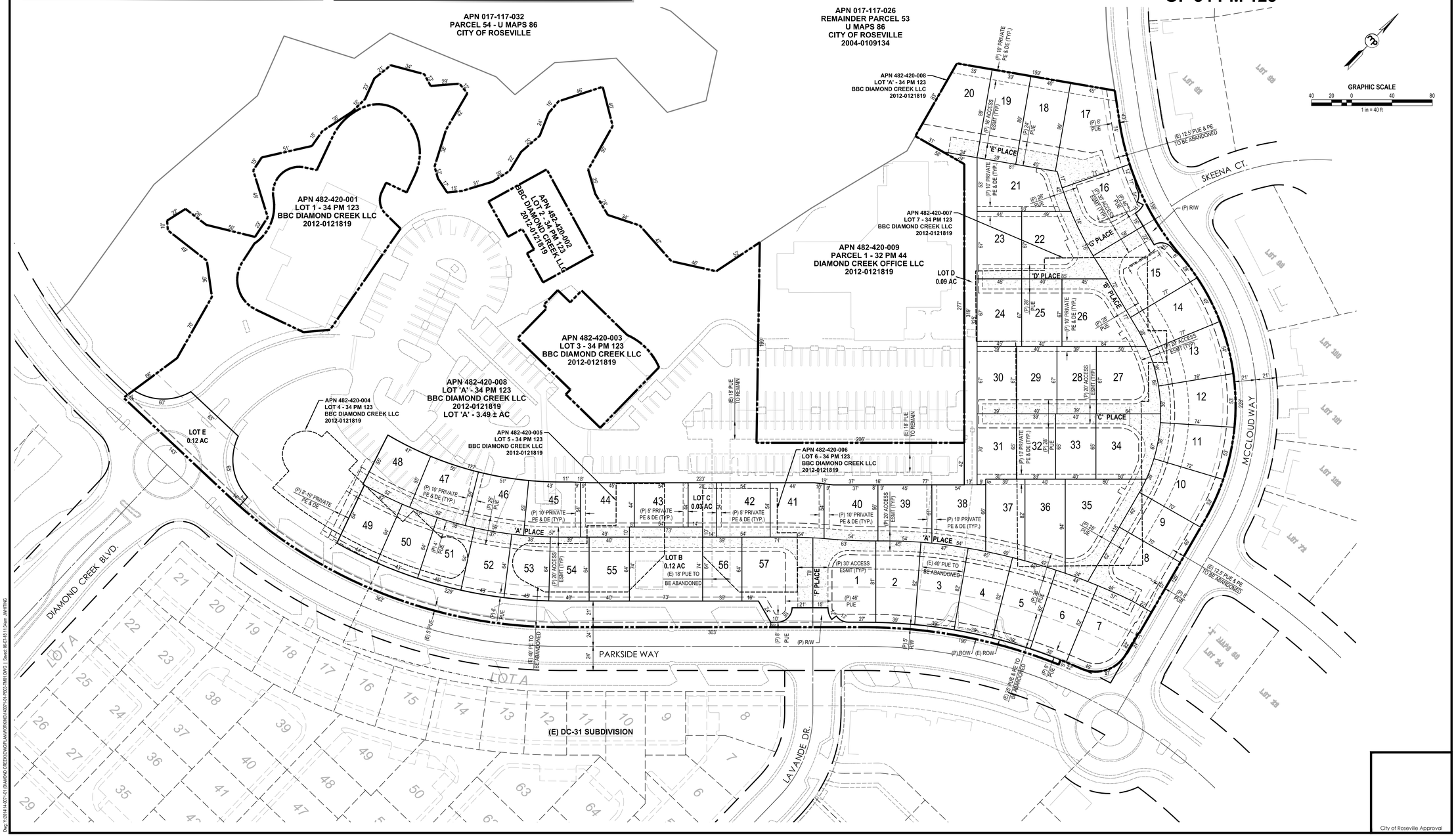
LOTS:	AREA	LAND USE
A	3.49 ± AC (152,024 ± SF)	RESULTANT COMMERCIAL (BBC DIAMOND CREEK LLC.)
B	0.12 ± AC (5,345 ± SF)	COMMERCIAL-GEOTHERMAL FACILITY (BBC DIAMOND CREEK LLC.)
C	0.03 ± AC (1,368 ± SF)	RESIDENTIAL-DRAINAGE / WATER QUALITY (HOA)
D	0.09 ± AC (4,025 ± SF)	COMMERCIAL-DRAINAGE / WATER QUALITY (BBC DIAMOND CREEK LLC)
E	0.12 ± AC (5,357 ± SF)	FUTURE RIGHT-OF-WAY (CITY OF ROSEVILLE)
LOTS (57)	4.36 ± AC	RESIDENTIAL
STREET R/W	0.06 ± AC	PUBLIC R/W (CITY)
TOTAL AREA:	8.27 ± AC	

LOTTING

PUE	PUBLIC UTILITY EASEMENT
PE	PEDESTRIAN EASEMENT
DE	DRAINAGE EASEMENT

ABBREVIATIONS

TENTATIVE SUBDIVISION MAP
DIAMOND CREEK - DC 30 & 33
SHEET 1 OF 4
A MERGER AND RE-SUBDIVISION OF LOTS 4, 5, 6, 7 AND LOT 'A' OF 34 PM 123



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survey email: staking@mpengr.com • web: www.mpengr.com

CONSULTANT

APPROVALS

NO	DATE	DESCRIPTION

REVISIONS

BENCH MARK

COMPUTED BY	MC
DESIGNED BY	KT
DRAWN BY	SP/TA
PROJECT ENGINEER	GJB

PROJECT

DIAMOND CREEK
DC 30 & 33

ROSEVILLE, CA

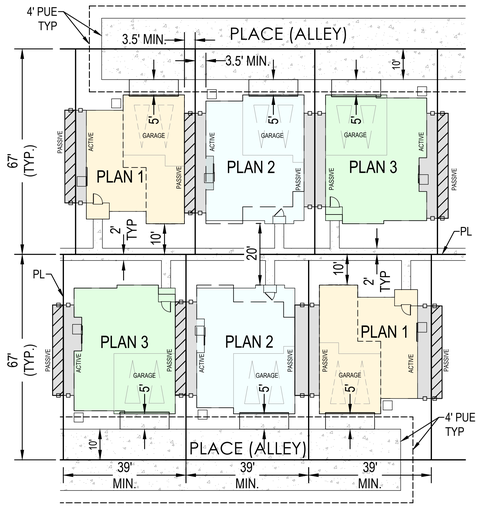
DRAWING

TENTATIVE SUBDIVISION MAP

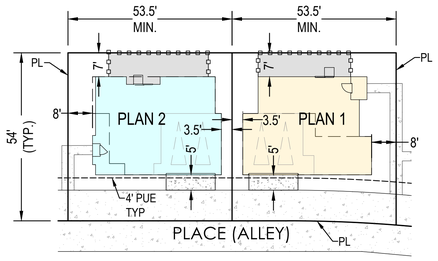
DATE	AUGUST 31, 2018
SCALE	1" = 40'
JOB NUMBER	14-0071-01
SHEET	1
OF	4

NOT FOR CONSTRUCTION

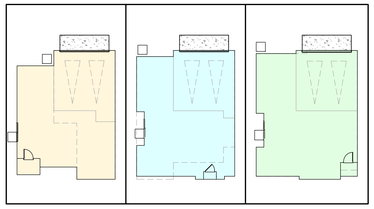
City of Roseville Approval



TYPICAL LOT LAYOUT

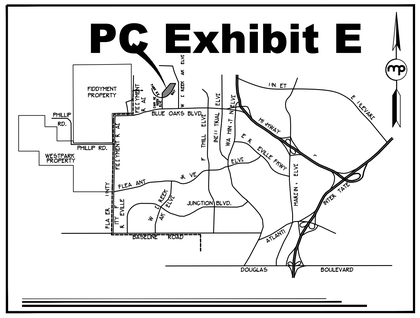


TYPICAL LOT LAYOUT (SIDE LOAD)



PLAN 1	PLAN 2	PLAN 3
(1438)	(2013)	(2185)
17 LOTS	20 LOTS	20 LOTS

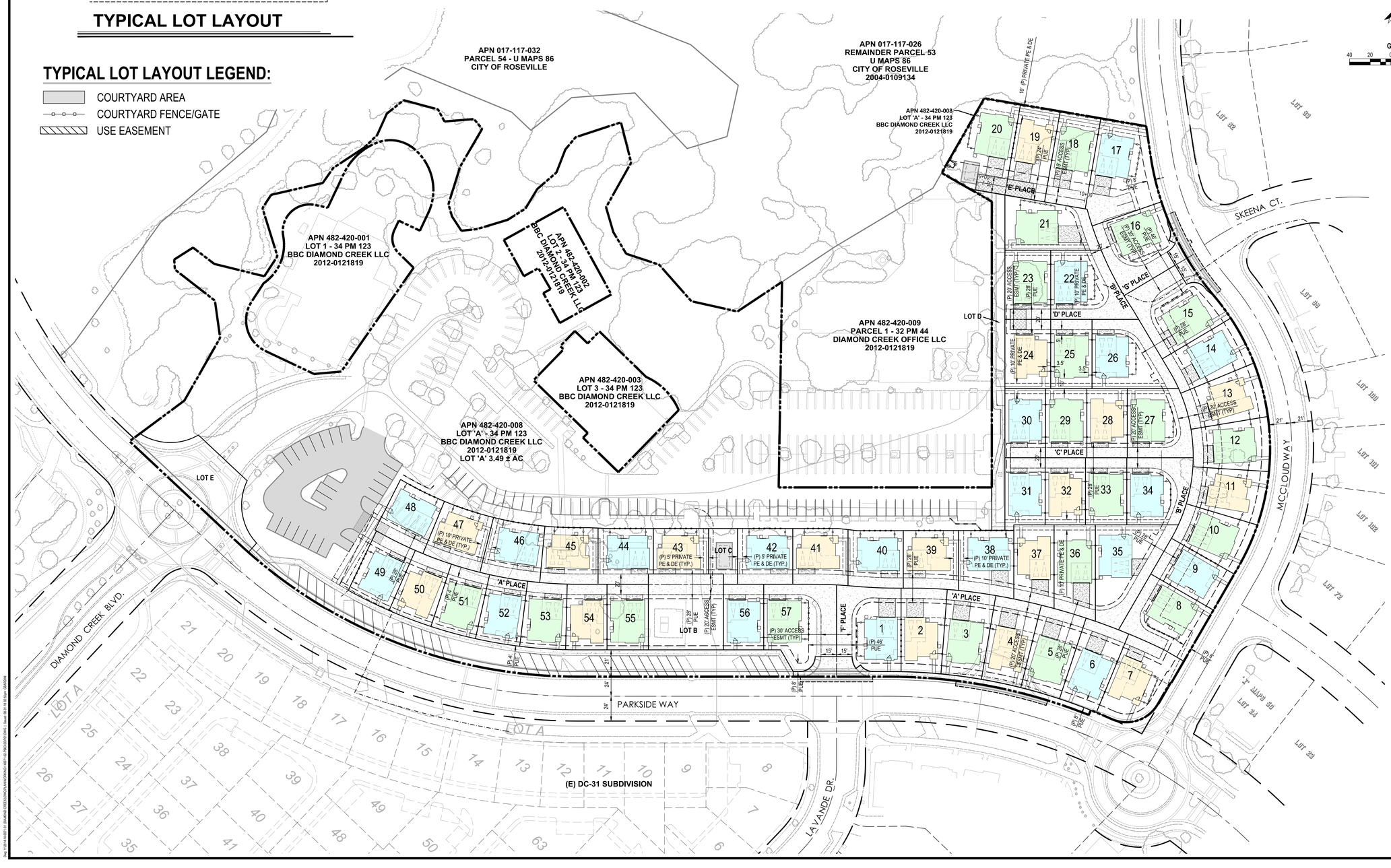
LOT MIX



PRELIMINARY SITE DEVELOPMENT PLAN DIAMOND CREEK - DC 30 & 33 SHEET 2 OF 4

TYPICAL LOT LAYOUT LEGEND:

- COURTYARD AREA
- COURTYARD FENCE/GATE
- USE EASEMENT



City of Roseville Approval

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CONSULTANT

APPROVALS

NO	DATE	DESCRIPTION

REVISIONS

BENCH MARK: XXXXX / XXX.XX

COMPUTED BY: MC
DESIGNED BY: KT
DRAWN BY: SP/TA
PROJECT ENGINEER: GJB

PROJECT

DIAMOND CREEK DC 30 & 33

ROSEVILLE, CA

DRAWING

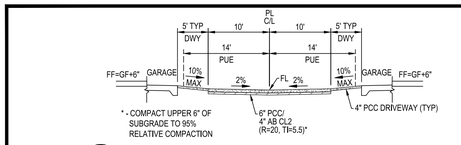
PRELIMINARY SITE DEVELOPMENT PLAN

DATE	SHEET
AUGUST 31, 2018	2
SCALE: 1" = 40'	OF 4
JOB NUMBER: 14-0071-01	

NOT FOR CONSTRUCTION

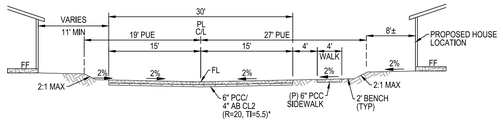
PC Exhibit F

PRELIMINARY GRADING PLAN



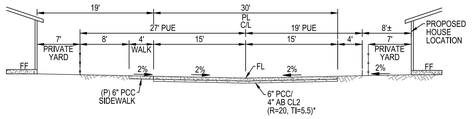
1 **20' ALLEY**

SEE PRELIMINARY UTILITY SHEET FOR UTILITY LOCATIONS



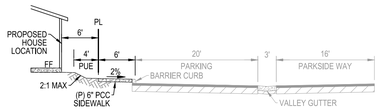
2 **30' ENTRY DRIVE**

@ McCLOUD WAY



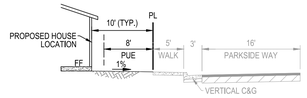
3 **30' ENTRY DRIVE**

@ PARKSIDE WAY



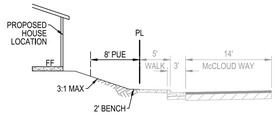
4 **SOUTH BOUNDARY**

PARKSIDE WAY



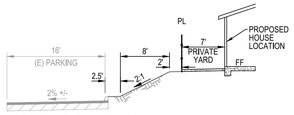
5 **SOUTH BOUNDARY**

PARKSIDE WAY



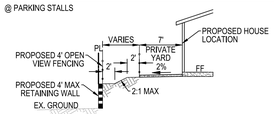
6 **EAST BOUNDARY**

McCLOUD WAY



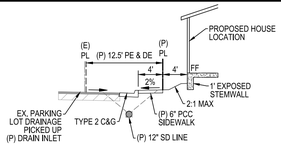
7 **NORTH BOUNDARY**

@ PARKING STALLS



8 **NORTH BOUNDARY**

@ OPEN SPACE

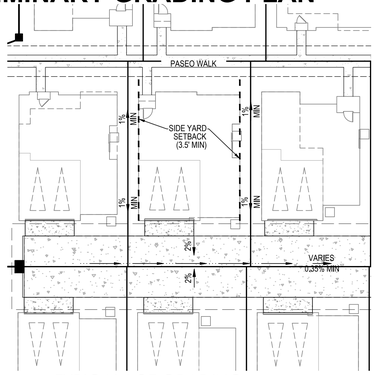


9 **WEST BOUNDARY**

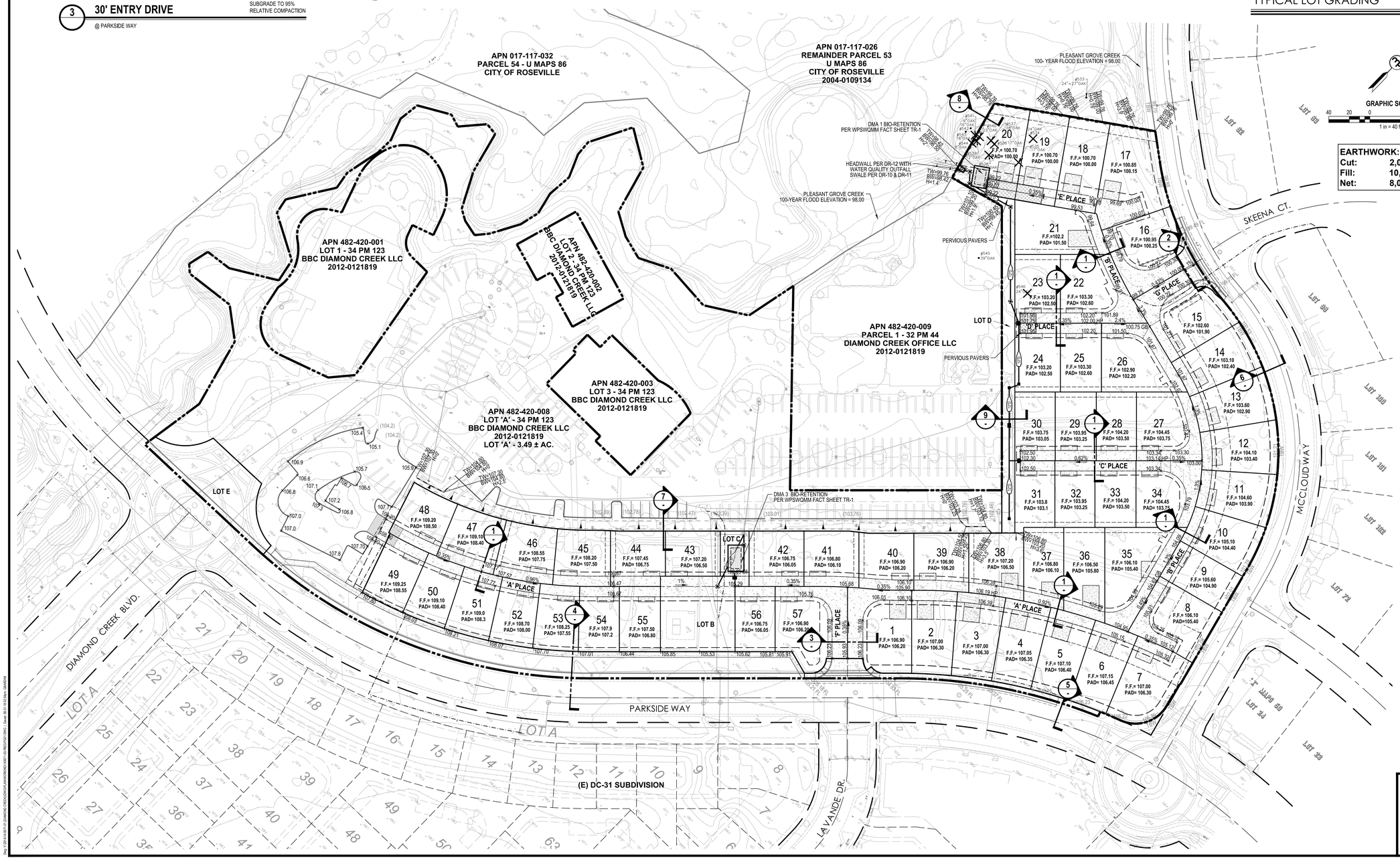
@ PARKING LOT

TREE TO BE REMOVED

LEGEND



TYPICAL LOT GRADING



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CONSULTANT

APPROVALS

NO	DATE	DESCRIPTION

REVISIONS

BENCH MARK

COMPUTED BY	MC
DESIGNED BY	KT
DRAWN BY	SP/TA
PROJECT ENGINEER	GJB

PROJECT

DIAMOND CREEK
DC 30 & 33

ROSEVILLE, CA

DRAWING

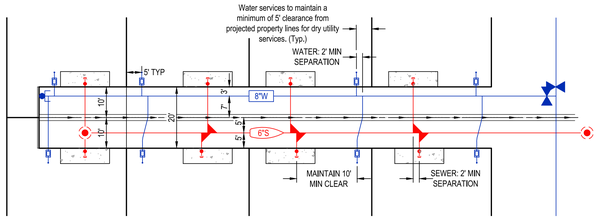
PRELIMINARY GRADING PLAN

DATE	AUGUST 31, 2018
SCALE	1" = 40'
JOB NUMBER	14-0071-01
SHEET	3
OF	4

NOT FOR CONSTRUCTION

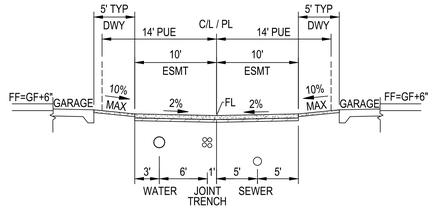
PC Exhibit G

PRELIMINARY UTILITY PLAN



TYPICAL UTILITY LAYOUT

1"=20'



TYPICAL UTILITY SECTION

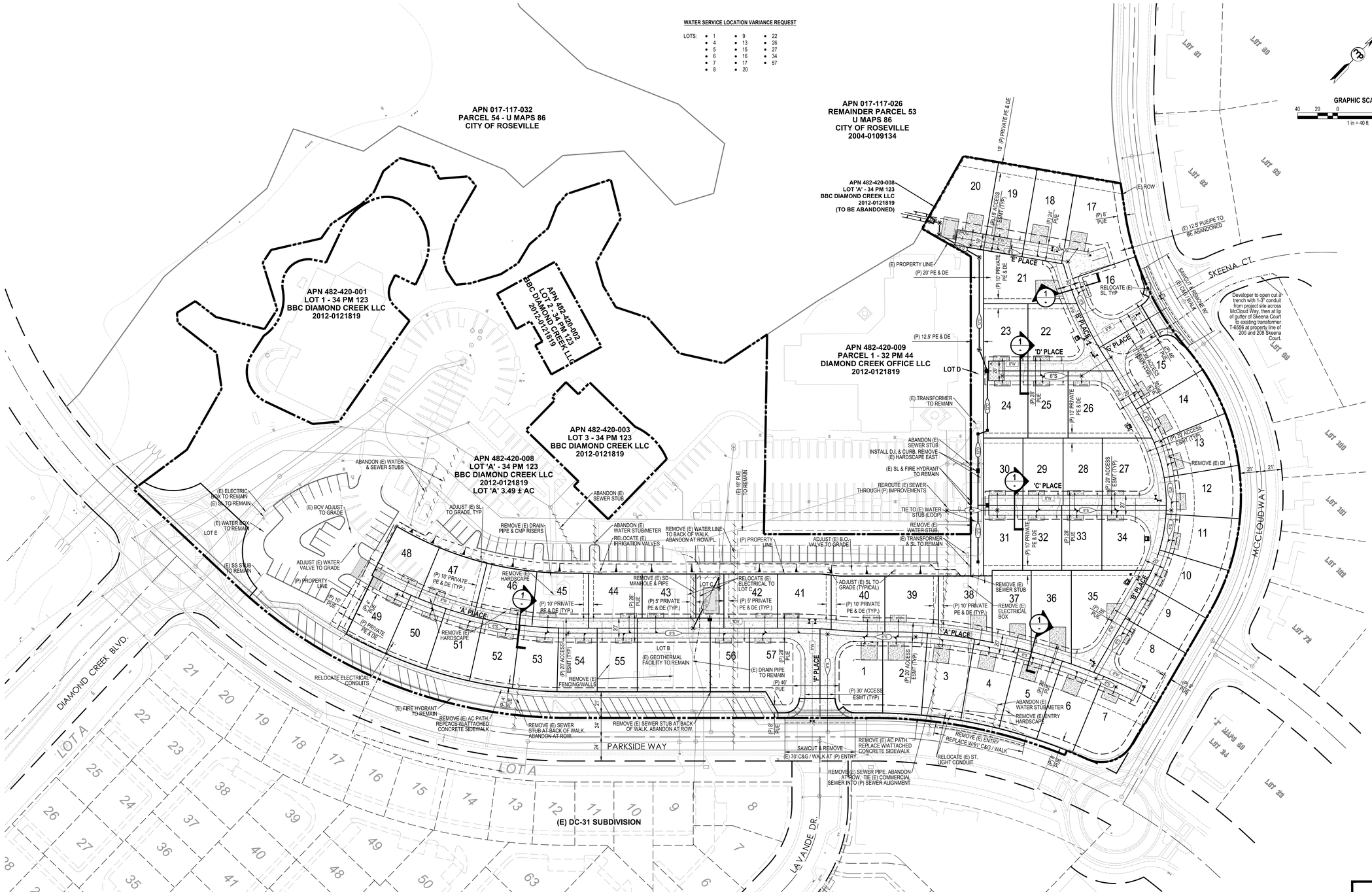
NTS

EXISTING	PROPOSED	DESCRIPTION
6"S	6"S	SANITARY SEWER PIPE & SIZE
8"W	8"W	DOMESTIC WATER PIPE & SIZE
		SANITARY SEWER MANHOLE
		GATE VALVE
		FIRE HYDRANT
		BLOW OFF VALVE
		AIR RELIEF VALVE
		WATER SERVICE
		SEWER SERVICE

SYMBOLS

WATER SERVICE LOCATION VARIANCE REQUEST

LOTS: 1, 4, 5, 6, 7, 8, 9, 13, 15, 16, 17, 20, 22, 26, 27, 34, 57



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CONSULTANT

APPROVALS

NO	DATE	DESCRIPTION

REVISIONS

BENCH MARK: XXXXX / XXX.XX

COMPUTED BY: MC
DESIGNED BY: KT
DRAWN BY: SP/TA
PROJECT ENGINEER: GJB

PROJECT

DIAMOND CREEK
DC 30 & 33

ROSEVILLE, CA

DRAWING

PRELIMINARY UTILITY PLAN

DATE: AUGUST 31, 2018
SCALE: 1" = 40'
JOB NUMBER: 14-0071-01
SHEET 4 OF 4

PC Exhibit H

PRELIMINARY PLANT LEGEND

ACCENT TREES
SMALLER SIZE SUITABLE FOR PLANTING ADJACENT HOMES OR IN TIGHTER PLANTING BEDS AS AN ARCHITECTURAL ACCENT.

CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD WUCOLS (L), 20'-30' H/W	15 GAL
CHIONANTHUS RETUSIUS / CHINESE FRINGE TREE WUCOLS (M), 15'-20' H X 20'-25' W	15 GAL
LAGERSTROEMIA INDICA 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE WUCOLS (L) 15'-20' H X 15' W	15 GAL
OLEA EUROPAEA 'MONHER' TM / FRUITLESS OLIVE TREE WUCOLS (VL), 25'-30' H X 25' W	15 GAL.
VITEX AGNUS-CASTUS / CHASTE TREE WUCOLS (L), 15'-25' H/W	15 GAL.

STREET TREES
30' DIAMETER DECIDUOUS STREET TREES

PLATANUS X ACERIFOLIA 'COLUMBIA' / LONDON PLANE TREE WUCOLS (M), 40'-80' H X 30'-40' W	24" BOX

COLUMNAR SHADE TREES
COLUMNAR SHADE TREES IN TIGHER LOCATIONS.

ACER GINNALA / AMUR MAPLE WUCOLS (M), 15'-20' H/W	15 GAL.
NYSSA SYLVATICA / SOUR GUM WUCOLS (M), 30'-50' H X 15'-25' W	15 GAL.
QUERCUS ROBUR 'FASTIGIATA' / PYRAMIDAL ENGLISH OAK WUCOLS (M), 50' H X 15' W	15 GAL.
QUERCUS ROBUR 'REGAL PRINCE' / REGAL PRINCE ENGLISH OAK WUCOLS (M), 50' H X 20'-25' W	15 GAL.

PARKING LOT / SHADE TREES

PLATANUS X ACERIFOLIA 'COLUMBIA' / LONDON PLANE TREE WUCOLS (M), 40'-80' H X 30'-40' W	24" BOX
ULMUS PARVIFOLIA 'DRAKE' / DRAKE ELM WUCOLS (M), 70' H X 40' W	24" BOX

SCREENING VINES
EVERGREEN AND DECIDUOUS VINES TO PROVIDE SCREENING AND SEASONAL INTEREST ACROSS EXPANSES OF FENCE.

FICUS PUMILA / CREEPING FIG WUCOLS (M)	5 GAL.
MACFADYENA UNGUIS-CATI / YELLOW TRUMPET VINE WUCOLS (L)	5 GAL.
PARTHENOCISSUS TRICUSPIDATA 'VEITCHII' / BOSTON IVY WUCOLS (M)	5 GAL.

ENTRY AND FOUNDATION PLANTING
ENHANCED PLANTING ADJACENT TO ARCHITECTURE. TIGHTER PLANT SPACING AND CONTRASTING FORM AND TEXTURE TO HIGHLIGHT ARCHITECTURAL FEATURES.

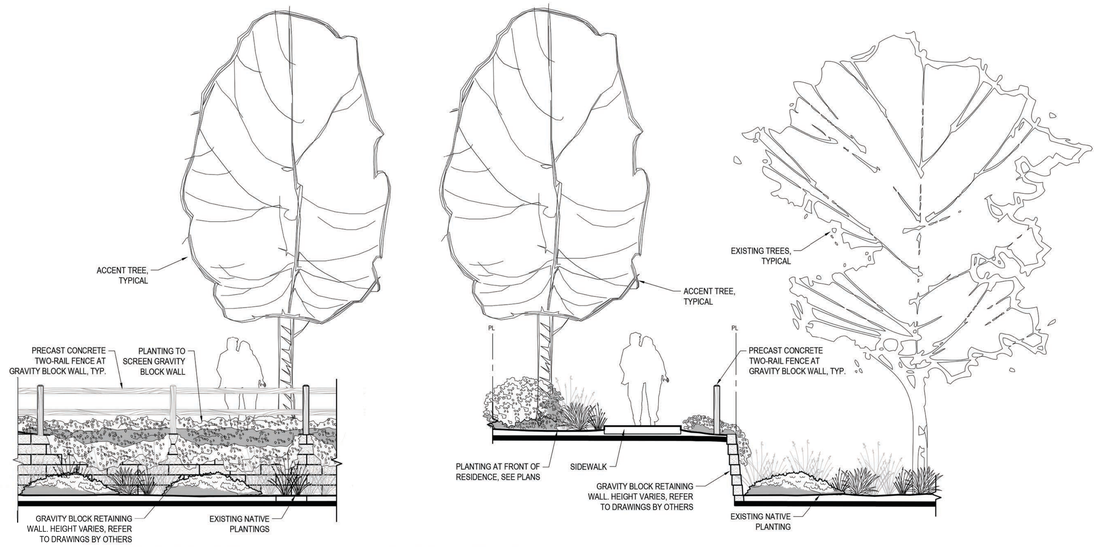
ANIGOZANTHOS X 'BIG RED' / BIG RED KANGAROO PAW WUCOLS (L), 3'-4' H/W	1 GAL.
ANIGOZANTHOS X 'BUSH BABY' / BUSH BABY KANGAROO PAW WUCOLS (L), 10"-24" H/W	1 GAL.
CHONDROPETALUM TECTORUM / CAPE RUSH WUCOLS (L), 2'-3' H/W	1 GAL.
DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY WUCOLS (L), 18"-24" H/W	1 GAL.
DODONAEA VISCOSA 'PURPUREA' / PURPLE LEAFED HOPSEED BUSH WUCOLS (L), 12' H X 6'-8' W	1 GAL.
FESTUCA MAIREI GREENLEES'S FORM / GREENLEE'S ATLAS FESCUE WUCOLS (L), 24"-30" H/W	100% 1 GAL. 30" oc
ILEX CRENATA 'SKY PENCIL' / SKY PENCIL JAPANESE HOLLY WUCOLS (L), 6'-8' H X 2'-3' W	5 GAL.
LEUCADENDRON X 'SILVAN RED' / CONEBUSH WUCOLS (UN), 4'-6' H/W	1 GAL.
LOMANDRA LONGIFOLIA 'BREEZE' / DWARF MAT RUSH WUCOLS (UN), 3' H/W	1 GAL.
LOROPETALUM C. RUB. 'FIRE DANCE' / PURPLE LEAF FRINGE FLOWER WUCOLS (M), 3'-6' H/W	5 GAL.
OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE WUCOLS (L), 4'-6' H/W	5 GAL.
PHORMIUM TENAX 'MAORI MAIDEN/SUNRISE' / NEW ZEALAND FLAX WUCOLS (L), 2'-3' H/W	5 GAL.
PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE WUCOLS (L), 8'-15' H/W	5 GAL.
PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEW WUCOLS (L), 8'-10' H X 3'-4' W	1 GAL.
PRUNUS LAUROCERASUS 'OTTO LUYKEN' / LUYKENS LAUREL WUCOLS (M), 3'-4' H X 5'-6' W	5 GAL.
RHAPHIOLEPIS UMBELLATA 'PINKIE' / PINK INDIAN HAWHORNE WUCOLS (L), 2'-3' H X 3'-4' W	1 GAL.
ROSA X 'FLOWER CARPET WHITE' / ROSE WUCOLS (M), 2'-2.5' H X 3' W	2 GAL.
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY WUCOLS (L), 1'-2' H X 8' W	100% 1 GAL. 30" oc
TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE WUCOLS (M)	100% 1 GAL. 36" oc
WESTRINGIA FRUTICOSA 'MORNING LIGHT' / MORNING LIGHT COAST ROSEMARY WUCOLS (L), 3'-4' H X 4'-5' W	1 GAL.

PARKSIDE WAY PARKWAY ISLANDS
GROUNDCOVERS AND SHRUBS FOR STREETSCAPE PLANTING PROVIDING SEASONAL INTEREST.

DIANELLA TASMANICA 'VARIEGATA' / FLAX LILY WUCOLS(M), 15"-18" H X 12" W	1 GAL.
DIETES X 'NOLA ALBA' / KATRINA AFRICAN IRIS WUCOLS (L), 2'-3' H X 3'-4' W	1 GAL.
FESTUCA MAIREI 'GREENLEE'S FORM' / GREENLEE ATLAS FESCUE WUCOLS (L), 24"-30" H/W	100% 1 GAL. 30" oc
MUHLENBERGIA CAPILLARIS / PINK MUHLY WUCOLS (L), 3' H/W	1 GAL.
MUHLENBERGIA DUBIA / PINE MUHLY WUCOLS (L), 3' H/W	1 GAL.
RHAPHIOLEPIS UMBELLATA / YEDDA HAWTHORN WUCOLS (L), 5'-6' H X 6'-8' W	5 GAL.
RHAPHIOLEPIS UMBELLATA 'PINKIE' / PINK INDIAN HAWHORNE WUCOLS (L), 2'-3' H X 3'-4' W	1 GAL.
ROSA X 'FLOWER CARPET WHITE' / ROSE WUCOLS (M), 2'-2.5' H X 3' W	100% 1 GAL. 36" oc
TRACHELOSPERMUM JASMINOIDES / STAR JASMINE WUCOLS (M), 10"-15" H X 20' W	100% 1 GAL. 36" oc
WESTRINGIA F. 'MORNING LIGHT' / MORNING LIGHT COAST ROSEMARY WUCOLS (L), 3'-4' H X 4'-5' W	5 GAL.

COMMERCIAL/ RESIDENTIAL SCREENING
A COMBINATION OF EVERGREEN AND DECIDUOUS SHRUBS AND GROUNDCOVER. PROVIDE SCREENING AND TEXTURAL INTEREST BETWEEN THE RESIDENTIAL AND COMMERCIAL INTERFACE.

COTONEASTER DAMMERI 'LOWFAST' / LOWFAST BEARBERRY COTONEASTER WUCOLS (L), 1' H X 10' W	100% 1 GAL. 36" oc
DIETES X 'NOLA ALBA' / KATRINA AFRICAN IRIS WUCOLS (L), 2'-3' H X 3'-4' W	1 GAL.
HETEROMELES ARBUTIFOLIA / TOYON WUCOLS (L), 10'-14' H/W	5 GAL.
LOROPETALUM CHINENSE 'SUZANNE' / SUZANNE FINGE FLOWER WUCOLS (M), 3'-4' H/W	1 GAL.
MISCANTHUS SINENSIS 'MORNING LIGHT' / EULALIA GRASS WUCOLS (M), 5' H X 3'-4' W	1 GAL.
MUHLENBERGIA CAPILLARIS / PINK MUHLY WUCOLS (L), 3' H/W	1 GAL.
MUHLENBERGIA DUBIA / PINE MUHLY WUCOLS (L), 3' H/W	1 GAL.
PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT' TM / BRIGHT 'N TIGHT CAROLINA LAUREL WUCOLS (L), 8'-10' H X 8' W	5 GAL.
PRUNUS LAUROCERASUS 'ZABELIANA' / ZABEL LAUREL WUCOLS (M), 4'-6' H X 6'-8' W	5 GAL.
RHAPHIOLEPIS UMBELLATA / YEDDA HAWTHORN WUCOLS (L), 5'-6' H X 6'-8' W	5 GAL.
SPIRAEA X BUMALDA 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA WUCOLS (M), 3'-5' H/W	1 GAL.
TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE WUCOLS (M), 10"-15" H X 20' W	100% 1 GAL. 36" oc
WESTRINGIA FRUTICOSA 'BLUE GEM' / COAST ROSEMARY WUCOLS (L), 6'-7' H X 6' W	1 GAL.



1 **SECTION OF GRAVITY BLOCK RETAINING WALL AND TWO RAIL FENCE**
1/4" = 1'-0"

SECTION

IRRIGATION DESIGN STATEMENT

IRRIGATION SYSTEM WILL CONFORM TO THE CITY'S WATER USE ORDINANCE. FOR EACH PRIVATE RESIDENTIAL LOT, IRRIGATION SYSTEM INCLUDES A SEPARATE IRRIGATION CONNECTION AND CONTROLLER. CONTROLLER WILL BE "SMART" WITH SELF-ADJUSTING PROGRAMS BASED ON LOCAL WEATHER CONDITIONS. HYDROZONES WILL BE BASED ON EXPOSURE, PLANT WATER REQUIREMENTS AND EMISSION TYPE. IRRIGATION EMISSION SYSTEM WILL GENERALLY CONSIST OF:

- HARD PIPED DRIP OR BUBBLERS TO LARGE SHRUBS IN LINEAR ARRANGEMENTS,
- DRIP IRRIGATION FOR SHRUB AND GROUNDCOVER

Parking Lot Shade Calculations — **Project: 18020A**
Diamond Creek- DC 30 & 33 — **Date: 7/12/2018**

	25%	50%	75%	100%	Total
Qty. 35' Diameter Trees					
sub total of shade at 962 sf for 100% canopy	0	0	0	0	-
Qty. 30' Diameter Trees	6	7		2	
sub total of shade at 706 sf for 100% canopy	1062	2478	0	1412	4,952
Qty. 25' Diameter Trees					
sub total of shade at 491sf for 100% canopy	0	0	0	0	-
Qty. 20' Diameter Trees					
sub total of shade at 314sf for 100% canopy	0	0	0	0	-
				Total Shade Provided	4,952
				Total Parking Area	8,553
				Percent Shaded	58%

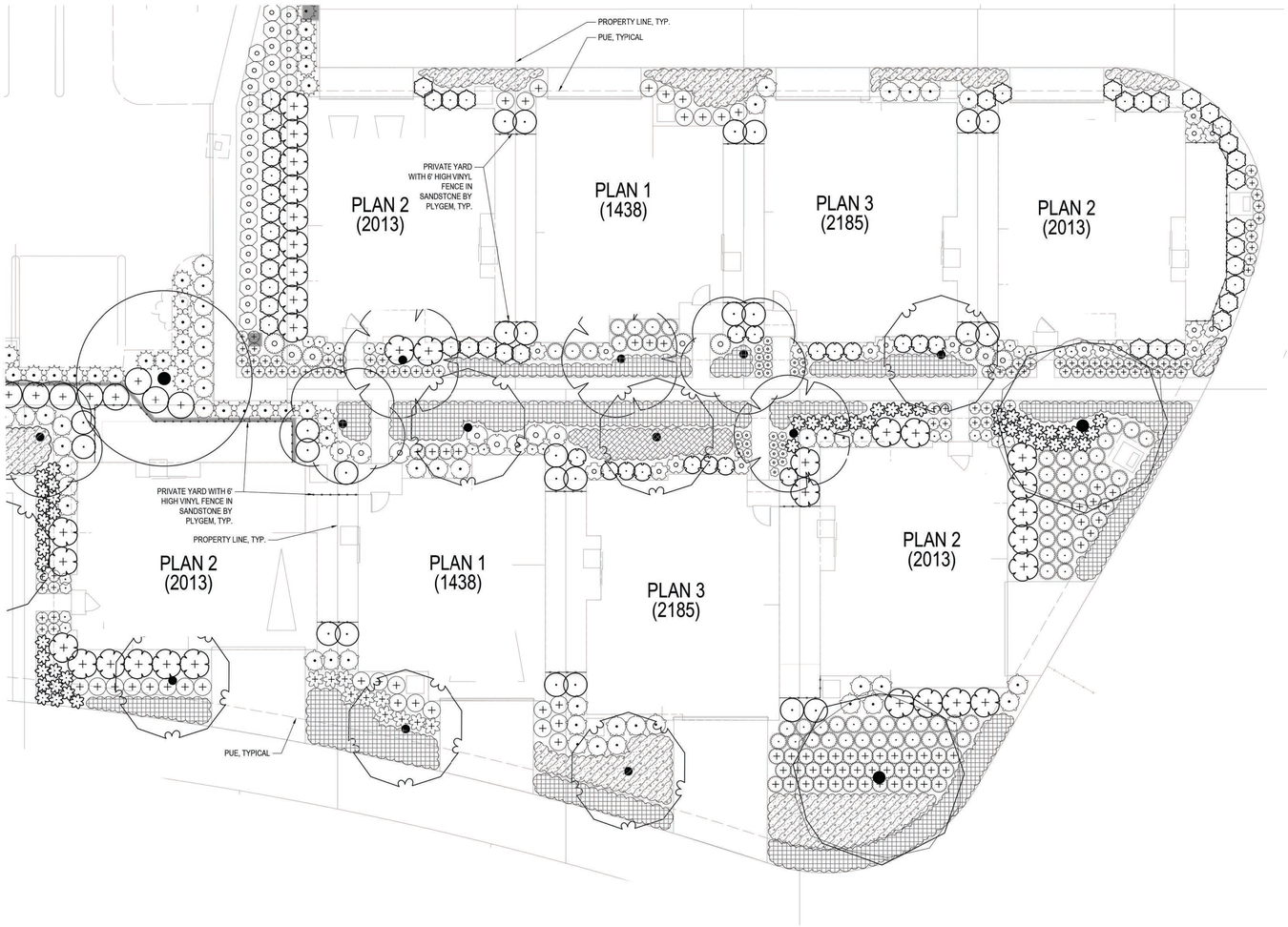
CITY OF ROSEVILLE APPROVAL

Roach & Campbell

JULY 2018
ROSEVILLE, CA
BBC ROSEVILLE OAKS, LLC

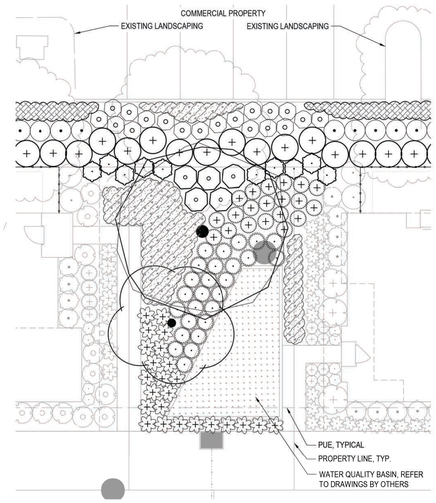
DIAMOND CREEK- DC 30 & 33
PRELIMINARY LANDSCAPE PLAN

L1.1



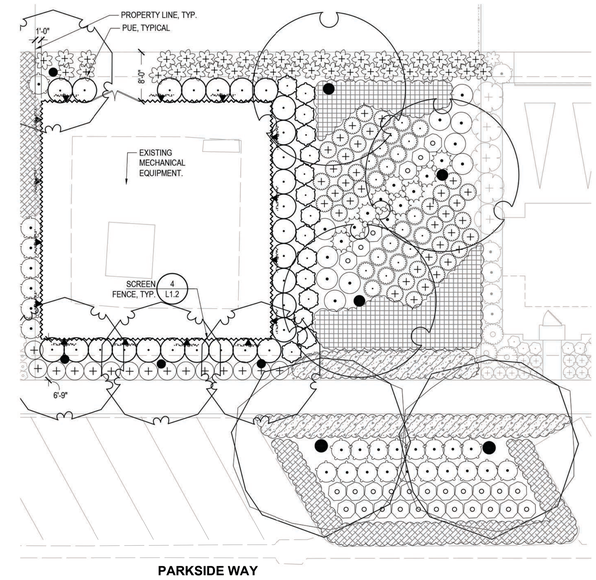
1 TYPICAL LANDSCAPE ENLARGEMENT

1"= 10'-0"



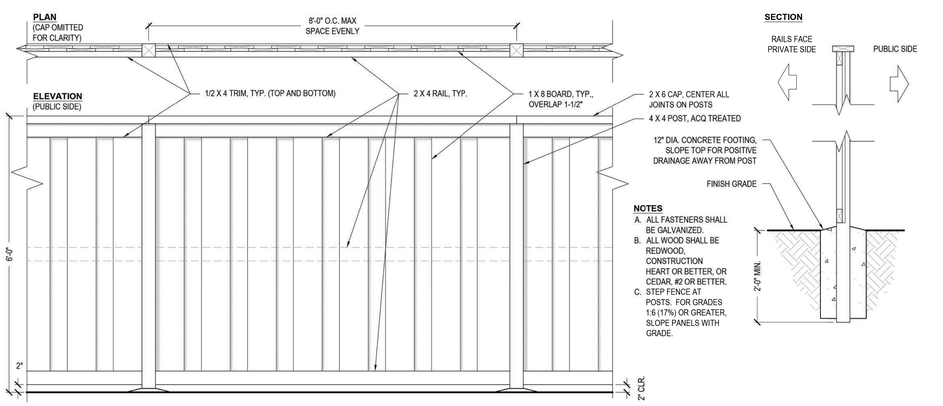
2 LOT C AND TYPICAL COMMERCIAL BUFFER LANDSCAPE ENLARGEMENT

1"= 10'-0"



3 LOT B AND PARKSIDE WAY LANDSCAPE ENLARGEMENT

1"= 10'-0"



NOTES

A. ALL FASTENERS SHALL BE GALVANIZED.
B. ALL WOOD SHALL BE REDWOOD, CONSTRUCTION HEART OR BETTER, OR CEDAR, #2 OR BETTER.
C. STEP FENCE AT POSTS. FOR GRADES 1:6 (17%) OR GREATER, SLOPE PANELS WITH GRADE.

4 SCREEN FENCE AT LOT B

3/4" = 1'-0"

AS NOTED

PRELIMINARY PLANT LEGEND

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT
	ACE AMG	ACER GINNALA / AMUR MAPLE WUCOLS (M), 15'-20' H/W	15 GAL.
	CHI RET	CHIONANTHUS RETUSUS / CHINESE FRINGE TREE WUCOLS (M), 15'-20' H X 20'-25' W	15 GAL
	OLE BEA	OLEA EUROPAEA 'MONHER' TM / FRUITLESS OLIVE TREE WUCOLS (VL), 25'-30' H X 25' W	15 GAL.
	PIS KEY	PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE WUCOLS (L)	15 GAL.
	PLA COL	PLATANUS X ACERIFOLIA 'COLUMBIA' / LONDON PLANE TREE WUCOLS (L)	24" BOX
	QUE REG	QUERCUS ROBUR 'REGAL PRINCE' / REGAL PRINCE ENGLISH OAK WUCOLS (M), 50' H X 20'-25' W	15 GAL.
	ULM DRA	ULMUS PARVIFOLIA 'DRAKE' / DRAKE ELM WUCOLS (M)	24" BOX

SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT
	ANI HYB	ANIGOZANTHOS X 'BIG RED' / BIG RED KANGAROO PAW WUCOLS (L)	5 GAL.
	ANI BU6	ANIGOZANTHOS X 'BUSH BABY' / BUSH BABY KANGAROO PAW WUCOLS (L)	1 GAL.
	CHO TET	CHONDROPETALUM TECTORUM / CAPE RUSH WUCOLS (L)	1 GAL.
	DIA LIL	DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY WUCOLS (L), S/W EXPOSURE	1 GAL.
	DIE NOA	DIETES X NOLA ALBA' / KATRINA AFRICAN IRIS WUCOLS (L)	1 GAL.
	DOD PUP	DODONAEA VISCOSA 'PURPUREA' / PURPLE LEAFED HOPSEED BUSH WUCOLS (L)	5 GAL.
	FIC PUM	FICUS PUMILA / CREEPING FIG WUCOLS (M)	5 GAL.
	HET ARF	HETEROMELES ARBUTIFOLIA / TOYON WUCOLS(L)	5 GAL.
	ILE CRE	ILEX CRENATA 'STOKES' / JAPANESE HOLLY WUCOLS (L)	5 GAL.
	LEU SAL	LEUCADENDRON SALIGNUM 'WINTER RED' WUCOLS (UN)	5 GAL.
	LOM BRZ	LOMANDRA LONGIFOLIA 'BREEZE' / DWARF MAT RUSH WUCOLS (UN)	1 GAL.
	LOR SUF	LOROPETALUM CHINENSE 'SUZANNE' / SUZANNE FRINGE FLOWER WUCOLS (M)	1 GAL.
	MIS MO2	MISCANTHUS SINENSIS 'MORNING LIGHT' / EULALIA GRASS WUCOLS (M)	1 GAL.
	MUH CAS	MUHLENBERGIA CAPILLARIS / PINK MUHLY WUCOLS (L)	1 GAL.
	MUH DU5	MUHLENBERGIA DUBIA / PINE MUHLY WUCOLS (L)	1 GAL.

	CODE	BOTANICAL NAME / COMMON NAME	CONT
	OLE LIO	OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE WUCOLS (L)	5 GAL.
	PHO MAO	PHORMIUM TENAX 'MAORI MAIDEN/SUNRISE' / TRICOLOR NEW ZEALAND FLAX WUCOLS (L)	5 GAL.
	POD MAI	PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEW WUCOLS (M)	5 GAL.
	PRU BRT	PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT' TM / BRIGHT 'N TIGHT CAROLINA LAUREL WUCOLS (L)	5 GAL.
	PRU OTT	PRUNUS LAUROCERASUS 'OTTO LUYKEN' / LUYKENS LAUREL WUCOLS (M)	5 GAL.
	RAP YEA	RHAPHIOLEPIS UMBELLATA / YEDDA HAWTHORN WUCOLS (L)	5 GAL.
	SPI ANT	SPIRAEA X BUMALDA 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA WUCOLS (M)	5 GAL.

GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT
	FES MAI	FESTUCA MAIREI 'GREENLEE'S FORM' / GREENLEE ATLAS FESCUE WUCOLS (L)	1 GAL.
	ROS FCW	ROSA X 'FLOWER CARPET WHITE' / ROSE WUCOLS (M)	1 GAL.
	TRA JAS	TRACHELOSPERMUM JASMINOIDES / STAR JASMINE WUCOLS (M)	1 GAL.

CITY OF ROSEVILLE APPROVAL

Roach & Campbell

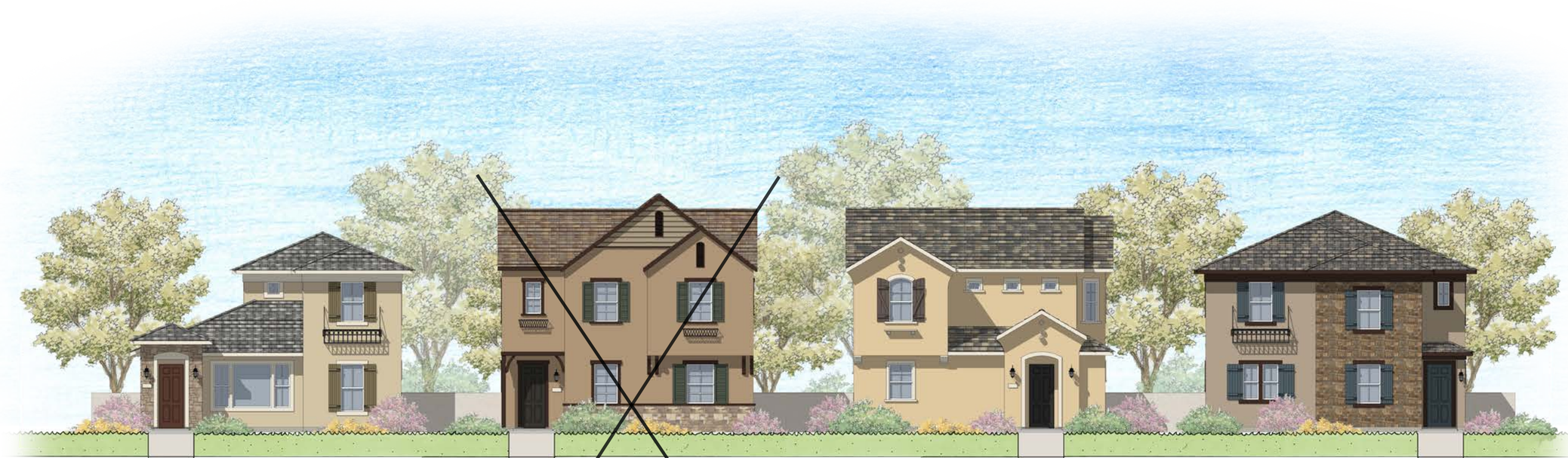
JULY 2018
ROSEVILLE, CA
BBC ROSEVILLE OAKS, LLC

DIAMOND CREEK- DC 30 & 33

PRELIMINARY LANDSCAPE PLAN

L1.2

STREETSCAPE



PLAN 1
1,438 SF

PLAN 2
1,937 SF

PLAN 3
2,013 SF

PLAN 4
2,185 SF

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DIAMOND CREEK 30 + 33
City of Roseville, California

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STYLE NARRATIVE

THE COMMUNITY VISION

A cohesive village displaying a sense of individuality was the inspiration for this community. Similar to the previously approved project, Chateau at Diamond Creek Phase II, the Architecture embraces this concept with massing and details of a French-inspired village. The Cottage, Manor, and French Eclectic styles all demonstrate the use of similar materials, yet display a variety of unique details to allow distinction between the styles and still maintain a sense of familiarity.

REVISION TO MMP

Diamond Creek is a new housing community proposed for the City of Roseville which utilizes three floor plans comparable to the previously approved Plans 2, 3, and 4 in the Chateau at Diamond Creek Phase II Community. In addition to these three plans, this community will also showcase a new 1430 SF plan with 3 bedrooms and an "L-shaped" living/kitchen/dining configuration similar to Plan 1 in Chateau at Dimond Creek Phase II. Plan 2 displays a similar layout of the main floor with a large family room and adjacent kitchen with separate dining space. Similar to Plan 2 at Chateau at Diamond Creek Phase II, the upper floor contains 3 bedrooms, 2 baths, and a loft/second living area. Both Plan 3 layouts have a large family room and identical kitchen/dining relationship with a bedroom and bathroom on the main floor. Upstairs, these plans both have 3 bedrooms and 2 bathrooms. Plan 4 shows a side entry into a living space, the kitchen towards the front, and an interior stair similar to the previously approved plan. Both plans have 4 bedrooms total with the large Master Bedroom located on the upper floor at the rear of the house. The minor differences in square footages are shown below:

~~Plan 2: Previously approved = 2,003 SF, Proposed = 1,937 SF~~

Plan 3: Previously approved = 2,195 SF, Proposed = 2,013 SF

Plan 4: Previously approved = 2,282 SF, Proposed = 2,185 SF

In regards to the elevations, the architectural massing, roof pitches, and materials closely resemble what had been previously approved. A significant amount of thought and care has been given to elevate the level of detail in this community as well. It was important that all sides visible from the street have enough articulation and detail to create variety and visual interest throughout the community.

THE NEW 1438 SF PLAN

Plan 1 for this community showcases a new floor plan which offers a single-story living option with a kitchen, living/dining room, and bedroom/bathroom located downstairs. Two additional bedrooms and bathrooms are located upstairs. Additionally, the offset of the upper floor and the angled entry make this plan a great candidate for placement on corner lots.

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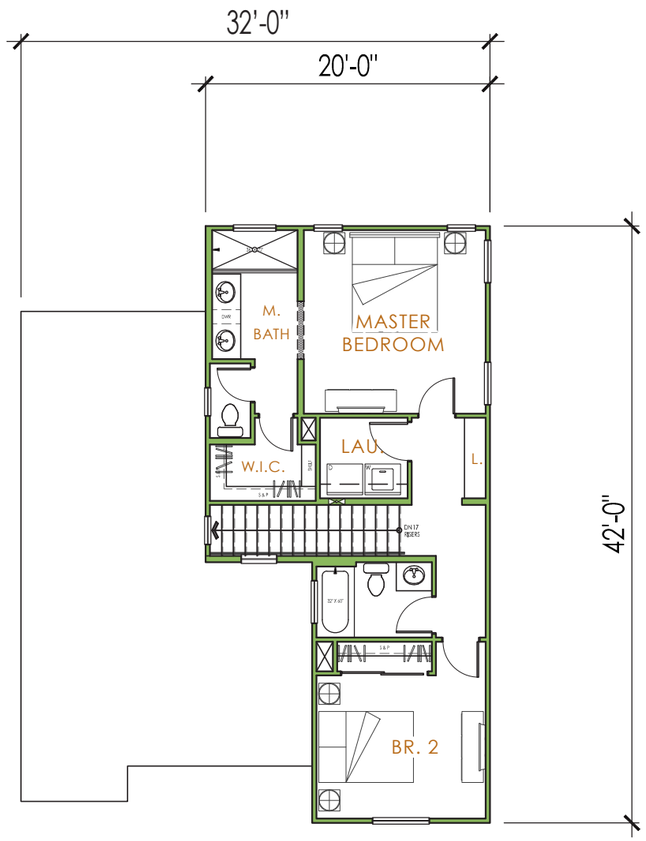
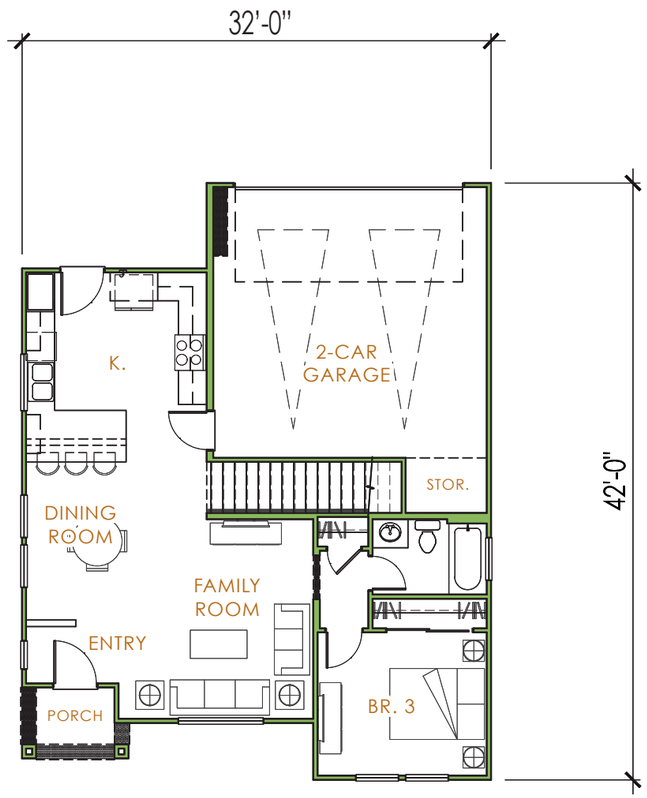
PLAN 1 - FLOOR PLAN 1,438 SF



UPPER FLOOR

ELEVATION "A" SHOWN



MAIN FLOOR

ELEVATION "A" SHOWN

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PLAN 1 - ELEVATION 'A' COTTAGE

Cottage - Color Scheme 3

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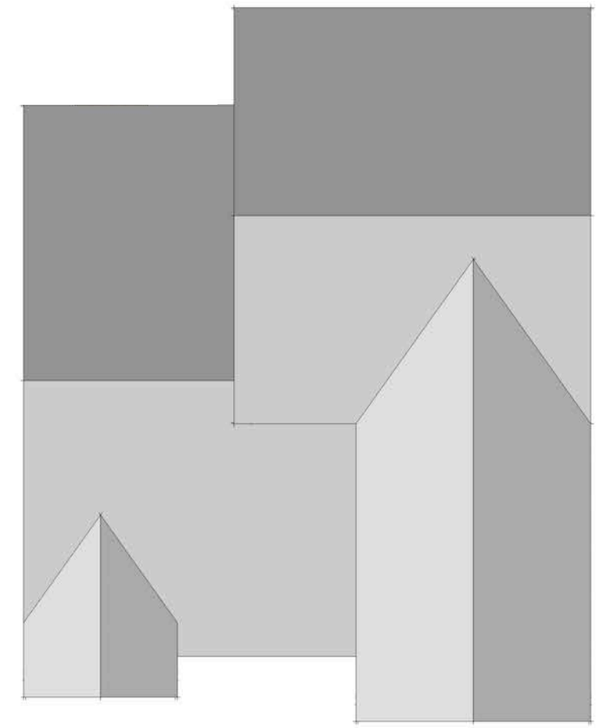
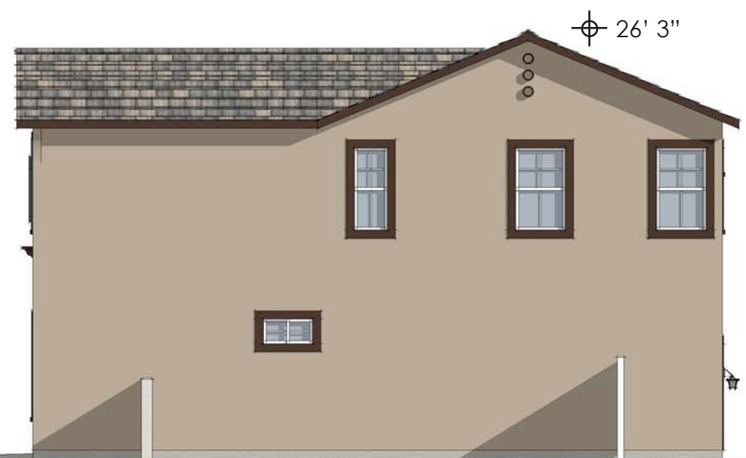
PLAN 1 - ELEVATION 'A' SIDES & REAR

LEFT ELEVATION "A" SCALE = 3/32"



ROOF PLAN "A"
SCALE =3/32"



RIGHT ELEVATION "A" SCALE = 3/32"

REAR ELEVATION "A" SCALE = 3/32"

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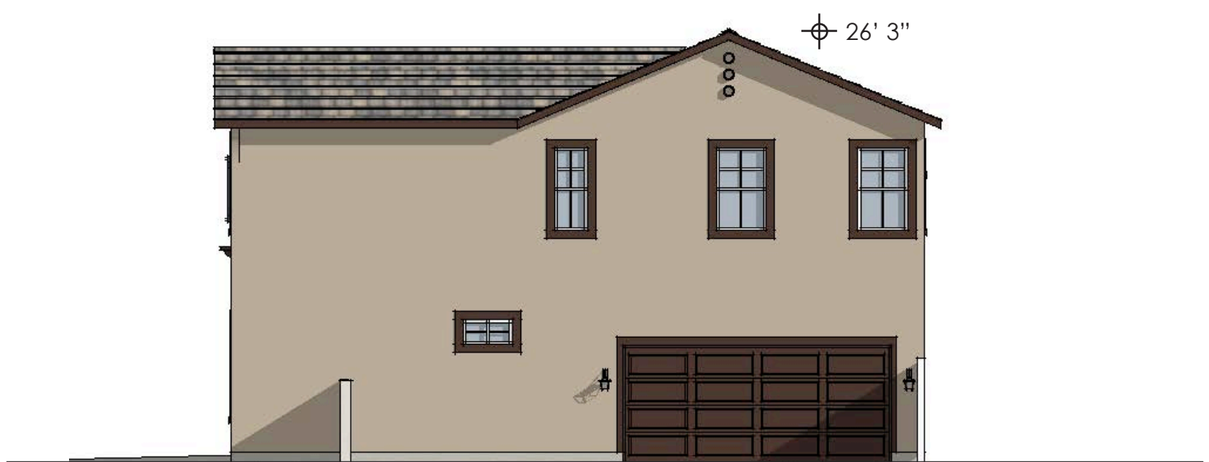
PLAN 1 - ELEVATION 'A' SIDE LOAD GARAGE OPTION



RIGHT ELEVATION "A" SCALE = 3/32"

REAR ELEVATION "A" SCALE = 3/32"

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PLAN 1 - ELEVATION 'B' MANOR

Manor - Color Scheme 1

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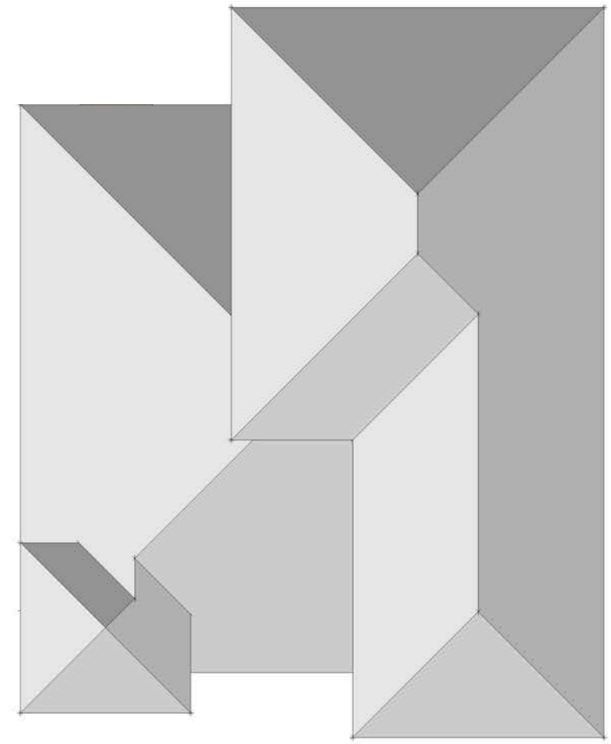
PLAN 1 - ELEVATION 'B' SIDES & REAR

LEFT ELEVATION "B" SCALE = 3/32"



ROOF PLAN "B"
SCALE =3/32"

RIGHT ELEVATION "B" SCALE = 3/32"

REAR ELEVATION "B" SCALE = 3/32"

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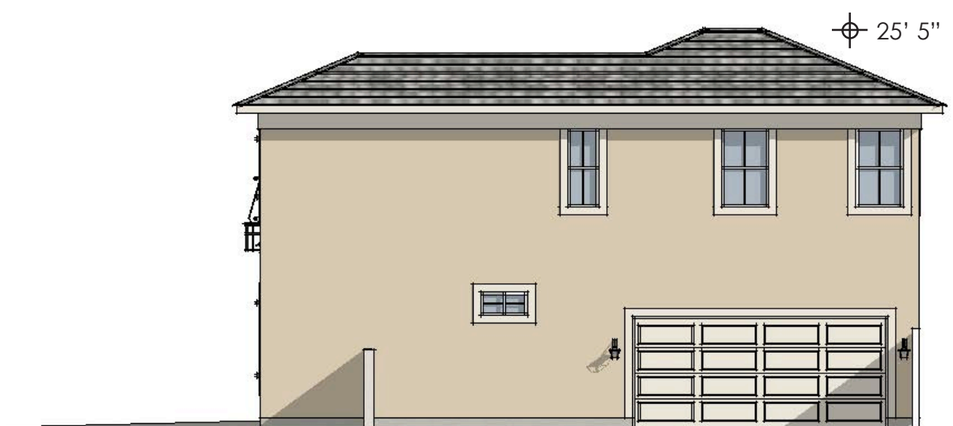
PLAN 1 - ELEVATION 'A' SIDE LOAD GARAGE OPTION



RIGHT ELEVATION "B" SCALE = 3/32"

REAR ELEVATION "B" SCALE = 3/32"

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PLAN 1 - ELEVATION 'C' FRENCH ECLECTIC

French Eclectic - Color Scheme 2

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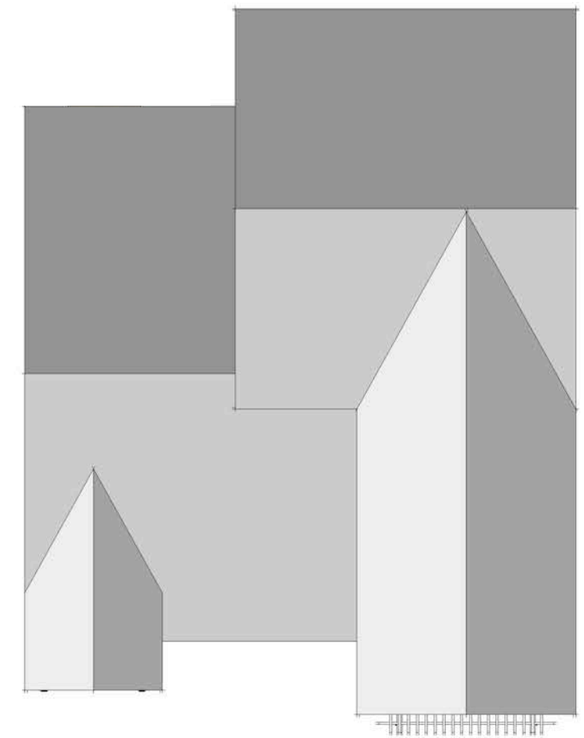
PLAN 1 - ELEVATION 'C' SIDES & REAR

LEFT ELEVATION "C" SCALE = 3/32"



ROOF PLAN "C"
SCALE =3/32"

RIGHT ELEVATION "C" SCALE = 3/32"

REAR ELEVATION "C" SCALE = 3/32"

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PLAN 1 - ELEVATION 'C' SIDE LOAD GARAGE OPTION

RIGHT ELEVATION "C" SCALE = 3/32"

REAR ELEVATION "C" SCALE = 3/32"

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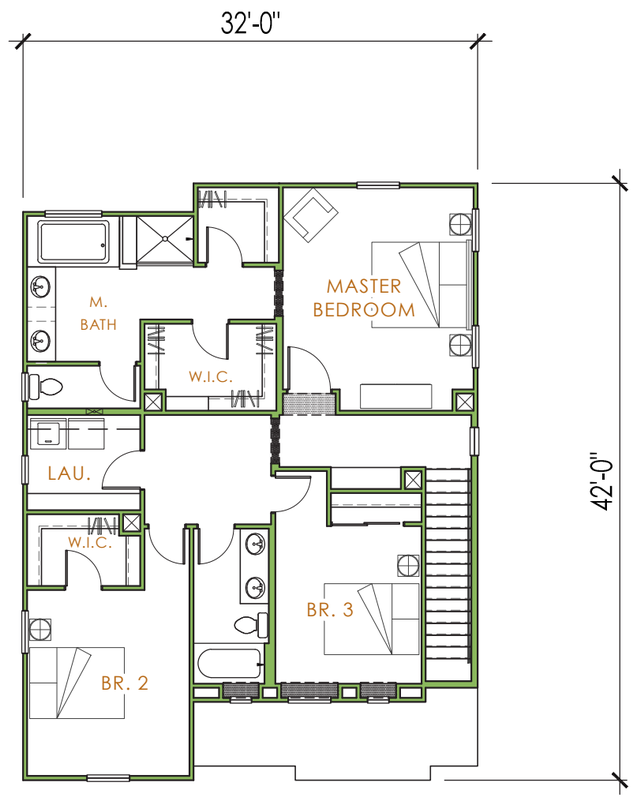
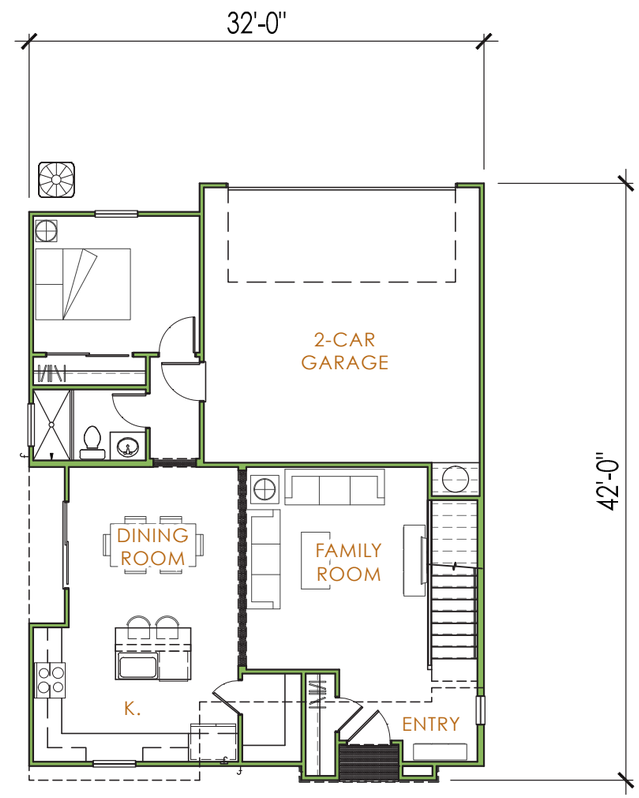
PLAN 3 - FLOOR PLAN 2,013 SF



UPPER FLOOR

ELEVATION "A" SHOWN



MAIN FLOOR

ELEVATION "A" SHOWN

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PLAN 3 - ELEVATION 'A' COTTAGE

Cottage - Color Scheme 5

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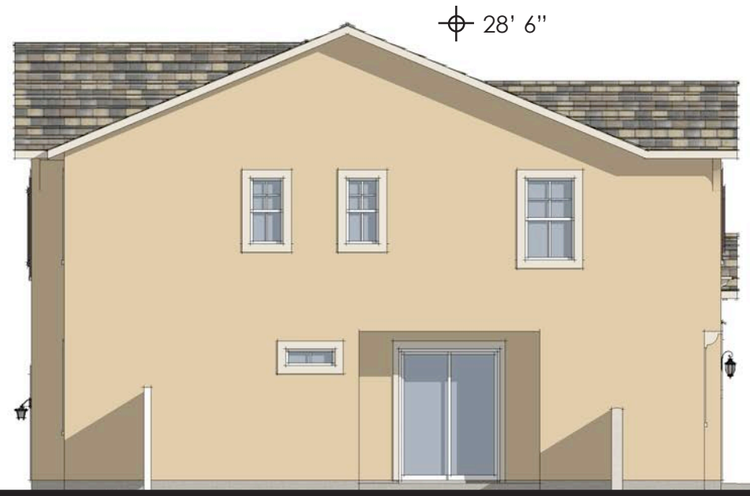
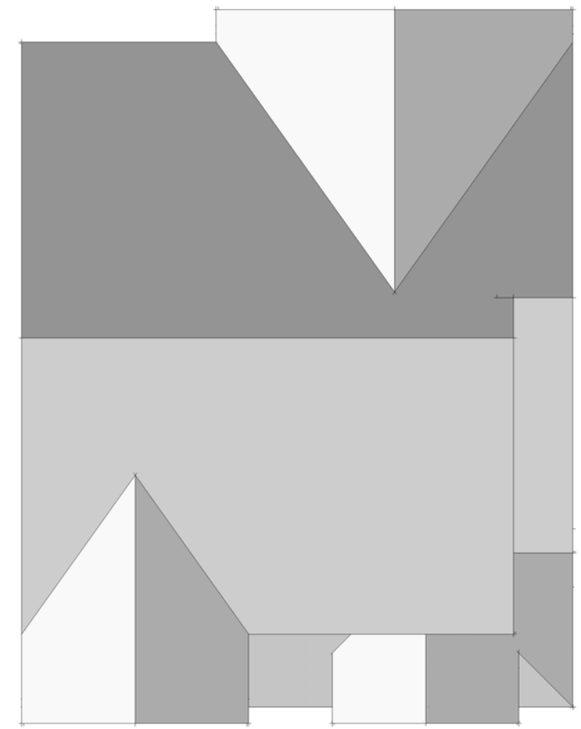
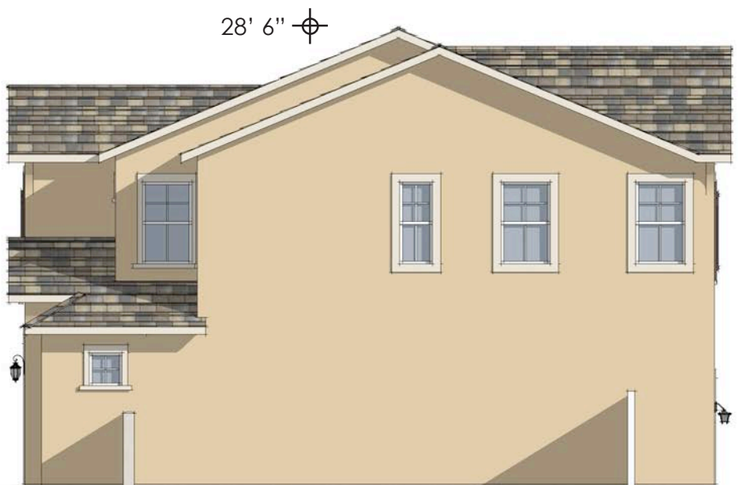
PLAN 3 - ELEVATION 'A' SIDES & REAR



LEFT ELEVATION "A" SCALE = 3/32"



ROOF PLAN "A"
SCALE =3/32"



RIGHT ELEVATION "A" SCALE = 3/32"

REAR ELEVATION "A" SCALE = 3/32"

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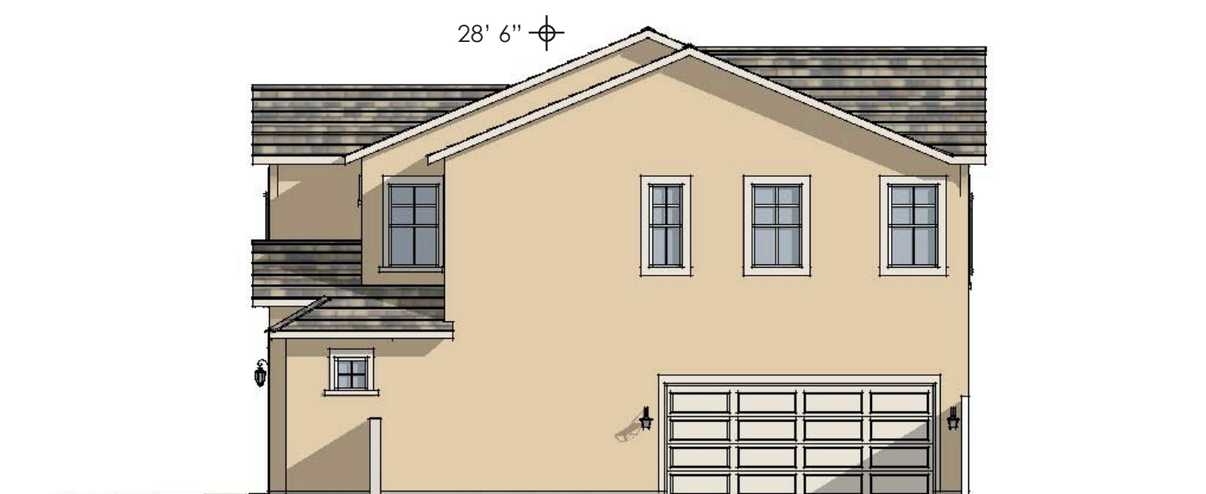
PLAN 3 - ELEVATION 'A' SIDE LOAD GARAGE OPTION



RIGHT ELEVATION "A" SCALE = 3/32"

REAR ELEVATION "A" SCALE = 3/32"

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PLAN 3 - ELEVATION 'B' MANOR

Manor - Color Scheme 6

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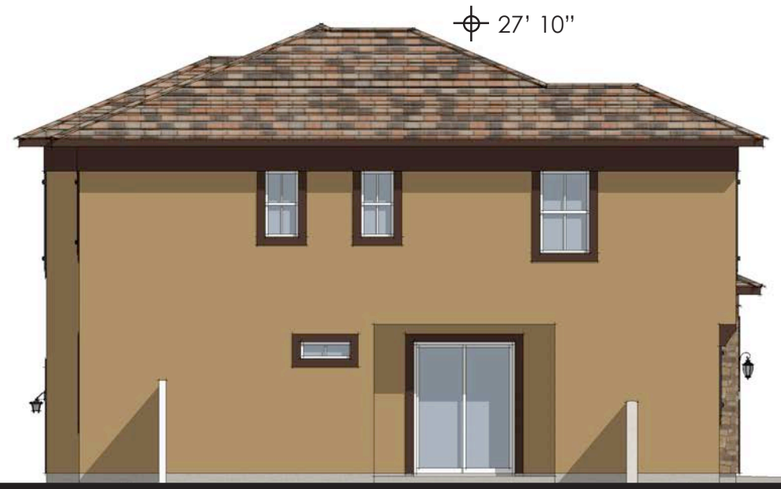
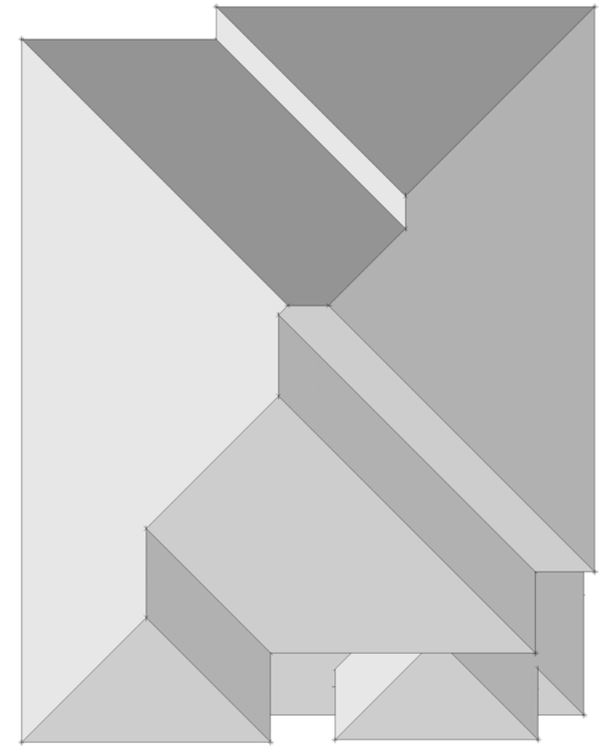
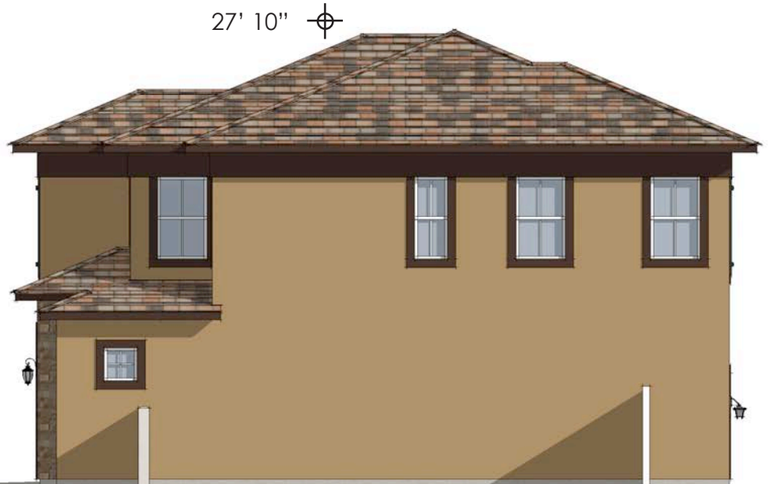
PLAN 3 - ELEVATION 'B' SIDES & REAR



LEFT ELEVATION "B" SCALE = 3/32"



ROOF PLAN "B"
SCALE =3/32"



RIGHT ELEVATION "B" SCALE = 3/32"

REAR ELEVATION "B" SCALE = 3/32"

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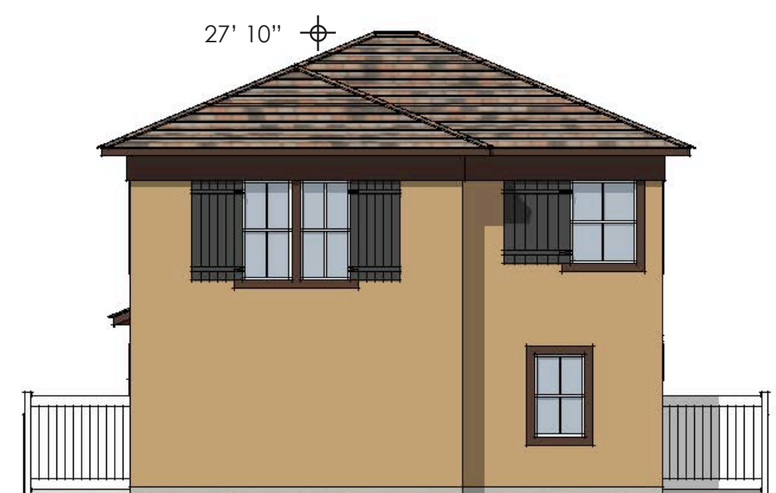
PLAN 3 - ELEVATION 'B' SIDE LOAD GARAGE OPTION

RIGHT ELEVATION "B" SCALE = 3/32"



REAR ELEVATION "B" SCALE = 3/32"

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PLAN 3 - ELEVATION 'C' FRENCH ECLECTIC

French Eclectic - Color Scheme 7

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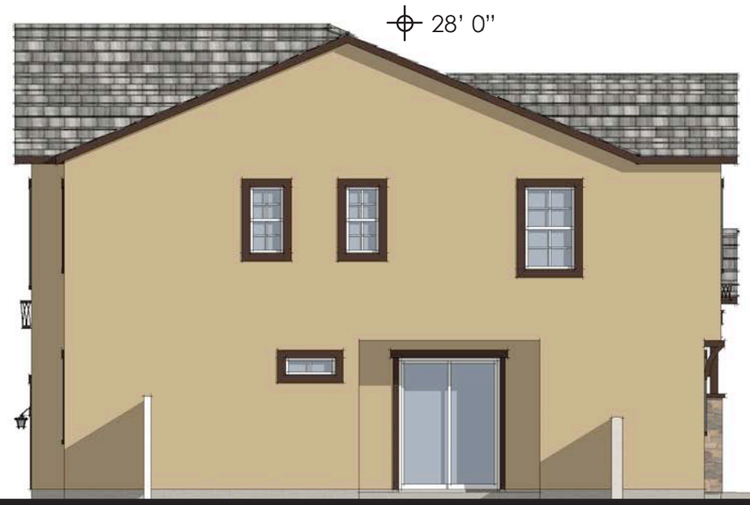
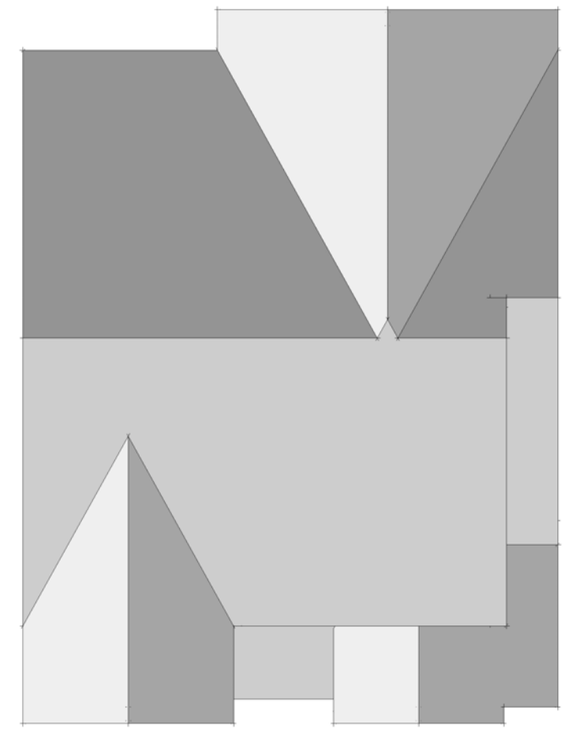
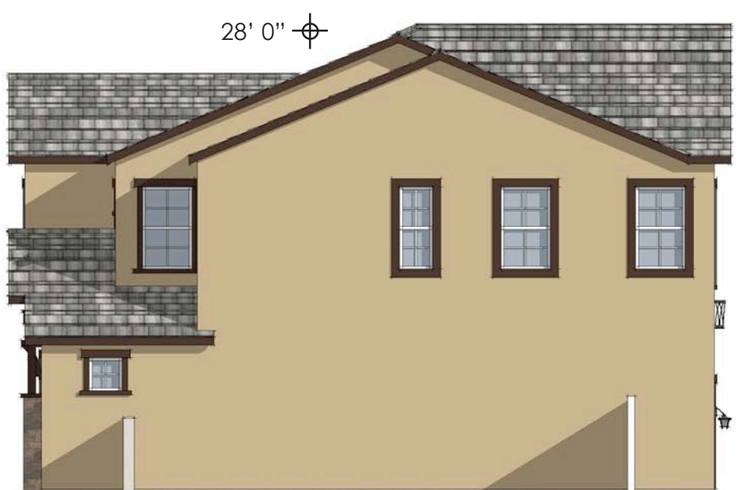
PLAN 3 - ELEVATION 'C' SIDES & REAR



LEFT ELEVATION "C" SCALE = 3/32"



ROOF PLAN "C"
SCALE =3/32"



RIGHT ELEVATION "C" SCALE = 3/32"

REAR ELEVATION "C" SCALE = 3/32"

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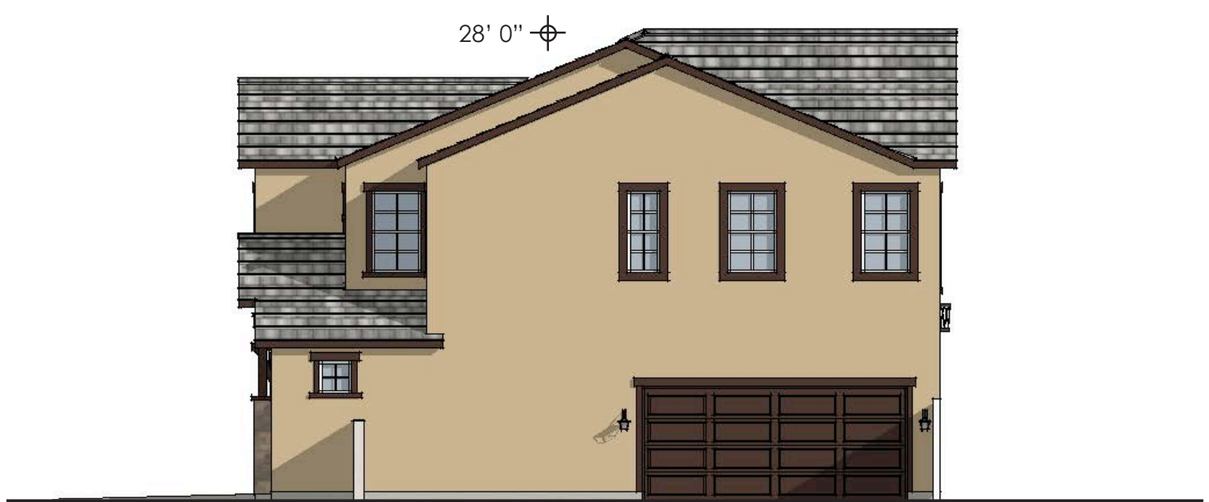
PLAN 3 - ELEVATION 'C' SIDE LOAD GARAGE OPTION



RIGHT ELEVATION "C" SCALE = 3/32"

REAR ELEVATION "C" SCALE = 3/32"

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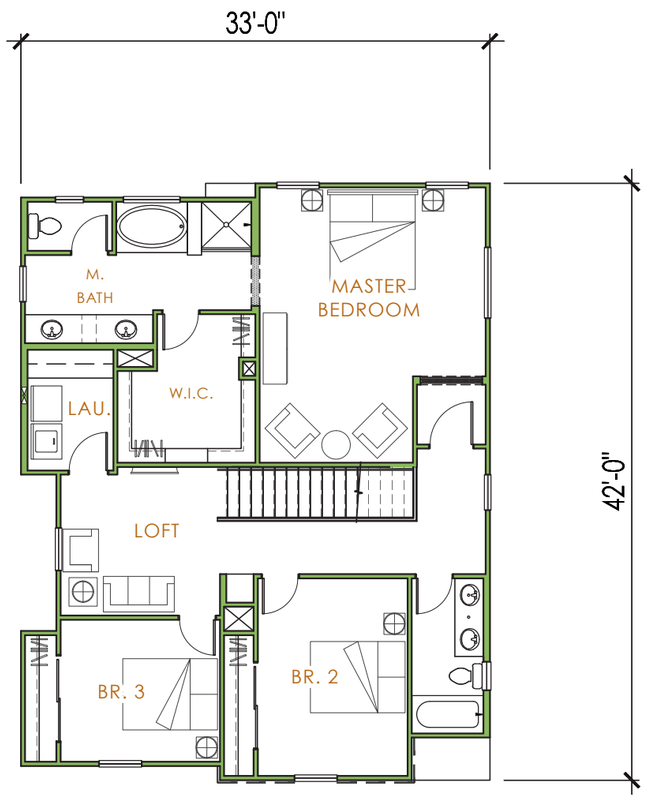
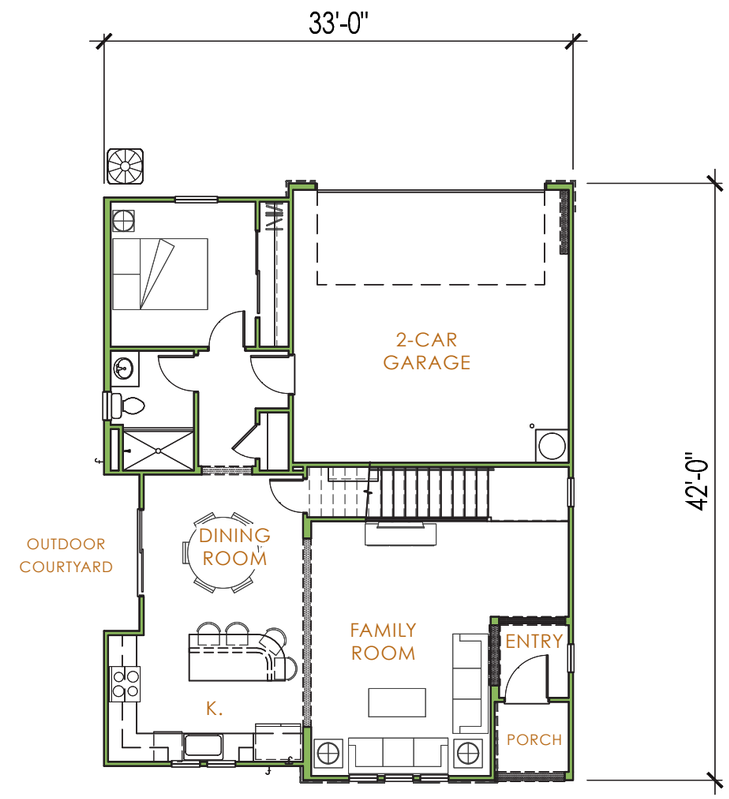
PLAN 4 - FLOOR PLAN 2,185 SF



UPPER FLOOR

ELEVATION "A" SHOWN



MAIN FLOOR

ELEVATION "A" SHOWN

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PLAN 4 - ELEVATION 'A' COTTAGE

Cottage - Color Scheme 4

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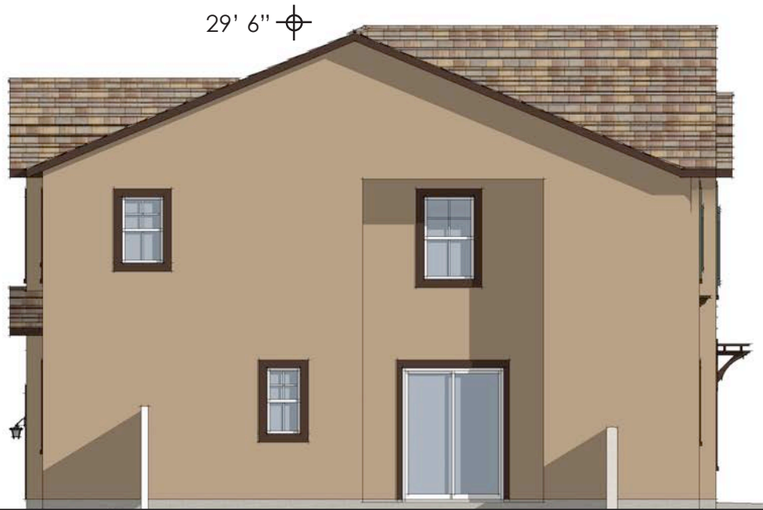
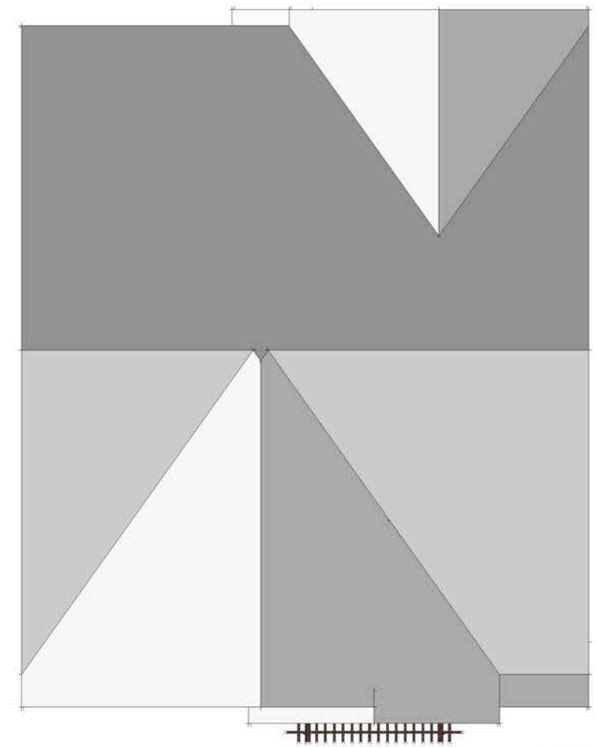
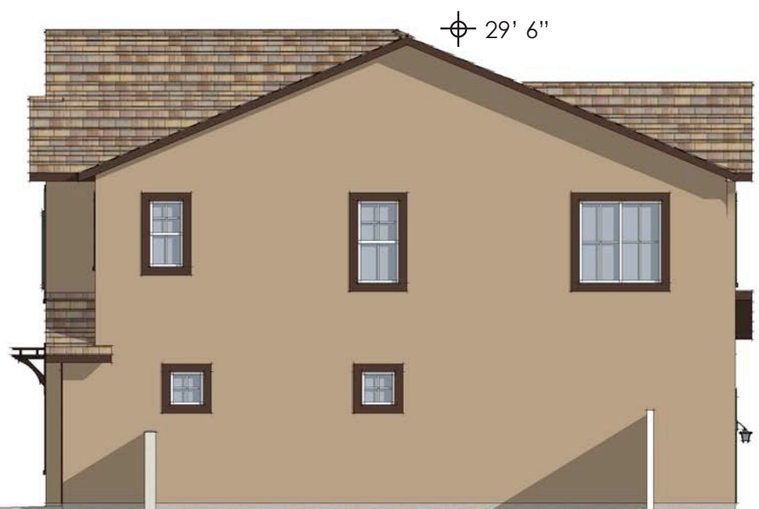
PLAN 4 - ELEVATION 'A' SIDES & REAR



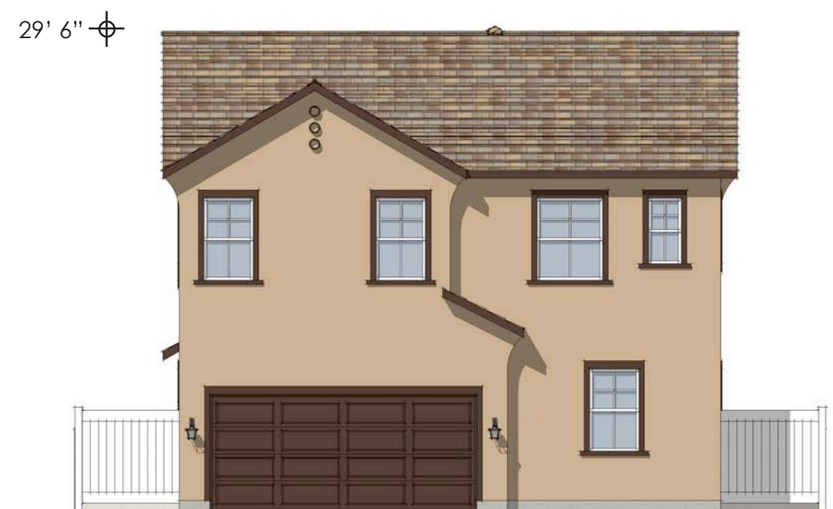
LEFT ELEVATION "A" SCALE = 3/32"



ROOF PLAN "A"
SCALE =3/32"



RIGHT ELEVATION "A" SCALE = 3/32"



REAR ELEVATION "A" SCALE = 3/32"

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PLAN 4 - ELEVATION 'B' MANOR

Manor - Color Scheme 3

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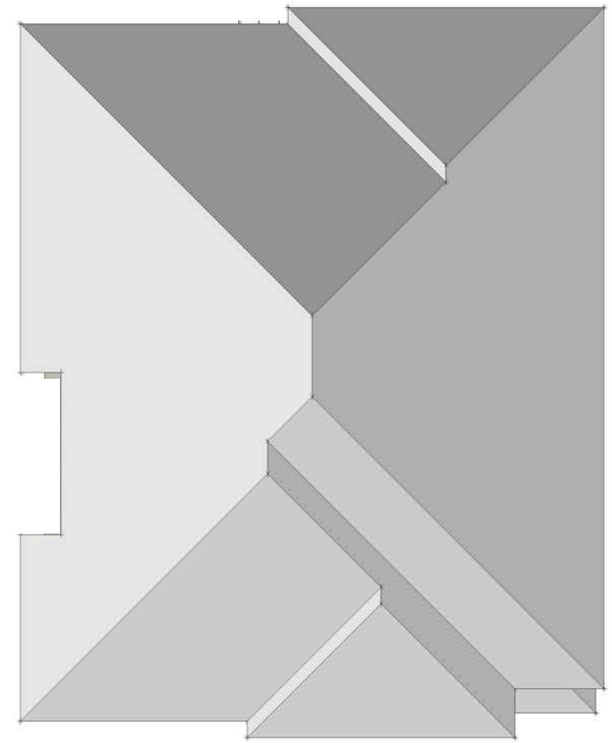
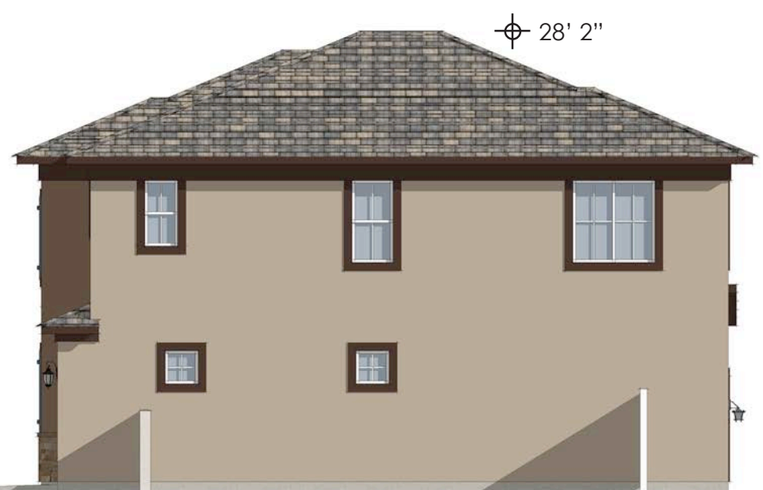
PLAN 4 - ELEVATION 'B' SIDES & REAR

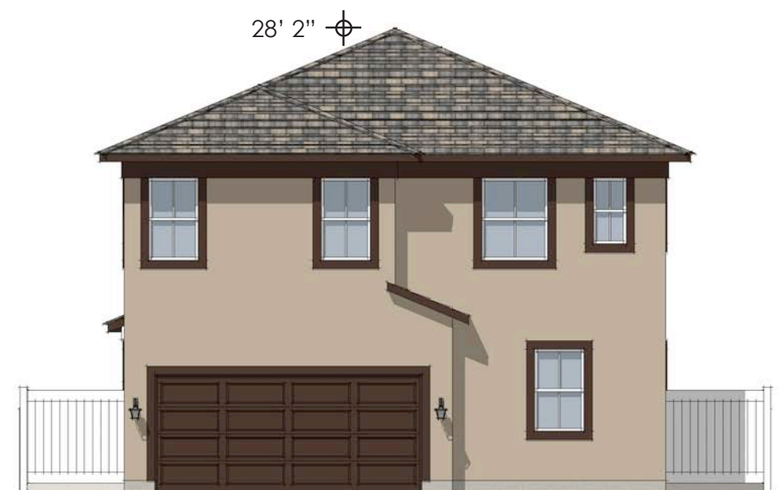
LEFT ELEVATION "B" SCALE = 3/32"



ROOF PLAN "B"
SCALE =3/32"



RIGHT ELEVATION "B" SCALE = 3/32"



REAR ELEVATION "B" SCALE = 3/32"

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PLAN 4 - ELEVATION 'C' FRENCH ECLECTIC

French Eclectic - Color Scheme 1

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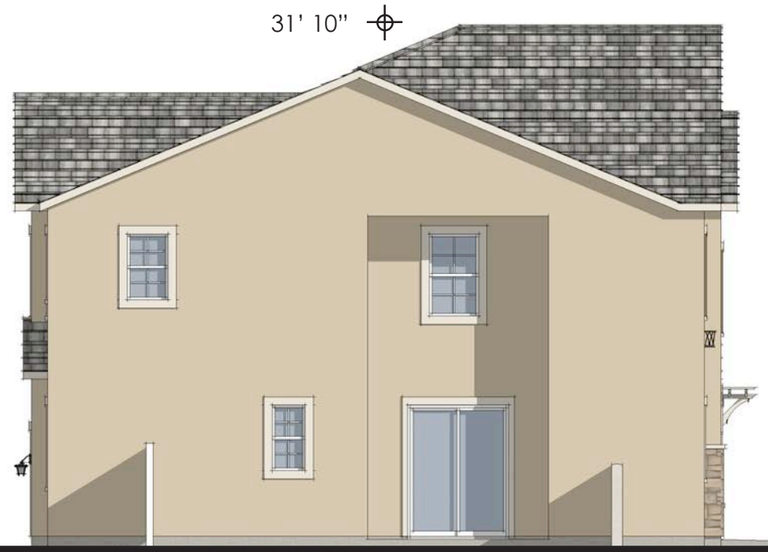
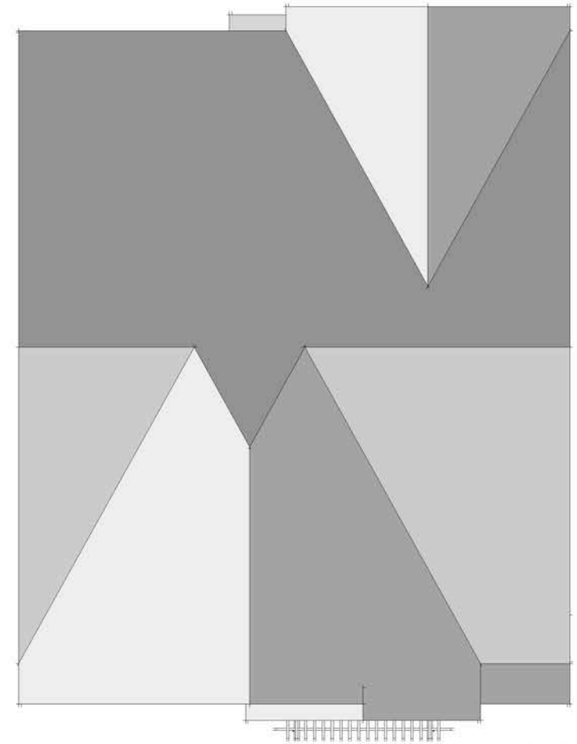
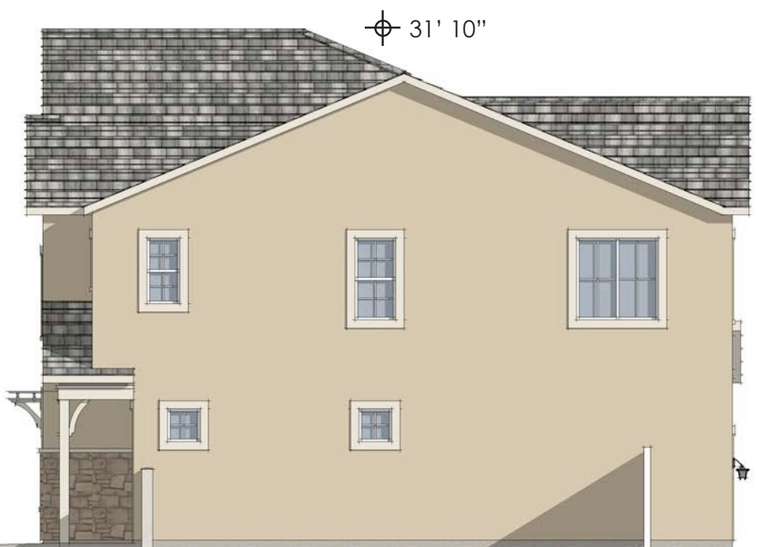
PLAN 4 - ELEVATION 'C' SIDES & REAR



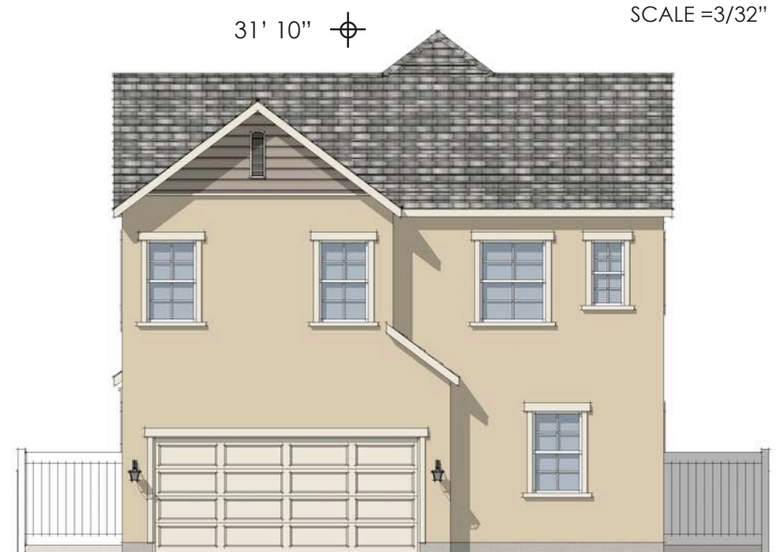
LEFT ELEVATION "C" SCALE = 3/32"



ROOF PLAN "C"
SCALE =3/32"



RIGHT ELEVATION "C" SCALE = 3/32"



REAR ELEVATION "C" SCALE = 3/32"

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COLOR PALETTES

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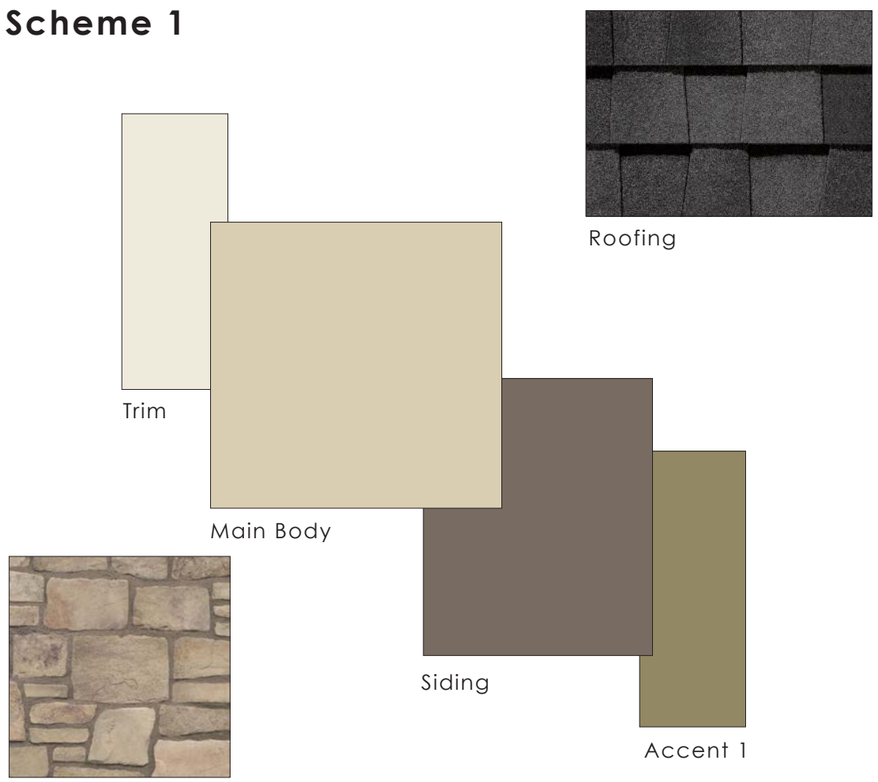
COLOR PALETTES

Roofing: CertainTeed Landmark Pro
Paint: Sherwin-Williams
Masonry: Cultured Stone by Boral

Scheme 1



LEGEND			
Roofing	Moire Black	Landmark Pro	
Main Body	Softer Tan	SW 6141	Stucco Body
Siding	Garret Gray	SW 6075	Siding (when present)
Trim	Creamy	SW 7012	Fascia, window & door trim
Accent 1	Renwick Olive	SW 2815	Shutters, Front Door
Masonry	Chianti	Ancient Villa Ledgestone	Stone (when present)

Scheme 2

LEGEND			
Roofing	Heather Blend	Landmark Pro	
Main Body	Perfect Greige	SW 6073	Stucco Body
Siding	Otter	SW 6041	Siding (when present)
Trim	Creamy	SW 7012	Fascia, window & door trim
Accent 1	Wheat Penny	SW 7705	Shutters, Front Door
Masonry	Toscana	Ancient Villa Ledgestone	Stone (when present)

COLOR PALETTES

Roofing: CertainTeed Landmark Pro
Paint: Sherwin-Williams
Masonry: Cultured Stone by Boral

Scheme 3

Roofing

Stone

LEGEND			
Roofing	Weathered Wood	Landmark Pro	
Main Body	Avenue Tan	SW 7543	Stucco Body
Siding	Nuthatch	SW 6088	Siding (when present)
Trim	Turkish Coffee	SW 6076	Fascia, window & door trim
Accent 1	Outerspace	SW 6251	Shutters, Front Door
Masonry	Sevilla	Ancient Villa Ledgestone	Stone (when present)

Scheme 4

Roofing

Stone

LEGEND			
Roofing	Heather Blend	Landmark Pro	
Main Body	Latte	SW 6108	Stucco Body
Siding	Portabello	SW 6102	Siding (when present)
Trim	Turkish Coffee	SW 6076	Fascia, window & door trim
Accent 1	Rosemary	SW 6187	Shutters, Front Door
Masonry	Sienna	Ancient Villa Ledgestone	Stone (when present)

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DIAMOND CREEK 30 + 33
City of Roseville, California

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DIAMOND CREEK 30 + 33

City of Roseville, California

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COLOR PALETTES

Roofing: CertainTeed Landmark Pro
Paint: Sherwin-Williams
Masonry: Cultured Stone by Boral

Scheme 5

LEGEND			
Roofing	Heather Blend	Landmark Pro	
Main Body	Iviore	SW 6127	Stucco Body
Siding	Sawdust	SW 6158	Siding (when present)
Trim	Creamy	SW 7012	Fascia, window & door trim
Accent 1	Less Brown	SW 6040	Shutters, Front Door
Masonry	Sienna	Ancient Villa Ledgestone	Stone (when present)

Scheme 6

LEGEND			
Roofing	Heather Blend	Landmark Pro	
Main Body	Baguette	SW 6123	Stucco Body
Siding	Brevity Brown	SW 6068	Siding (when present)
Trim	Turkish Coffee	SW 6076	Fascia, window & door trim
Accent 1	Iron Ore	SW 7069	Shutters, Front Door
Masonry	Sevilla	Ancient Villa Ledgestone	Stone (when present)

COLOR PALETTES

Roofing: CertainTeed Landmark Pro
Paint: Sherwin-Williams
Masonry: Cultured Stone by Boral

Scheme 7

Roofing

Stone

LEGEND			
Roofing	Moire Black	Landmark Pro	
Main Body	Whole Wheat	SW 6121	Stucco Body
Siding	Library Pewter	SW 0038	Siding (when present)
Trim	Turkish Coffee	SW 6076	Fascia, window & door trim
Accent 1	Homburg Gray	SW 7622	Shutters, Front Door
Masonry	Toscana	Ancient Villa Ledgestone	Stone (when present)

Scheme 8

Roofing

Stone

LEGEND			
Roofing	Weathered Wood	Landmark Pro	
Main Body	Nomadic Desert	SW 6107	Stucco Body
Siding	Yearling	SW 7725	Siding (when present)
Trim	Creamy	SW 7012	Fascia, window & door trim
Accent 1	Sealskin	SW 7675	Shutters, Front Door
Masonry	Sienna	Ancient Villa Ledgestone	Stone (when present)

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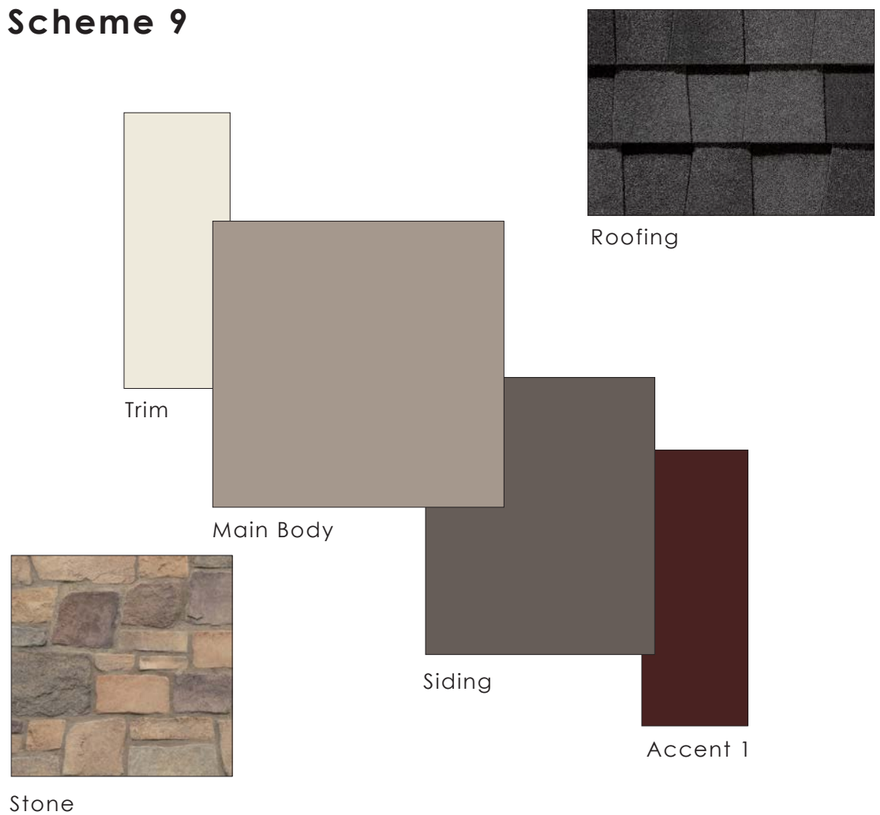
COLOR PALETTES

Roofing: CertainTeed Landmark Pro
Paint: Sherwin-Williams
Masonry: Cultured Stone by Boral

Scheme 9



LEGEND			
Roofing	Moire Black	Landmark Pro	
Main Body	Sticks & Stones	SW 7503	Stucco Body
Siding	Manor House	SW 7505	Siding (when present)
Trim	Creamy	SW 7012	Fascia, window & door trim
Accent 1	Rookwood Dark Red	SW 2801	Shutters, Front Door
Masonry	Toscana	Ancient Villa Ledgestone	Stone (when present)

DIAMOND CREEK 30 + 33

City of Roseville, California

July 18, 2018

DESIGN REVIEW SUBMITTAL

Prepared by Jeffrey DeMure + Associates Architects Planners, Inc.

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JEFFREY DEMURE + ASSOCIATES
ARCHITECTS • PLANNERS

Exhibit "A "	
RS/DS Development Standards for Diamond Creek Residential DC 30/33	
	Single Family
Lot Size (minimum)	
Area	2475 sq. ft.
Width	35ft.
Permitted Density (maximum per lot)	
Residential Density	1 dwelling
Setbacks (minimum)	
Front	6ft. from PL
Side:	3.5 ft. min. from property line
Rear	15 ft. min. to garage from PL 5 ft. min. driveway depth
Coverage (maximum)	
Site Coverage	None[1]
Height (maximum)	
Height	32'
Parking (Minimum)	2 per Dwelling
Supplemental Design Standards	
1. Front Yard Stagger	None required, but optional per unit design
3. Two-story unit mix	No limit
4. Separation Between Second Story Elements	A minimum of 7 feet shall be provided between second story elements of adjacent two-story dwellings[2]
5. Building Exterior	Architectural treatment shall be applied to all elevations of a building. At a minimum, all doors, windows and other wall openings shall be trimmed consistent with the architectural style.

Notes:

(1) Maximum coverage is a function of lot size, required setbacks and usable open space.

(2) Second Story Elements such as but not limited to eaves and cornices may encroach up to 1' into a required setback provided adequate access/emergency egress paths are maintained.

(3) Steps may encroach into setback

(4) Residential development standards identified above may be modified, expanded, or eliminated through the approval of a Design Review Permit for Residential Subdivision (DRRS), as provided for in the Roseville Municipal Code, Title 19- Zoning, Article V. - Administration and Procedures.

PC Exhibit K

BBC Diamond Creek, LLC

Diamond Creek Lot 33

UPDATED ARBORIST REPORT

Submitted by:

William O'Neil
ISA Certified Arborist WE-6163A
TREE CARE INCORPORATED

November 16, 2017

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COPYRIGHT STATEMENT

This consultant's report, dated November 16, 2017 is for the exclusive and confidential use of **BBC Diamond Creek, LLC**, concerning **Diamond Creek Lot 33** exclusively, and may not be reproduced in whole or in part on other occasions without written permission of the Consultants **TREE CARE INCORPORATED.**

Austin B. Carroll & Son
Tree Care Incorporated
A Complete Tree Care Company Since 1962

November 16, 2017

BBC Diamond Creek, LLC (916) 786-8158 Phone
130 Diamond Creek Blvd, Ste 1
Roseville, Ca 95747

Attn: Stephen DesJardins

RE: Diamond Creek Lot 33

All trees included within the inventory have been previously identified in the field using 1" x 1" aluminum tag attached to the tree trunk approximately 4-5 feet above ground and have been rough plotted on the map you provided. The numbers contained in this report correspond with the tag numbers in the field

If you should have any questions or need further assistance with this matter please feel free to contact me.

Cordially,

William O'Neil
ISA Certified Arborist WE-6163A

BPO/tc

TREE # 533 - Blue Oak *(Quercus douglasii)*, dual stem

Diameter	: 24, 27 inches
Dripline Radius	: 50 feet
Trunk flare	: Poor – fill on high side, undermined by creek on other side
Trunk	: Poor – 27" trunk broke off
Primary Limbs	: Poor to Fair – excessive end weight
Foliage	: Fair – sparse
Dripline Environment	: Natural grasses
Recommendations	: Remove tree

TREE # 534 - Blue Oak *(Quercus douglasii)*

Diameter	: 24 inches
Dripline Radius	: 30 feet
Trunk flare	: Good
Trunk	: Fair – large limb removed at 3 feet
Primary Limbs	: Fair – average deadwood
Foliage	: Fair – sparse, insects present
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

TREE # 535 - Blue Oak *(Quercus douglasii)*

Diameter	: 17 inches
Dripline Radius	: 16 feet
Trunk flare	: Fair
Trunk	: Poor to Fair – included bark at attachment
Primary Limbs	: Fair to poor – average amount of deadwood
Foliage	: Fair – insects present
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

TREE # 536 - Blue Oak *(Quercus douglasii)*

Diameter	: 17 inches
Dripline Radius	: 23 feet
Trunk flare	: Fair
Trunk	: Fair to Poor – growing toward the north
Primary Limbs	: Fair – average amount of deadwood
Foliage	: Fair to Poor – slightly sparse, insects present
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

TREE # 537 - Blue Oak *(Quercus douglasii)*

Diameter	: 18 inches
Dripline Radius	: 19 feet
Trunk flare	: Fair
Trunk	: Fair to Poor – growing toward the northwest
Primary Limbs	: Fair – average amount of deadwood
Foliage	: Fair – insects present
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

TREE # 538 - Blue Oak *(Quercus douglasii)*

Diameter	: 14 inches
Dripline Radius	: 29 feet
Trunk flare	: Fair
Trunk	: Fair to Poor – growing toward the northeast
Primary Limbs	: Fair to Poor – average amount of deadwood
Foliage	: Fair – insects present
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

TREE # 539 - Blue Oak *(Quercus douglasii)*

Diameter	: 12 inches
Dripline Radius	: 14 feet
Trunk flare	: Fair
Trunk	: Fair
Primary Limbs	: Fair to Poor – average amount of deadwood
Foliage	: Fair – insects present
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

TREE # 540 - Blue Oak *(Quercus douglasii)*

Diameter	: 23 inches
Dripline Radius	: 38 feet
Trunk flare	: Fair
Trunk	: Fair – growing horizontally and down to ground
Primary Limbs	: Poor to Fair – 18" diameter limb failure on northern side, deadwood and excessive weight
Foliage	: Fair – insects present
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

TREE # 541 - Blue Oak *(Quercus douglasii)*

Diameter	: 9 inches
Dripline Radius	: 21 feet
Trunk flare	: Fair
Trunk	: Fair
Primary Limbs	: Fair – average amount of deadwood
Foliage	: Fair
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

TREE # 542 - Blue Oak *(Quercus douglasii)*

Diameter	: 16 inches
Dripline Radius	: 34 feet
Trunk flare	: Fair
Trunk	: Fair
Primary Limbs	: Fair to Poor – severe amount of deadwood
Foliage	: Poor
Dripline Environment	: Natural grasses
Recommendations	: Remove tree because it is dying

TREE # 543 - Blue Oak *(Quercus douglasii)*

Diameter	: 18 inches
Dripline Radius	: 23 feet
Trunk flare	: Fair
Trunk	: Fair
Primary Limbs	: Fair to Poor – severe amount of deadwood
Foliage	: Poor
Dripline Environment	: Natural grasses
Recommendations	: Remove tree because it is dying

TREE # 544 – Blue Oak *(Quercus douglasii)*

Diameter	: 8 inches
Dripline Radius	: 12 feet
Trunk flare	: Fair
Trunk	: Fair to Poor – growing toward the southeast
Primary Limbs	: Fair – average amount of deadwood
Foliage	: Fair – insects present
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

TREE # 545 – Blue Oak *(Quercus douglasii)*

Diameter	: 39 inches
Dripline Radius	: 32 feet
Trunk flare	: Fair
Trunk	: Poor to Fair – previous failure, severe decay
Primary Limbs	: Poor to Fair – average amount of deadwood, 6 primary limbs have been cut to stubs
Foliage	: Fair – insects present
Dripline Environment	: Natural grasses
Recommendations	: Prune to reduce weight, remove deadwood and large stubs, and subsurface fertilize, or remove tree due to extreme drought stress

TREE # 546 – Blue Oak *(Quercus douglasii)*

Diameter	: 24 inches
Dripline Radius	: 26 feet
Trunk flare	: Fair
Trunk	: Fair
Primary Limbs	: Fair
Foliage	: Fair – insects present
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

Specific Inventory Data/Maintenance Recommendations

Within this specific inventory data you will find the following information:

Tree Number:	Corresponds to aluminum tag attached to the tree.
Species Identification:	Scientific and common species name
Diameter:	This is the trunk diameter as measured at breast height. (Industry standard 4.5 feet above ground level)
Dripline radius:	Measurement of the tree's dripline from the trunk to the farthest most branch tip.
Trunk flare:	Assessment of the trunk flare area located at the base of the trunk of the tree at soil level.
Trunk:	Assessment of the tree's main trunk from ground level generally to the point of the primary crotch structure.
Limbs:	Assessment of both smaller and larger branching, generally from primary crotch structure to branch tips.
Foliage:	Tree's leaves
Dripline Environment:	Describes area directly beneath the tree (growing environment).
Recommendation:	Specific maintenance requirements.

CROWN CLEAN OUT: This shall consist of the removal of all dead, dying, diseased, interfering, objectionable, obstructing and weak branches, as well as selective thinning to lessen wind resistance.

SUBSURFACE FERTILIZATION: A method employed to induce vigor and stimulate new root growth. This is used as a means of feeding a large tree, as well as deep watering at the same time. Water soluble fertilizers are mixed in water and hydraulically pumped with a probe into the ground delivering water and nutrients directly to the root zone allowing for uptake from the tree. In this way vigor can be improved and new root growth stimulated.

DEFINITIONS OF TERMS USED IN THIS REPORT

GOOD - A tree in this category has no trunk or trunk flare cavities or injuries; there is no indication of hollowness; no foreign objects are embedded in it's structure; the trunk flare is above grade; there is no decay present except for small stubs; the structure is strong; the trunk is tapers; the bark thickness is normal; there is no fluxing; no fungus is evident; there is a below average amount of dead limbs and twigs present which is normal for the size and age of the species; there is no co-dominant branching present; there are no large callused areas and any small callusing present is vigorous and intact; there are no abnormally heavy insect infestations; the growth rate is and has been average or above; limb weight is not excessive; buds are normal size and viable; the leaf size, color, and density is normal or better; and barring any unforeseen negative effects, the life expectancy should exceed thirty years.

FAIR - There is no decay or indications of large hollow areas in the large limbs, trunk flare, or trunk; a few small callused-over foreign objects, e.g. nails, may be present, the structure is strong; no fungus is evident other than small saprophytes on exposed wood; some small, callusing injuries may be present, some small limbs may be dead and decaying but callus is forming at their base; some excessive limb weight may exist; there may be some minor fluxing; the amount of dead limbs and twigs present is within the normal range; some large callused areas may be present; some small cavities and areas of decay may be present; the growth rate is average or slightly below average; and some leaf size, color, and density may vary.

POOR - Significant cavities, dead areas, and decay may be present; the tree is structurally defective; fungus fruiting bodies may be present; the amount of dead limbs and twigs is far above normal; major co-dominant branching with embedded bark may be present; buds are small and some may not be viable; leaves may be below average size and may be abnormal in color; significant pest damage may be present; and the predicted structural life and/or viability is less than ten years.

The ratings "good to fair" and "fair to poor" are used to describe trees that fall between the described major categories and have elements of both.

Austin B. Carroll & Son
Tree Care Incorporated
A Complete Tree Care Company Since 1962

August 29, 2018

BBC Roseville Oaks, LLC
130 Diamond Creek Blvd, Ste 1
Roseville, Ca 95747

786-8158 Phone
sld@dcpltd.com Email

RE: Parcel DC-33

Attn: Stephen Des Jardins

As requested I visited the above referenced site to inspect nine trees located on the West side of the proposed future development. The tree numbers are 536-544 and are included in the arborist report dated 11/16/2017.

After reviewing and discussing the proposed construction and grade change plans it is my understanding that the grade will be increased by approximately 4 feet and a concrete wall installed in the dripline of the trees, this will impact a minimum of 50% of the drip lines of tree numbers 536-541. Construction within these root zones combined with stress from recent drought years will most likely cause rapid decline, failure or death of these trees in the near future, even if the plans were changed to construct the wall around these trees.

Tree numbers 542 and 543 are the only trees that would be a possibility of preserving. Tree number 543 is not in good health and will likely die after construction due to the impacts within the root zone. I recommend this tree be removed prior to construction. Tree number 542 is in fair health considering the recent years of drought and can likely be retained if steps are taken to minimize construction impacts within the root zone i.e. install protective fencing around the dripline and avoid any unnecessary disturbance of this area during construction (see enclosed literature).

If I can be of any further assistance to you in this matter please feel free to contact me or my office.

Cordially,

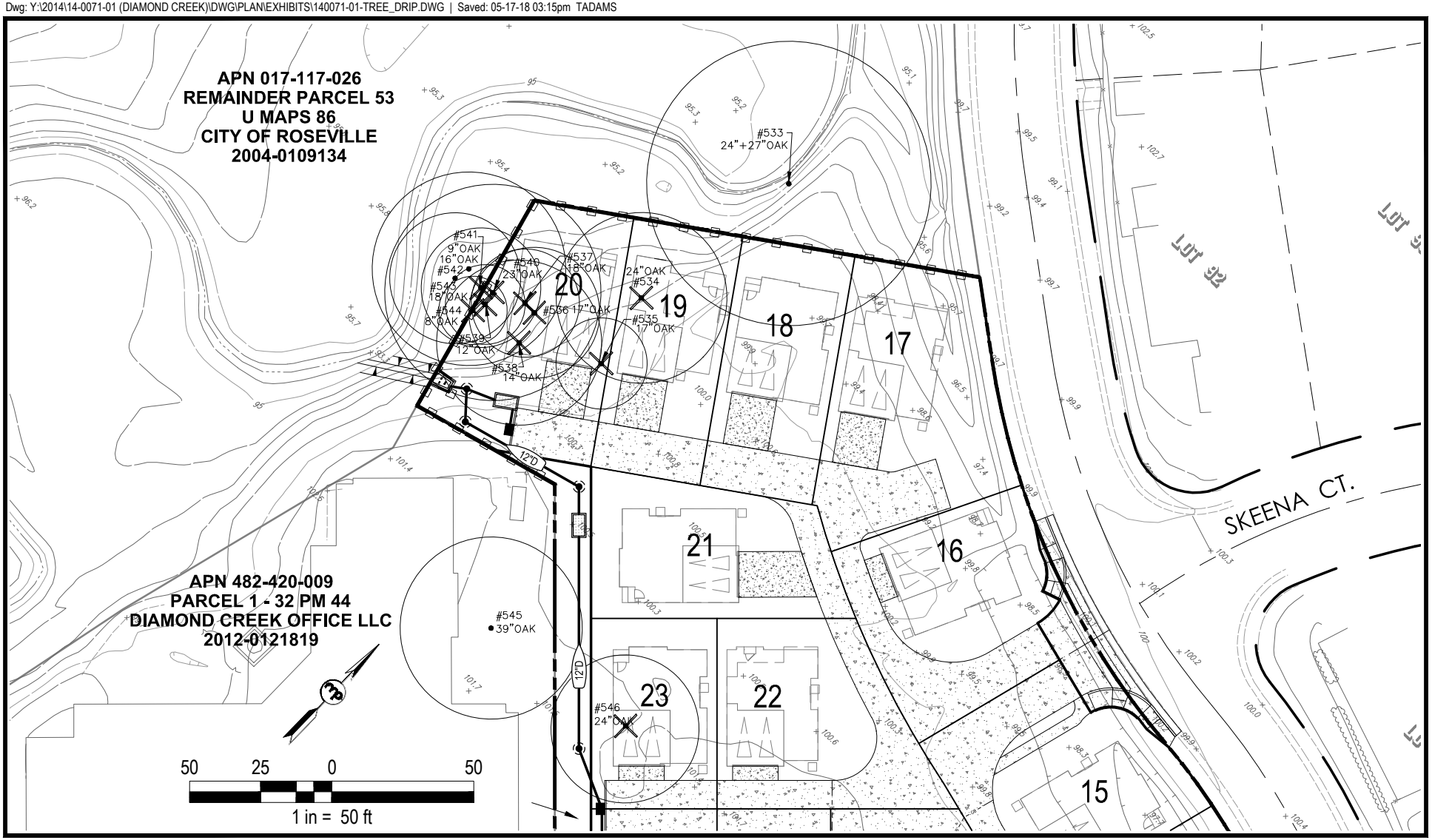
William O'Neil
ISA Certified Arborist WE-6163A

Enclosure: Protecting native Oaks during construction

BPO/tc

11353 Sunrise Gold Circle, Sts. I-J Rancho Cordova CA 95742-6558
Phone (916) 852-9500 Fax (916) 852-9585 E-mail info@treecareinc.biz

Dwg: Y:\2014\14-0071-01 (DIAMOND CREEK)\DWG\PLAN\EXHIBITS\140071-01-TREE_DRIP.DWG | Saved: 05-17-18 03:15pm TADAMS



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phone: 916.927.2400 • fax: 916.567.0120 • survey fax: 916.563.6770
survey email: staking@mpengr.com • web: www.mpengr.com

DRAWN:	RM	JOB NO:	14-0071-01
CHECKED:	KT	DATE:	JULY 24, 2018
SCALE:	1" = 50'	SHEET:	1 of 1

TREE DRIP LINE EXHIBIT FOR:

DIAMOND CREEK DC 30 & 33

ROSEVILLE, CA

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT–PLANNING DIVISION

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

ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR THE NORTH ROSEVILLE SPECIFIC PLAN AND THE DIAMOND CREEK COMMERCIAL MITIGATED NEGATIVE DECLARATION (SCH #96112014, ADOPTED ON AUGUST 6, 1997 AND JULY 11, 2002)

Project Title/File Number:	NRSP PCL DC-30 and DC-33–Diamond Creek Residential
Project Location:	1550 Parkside Way
Project Description:	The proposed project includes a General Plan Amendment, North Roseville Specific Plan (NRSP) Amendment, and Rezone of 4.4 acres from Community Commercial to High Density Residential (13 units/acre). This land use change also requires amending the text of the NRSP, to remove mention of Parcel DC-33 from sections dealing with commercial development, and make other text and table changes related to the change in residential and commercial acreage. A Modification to a Major Project Permit Stage 1 and 2 is requested to change the approved commercial site plan, reduce the approved commercial buildings from 124,188 square feet to 62,000 square feet, and review the design for a proposed 57-unit single-family subdivision. The applicant also proposes a tentative subdivision map to create one parcel to maintain the existing commercial and office uses and to create the 57 single-family lots. Finally, a Tree Permit is required to authorize the removal of up to 12 native oak trees.
Project Applicant/Owner:	Stephen Des Jardins, BBC Diamond Creek, LLC
Lead Agency Contact:	Lauren Hocker, Associate Planner, (916) 774-5272

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

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PROJECT DESCRIPTION

Project Location

The project site is located at 1550 Parkside Way, and includes all of the undeveloped property surrounding the existing Diamond Creek Place commercial and office center (see Figure 1).

Figure 1: Project Location

Background

The project site has a zoning designation of Community Commercial/Special Area-North Roseville Specific Plan (CC/SA-NR) and a land use designation of Community Commercial. A site plan and building designs for the commercial development of the project site (Parcel DC-30) and the adjacent commercial center (Parcel DC-33) were approved in 1999 through a Design Review Permit and Tree Permit (DRP 99-41 and TP 99-38). The site plan was changed as part of DRP Modification 00-65 (approved in 2001) and also in 2005 as part of a Major Project Permit (MPP) Stage 1 and Stage 2 (2005PL-161).

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	CC/SA-NR	Community Commercial	Restaurant, offices, and undeveloped land
North	PR & RS	Parks and Recreation & Low Density Residential	City park and single-family homes
South	CMU/SA	High Density Residential/Community Commercial	Single-family homes
East	RS	Low Density Residential	Single-family homes
West	PR	Parks and Recreation	City park

The approved MPP included four commercial buildings on DC-33 and four commercial buildings on the project site. Three of the buildings on Parcel DC-33—the La Provence restaurant and two office buildings—are

complete, while the location for the fourth building was graded into a prepared pad but is undeveloped at this time. The remaining portion of the property was approved for a retail building, two office buildings, and a health club/spa, but the only development is a small equipment yard which includes a geothermal pumping facility serving the commercial buildings. The applicant indicates there has been very little interest in completing the commercial development of the project site. The City is also currently processing a large commercial development nearby, at the corner of Woodcreek Oaks and Blue Oaks Boulevard, which includes a proposed health club. For these reasons, the applicant has requested to convert the undeveloped portion of the site from commercial to residential uses (see Figure 2).

Figure 2: Residential Project Site

Environmental Setting

A portion of the site is developed with an existing commercial and office complex, including buildings, parking, lighting, and landscaping. The undeveloped portion of the site supports low-growing non-native grasses and annual plants, and some native oak trees. The undeveloped area is mostly level, due to past grading activities, but there are slopes alongside the northern and western boundaries which drop down to a small off-site creek within William "Bill" Hughes Park. The southern side of the site is bordered by Parkside Drive, a two-lane roadway with angled parking on either side. The eastern side of the site is bordered by McCloud Way, a residential street. The property across Parkside Way is developing with small-lot, single-family residential (typical lot size of 2,600 square feet), while the property across McCloud Way is developed with larger lot single-family residential (typical lot size of 7,500 square feet).

Proposed Project

The proposed project includes a General Plan Amendment, North Roseville Specific Plan (NRSP) Amendment, and Rezone of 4.4 acres from Community Commercial to High Density Residential (13 units/acre). The remaining 5.9 acres would retain the existing Community Commercial designation. This land use change also requires amending the text of the NRSP, to remove mention of Parcel DC-33 from sections dealing with commercial development, and make other text and table changes related to the change in residential and commercial acreage. The commercial development of the site was approved via a Major Project Permit, so a Modification to a Major Project Permit Stage 1 and 2 is requested to change the approved commercial site plan, reduce the approved commercial buildings from 124,188 square feet to 62,000 square feet, and review the design for a proposed 57-unit single-family subdivision. The applicant also proposes a tentative subdivision map

to create one parcel to maintain the existing commercial and office uses and to create the 57 single-family lots. Finally, a Tree Permit is required to authorize the removal of up to 12 native oak trees.

PURPOSE AND SCOPE OF ADDENDUM

Impacts of developing this site were first assessed via the Phase I North Roseville Specific Plan EIR (NRSP EIR). The NRSP included a total of 5,356 dwelling units at full build-out, and the entire project site was identified for commercial uses. In conjunction with the NRSP, the City adopted a Mitigation Monitoring Program and Findings of Fact and Statement of Overriding Considerations.

The NRSP EIR identified the following impacts as significant and unavoidable:

- Loss of protected oak trees
- Loss of up to 5.77 acres of wetlands, and impacts to the associated special status plant and invertebrate species.
- Aesthetic impacts related to conversion of land to urban uses
- Air quality impacts associated with operational emissions, construction emissions, and conformance to the Attainment Plan.
- Temporary increases in noise levels from construction.
- Cumulative impacts related to flooding, water quality, biological resources, loss of open space, transportation/traffic, air quality, noise, water supply/treatment/distribution, and electrical supply.

Overall Citywide impacts were reassessed as part of the West Roseville Specific Plan project, which updated the City's General Plan (the 2020 General Plan was adopted on February 4, 2004 by Resolution #04-39). The West Roseville Specific Plan EIR's Citywide analysis identified most of the same significant and unavoidable impacts as the NRSP EIR. In this Addendum, the Citywide EIR analysis is referred to as the GP EIR.

There have been several approved modifications of the land uses on the project site since the original NRSP approval. The Diamond Creek Commercial Center, approved on July 22, 2002, included the development of 360,500 square feet of retail and office land uses on this site, and the land between this site and Blue Oaks Boulevard. An Initial Study was prepared to examine the site-specific impacts of development, which lead to the adoption of a Mitigated Negative Declaration (herein referred to as the MND). Mitigation focused on provision of parking, reduction of commercial noise impacts to adjacent residential uses, and restrictions on lighting to avoid impacts to adjacent residential uses. Subsequently, this project was modified as part of the NRSP Parcels DC-30 & 33 Diamond Creek Commercial project, approved on March 7, 2007. An Addendum to the NRSP EIR and Diamond Creek Commercial Center Mitigated Negative Declaration was prepared to assess this modification (herein referred to as the prior Addendum). The project changed the land to the south of this site to a mix of single-family residential, condo, and retail development, but also included the current approved design for the commercial development of the project site.

The analyses which follow rely on the above environmental documents, with minor supplements or technical updates where appropriate. These documents are incorporated by reference, and the relevant analysis sections from each document are cited and described in the Addendum below. The documents are available for review at the City's Permit Center, at 311 Vernon Street, in Roseville during normal business hours. The scope of the Addendum is to describe the existing analysis and discuss any areas where the proposed project would require modification of the prior analyses. In general, very little modification is required. The scope of the prior analyses includes grading and site modification, so impacts related to construction aesthetics, air quality, biological resources, cultural resources, and other impacts related to site development are essentially unchanged. The Addendum focuses on impacts which could result from the change in use type, such as water and sewer demand, traffic generation, and noise.

ENVIRONMENTAL CHECKLIST FOR ADDENDUM ENVIRONMENTAL REVIEW

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

EXPLANATION OF CHECKLIST EVALUATION CATEGORIES

Where Impact was Analyzed
This column provides a cross-reference to the pages of the prior environmental documents where information and analysis may be found relative to the environmental issue listed under each topic. The table will reference the General Plan EIR (GP EIR), NRSP EIR, Diamond Creek Commercial Center Mitigated Negative Declaration (MND), and/or Diamond Creek Commercial Center Addendum (Add.), based on which is applicable.

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

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

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

Mitigation Measures Implemented or Addressing Impacts
Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether the prior environmental documents provide mitigation measures to address effects in the related impact category. In some cases, the mitigation measures have already been implemented. A "yes" response will be provided in any instance where mitigation was included, regardless of whether the mitigation has been completed at this time. If "none" is

indicated, this environmental analysis concludes a significant impact does not occur with this project, no mitigation was previously included, and no mitigation is needed.

DISCUSSION AND MITIGATION SECTIONS

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

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

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

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CHECKLIST

I. Aesthetics

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a. Have a substantial adverse effect on a scenic vista?	NRSP EIR pg 4.7-1 MND pg 20 Add. pg 12	No	No	No	none
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	same	No	No	No	none
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	same	No	No	No	none
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	same	No	No	No	MND Measures 4 & 5

Discussion: The NRSP EIR concluded that the visual impacts of developing the rural landscape of the plan area would be significant and unavoidable. That impact has already occurred in the project area, as the surrounding land has been fully developed. The site-specific visual impacts of project construction will remain similar to the impacts described as part of the Diamond Creek Commercial Center project MND and Addendum. In the case of both projects, building design is subject to the provisions of the City's Community Design Guidelines (CDG), which includes guidelines and standards for building design, site design and landscape design, to ensure that projects enhance the City's urban visual environment.

The MND separately identified light and glare impacts as a significant impact which could be reduced by means of mitigation. At the time, the CDG included policies requiring commercial lighting not spill past site boundaries, but it was not a regulation. For this reason, Mitigation Measures 4 and 5 were included, requiring light standards to be no taller than 15 feet when near residential and that cut-off lenses or shields be used on fixtures near residential. At this time, such mitigation is no longer needed. The requirement to avoid light trespass is part of the Municipal Code and is enforced through the review of Building Permits for compliance with City standards. The project does not result in any changes to the scope or scale of impacts, and the prior conclusions remain appropriate.

Mitigation Measures: None applicable.

II. Agricultural & Forestry Resources

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

Discussion: There were no agriculture or forestry resources identified in the plan area. A review of current Department of Conservation data indicates the site is not listed as farmland and there are no Williamson Act contracts in place. The project does not result in any changes to the scope or scale of impacts, and the prior conclusions remain appropriate.

Mitigation Measures: None.

III. Air Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with or obstruct implementation of the applicable air quality plan?	NRSP EIR pg 4.10-1 MND pg 14 Add. pg 14	No	No	No	None available
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	same	No	No	No	NRSP EIR 4.10 (a) and (b)
c) Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	same	No	No	No	None available
d) Expose sensitive receptors to substantial pollutant concentrations?	same	No	No	No	none
e) Create objectionable odors affecting a substantial number of people?	same	No	No	No	none

Discussion: In both the GP EIR and NRSP EIR, it was concluded that the above air quality impacts would be significant. Mitigation was included to require the use of dust control during construction, proper maintenance of construction equipment, and installation of various features (such as gas fireplaces in lieu of open hearth) to reduce operational emissions. However, due to the large amount of land to be developed, it was found that emissions would exceed standards despite mitigation, and that impacts were significant and unavoidable. Findings of Fact and a Statement of Overriding Considerations were adopted. The site-specific air quality impacts of the prior Diamond Creek Commercial project were examined in the prior Addendum, which included a technical report prepared by Jones and Stokes Associates. It was found that emissions would be reduced compared to what was described in prior analyses. The conclusion for the proposed project is similar.

The project involves construction of 57 homes in lieu of the approximately 62,000 square feet of commercial and office uses which were previously analyzed. Trip generation for a single-family home is much lower than it is for commercial or office uses—based on Institute of Transportation Engineers rates, the peak trip generation for the project is 57 trips, while the peak trip generation for the approved commercial uses is 176 trips.

A reduction in trip rates corresponds to a reduction in operational emissions. The NRSP EIR operational mitigation measure identifies the following: exceeding Title 24, home heating and cooling units with PremAir catalyst systems, measures for loading docks, gas outlets for outdoor fire pits, natural gas fireplaces, and photovoltaic roofing tiles where feasible. Most of these no longer apply, because the regulatory environment has shifted and they are already required. Existing Title 24 requirements are far more stringent than they were at NRSP adoption, and solar is already included for the proposed homes. The PremAir catalyst system still exists, but only in automobile applications, not home heating and cooling systems. The project does not include loading docks, fireplaces, or fire pits (and natural gas would be required for a fire pit). Existing regulations will ensure that operational emissions from the homes will be far lower than was previously analyzed.

Construction emissions will remain unchanged from the prior analyses, as full development of the site involves approximately the same level of impacts, regardless of whether the construction is for two-story offices or two-story homes. Mitigation included for construction in the prior analyses remain applicable to this project, and are included below. However, the language has been updated to reflect the current standard language recommended by the Placer Air Quality Control District.

Mitigation Measures:

MM-1: Dust and Particulate Control

1a. Prior to approval of Grading or Improvement Plans (whichever occurs first), the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. The applicant shall provide written evidence, provided by APCD, to the local jurisdiction (city or county) that the plan has been submitted to APCD. If APCD does not respond within twenty (20) days the plan shall be considered approved. It is the responsibility of the applicant to deliver the approved plan to the local jurisdiction. The applicant shall not break ground prior to receiving APCD approval, of the Construction Emission / Dust Control Plan, and delivering that approval to the local jurisdiction issuing the permit.

1b. Include the following standard note on the Grading Plan or Improvement Plans: The prime contractor shall submit to the District a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower of greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the APCD prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.

1c. Prior to approval of Grading or Improvement Plans, whichever occurs first, the applicant shall provide a written calculation to the Placer County APCD for approval by the District demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction as required by CARB. Acceptable options for reducing emissions may include use of late model engines, low emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. The following link shall be used to calculate compliance with this condition and shall be submitted to the Placer County APCD as described above: http://www.airquality.org/ceqa/ (click on the current “Roadway Construction Emissions Model”).

MM-2: **Construction Power Sources**
Include the following standard note on the Improvement/Grading Plan: During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.

IV. Biological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	NRSP EIR pg 4.5-1 MND pg 19 Add. pg 19	No	No	No	NRSP EIR 4.5-2 through -4
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	same	No	No	No	NRSP EIR 4.5-1 through -2
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	same	No	No	No	NRSP EIR 4.5-1 through -2
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	same	No	No	No	NRSP EIR 4.5-4

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	NRSP pg 4.5-17 MND pg 19 Add. pg 19	No	No	No	NRSP EIR 4.5-2
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	Checklist indicates no impact	No	No	No	None

Discussion: The NRSP EIR identified significant and unavoidable impacts to biological resources, due to the conversion of hundreds of acres of undeveloped land to urban uses. The MND in the site-specific analysis determined that the only biological resources affected by the project would be native oak trees. Compliance with the City's Tree Preservation Ordinance and the Tree Permit process was found to reduce impacts to less than significant levels, with no further mitigation required. The conclusion for the proposed project remains the same. An Arborist Report and a Letter Report (see Attachment 1) was prepared for the proposed project to document the on-site and off-site trees which could be affected by construction. Up to 12 native oak trees totaling 200 inches may require removal as part of the proposed project. The project includes an application for a Tree Permit, which requires mitigation for all trees removed. The project does not result in any changes to the scope or scale of impacts, and the prior conclusions remain appropriate.

The project site does not contain any other protected biological resources, due to past grading activities and annual maintenance. However, the oak trees and other areas on and near the site could support nesting birds, so Mitigation Measure 4.5-4 remains applicable. However, the language has been updated in this Addendum to reflect current standard language.

Mitigation Measures:

MM-3: Pre-Construction Nesting Surveys

To ensure that fully protected bird and raptor species are not injured or disturbed by construction in the vicinity of nesting habitat, the project applicant shall implement the following measures:

a) When feasible, all tree removal shall occur between August 30th and February 15th to avoid the breeding season of any raptor species that could be using the area, and to discourage hawks from nesting in the vicinity of an upcoming construction area.

b) For Swainson's hawk, if avoidance of tree removal outside the breeding season is not feasible, and a nest is present, the applicants would be required to obtain a 2081 permit from CDFG to mitigate for potential "take" under CESA. If no nesting is occurring, a take permit would not be required.

c) Prior to the beginning of mass grading, including grading for major infrastructure improvements, during the period between February 15th and August 30th, all trees and potential burrowing owl habitat within 350 feet of any grading or earthmoving activity shall be surveyed for active raptor nests or burrows by a qualified biologist no more than 30-days prior to disturbance. If active raptor nests or burrows are found, and the

site is within 350 feet of potential construction activity, a highly visible temporary fence shall be erected around the tree or burrow(s) at a distance of up to 350 feet, depending on the species, from the edge of the canopy to prevent construction disturbance and intrusions on the nest area.

d) Preconstruction and non-breeding season exclusion measures shall be developed, and shall preclude burrowing owl occupation of the portions of the project site subject to disturbance such as grading. Burrowing owls may be passively excluded from burrows in construction areas by placing one-way doors in the burrows according to CDFG protocol. The one-way doors must be in place for a minimum of three days. All burrows that may be occupied by burrowing owls regardless of whether they exhibit signs of occupation must be cleared with the one way doors. Burrows that have been cleared through the use of the one-way doors shall then be closed or backfilled to prevent owls from entering the burrow.

e) No construction vehicles shall be permitted within restricted areas (i.e., raptor protection zones) unless directly related to the management or protection of the legally protected species.

f) If a legally protected species nest is located in a tree designated for removal, the removal shall be deferred until after August 30th or until the adults and young of the year are no longer dependent on the nest site as determined by a qualified biologist.

V. Cultural, Archeological, or Paleontological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Cause a substantial adverse change in the significance of an historic resource as defined in Section 15064.5?	NRSP EIR pg 4.6-9 MND pg 21 Add. pg 20	No	No	No	NRSP EIR 4.6-1
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	same	No	No	No	same
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	same	No	No	No	same
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	same	No	No	No	same

Discussion: No cultural resources are known to exist on the site. However, each of the environmental documents has acknowledged the potential for undiscovered subsurface resources to be present. NRSP EIR mitigation dealing with the treatment of any unanticipated discoveries during construction remains applicable to the project, but has been updated to reflect current standard language. The project does not result in any changes to the scope or scale of impacts, and the prior conclusions remain appropriate.

Mitigation Measures:

MM-4: Implement Measures to Protect Previously Unidentified Cultural or Tribal Resources
Should any cultural resources, such as structural features, any amount of bone or shell, artifacts, human remains, or architectural remains, be encountered during any subsurface development activities, work shall be suspended within 100-feet of the find. The City of Roseville Planning and Public Works Staff shall be immediately notified. At that time, as deemed necessary by the City, the developer shall retain a qualified archaeologist to assess the resource and provide proper management recommendations should potential impacts to the resources be found to be significant. All work by the archeologist shall be completed in consultation with and subject to the approval of City Planning. The archeologist shall also coordinate with and consult potentially-affected tribal representatives. Possible management recommendations for important resources could include resource avoidance or preservation in place. The contractor shall implement any measures deemed feasible and necessary by City staff, in consultation with the archaeologists, to avoid or minimize significant effects to the cultural resources. In addition, pursuant to Section

5097.98 or the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

VI. Geology and Soils

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	NRSP EIR pg. 4.3-14 MND pg. 13 Add. pg. 21	No	No	No	NRSP EIR 4.3-1
i) Ruptures of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	same	No	No	No	none
ii) Strong seismic ground shaking?	same	No	No	No	none
iii) Seismic-related ground failure, including liquefaction?	same	No	No	No	none
iv) Landslides?	same	No	No	No	none
b) Result in substantial soil erosion or the loss of topsoil?	same	No	No	No	NRSP EIR 4.3-1
c) Be located in a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	same	No	No	No	same

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	same	No	No	No	same
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	same	No	No	No	same

Discussion: The NRSP EIR indicated that development of the plan area would change topography, which could result in unstable soil and erosion. It included Mitigation Measure 4.3-1 requiring compliance with a plan-area geotechnical evaluation. However, at this time existing City development regulations already provide for this process, using the most updated information on the site. City development regulations require the applicant to submit grading plans to the Engineering Division for review, which includes a geotechnical evaluation. The plans are reviewed by City Engineers for conformance with all regulations, and then construction is monitored for compliance. No mitigation is needed.

There are no active seismic faults in Placer County, and the Alquist-Priolo Act, which addresses earthquake safety in building permits, will apply to the Building Permit review of the project. The project does not include septic systems. The project does not result in any changes to the scope or scale of impacts, and the prior conclusions remain appropriate.

Mitigation Measures: None required.

VII. Hazards and Hazardous Materials

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	NRSP EIR pg. 4.8-14 MND pg. 19 Add. pg. 22	No	No	No	NRSP EIR 4.8-1 and -2

b) Create a significant hazard to the public or the environment though reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	same	No	No	No	same
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within on-quarter mile of an existing or proposed school?	same	No	No	No	same
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Add. pg. 23	No	No	No	none
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	same	No	No	No	none
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area?	same	No	No	No	none
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	same	No	No	No	none
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	same	No	No	No	none

Discussion: Many federal and State agencies regulate hazards and hazardous substances, including the United States Environmental Protection Agency (US EPA), California Department of Toxic Substances Control (DTSC), Central Valley Regional Water Quality Control Board (Regional Water Board), and the California Occupational Safety and Health Administration (CalOSHA). State regulations also have detailed planning and management requirements to ensure that hazardous materials are handled, stored, and disposed of properly to reduce human health risks. California regulations pertaining to hazardous waste management are published in the California Code of Regulations (see 8 CCR, 22 CCR, and 23 CCR). The NRSP EIR focused on broad hazards which could be present throughout the plan area, and included mitigation on this basis. The mitigation required remediation of any hazardous materials discovered on the site, clearing construction sites of fire fuels, and use of spark arrestors on all equipment. None of these measures are required at this time, due to the existence of state and local regulations dealing with hazardous materials. The site was already graded in the past and no hazardous materials were found. In the unlikely event that some deep-buried resource were found during construction, existing regulatory mechanisms would require a stop of work and remediation. The City's Fire Department also reviews building plans to ensure that proper fire safety techniques are employed, so the mitigation about fire fuels and spark arrestors are outdated.

The project is not on a state-listed hazardous site, is not within the boundaries of an airport land use plan or in the vicinity of a private airstrip. The site is located in an area planned for development, and does not conflict with adopted emergency plans for the City. The City is not located within a Very High Fire Hazard Severity Zone, and is not in a CAL FIRE responsibility area; fire suppression is entirely within local responsibility. The project site is in an urban area, and therefore would not expose people to any risk from wildland fire. The project does not result in any changes to the scope or scale of impacts, and the prior conclusions remain appropriate.

Mitigation Measures: None required.

VIII. Hydrology and Water Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Violate any water quality standards or waste discharge requirements?	NRSP EIR pg. 4.4-17 MND pg. 14 Add. pg. 24	No	No	No	none

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	same	No	No	No	none
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?	same	No	No	No	none
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site?	same	No	No	No	none
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted water?	same	No	No	No	NRSP EIR 4.4-2
f) Otherwise substantially degrade water quality?	same	No	No	No	none
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	same	No	No	No	none
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	same	No	No	No	none

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	same	No	No	No	none
j) Inundation by seiche, tsunami, or mudflow?	same	No	No	No	none

Discussion: The NRSP EIR examined plan-wide hydrologic impacts, and Mitigation Measure 4.4-2 was adopted to require a technical study demonstrating that stormwater would not exceed the capacity of the existing system. A technical study was prepared and approved by the City, so the measure was satisfied. In addition, current stormwater treatment and control requirements will apply to the proposed project, and are much more stringent than the regulations which were in effect at the time the EIR, MND, and prior Addendum were written. The project has been reviewed by City Engineering and has been found to comply with current stormwater standards, which require no net increase in stormwater flows. The project will result in decreased stormwater runoff and better treatment of stormwater when compared to previous analyses.

The project site is not within the 100-year floodplain, is not in an area subject to flooding due to a levee or dam failure, and is not in an area where seiche, tsunami, or mudflows are possible. The project does not result in any changes to the scope or scale of impacts, and the prior conclusions remain appropriate.

Mitigation Measures: None required.

IX. Land Use and Planning

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Physically divide an established community?	no impact	No	No	No	none
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	NRSP EIR pg. 4.2-9 MND pg. 13 Add. pg. 26	No	No	No	none
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	no impact	No	No	No	none

Discussion: The NRSP EIR did not identify any impacts related to dividing a community, since it was a new plan area on the edge of the City, with no community that could be divided. At this time, the project would connect the existing community, by providing additional pedestrian and vehicle pathways in an area which is currently undeveloped but surrounded by urban uses. There are no Habitat Conservation Plans or similar plans applicable to the project area. The project is consistent with all applicable land use policies which have been adopted for the purpose of avoiding or mitigating and environmental effect, such as the Tree Preservation Ordinance. The project does not result in any changes to the scope or scale of impacts, and the prior conclusions remain appropriate.

Mitigation Measures: None.

X. Mineral Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	NRSP EIR pg. 4.3-17 MND pg. 19 Add. pg. 28	No	No	No	none
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	same	No	No	No	none

Discussion: No mineral resource zones were identified in the NRSP area. This conclusion remains appropriate for the project.

Mitigation Measures: None.

XI. Noise

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Exposer of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	NRSP EIR pg. 4.11-13 MND pg. 19 Add. pg. 28	No	No	No	NRSP EIR 4.11-1 and -2 MND 2 & 3
b) Exposure of persons to or generation of excessive ground borne vibration of ground borne noise levels?	same	No	No	No	none
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	same	No	No	No	none
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	same	No	No	No	none
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	same	No	No	No	none
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	no impact	No	No	No	none

Discussion: The NRSP EIR, MND, and Addendum examined noise impacts to residential uses due to traffic. Traffic noise was examined because the plan area and subsequent project areas included land next to existing or planned high-volume roadways such as Blue Oaks Boulevard. However, the current project site is located along low-volume roadways, which do not generate noise levels which would exceed General Plan standards. The prior discussions and mitigation related to a sound wall on Blue Oaks Boulevard (which is already constructed at this time) do not apply. This Addendum focuses on the change in land use from commercial to residential, and the potential noise impacts which could result from having commercial uses in close proximity to residential uses. Standards for non-transportation noise affecting existing or proposed land uses are established within the City of Roseville General Plan Noise Element Table IX-3. The maximum allowable daytime noise level is 70 dB, and at night is 65 dB, while the average hourly noise level is 50 dB during the day and 45 dB at night.

The proposed project design includes two-story homes all along the boundary of the existing commercial parking lot. These homes will be exposed to noise from the parking area, such as closing car doors, idling engines, and people talking. These noise sources are generally not excessive or loud, and occur on residential streets as well. Typical residential construction reduces exterior-to-interior noise volumes by 25 dB, so exterior noise would need to be 91 dB to exceed the maximum nighttime noise standard and 70 dB to exceed the average hourly nighttime noise standard. According to a comparison chart prepared by Bollard and Brennan Acoustical Consultants (February 8, 2005; available for review at the Permit Center, 311 Vernon Street, Roseville), 91 decibels is equivalent to a pneumatic jackhammer, a noise level which will not be generated by typical parking lot activities. Normal conversation is 60 dB at close range. Based on this data, the parking lot of the commercial center is not expected to generate noise which will exceed General Plan standards.

The other potential noise source is the equipment yard on the site. The equipment yard is located in the area where homes will be built, in between proposed lots 55 and 56. Most of this yard is used for passive storage, but there is a small geothermal pumping station on the eastern boundary of the yard. This makes a small amount of noise, similar in nature and volume to a washing machine or a pool pump, which according to technical specifications for geothermal pump systems typically ranges between 30 and 55 dB (depending on the phase of pump activity). Two homes are proposed on either side of the facility (Lot 55 and 56). The home on Lot 55 will have a 5-foot setback from the fence (typical residential side yard width) and a 37-foot setback from the geothermal pump. The home on Lot 56 will have a 37-foot setback from the fence and a 40-foot setback from the geothermal pump. Given an exterior-to-interior noise reduction of 25 dB, the geothermal pump will not generate sufficient noise to exceed General Plan standards. The equipment yard will maintain its Community Commercial land use designation, so it is possible new equipment could be installed which would exceed standards. However, any change to the equipment yard will require further discretionary review by the City, in the form of a Modification to a Major Project Permit, at which time noise compatibility would be examined. Therefore, mitigation is not required.

Mitigation Measures: None required.

XII. Population and Housing

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, though extension of roads or other infrastructure)?	NRSP EIR pg. 4.2-10 Add. pg. 31	No	No	No	none
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	no impact	No	No	No	none
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	no impact	No	No	No	none

Discussion: The NRSP EIR assumed full build-out would result in 5,356 dwelling units. The proposed project would add 57 units to the total. The addition of 57 new homes is not a substantial increase, and the impacts of this change in use are examined throughout this Addendum and in all cases is found to result in equivalent or less severe impacts. The existing site is undeveloped, and therefore will not result in displacement of existing houses or people.

Mitigation Measures: None.

XIII. Public Services

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any the public services:					
a) Fire protection?	NRSP EIR pg. 4.12-46 Add. pg. 32	No	No	No	NRSP EIR 4.12-3
b) Police protection?	NRSP EIR pg. 4.12-44 Add. pg. 32	No	No	No	NRSP EIR 4.12-2
c) Schools?	NRSP EIR pg. 4.12-49 Add. pg. 32	No	No	No	none
d) Parks?	NRSP EIR pg. 4.12-52 Add. pg. 32	No	No	No	none
e) Other public facilities?	NRSP EIR pg. 4.12-52 Add. pg. 32	No	No	No	NRSP EIR 4.12-4

Discussion: The NRSP EIR concluded that increased population associated with plan build-out would generate the need for additional public services, including fire and police protection, schools, and parks. The City assesses development impact fees on all building permits which are intended to provide funding to support services impacted by development. In addition, school district fees will also apply to the new construction of the homes on the site. Based on a standard of nine acres for every 1,000 residents, the NRSP EIR concluded that build-out of the plan area would require 54 acres of parkland dedication. The plan provides nearly 80 acres of parkland, which is far in excess of the required minimum even with the addition of the project's 57 homes. Although sufficient parkland exists, the project will nonetheless be required to pay in lieu fees

for parkland. Payment of impact fees for the addition of the proposed 57 homes will offset any incremental increases in public facility demands; no new facilities will require construction, and the project does not result in substantial increases in impacts compared to the prior analyses.

Mitigation Measures: None required; impact fees satisfy the mitigation.

XIV. Recreation

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would occur or be accelerated?	NRSP EIR pg. 4.12-52 Add. pg. 32	No	No	No	none
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	same	No	No	No	none

Discussion: The NRSP EIR concluded that increased population associated with the project would generate the need for active recreation facilities, which was included in the plan area's nearly 80 acres of parkland. The proposed addition of 57 homes would result in marginal increases in recreation demand, but parkland dedication in-lieu fees combined with the fact that the plan area has more parkland than the standard require results in the conclusion that the project will not result in increased needs for recreational facilities, or result in overuse/deterioration of existing facilities. The project does not result in substantial increases in impacts compared to the prior analyses.

Mitigation Measures: None.

XV. Transportation/Traffic

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	NRSP EIR pg. 4.9-33 MND pg. 15 Add. pg. 35	No	No	No	none
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	same	No	No	No	none
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	same	No	No	No	none
d) Substantially increase hazards due to a design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	no impact	No	No	No	none
e) Result in inadequate emergency access?	not evaluated	No	No	No	none

f) Conflict with adopted policies, plans, or programs supporting public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	NRSP EIR pg. 4.9-33 MND pg. 15 Add. pg. 35	No	No	No	NRSP EIR 4.9-1

Discussion: The NRSP EIR and 2002 Capital Improvement Program EIR evaluated traffic volumes on City roadways for Phase I of the plan area (which includes the project site), and determined that all traffic impacts would be mitigated by projects contained within the Capital Improvement Program. Current City policy requires a long-term traffic analysis when a project will generate more than 50 new peak trips per day, though a study may also be required if the City Engineer determines it is necessary. As discussed in the Air Quality section, the project will reduce peak trips per day by 70% compared to the prior analyses, and the City Engineer did not determine there was a need for additional analysis. The project will slightly change trip distribution in the area, as there will be a connection onto McCloud Way which was not included in the commercial site plan. However, McCloud Way is a minor residential street which is designed to accommodate local residential trips, such as would result from the proposed 57 homes. The project will reduce traffic and circulation impacts compared to the prior analyses.

The project does not conflict with any air traffic patterns.

All of the proposed street connections and street designs conform to City standards, including sight distance/line of sight, and will not substantially increase hazards. The project has also been reviewed by the City Police Department and Fire Department to ensure the project would result in adequate emergency access. The project completes the sidewalks in the area, and provides pedestrian connections from the site into the adjacent commercial area, supporting alternative means of transportation. Mitigation Measure 4.69-1 was to update the Long-Range Transit Master Plan, which was already done. The project does not result in any changes to the scope or scale of impacts, and the prior conclusions remain appropriate.

Mitigation Measures: None required.

XVI. Tribal Cultural Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	NRSP EIR pg 4.6-9 MND pg 21 Add. pg 20	No	No	No	NRSP EIR 4.6-1
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 the lead agency shall consider the significance of the resource to a California Native American tribe.	same	No	No	No	same

Discussion: In addition to archeological resources, tribal cultural resources are now also given particular treatment. Tribal cultural resources are defined in Public Resources Code Section 21074, as either 1) a site, feature, place, geographically-defined cultural landscape, sacred place, or object with cultural value to a California Native American Tribe, that is listed or eligible for listing on the California Register or Historical Resources, or on a local register of historical resources or as 2) a resource determined by the lead agency, supported by substantial evidence, to be significant according to the historical register criteria in Public Resources Code section 5024.1(c), and considering the significance of the resource to a California Native American Tribe. This section was added to the CEQA Guidelines after the publication of the prior environmental document to which this Addendum is attached, but cultural resources were addressed in that document. The only item not completed was the required notice to tribes which have requested such notice pursuant to the Public Resources Code. As part of this Addendum, notice of the proposed project was mailed to tribes which had requested such notice, and no requests for consultation were received.

Mitigation Measures: See MM-4

XVII. Utilities and Service Systems

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	NRSP EIR pg. 4.12-29 MND pg. 20 Add. pg. 37	No	No	No	none
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	same	No	No	No	NRSP EIR 4.12-1
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	same	No	No	No	none

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	same	No	No	No	NRSP EIR 4.12-1
e) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?	same	No	No	No	same
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	same	No	No	No	none
g) Comply with federal, state, and local statutes and regulations related to solid waste?	same	No	No	No	none

Discussion: The GP EIR anticipated the need for services to this site as part of its analysis of citywide buildout, which included an examination of water, sewer, electrical, and solid waste services. Notice of the proposed project was sent to all utility service providers who could be impacted by the project, and no concerns were received. Roseville Electric has reviewed the project and determined that minor alterations to existing on-site electrical facilities and the extension of services into the site would be needed, and has found the proposed design conforms to City standards. The project was also reviewed by the City's Environmental Utilities Division, and it was determined that sewer and water design also conforms to standards. A Water Demand Memorandum was prepared for the project (see Attachment 2), which concluded that the project would reduce overall water demand compared to the prior approval. The City's landfill can accommodate the project. The project will not require any substantial alternations in utility services, will not result in increased impacts to utility services, and in some cases will reduce impacts to utility services. The mitigation measure in the NRSP EIR called for development restrictions until the water treatment capacity for the City was increased, which has already occurred.

Mitigation Measures: None required.

XVIII. Mandatory Findings of Significance

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory?	See prior sections	No	No	No	See prior sections
b) Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	See prior sections	No	No	No	See prior sections
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	See prior sections	No	No	No	See prior sections
Discussion: Based on the environmental analysis of this Addendum, the proposed project will not have the potential to result in any of the mandatory findings of significance, and will in general result in reduced impacts compared to previous analyses.					

ENVIRONMENTAL DETERMINATION:

In reviewing the site specific information provided for this project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that the findings of CEQA Section 15162 concerning the decision not to prepare a subsequent EIR or negative declaration and the findings of CEQA Section 15164 concerning the decision to prepare an Addendum can be made. As supported by substantial evidence within the Addendum to the North Roseville Specific Plan EIR (SCH #96112014, adopted August 6, 1997) and the Diamond Creek Commercial project (adopted July 11, 2002), the Lead Agency makes the following findings:

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

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

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

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

Addendum Prepared by:

Lauren Hocker, Associate Planner
City of Roseville, Development Services–Planning Division

Attachments:

1. Arborist Report
2. Water Demand Memorandum

Addendum Attachment 1

BBC Diamond Creek, LLC

Diamond Creek Lot 33

UPDATED ARBORIST REPORT

Submitted by:

William O'Neil
ISA Certified Arborist WE-6163A
TREE CARE INCORPORATED

November 16, 2017

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This consultant's report, dated November 16, 2017 is for the exclusive and confidential use of **BBC Diamond Creek, LLC**, concerning **Diamond Creek Lot 33** exclusively, and may not be reproduced in whole or in part on other occasions without written permission of the Consultants **TREE CARE INCORPORATED.**

Austin B. Carroll & Son
Tree Care Incorporated
A Complete Tree Care Company Since 1962

November 16, 2017

BBC Diamond Creek, LLC (916) 786-8158 Phone
130 Diamond Creek Blvd, Ste 1
Roseville, Ca 95747

Attn: Stephen DesJardins

RE: Diamond Creek Lot 33

All trees included within the inventory have been previously identified in the field using 1" x 1" aluminum tag attached to the tree trunk approximately 4-5 feet above ground and have been rough plotted on the map you provided. The numbers contained in this report correspond with the tag numbers in the field

If you should have any questions or need further assistance with this matter please feel free to contact me.

Cordially,

William O'Neil
ISA Certified Arborist WE-6163A

BPO/tc

TREE # 533 - Blue Oak *(Quercus douglasii)*, dual stem

Diameter	: 24, 27 inches
Dripline Radius	: 50 feet
Trunk flare	: Poor – fill on high side, undermined by creek on other side
Trunk	: Poor – 27" trunk broke off
Primary Limbs	: Poor to Fair – excessive end weight
Foliage	: Fair – sparse
Dripline Environment	: Natural grasses
Recommendations	: Remove tree

TREE # 534 - Blue Oak *(Quercus douglasii)*

Diameter	: 24 inches
Dripline Radius	: 30 feet
Trunk flare	: Good
Trunk	: Fair – large limb removed at 3 feet
Primary Limbs	: Fair – average deadwood
Foliage	: Fair – sparse, insects present
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

TREE # 535 - Blue Oak *(Quercus douglasii)*

Diameter	: 17 inches
Dripline Radius	: 16 feet
Trunk flare	: Fair
Trunk	: Poor to Fair – included bark at attachment
Primary Limbs	: Fair to poor – average amount of deadwood
Foliage	: Fair – insects present
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

TREE # 536 - Blue Oak *(Quercus douglasii)*

Diameter	: 17 inches
Dripline Radius	: 23 feet
Trunk flare	: Fair
Trunk	: Fair to Poor – growing toward the north
Primary Limbs	: Fair – average amount of deadwood
Foliage	: Fair to Poor – slightly sparse, insects present
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

TREE # 537 - Blue Oak *(Quercus douglasii)*

Diameter	: 18 inches
Dripline Radius	: 19 feet
Trunk flare	: Fair
Trunk	: Fair to Poor – growing toward the northwest
Primary Limbs	: Fair – average amount of deadwood
Foliage	: Fair – insects present
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

TREE # 538 - Blue Oak *(Quercus douglasii)*

Diameter	: 14 inches
Dripline Radius	: 29 feet
Trunk flare	: Fair
Trunk	: Fair to Poor – growing toward the northeast
Primary Limbs	: Fair to Poor – average amount of deadwood
Foliage	: Fair – insects present
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

TREE # 539 - Blue Oak *(Quercus douglasii)*

Diameter	: 12 inches
Dripline Radius	: 14 feet
Trunk flare	: Fair
Trunk	: Fair
Primary Limbs	: Fair to Poor – average amount of deadwood
Foliage	: Fair – insects present
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

TREE # 540 - Blue Oak *(Quercus douglasii)*

Diameter	: 23 inches
Dripline Radius	: 38 feet
Trunk flare	: Fair
Trunk	: Fair – growing horizontally and down to ground
Primary Limbs	: Poor to Fair – 18" diameter limb failure on northern side, deadwood and excessive weight
Foliage	: Fair – insects present
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

TREE # 541 - Blue Oak *(Quercus douglasii)*

Diameter	: 9 inches
Dripline Radius	: 21 feet
Trunk flare	: Fair
Trunk	: Fair
Primary Limbs	: Fair – average amount of deadwood
Foliage	: Fair
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

TREE # 542 - Blue Oak *(Quercus douglasii)*

Diameter	: 16 inches
Dripline Radius	: 34 feet
Trunk flare	: Fair
Trunk	: Fair
Primary Limbs	: Fair to Poor – severe amount of deadwood
Foliage	: Poor
Dripline Environment	: Natural grasses
Recommendations	: Remove tree because it is dying

TREE # 543 - Blue Oak *(Quercus douglasii)*

Diameter	: 18 inches
Dripline Radius	: 23 feet
Trunk flare	: Fair
Trunk	: Fair
Primary Limbs	: Fair to Poor – severe amount of deadwood
Foliage	: Poor
Dripline Environment	: Natural grasses
Recommendations	: Remove tree because it is dying

TREE # 544 – Blue Oak *(Quercus douglasii)*

Diameter	: 8 inches
Dripline Radius	: 12 feet
Trunk flare	: Fair
Trunk	: Fair to Poor – growing toward the southeast
Primary Limbs	: Fair – average amount of deadwood
Foliage	: Fair – insects present
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

TREE # 545 – Blue Oak *(Quercus douglasii)*

Diameter	: 39 inches
Dripline Radius	: 32 feet
Trunk flare	: Fair
Trunk	: Poor to Fair – previous failure, severe decay
Primary Limbs	: Poor to Fair – average amount of deadwood, 6 primary limbs have been cut to stubs
Foliage	: Fair – insects present
Dripline Environment	: Natural grasses
Recommendations	: Prune to reduce weight, remove deadwood and large stubs, and subsurface fertilize, or remove tree due to extreme drought stress

TREE # 546 – Blue Oak *(Quercus douglasii)*

Diameter	: 24 inches
Dripline Radius	: 26 feet
Trunk flare	: Fair
Trunk	: Fair
Primary Limbs	: Fair
Foliage	: Fair – insects present
Dripline Environment	: Natural grasses
Recommendations	: Subsurface fertilize

Specific Inventory Data/Maintenance Recommendations

Within this specific inventory data you will find the following information:

Tree Number:	Corresponds to aluminum tag attached to the tree.
Species Identification:	Scientific and common species name
Diameter:	This is the trunk diameter as measured at breast height. (Industry standard 4.5 feet above ground level)
Dripline radius:	Measurement of the tree's dripline from the trunk to the farthest most branch tip.
Trunk flare:	Assessment of the trunk flare area located at the base of the trunk of the tree at soil level.
Trunk:	Assessment of the tree's main trunk from ground level generally to the point of the primary crotch structure.
Limbs:	Assessment of both smaller and larger branching, generally from primary crotch structure to branch tips.
Foliage:	Tree's leaves
Dripline Environment:	Describes area directly beneath the tree (growing environment).
Recommendation:	Specific maintenance requirements.

CROWN CLEAN OUT: This shall consist of the removal of all dead, dying, diseased, interfering, objectionable, obstructing and weak branches, as well as selective thinning to lessen wind resistance.

SUBSURFACE FERTILIZATION: A method employed to induce vigor and stimulate new root growth. This is used as a means of feeding a large tree, as well as deep watering at the same time. Water soluble fertilizers are mixed in water and hydraulically pumped with a probe into the ground delivering water and nutrients directly to the root zone allowing for uptake from the tree. In this way vigor can be improved and new root growth stimulated.

DEFINITIONS OF TERMS USED IN THIS REPORT

GOOD - A tree in this category has no trunk or trunk flare cavities or injuries; there is no indication of hollowness; no foreign objects are embedded in it's structure; the trunk flare is above grade; there is no decay present except for small stubs; the structure is strong; the trunk is tapers; the bark thickness is normal; there is no fluxing; no fungus is evident; there is a below average amount of dead limbs and twigs present which is normal for the size and age of the species; there is no co-dominant branching present; there are no large callused areas and any small callusing present is vigorous and intact; there are no abnormally heavy insect infestations; the growth rate is and has been average or above; limb weight is not excessive; buds are normal size and viable; the leaf size, color, and density is normal or better; and barring any unforeseen negative effects, the life expectancy should exceed thirty years.

FAIR - There is no decay or indications of large hollow areas in the large limbs, trunk flare, or trunk; a few small callused-over foreign objects, e.g. nails, may be present, the structure is strong; no fungus is evident other than small saprophytes on exposed wood; some small, callusing injuries may be present, some small limbs may be dead and decaying but callus is forming at their base; some excessive limb weight may exist; there may be some minor fluxing; the amount of dead limbs and twigs present is within the normal range; some large callused areas may be present; some small cavities and areas of decay may be present; the growth rate is average or slightly below average; and some leaf size, color, and density may vary.

POOR - Significant cavities, dead areas, and decay may be present; the tree is structurally defective; fungus fruiting bodies may be present; the amount of dead limbs and twigs is far above normal; major co-dominant branching with embedded bark may be present; buds are small and some may not be viable; leaves may be below average size and may be abnormal in color; significant pest damage may be present; and the predicted structural life and/or viability is less than ten years.

The ratings "good to fair" and "fair to poor" are used to describe trees that fall between the described major categories and have elements of both.

Austin B. Carroll & Son
Tree Care Incorporated
A Complete Tree Care Company Since 1962

August 29, 2018

BBC Roseville Oaks, LLC
130 Diamond Creek Blvd, Ste 1
Roseville, Ca 95747

786-8158 Phone
sld@dcpltd.com Email

RE: Parcel DC-33

Attn: Stephen Des Jardins

As requested I visited the above referenced site to inspect nine trees located on the West side of the proposed future development. The tree numbers are 536-544 and are included in the arborist report dated 11/16/2017.

After reviewing and discussing the proposed construction and grade change plans it is my understanding that the grade will be increased by approximately 4 feet and a concrete wall installed in the dripline of the trees, this will impact a minimum of 50% of the drip lines of tree numbers 536-541. Construction within these root zones combined with stress from recent drought years will most likely cause rapid decline, failure or death of these trees in the near future, even if the plans were changed to construct the wall around these trees.

Tree numbers 542 and 543 are the only trees that would be a possibility of preserving. Tree number 543 is not in good health and will likely die after construction due to the impacts within the root zone. I recommend this tree be removed prior to construction. Tree number 542 is in fair health considering the recent years of drought and can likely be retained if steps are taken to minimize construction impacts within the root zone i.e. install protective fencing around the dripline and avoid any unnecessary disturbance of this area during construction (see enclosed literature).

If I can be of any further assistance to you in this matter please feel free to contact me or my office.

Cordially,

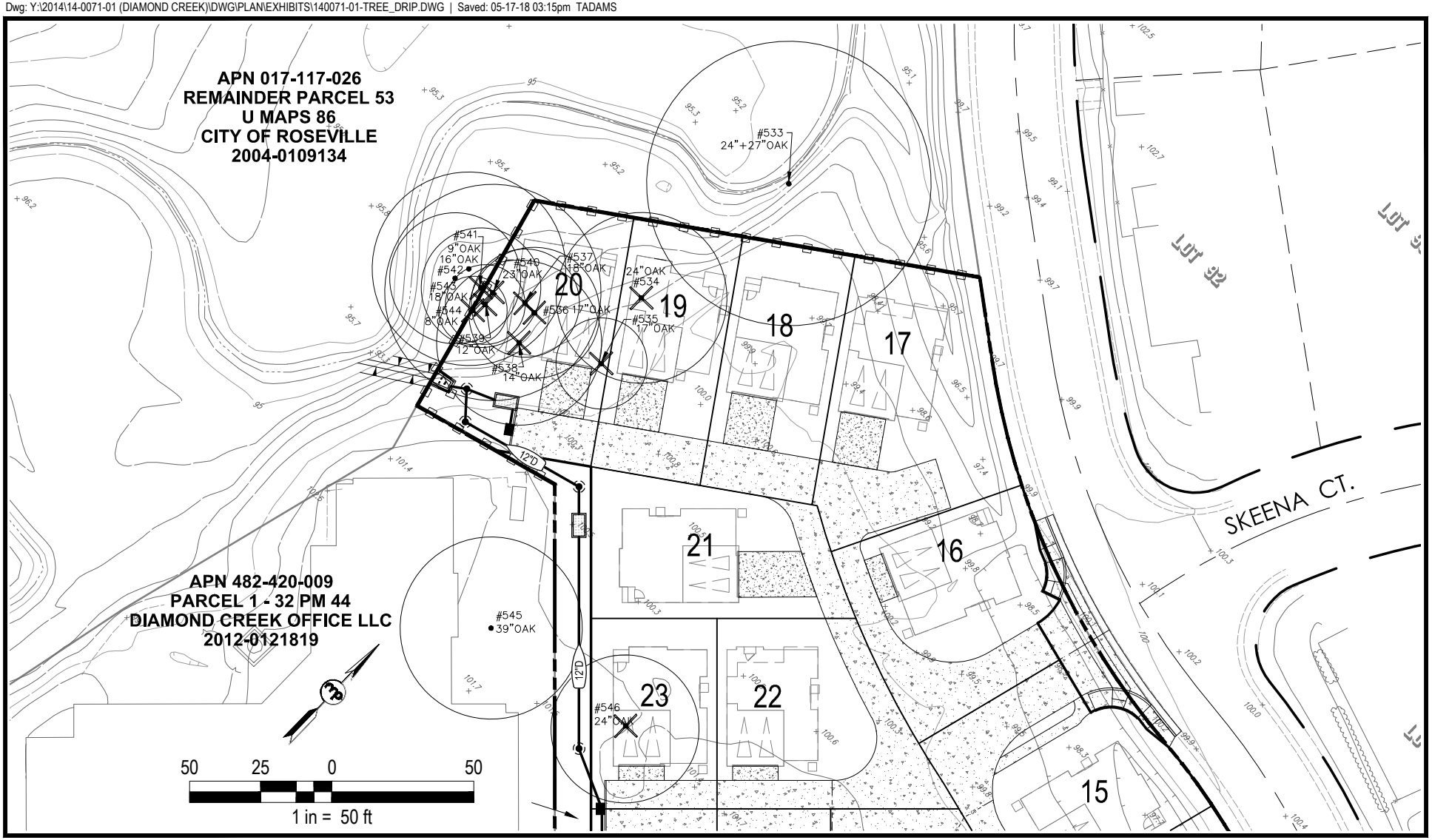
William O'Neil
ISA Certified Arborist WE-6163A

Enclosure: Protecting native Oaks during construction

BPO/tc

11353 Sunrise Gold Circle, Sts. I-J Rancho Cordova CA 95742-6558
Phone (916) 852-9500 Fax (916) 852-9585 E-mail info@treecareinc.biz

Dwg: Y:\2014\14-0071-01 (DIAMOND CREEK)\DWG\PLAN\EXHIBITS\140071-01-TREE_DRIP.DWG | Saved: 05-17-18 03:15pm TADAMS



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DRAWN:	RM	JOB NO:	14-0071-01
CHECKED:	KT	DATE:	JULY 24, 2018
SCALE:	1" = 50'	SHEET:	1 of 1

TREE DRIP LINE EXHIBIT FOR:

DIAMOND CREEK DC 30 & 33

ROSEVILLE, CA

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Memorandum

Date: July 20, 2018

To: City of Roseville, Planning Department

Cc: Stephen L. Des Jardins

From: Greg Bardini, P.E.

RE: Diamond Creek DC -30 & 33 – General Plan Amendment Water Demands

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Project Description

The project proposes a Major Project Permit Modification (MPPMOD) to decrease the amount of Community Commercial (CC) development from the currently approved 124,188 SF to 40,174 SF and to allow for the development of 57 small lot single-family residential units; a General Plan Amendment to change the site from 10.36 acres of CC to 5.98 acres of CC and 4.38 acres of High Density Residential (HDR); a Rezoning to change the site from 10.36 acres of CC/SA-NR to 5.98 acres of CC/SA-NR and 4.38 acres of High Density Residential (R-3/DS-NR); a Tentative Map to create one parcel at the northern portion of the site which would maintain the current commercial and office uses and to create 57 small lot residential parcels along the eastern and southern portions of the site; and a Specific Plan Amendment to change the North Roseville Specific Plan to amend Parcels DC 30 & 33 to allow for a decrease in Community Commercial uses and to allow 57 HDR units on the property.

This residential community would include 57 small lot single-family homes (average of 13 DU/AC). The average lot size will be 2613 SF. The overall site plan has been designed to mirror the small lot single-family homes just south of the site (NRSP Area DC-31C), to create a strong street presence along Parkside Way, and to also create an attractive interface and proper buffers between the new development and existing commercial uses to the north through use of landscape buffers, roads and open space.

Each home will have two parking spaces available and the development will also include small pockets of additional off-street parking within the development and along Parkside Way.

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The proposed changes result in a decrease of 4.38 acres of Commercial uses and an increase of 57 high density detached Single Family homes.

Water Demand

According to the City of Roseville 2016 Design Standards Section 8-6, an Average Day Unit Water Demand Factor (ADUWDF) of 2,598 gallons per day per acre (gpd/ac) is used for both Commercial and Business Professional land uses and an ADUWDF for High Density Residential at 288 gallons per day per dwelling unit. The demand factors, however, do not take into account the reduction in demand from the use of recycled water for irrigation. It is understood that the City has observed, and allows for up to a 30% reduction in potable water usage on projects that use recycled water for irrigation.

We have reviewed the water demands for the proposed project against that of the existing land use designations. Table 2 lists the City of Roseville water demand rates for various land use categories. We applied these demand rates to the existing land uses (Table 3) that are part of the amendment area versus the proposed revised land uses (Table 4).

Based on the calculations in Table 3 & 4, the proposed project is showing an increase in water demand from 60.30 ac-ft. per year to 71.57 ac-ft. per year. There is currently no recycled water being used within overall project limits. Providing recycled water infrastructure for the project provides the opportunity to recalculate potable water demand for the project. This project is assuming a reduction in water demand of 20% through the use of recycled water on the project. Table 5 identifies the overall water demand for the project area with the use of recycled water. The results show an overall decrease in water demand from 60.30 ac-ft. per year to 57.26 ac-ft. per year.

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TABLE 2

Land Use Category		Average Day Unit Water Demand Factors
Residential	LDR (<3.5 DU's/Ac)	*728 gpd/DU*
	LDR (3.5 to 5.0 DU's/Ac)	*600 gpd/DU*
	LMDR (>5.0 to 6.0 DU's/Ac)	*521 gpd/DU*
	LMDR (>6.0 to 8.0 DU's/Ac)	*430 gpd/DU*
	MDR (>8.0 to 12.0 DU's/Ac)	*323 gpd/DU*
	HDR (>12.0 to 16.0 DU's/Ac	*288 gpd/DU*
	HDR (>16.0 DU's/Ac)	*177 gpd/DU*
Commercial/Other	Commercial/Retail	*2,598 gpd/ac*
	Business Professional	*2,598 gpd/ac*
	Light Industrial	*2,598 gpd/ac*
	Industrial	*2,562 gpd/ac*
	Railroad Yard	*109 gpd/ac*
	Elementary Schools	*3,454 gpd/ac*
	High Schools	*4,068 gpd/ac*
	Public (Fire Station, etc)	*1,780 gpd/ac*
	Park/Recreation	*2,988 gpd/ac*
	Open Space/Major ROW	-
	Vacant/Unassigned	-

City of Roseville Design Standards 2016 -Domestic Water Supply System Design
gpd/ DU = Gallons per day per dwelling unit
gpd / AC -Gallons per day per acre

Table 3

Diamond Creek – DC-30 & 33

Water Demand - Existing

Large Lot Parcels	**Existing**				Water Demand Rates	Avg. Daily Water Demands (gpd)	Max. Daily Water Demands (mgd) 2 x ADF	Annual Demand (AFY)
	Land Use	Acres	Units	Allocated SF				
DC-30& 33	CC	10.36	0	124,188	2598	26,916	0.0538	60.30
						26,916	**0.0538**	**60.30**

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Table 4

Diamond Creek – DC-30 & 33

Water Demand Changes - Proposed

Large Lot Parcels	Proposed				Water Demand Rates	Avg. Daily Water Demands (gpd)	Max. Daily Water Demand (mgd) 2 x ADF	Annual Demand (AFY)
	Land Use	Acres	Units	SF				
DC-30	CC	5.98	0	40,174	2598 gpd/ac	15,536	0.031	34.80
DC-33	HDR	4.38	57	0	288 gpd/du	16,416	0.033	36.77
						313,952	**0.064**	**71.57**

Table 5

Diamond Creek – DC-30 & 33

Water Demand Reductions with Recycled Water Use

Large Lot Parcels	Proposed				Water Demand (assuming a 20% reduction in demand through the use of recycled water)	Avg. Daily Water Demand (gpd)	Max. Daily Water Demand (mgd) 2 x ADF	Annual Demand (AFY)
	Land Use	Acres	Units	SF				
DC-30	CC	5.98	0	40174	2,079 gpd	12,433	0.025	27.84
DC-33	HDR	4.38	57	0	230.4 gpd	13,133	0.026	29.42
						24,290	**0.051**	**57.26**

The required water demand for the affected parcels under the proposed development would reduce the domestic water demand by 3.04 AFY.