



AGENDA

September 10, 2020

PLANNING COMMISSION MEETING

6:30 p.m.

311 Vernon Street
Roseville, California
www.roseville.ca.us

Commissioners may teleconference pursuant to Executive Order N-29-20.

Members of the public may view the meeting on Comcast channel 14, Consolidated Communications channel 73 and AT&T U-verse. Meetings are also video streamed live and are available on the City's website and YouTube channel.

Members of the public may offer public comment by the following means:

Dial in Phone Number: 916-774-5353

Email: publiccomment@roseville.ca.us

If you need a disability-related modification or accommodation to participate in this meeting, please contact Voice: 916-774-5200, TDD: 916-774-5220. Requests must be made as early as possible.

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 27, 2020

5.2. NERSP PCL16 – Golfland Sunsplash Bumper Car Arena, 1893 Taylor Road, File # PL20-0108

REQUEST

The applicant requests approval of a Conditional Use Permit Modification and Design Review Permit Modification to install a 1675-square-foot outdoor electric bumper car arena in an existing outdoor patio area. The applicant requests the option of regularly converting this area from an outdoor patio area to a bumper car arena.

Applicant/ Property Owner: Fred Kenney, Roseville Golfland Ltd.

RECOMMENDATION

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

- A. Adopt the two (2) findings of fact for the Conditional Use Permit Modification and approve the Conditional Use Permit Modification subject to five (5) conditions of approval.
- B. Adopt the two (2) findings of fact for the Design Review Permit Modification and approve the Design Review Permit Modification subject to eighteen (18) conditions of approval.

5.3. SVSP PCL FD-1 – Tentative Subdivision Map, 2751 Silver Spruce Dr, File # PL20-0113

REQUEST

The project includes a request for a Small Lot Tentative Subdivision Map to divide the 18.6-acre Sierra Vista Specific Plan parcel FD-1 into 74 single-family lots.

Applicant: Vance Jones, MacKay & Somps

Owner: Westpark Sierra Vista LLC, Attn: John Tallman

RECOMMENDATION

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

- A. Adopt the three (3) findings of fact and approve the Tentative Subdivision

Map subject to sixty-four (64) conditions of approval.

6. REQUESTS/PRESENTATIONS

6.1. SERSP PCL 81 – Johnson Ranch Storage, 1851 E. Roseville Pw, File #PL18-0355

REQUEST

The applicant requests approval of a Rezone to amend the zoning designation of Planned Development 240 (PD240) allowing a wholesale/retail plant nursery, to PD240 allowing a personal storage facility with recreational vehicle and boat storage with a Conditional Use Permit for approximately 13.49 acres, and a Rezone of approximately 0.05 acres to R1 (Single-Family Residential) on a total of 13.54 acres in the Southeast Roseville Specific Plan area. The request also includes a Conditional Use Permit to allow a personal storage facility with recreational vehicle and boat storage in the PD240 zone; a Design Review Permit to allow approximately 50,437 square feet of modular storage buildings, approximately 136,439 square feet of parking for recreational vehicle and boat storage, and a 600-square-foot modular office building, with associated site improvements such as lighting and landscaping; a Tree Permit to allow the removal of oak trees; and a Lot Line Adjustment to adjust the property boundary with adjacent property owners.

Applicant: Tim Alatorre, Domum Architecture

Owner: Dennis Spangler Trust, et al.

RECOMMENDATION

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

- A. Adopt the Johnson Ranch Storage Mitigated Negative Declaration;
- B. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone;
- C. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-five (75) conditions of approval;
- D. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to four (4) conditions of approval;
- E. Adopt the four (4) findings of fact and approve the Lot Line Adjustment subject to nine (9) conditions of approval;
- F. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

8. ADJOURNMENT



PLANNING COMMISSION COMMUNICATION

Title: Minutes of August 27, 2020
Contact: Lupe Nelson, lnelson@roseville.ca.us, 916-774-5281

Meeting Date: 9/10/2020
Item #: 5.1.

ATTACHMENTS:

Description

Minutes of August 27, 2020



DRAFT MINUTES

August 27, 2020

PLANNING COMMISSION MEETING

6:30 p.m.

311 Vernon Street
Roseville, California
www.roseville.ca.us

Commissioners teleconferenced pursuant to Executive Order N-29-20. Members of the public viewed the meeting on Comcast channel 14, Consolidated Communications channel 73 and AT&T U-verse. The meeting was video streamed live and was available on the City's website and YouTube channel.

Members of the public were able to offer public comment by phone or email.

1. CALL TO ORDER

Chair Brashears called the meeting to order at 6:30 p.m.

2. ROLL CALL

Present: Caporusso, Krafka, Librea, Martin, Jensen, Brashears

Absent: Prior

3. PLEDGE OF ALLEGIANCE

Chair Brashears led the Pledge of Allegiance.

4. PUBLIC COMMENTS

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

5. CONSENT CALENDAR

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

The Motion passed.

Roll Call votes:

Ayes: Martin, Librea, Krafka, Jensen, Caporusso, Brashears

Noes: None

5.1. Minutes of August 13, 2020

5.2. Third Amendment to the Westpark Federico Development Agreement, 1701 Westbrook Bl, File # PL20-0105

6. REQUESTS/PRESENTATIONS

6.1. DTSP PCL DT-4 – Belvedere Townhomes, 510 Lincoln St, File # PL20-0050

Associate Planner, Charity Gold, presented the staff report.

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

Representative for the applicant, Marcus LoDuca, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Commissioner Discussion:

- Was the Downtown Roseville Specific Plan (DTSP) EIR open for public comment?
- Were any comments received on the DTSP EIR?
- Was a traffic study done for the area?
- Were there any concerns raised in the traffic study?
- City is required to meet certain amount of housing.
- Downtown Specific Plan (DTSP) vision is to draw young professionals and empty nesters to an urban setting.
- DTSP took four (4) years to develop.
- DTSP included nine (9) public meetings and had a 27 member steering committee. It was a partnership between landowners and the City.
- The site has been visited by Commissioners.
- The Belvedere Hotel building in disarray, the foundation is damaged and dry rot is found throughout the building.
- In the cultural analysis was it determined if the building could be preserved?
- The additional steps taken by the applicant go above and beyond what is required.
- Appreciate effort of staff and community outreach.
- No concerns with traffic.
- This is not an affordable housing project. It is a market-rate site.
- Building is owned by a private party.
- The rights of applicant must be recognized.

Public Comment:

The following individuals are in opposition of the project: Sandy Bryant, Ellen Debach Riley, Andrew Waldrop, Caryl Fenton Gadbury, Alexa Roberts, Marya

Bohannon, Ann Newberry, Leslie Summerill, Mia Hipkins, Mike Hazen, Dianne Lee Bendix, Brian Louderback, Lyndsey Hazen, Danielle Silveira, Debbie Silveira, Shelby Martin, Nadine Martinez, Cyndi Hale, and Susan Gadberry Dickinson.

- Traffic concerns.
- Roseville Historical Society was not included in discussions.
- The City has deemed other sites as protected that were not included in the DTSP EIR.
- Traffic by Crooked Bridge is a nightmare and will get worse with the proposed project.
- This is the only way for high school students to get to Roseville High School.
- Traffic study is needed.
- Few sidewalks in area.
- Belvedere Hotel is important to the City of Roseville.
- Belvedere Hotel has a rich history.
- Why does affordable housing need to be built in the Historic District?
- Library is needed in this area.
- Demolition of the Belvedere Hotel is not the only option.
- Belvedere Hotel has not been vacant for years.
- The proposed housing does not fit in the area.
- There have been inaccuracies in the reporting.
- Moose Lodge's late night fundraisers will be impacted by the proposed project.
- Parking issues in Old Town already exist.
- Skyline views will be lost.
- Repurpose the building.
- Bring the building up to code.
- Proposed townhome design is out of place.
- Railroad noise impacts on project.
- Market values will be hurt.
- The City should assist in restoring the building.
- Homeless population has not been addressed.
- Do not like the architecture of the proposed building.

Eric Crane spoke in support of the project.

- Adds housing.
- Historic Roseville area will benefit economically from the proposed project.
- Proposed project adds value to the community.
- Belvedere Hotel is a hazard to the community due to its neglect.
- It will cost too much to restore.

Chair Brashears called a recess at 8:11 p.m. The meeting resumed at 8:17 p.m.

Motion by Vice-Chair Jensen, seconded by Commissioner Martin, to:

- A. Consider the Addendum to the Downtown Roseville Specific Plan EIR,
- B. Adopt the two (2) findings of fact and approve the Minor Design Review Permit subject to seventy-two (72) conditions of approval
- C. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to fifty-six (56) conditions of approval.
- D. Adopt the two (2) findings of fact and approve the Tree Permit subject to nineteen (19) conditions of approval.

The motion included revisions to the following conditions of approval (COA):

Minor Design Review Permit COA #35

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

Minor Design Review Permit COA #37

Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:

- 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.
- Water **and** sewer ~~and recycled~~ mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.
- All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)

Tentative Subdivision Map COA #25

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

The motion included deletion of the following condition of approval (COA):

Tree Permit COA #5

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

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

Staff Reports

- There will be a Planning Commission meeting on September 10, 2020. The Johnson Ranch Self Storage proposed project is scheduled to be heard at this meeting.
- There will be a Planning Commission meeting on October 8, 2020.

Commissioner Reports

None

8. ADJOURNMENT

Motion by Commission Caporusso, seconded by Vice-Chair Jensen, to adjourn the meeting. The Motion Passed unanimously at 8:53 p.m. with a voice vote.



PLANNING COMMISSION COMMUNICATION

Title: NERSP PCL16 – Golfland Sunsplash Bumper Car Arena, 1893 Taylor Road, File # PL20-0108
Contact: Anna Quan, ayquan@roseville.ca.us, 916-774-5258

Meeting Date: 9/10/2020
Item #: 5.2.

ATTACHMENTS:

Description

Staff Report

Exhibit A Site Plan

Exhibit B Bumper Car Arena Description



**PLANNING DIVISION STAFF REPORT
PLANNING COMMISSION MEETING**

September 10, 2020

Prepared by: Anna Quan, Assistant Planner

ITEM 5.2: CONDITIONAL USE PERMIT MODIFICATION & DESIGN REVIEW PERMIT MODIFICATION – NERSP PARCEL 16 – GOLFLAND SUNSPASH BUMPER CAR ARENA – 1893 TAYLOR ROAD – FILE # PL20-0108

REQUEST

The applicant requests approval of a Conditional Use Permit Modification and Design Review Permit Modification to install a 1675-square-foot outdoor electric bumper car arena in an existing outdoor patio area. The applicant requests the option of regularly converting this area from an outdoor patio area to a bumper car arena.

Applicant/ Property Owner – Fred Kenney, Roseville Golfland Ltd.

SUMMARY RECOMMENDATION

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

- A. Adopt the two (2) findings of fact for the Conditional Use Permit Modification and approve the Conditional Use Permit Modification subject to five (5) conditions of approval.
- B. Adopt the two (2) findings of fact for the Design Review Permit Modification and approve the Design Review Permit Modification subject to eighteen (18) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The 11.63-acre Golfland/Sunsplash site is located in the Northeast Roseville Specific Plan (NERSP Parcel 17) area at 1893 Taylor Road. The site is developed with the Golfland Sunsplash Amusement Park, the Caltrans Park and Ride lot, Shell Gas Station, Brookfield's Restaurant, In-N-Out Burger and retail shop space. There is a shared access and parking agreement between all sites within the original NERSP Parcel 17 with the exception of the Caltrans' Park and Ride lot. Golfland Sunsplash has a separate agreement with Caltrans to utilize the parking spaces within the Park and Ride lot.

Golfland Sunsplash was originally approved in July 1994 (UP 93-53). The site was approved to include a 36-hole miniature golf course; a clubhouse with pizza parlor, arcade and office; a mini race car track; a water park with seven waterslides, wave pool, "Lazy River" ride, and children's play area; several shade pavilions; parking; and landscaping and lighting. Due to the continuously changing nature of amusement complexes and the need to include the latest technology and entertainment venues, the applicant frequently makes requests to modify various aspects of the amusement park. The original approval recognized the potential for this kind of expansion and required that the applicant apply for Conditional Use Permit Modifications to add additional slides or other park attractions. As a result, the park has had multiple modifications since the original approval. The Planning Commission approved the most recent Conditional Use Permit Modification (CUPMOD) and Design Review Permit Modification (DRPMOD) (File# PL18-0290) on December 13, 2018 to allow the construction of a new water slide and a 1,795-

square-foot addition to a snack bar kitchen. Table 1 provides a brief description of the various modifications that have been approved since the original project approval.

Table 1: Description of Approved Modifications for Golf and Sunsplash

File Number	Approval Date (Hearing Authority)	Description of Modifications
DRPMOD 04-45	3/24/05 (Planning Commission)	Design Review Permit Modification authorized construction of structured parking, and batting cages over a portion of the existing parking lot. Required construction of bus pad and shelter on Taylor Road, near Park-N-Ride lot entrance.
CUPMOD 05-02	3/24/05 (Planning Commission)	Conditional Use Permit Modification to regulate the operational characteristics of the batting cages and seasonal parking.
DRPMOD-000288	01/22/09 (Planning Commission)	Design Review Permit Modification authorized construction of an off-season race car track and bumper car area and a two-story cabana structure within the existing water park.
CUP-000054	01/22/09 (Planning Commission)	Conditional Use Permit Modification to regulate the operational characteristics of the off-season race car track and bumper car area.
DRPMOD-000404	12/08/11 (Planning Commission)	Design Review Permit Modification authorized construction of a new water slide and receiving pool.
CUPMOD-000075	12/08/11 (Planning Commission)	Conditional Use Permit Modification to regulate the operational characteristics of the new water slide.
PL14-0488	11/13/14 (Planning Commission)	Conditional Use Permit Modification and Design Review Permit Modification to add a new water slide on the north side of the water park.
PL16-0349	8/9/18 (Planning Commission)	Conditional Use Permit Modification and Design Review Permit Modification to add 175 parking spaces at 1850 Taylor Road (known as “East Parking Lot”).
PL18-0290	12/13/18 (Planning Commission)	Conditional Use Permit Modification and Design Review Permit Modification to construct a new water slide on the north side of the park and a 1,795-sf addition to a snack bar kitchen.

The miniature golf course, existing mini-race track, and arcade building are open for year-round use. The water park is open only during the summer months from Memorial Day through Labor Day, with exceptions for large groups or corporate outings, which may rent the facility for special events.

Because of the continuously changing nature of amusement complexes and the need to include the latest technology and entertainment venues, the applicant frequently requests to modify various aspects of the amusement park. The original approval acknowledged this and required a CUPMOD to add additional slides or other park attractions. The applicant's current request is to install a 1675-square-foot electric bumper car arena in an existing outdoor patio area (Exhibit A). The use of this area would alternate between an outdoor patio area and a bumper car arena.

The new electric bumper car arena is proposed at the existing outdoor patio area, which is east of the miniature golf area, northeast of the castle and west of the existing "Riptide" waterslide starting tower. There will be nine bumper cars. When the bumper car arena is not operating, the area will be used as a shaded outdoor patio area with picnic tables.



Figure 1. Project Location.

CONDITIONAL USE PERMIT MODIFICATION EVALUATION

As mentioned above, a CUPMOD is requested to allow the modification of the existing Use Permit that was approved in 1994 for the Golf and Sunsplash facility. Section 19.78.060(J) of the Zoning Ordinance requires that two findings be made in order to approve a Conditional Use Permit Modification. The required findings are listed below in ***bold, italicized*** text and are followed by an evaluation.

1. The proposed modification is substantially consistent with the intent of the original approval.

The project's original Use Permit allowed a large amusement park facility, including both indoor and outdoor attractions. An electric bumper car arena is consistent with outdoor attractions and activities at an amusement facility. As discussed in the DRP MOD evaluation, the design of the bumper car arena is consistent with other attractions at Golf and Sunsplash and meets the intent of the Community Design Guidelines.

Given the small size of the bumper car arena, park ownership does not anticipate an increase in park attendance due to this attraction. In the past, new attractions have not resulted in increased attendance but have reduced waiting times throughout the park.

2. The proposed modification complies with all applicable standards and requirements of the Zoning Ordinance, with the applicable goals, policies, and objectives set forth in the General Plan, the applicable Community Design Guidelines, and the Northeast Roseville Specific Plan.

General Plan and Zoning Consistency: The project site has a land use of Community Commercial (CC) and zoning designation of Highway Commercial (HC/SA-NE). The CC land use designation anticipates a broad range of uses. Although large amusement complexes are not specifically listed, the General Plan does list standards for typical Community Commercial sites that apply to the Golfland Sunsplash site.

The City's Zoning Ordinance allows Large Amusement Complex facilities within the HC zone upon approval of a Conditional Use Permit. The Zoning Ordinance includes specifications for the design and number of parking spaces. These items were reviewed as a part of the DRP MOD evaluation. Section 19.44.020 of the Zoning Ordinance also requires Large Amusement Park Complex uses to be located a minimum of 1,000 feet from the boundary of any residential zone, dwelling, church, or school. There are no residential zones, dwellings, churches, or schools within 1,000 feet of the Golfland Sunsplash site. The Large Amusement Complex use at the project site conforms to the requirements of the Zoning Ordinance.

The subject property is located within the Northeast Roseville Specific Plan (NERSP). The NERSP lists a variety of uses within the Community Commercial land use designation similar to the General Plan. The NERSP also lists design standards including setbacks, lot coverage, and landscape coverage. These standards were reviewed as part of the Design Review Permit Modification and the modification was found to be in compliance with these standards.

Parking: The Golfland Sunsplash facility has adequate parking available to accommodate the proposed use. At the time of the original approval for the Golfland Sunsplash facility, there were no parking standards in the Zoning Ordinance for many of the use types proposed within the facility. Parking requirements for similar amusement facilities in other jurisdictions were reviewed, and parking standards were subsequently established as shown in Table 2 below. Table 2 shows the current parking requirements for the entire Golfland Sunsplash facility. As the new bumper car arena will exist as an alternative to the existing outdoor patio area, which requires more parking than the bumper car arena, no additional parking spaces are required for the bumper car arena.

Table 2: Parking Requirements for Golfland Sunsplash Site

USE	RATIO	SQ. FOOTAGE	TOTAL # SPACES REQUIRED.
Water Attractions	1:100 square feet of swimming & receiving pool area	37,360 sq. ft.	374 spaces
Food Service	1:3 seats	326 total seats	109 spaces
Arcade Area	1:200 square feet	6,674 sq. ft.	33 spaces
Offices	1:250 square feet	1,696 sq. ft.	8 spaces
Miniature Golf	1.11 spaces per hole	36 holes	40 spaces
Mini racetrack	1 per race car	12 race cars	12 spaces
Volleyball Courts	10 per court	2 courts	20 spaces
Shade Pavilions	0	N/A	accessory use, therefore no parking required
SUBTOTAL			596 spaces
Previously approved parking reduction			-18 spaces
TOTAL			578 spaces

The applicant seeks a modification of the Conditional Use Permit and Design Review Permit to install a bumper area in an existing outdoor patio area. Nine (9) parking spaces will be required for the new bumper car arena, consistent with the parking ratio used for the mini-race track. The existing outdoor

patio area can seat 120 people, which requires 40 parking spaces. Thus, the bumper car arena will be a less intensive use in terms of parking, and no additional parking is required for it.

At present, there are 384 constructed parking stalls on the Golf and Sunsplash site. The Golf and Sunsplash facility has a reciprocal access agreement with the adjacent Caltrans Park 'n Ride lot, providing patrons with access to an additional 398 parking spaces. Assuming access to the Caltrans lot, a total of 782 parking spaces are available, exceeding the requirement of 578 parking spaces.

Additionally, on August 9, 2018, the Planning Commission approved a CUP MOD and DRP MOD for the project known as the East Parking Lot, with file number PL16-0349. The new parking lot will be located across Taylor Road from the Golf and Sunsplash facility, and will provide 175 new parking spaces, a new traffic signal, and pedestrian crossing amenities to connect the parking area to the main facility. With the construction of the new parking area, the Golf and Sunsplash complex will greatly exceed the requirement of 578 spaces to accommodate peak season attendance.

CONDITIONAL USE PERMIT MODIFICATION CONCLUSION

Based on the evaluation presented above, staff believes the proposed bumper car arena is consistent with the original Conditional Use Permit approved for the project. As proposed and with the recommended conditions of approval, the modification is in compliance with all standards and requirements of the City's Zoning Ordinance, General Plan, Community Design Guidelines and Northeast Roseville Specific Plan.

DESIGN REVIEW PERMIT EVALUATION

Section 19.78.060(J) of the Zoning Ordinance requires that two findings be made in order to approve a Design Review Permit Modification. The two findings for approval of the Design Review Permit Modification are listed in ***bold, italicized*** text below.

- 1. The proposed modification is substantially consistent with the intent of the original approval.***
- 2. The proposed modification complies with all applicable standards and requirements of the Zoning Ordinance, with the applicable goals, policies, and objectives set forth in the General Plan, the applicable Community Design Guidelines, and the Northeast Roseville Specific Plan.***

The evaluation of the Design Review Permit Modification for the proposed project has been based on the applicable development standards within the City's Zoning Ordinance, the Northeast Roseville Specific Plan, and the design standards of the City's Community Design Guidelines.

Section 19.78.060(J) of the Zoning Ordinance requires that two findings be made in order to approve a Design Review Permit Modification. Based on the analysis contained in this staff report, and with the project conditions, the required findings can be made for approval of the proposed Design Review Permit Modification.

As proposed and conditioned, the project complies with all applicable development standards and design guidelines. The following sections of evaluation focus on certain design guidelines that warrant further analysis.

Location: The proposed bumper car arena will be located in an existing outdoor patio area between the miniature golf course, castle and the Riptide waterslide. Staff has visited the site and the proposed project area is not readily visible from surrounding roadways.

Architecture: The Community Design Guidelines state that buildings should conform with their surroundings with respect to height and scale. The Zoning Ordinance establishes Development

Standards for Commercial properties, including height limits. Within the Highway Commercial (HC) zoning district where the Golfland Sunsplash site is located, the height limit for structures is 50 feet, unless otherwise modified by a Design Review Permit or Specific Plan.

The proposed bumper car arena will not alter the architecture or height of the existing outdoor patio area. The existing patio area has a purple shade covering, with fencing and plants defining its perimeter. When the bumper car arena is operating, the arena will be enclosed by 13-inch-high wooden or plastic barriers with metal supports. The cars will travel on the concrete patio slab. When the area is converted back to patio or picnic table seating, the bumper car arena barriers, bumper cars, and charging stations will be removed and brought to another Golfland location for use. Given that the bumper car arena will not significantly alter existing structures, the modification is consistent with existing architecture.



Figure 2. Outside View of Patio



Figure 3. Inside View of Patio

Landscaping/Visual Screening: Landscaping for the proposed project is subject to both the City's Community Design Guidelines and the NERSP Landscape Guidelines. The Community Design Guidelines for Commercial projects state that landscaping "shall be extensively used to screen views and to add texture to walls and other vertical surfaces" (CC-57). The bumper car arena is well within the project site and cannot be seen from adjacent properties. It is well-screened from neighboring attractions within the amusement park due to the potted and other plants, shade cover and fencing.

Based on the evaluation presented above, the proposed project is consistent with the intent of the Community Design Guidelines and all applicable standards. Staff recommends approval of the Design Review Permit Modification.

DESIGN REVIEW PERMIT MODIFICATION CONCLUSION

As proposed and conditioned, the project complies with applicable development standards of the City's Zoning Ordinance, the Northeast Roseville Specific Plan, and the Community Design Guidelines; therefore the above findings can be made.

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and Section 305 of the City of Roseville CEQA Implementing Procedures, because the project involves negligible or no expansion of the existing use.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. A notice of the public hearing was published on August 28, 2020 and a notice of hearing was also distributed to all property owners within 300 feet of the site, and to the Roseville Coalition of Neighborhood Associations. To date, no comments have been received on the project.

RECOMMENDATION

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

- A. Adopt the two (2) findings of fact as listed in the staff report and approve the **CONDITIONAL USE PERMIT MODIFICATION– 1850 TAYLOR ROAD– NERSP PCL 16 – ROSEVILLE GOLFLAND SUNSPLASH BUMPER CAR ARENA – FILE # PL20-0108** subject to five (5) conditions of approval; and
- B. Adopt the two (2) findings of fact as listed in the staff report and approve the **DESIGN REVIEW PERMIT MODIFICATION – 1850 TAYLOR ROAD – NERSP PCL 16 – ROSEVILLE GOLFLAND SUNSPLASH BUMPER CAR ARENA – FILE #PL20-0108** subject to eighteen (18) conditions of approval; and

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT MODIFICATION (PL20-0108)

1. This Conditional Use Permit Modification (CUPMOD) approval shall be effectuated with the effectuation of the Design Review Permit Modification (DRPMOD) requested in this application (PL20-0108). (Planning)
2. The project is approved as identified in Exhibits A and B and as conditioned or modified below. (Planning)
3. All conditions of approval from previously modified entitlements shall remain in effect unless modified herein. (All Departments)
4. The construction/equipment area of the park shall be maintained in a clean and orderly fashion. Materials and equipment are to be stored within an enclosed area and screened from view when not in use. (Planning)
5. Materials located on the site that are associated with a specific construction or maintenance activity shall be removed from the site or placed in the equipment yard within two weeks of completion of the construction/maintenance activity. (Planning)

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT MODIFICATION (PL18-0290)

1. This Design Review Permit Modification approval shall be effectuated within a period of two (2) years from this date, and if not effectuated shall expire on **September 10, 2022**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **September 10, 2023**. (Planning)
2. The project is approved as identified in Exhibits A and B and as conditioned or modified below. (Planning)

3. The project shall comply with all required environmental mitigation identified in the Roseville Golf and Sunsplash Mitigated Negative Declaration (adopted 07/21/1994). (Planning)
4. All conditions of approval from previously approved entitlements shall remain in effect unless modified herein. (All Departments)
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. (Public Works, Environmental Utilities, Electric, Finance)
6. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Public Works)
7. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Public Works)
8. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Public Works)

PRIOR TO ISSUANCE OF BUILDING PERMITS

9. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
10. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
11. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
12. For Multiple Building Complexes: As part of the required Architectural Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
13. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code – CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
14. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)

15. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
16. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot-candle, and 0.5 foot-candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)

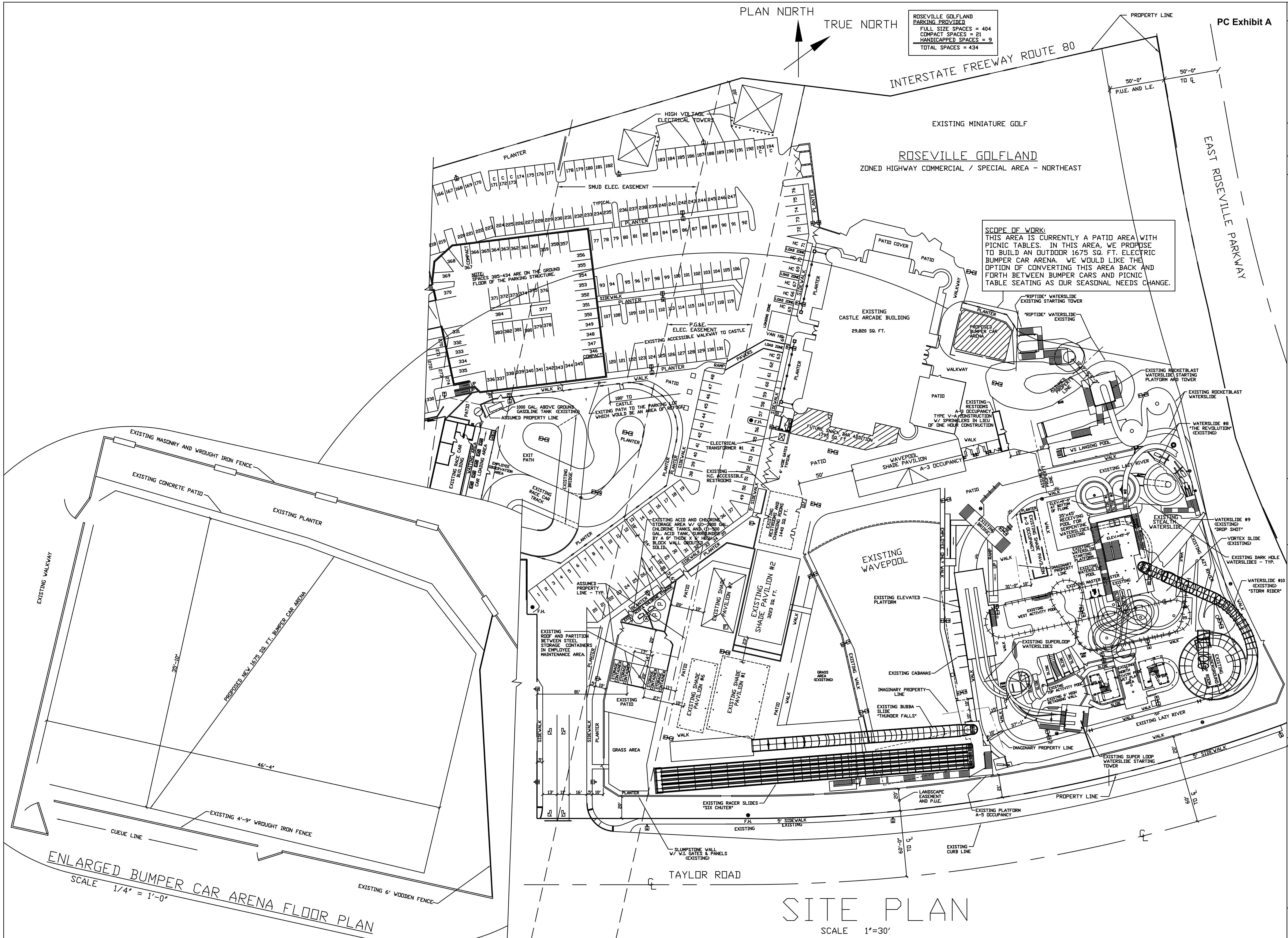
OTHER CONDITIONS OF APPROVAL

17. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
18. 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 that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)

Exhibits

- A. Site Plan
- B. Bumper Car Arena Description

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



ROSEVILLE GOLFLAND
PARKING PROVIDED
FULL SIZE SPACES = 404
COMPACT SPACES = 21
HANDICAPPED SPACES = 9
TOTAL SPACES = 434

SCOPE OF WORK:
THIS AREA IS CURRENTLY A PATIO AREA WITH
PICNIC TABLES. IN THIS AREA, WE PROPOSE
TO BUILD AN OUTDOOR 1675 SQ. FT. ELECTRIC
BUMPER CAR ARENA. WE WOULD LIKE THE
OPTION OF CONVERTING THIS AREA BACK AND
FORTH BETWEEN BUMPER CARS AND PICNIC
TABLE SEATING AS OUR SEASONAL NEEDS CHANGE.

ENLARGED BUMPER CAR ARENA FLOOR PLAN
SCALE 1/4" = 1'-0"

SITE PLAN
SCALE 1"=30'

REV.	DATE	DESCRIPTION	BY
-	7-27-20	C:\ROSE\RC_ARENA\R_SIC\JUFBK	
ROSEVILLE GOLFLAND - USE PERMIT MODIFICATION 2020			
ROSEVILLE GOLFLAND 1893 TAYLOR ROAD ROSEVILLE, CALIF. 95661			
EJENSE INC. 9718 FAIR OAKS BLVD., SUITE A FAIR OAKS, CA 95628 PH. (916) 966-5400 EDWIN J. NICHOLSON SE 3336			
GOLFLAND ENTERTAINMENT CENTERS, INC. FRED KENNEY 1893 TAYLOR ROAD ROSEVILLE, CA 95661 PH. (916) 784-1273			
SHEET 1 SITE PLAN			

**ROSEVILLE GOLFLAND LIMITED
PARTNERSHIP**

1893 Taylor Road, Roseville, CA 95661 - ph. (916) 784-1273 FAX (916) 784-1023

July 29, 2020

City of Roseville
Planning Dept.
311 Vernon St.
Roseville, Calif. 95678

Re: Answers to plan review questions for proposed Bumper Car use

Dear Anna,

We have an area that is between the miniature golf course and the waterpark that we are currently using as an outdoor dining area. It is an outdoor patio area with picnic tables. We would like to install in this area a 1675 sq. ft. outdoor electric bumper car arena.

We would like to have the option of converting this area back and forth between a picnic table area and a bumper car area, if possible. It may be that when the waterpark is open, we need the picnic tables more than the bumper cars. Thank you for considering our proposal.

Answers to first plan review questions: (Answers #1 and #4 have been revised)

1. (Where is the queue for the bumper car arena?)

We submitted a revised plan that shows the queue line area. The revised plan also increases the bumper car arena area to 1675 sq. ft. The queue is shown in the lower left corner of the plans. It is shown in the "Enlarged Bumper Car Floor Plan." It queues in front of the lower left entrance to the bumper car arena.

2. (What is the current seating capacity for the outdoor patio area?)

The capacity of the seating area is 120 people.

3. (How many bumper cars will there be?)

There will be 9 bumper cars.

4. (Will it either be outdoor patio area or bumper car? Will both spaces occur at the same time?)

When the waterpark is open, it will be either an outdoor patio area or a bumper car area, depending upon which use we need the most. When the waterpark is closed, it will be a bumper car area. It will never be both uses at the same time.

5. (How often do you estimate the bumper cars to be there compared to the seating area?)

See answer number 4.

Answers to July 28, 2020 email:

1. (What does setting up and breaking down of the bumper car arena entail? What type of materials will be involved? Where will the materials be stored?)

The Bumper Car Arena is formed by a 13" high wooden or plastic barrier with metal supports. The bumper cars are battery operated. The cars travel on the concrete patio slab. When we convert the area back to patio/picnic table seating, we will remove the arena barriers, bumper cars and charging stations. These items will be set up at another Golfland location until we need them again at Roseville Golfland.

2. (Identify the queue on the plans.)

The queue is shown in the lower left corner of the plans. It is shown in the "Enlarged Bumper Car Floor Plan." It queues in front of the lower left entrance to the bumper car arena.

Please let me know if you need more information.

Sincerely,

Fred Kenney



PLANNING COMMISSION COMMUNICATION

Title: SVSP PCL FD-1 – Tentative Subdivision Map, 2751 Silver Spruce Dr, File # PL20-0113
Contact: Sean Morales, smorales@rosevill.ca.us, 916-774-5282

Meeting Date: 9/10/2020
Item #: 5.3.

ATTACHMENTS:

Description

Staff Report

Attachment 1 SVSP Development Standards

Exhibit A Plans

Exhibit B Figure B-25 Neighborhood Connectivity



Planning Division Staff Report
Planning Commission Meeting September 10, 2020
Prepared by: Sean Morales, Assistant Planner

ITEM 5.3: **Tentative Subdivision Map – 2751 Silver Spruce Drive – SVSP PCL FD-1 – Tentative Subdivision Map – PL20-0113**

REQUEST

The project includes a request for a Small Lot Tentative Subdivision Map to divide the 18.6-acre Sierra Vista Specific Plan parcel FD-1 into 74 single-family lots.

Owner – Westpark Sierra Vista LLC, Attn: John Tallman
Applicant -- Vance Jones, MacKay & Soms

SUMMARY RECOMMENDATION

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

- A. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to sixty-four (64) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

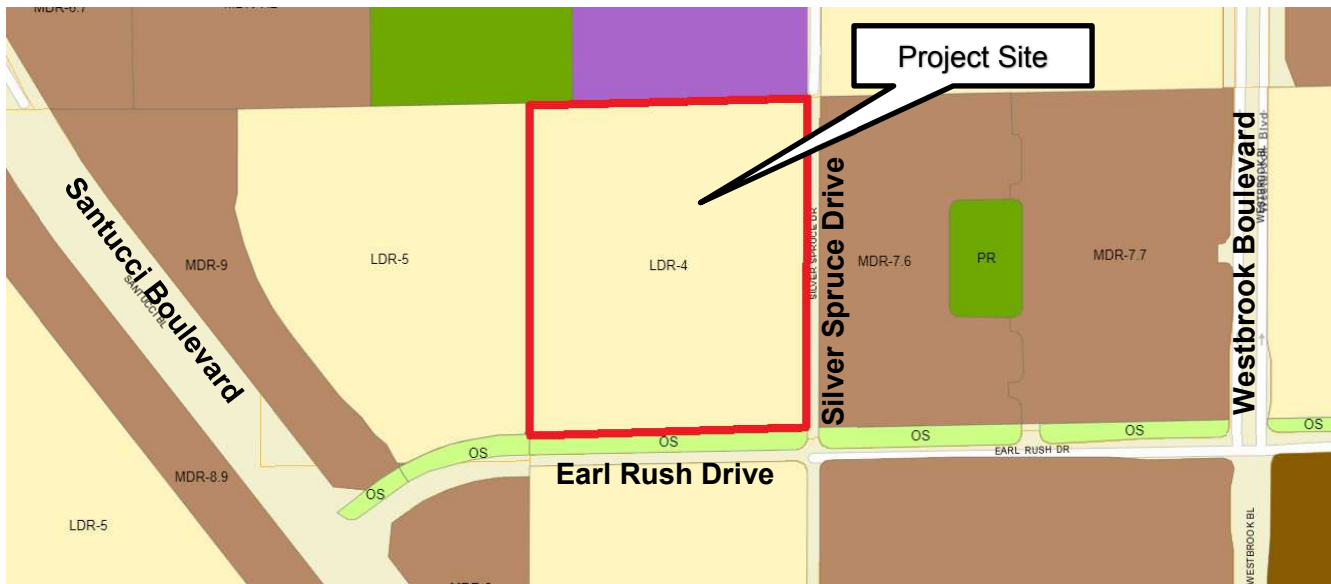
There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with the recommended conditions of approval.

BACKGROUND

The project site is located within the Federico area of the Sierra Vista Specific Plan (SVSP) (Figure 1). The SVSP was adopted in 2010 and amended in 2012 to include the Westbrook land use amendments. The SVSP is the guiding document for development of the plan area and established the land use designations for parcels within the SVSP. The Final Subdivision Map that created the large lot land use parcels for the project area has been recorded. Parcel FD-1 is designated Low Density Residential (LDR) with RS/DS zoning in the SVSP area.

The project site is located to the west of the future Silver Spruce Drive and north of a future paseo and the extension of Earl Rush Drive. The project is surrounded by Low-Density Residential uses to the south and west, Medium-Density Residential to the east, and a future elementary school site to the north. The applicant currently requests a Small Lot Tentative Subdivision Map to create 74 single-family lots on the parcel.

Figure 1. Project Site



EVALUATION: TENTATIVE 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 Sierra Vista Specific Plan, whichever is more restrictive, and the design standards of the Subdivision Ordinance.***

Consistent with the SVSP, the proposed subdivision configuration will create practical lots for the development of residential and public facility uses. Adequate access and circulation is provided to the subdivision to facilitate development of the small lots. Two entrance points are available for the subdivision on Silver Spruce Dr. and Earl Rush Dr. Access to each lot within the neighborhoods will be provided from a residential street. The subdivision layout and street design was reviewed by the City's Engineering Division and the Fire Department to ensure that there are adequate street widths for circulation and emergency response.

The homes within the subdivision will be subject to the development standards in the SVSP for RS/DS properties with attached sidewalks (Attachment 1). These standards include a minimum interior lot area of 4,500 square feet and a minimum corner lot area of 5,500 square feet. The typical lot dimensions in this subdivision are 65' wide by 110' long, which is consistent with the standards in Attachment 1. The typical lot widths exceed the minimum required width by 20' on average. The applicant intends to provide a medium-sized single-family home product that they feel is missing in the western area of the City. These homes will be larger than what may be desired for first-time home buyers but more economical than the largest homes in the area. As no building footprints are included with this application, consistency with other standards such as height and setbacks will be evaluated at the time plot plans are submitted for Building permit review. The proposed project is consistent with the applicable development standards.

Figure B-25 in Appendix B of the SVSP shows required points of connection between subdivisions and shows which subdivisions are approved to be gated. The figure shows two points of connection between FD-1 and CO-1, the adjacent subdivision to the west. However, CO-1 is approved to be gated on this same figure. Given that CO-1 is likely to be gated, the two points of connection would not be possible between the two subdivisions. Therefore, the applicant has not designed connection points between the subdivisions. The applicant has designed the entrances to the subdivision in a way that allows flexibility for the subdivision to be gated in the future, while also meeting the standards in the SVSP for non-gated subdivisions. Condition 20 has been modified to allow for flexibility for drainage depending on whether the subdivision is gated or ungated.

Figure B-25 and the related text in section *B.8.B Gated Subdivisions* notes that subdivisions that are not approved to be gated in the figure may be gated on a case-by-case basis during the tentative subdivision map process if approved by the Planning Division. Additional residential parcels may be determined appropriate for a gated subdivision if it can be demonstrated that the gates will not preclude adequate through-access for pedestrians, cyclists, or automobiles. Staff has determined that FD-1 meets this threshold. Access for pedestrians, cyclists, and automobiles would already be limited through the subdivision because the only adjacent subdivision, CO-1, will likely be gated. Staff has included Exhibit B to depict the new specific plan figure that will be added to the SVSP.

A paseo network for pedestrian and bicycle travel is planned throughout the SVSP. The 60' paseo along the north side of Earl Rush Dr. meets the requirements of the SVSP design guidelines. As shown in the SVSP figure B-8, the paseo will contain a masonry wall adjacent to the residences, pedestrian access to the subdivision via landscape lots with separated sidewalks on either side of the Earl Rush Dr. entrance, and will contain a meandering separated sidewalk within the paseo. The SVSP requires a connection between paseos and adjacent subdivision a minimum of every 600'. The connection point for FD-1 is placed at a spacing of approximately 400'. Attached sidewalks are provided within the minor residential streets of the project. While not a designated paseo, a separated sidewalk is also provided within the landscape corridor along Silver Spruce Drive, facilitating pedestrian access to nearby amenities such as the future elementary school on parcel WB-60.

Staff finds that the proposed design for FD-1 adheres to the design guidelines of the SVSP and that a gated subdivision would not preclude adequate through-access for pedestrians, cyclists, or automobiles. Therefore staff approves FD-1 for a possible future gated subdivision. Figure B-25 of the SVSP has been revised to reflect this decision (Exhibit B).

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

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

The subdivision is located on relatively flat land. A master drainage plan has been approved for the SVSP area. The project has been reviewed by the City's Engineering Division and no conflicts with the master drainage plan have been identified.

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

Anticipated water quality impacts and discharge of waste are not affected by the proposed map. The Tentative Subdivision Map is consistent with the SVSP and the SVSP EIR, which anticipated the required infrastructure necessary to support a development of this intensity on the project site. The project has been reviewed by the Engineering division to ensure that adequate facilities will be provided. The City's sewage treatment plant has adequate conveyance and capacity to accommodate development on the parcels created by the Tentative Subdivision Map.

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

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Planning Commission hearing was published on August 28, 2020 and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

ENVIRONMENTAL DETERMINATION

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, which exempts residential projects consistent with a Specific Plan. The project is consistent with the Sierra Vista Specific Plan (SVSP) EIR (SCH #2008032115). No additional environmental analysis is required.

RECOMMENDATION

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

- A. Adopt the three (3) findings of fact as stated in the staff report and approve the **TENTATIVE SUBDIVISION MAP – 2751 SILVER SPRUCE DR. – SVSP PCL FD-1 – TENTATIVE SUBDIVISION MAP – PL20-0113** subject to sixty-four (64) conditions of approval.

CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP #PL20-0113

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

5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
6. The project shall comply with all required environmental mitigation identified in the Sierra Vista Specific Plan EIR, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

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

7. 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 shall comply with the Sierra Vista Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Engineering, Parks, Fire, Environmental Utilities)
8. The applicant shall submit to the Engineering Division the appropriate Army Corps of Engineers permit or clearance, the California Department of Fish and Game Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (Planning)
9. 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)
10. 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)
11. 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)
12. 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)

13. 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)

14. 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)*

15. 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)

16. 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)*

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

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

19. 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)

20. 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). Any drainage outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. If the

subdivision is to be gated, or will contain private streets, then all drainage facilities on site shall be privately owned and maintained (by the Home Owners Association). In this case, the City would have no responsibility for the maintenance of the drainage facilities and would not assume any responsibilities for maintenance in the future. (Engineering)

21. Prior to approval of improvement plans, drainage calculations must be submitted that are consistent with the Master Drainage Study for Sierra Vista or the Master Drainage Study shall be amended as necessary to accommodate any change in sheds. Detention and drainage swales shall also be consistent with the Master Drainage Study or the Master Drainage Study shall be amended to reflect any proposed changes. (Engineering)
22. Silver Spruce Drive shall be designed in conformance with the approved tentative map and the Sierra Vista Specific Plan. The west half of the street section will include a 25' landscape corridor with a 10' wide planter (from the back of curb to the sidewalk), a 5' wide sidewalk and approximately 10' of landscaping between the back of sidewalk and the masonry wall. The eastern half will include a 21' wide paseo, an 8' wide planter between the back of curb and the sidewalk, an 8' wide sidewalk and approximately 5' of landscaping between the back of sidewalk and the masonry wall.
23. 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)
24. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
25. 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)
26. 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)
27. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, Development Services, Planning)
28. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, Development Services, Planning)
29. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other

improvements shall be utilized to meet this requirement. (Engineering, Development Services, Planning)

30. **Prior to the approval of the Improvement Plans**, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)
31. 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)
32. 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)
33. 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)
34. 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)

- 35. 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)
- 36. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
- 37. 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)
- 38. 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)
- 39. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
- 40. 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)
- 41. 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)
- 42. 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)
- 43. 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

- 44. The following easements shall be provided and shown on the Final Map or by separate instrument, unless otherwise provided for in these conditions:
 - a) A 12.5 foot wide public utilities easement along all road frontages;Easement widths shall comply with the City's Improvement Standards and Construction Standards. The easement documents shall be drafted for approval and acceptance by the City of Roseville and recorded at the Placer County Recorder's Office. (Environmental Utilities, Electric, Engineering)
- 45. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
- 46. 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. (Alternative Transportation, Environmental Utilities, Electric, Engineering)

47. The City Attorney has previously approved CC&R titled Declaration of Covenants, Conditions & Restrictions ("CC&R's") for Solaire, Phase 4, recorded September 24, 2019 as Document 2019-0072580-00. The property shall be annexed into these CC&R's concurrently with the Final Map. If the property is not to be annexed to these CC&R's then 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) 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)
48. 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.
 - i) 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)
49. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
50. Street names shall be approved by the City of Roseville. (Engineering)
51. 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)
52. 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)
53. 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)
54. The cost of any facilities which are identified in the CIP and are beyond those needed for this project may be reimbursed to the developer. In accordance with §66485 and §66486 of the Subdivision Map Act, any improvements constructed by the subdivider which contain supplemental size, capacity, number, or length for the benefit of property not within the subdivision and which improvements are to be dedicated to the public, the subdivider shall be entitled to reimbursement for that portion of the cost of the improvements which is in excess of the construction required for the subdivision. (Engineering)

- 55. 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)
- 56. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

- 57. 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)
- 58. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 59. 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)
- 60. All residential units must install a Seasonal Energy Efficiency Rating ("SEER") of 2 points above the minimum, as defined by the State of California in the current Title 24 of the Code of California regulations, up to a total maximum of 16 points including the 2 point premium, an Energy Efficiency Ratio ("EER") of 12 or greater, and a thermal expansion valve "TXV". The SEER rating of 2 points above the minimum, as defined by the current Title 24, up to a maximum of 16 points, and an EER rating of 12 or greater along with a TXV will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. If Title 24 of the Code of California Regulations in effect at the time of request for building permits requires higher SEER or EER ratings, residential units in the Plan Area shall comply with such State requirements. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be utilized in the overall energy compliance calculations required for issuance of a building permit for any residential unit. Any variances must be approved by the Electric Department's Retail Energy Services Department. (Building, Electric)
- 61. 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)
- 62. 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)
- 63. 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)
- 64. 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)

Attachments

1. Development Standards Table A-1 from the Sierra Vista Specific Plan

Exhibits

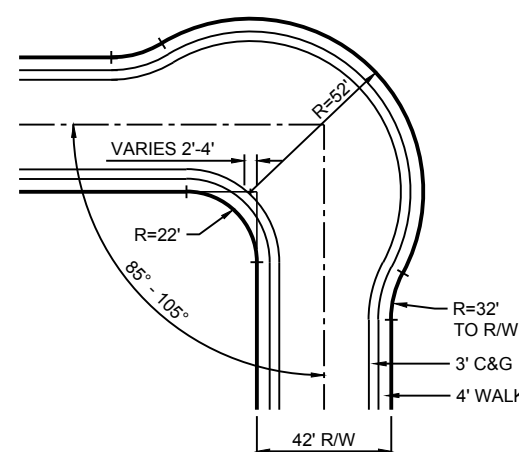
- A. Plans
- B. Figure B-25: Neighborhood Connectivity and Gated Subdivisions

<u>Note to Applicant and/or Developer:</u> Please contact the Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.
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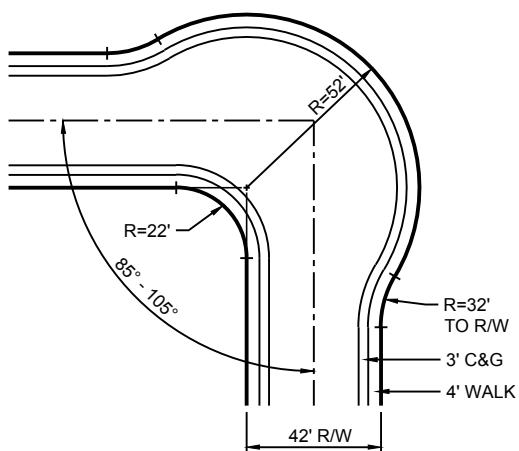
Table A-1: RS/DS Development Standards

Single Family with Attached Sidewalk ⁴		Single Family with Separated Sidewalk ^{1, 4}
Lot Size (minimum)		
Area, Interior Lot	4,500 sq. ft.	4,275 sq. ft. ¹
Area, Corner Lot	5,500 sq. ft.	4,710 sq. ft. ¹
Width, Interior	45 ft.	45 ft.
Width, Corner	55 ft.	50 ft.
Permitted Density (maximum per lot)		
Residential Density	1 dwelling; 1 second unit	1 dwelling; 1 second unit
Setbacks (minimum)		
Front ²	15 ft. to living space or side wall of garage; 12.5 ft. to porch 18 ft. min. driveway depth	10 ft. to first-floor living space or side wall of garage 7.5 ft. to porch, but in no case may encroach into a PUE 15 ft. to second-floor living space 18 ft. min. driveway depth
Sides ² Interior Lots: Corner Lots:	5 ft. 5 ft. interior side 12.5 ft. street side on first floor 15 ft. street side on second floor	5 ft. 5 ft. interior side 10 ft. street side on first floor 13 ft. street side on second floor
Rear	10 ft. minimum with minimum usable open space of 700 s.f. or 500 s.f. where a usable front porch is provided ³	10 ft. minimum with minimum usable open space of 500 s.f. ³
Coverage (maximum)		
Site Coverage	None ³	None ³
Height (maximum)		
Height	35 ft.	35 ft.
Supplemental Design Standards		
1. Front Yard Stagger	None required, but optional per unit design	
2. Stagger for 3 rd Car Garages	2 ft. between 3 rd car bay and two-car garage	
3. Two-story unit mix	No limit	
4. Separation Between Second Story Elements	A minimum of 10 feet shall be provided between second story elements of adjacent two-story dwellings	
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. Panelized windows or other architectural treatment shall be used on all garage doors.	

- 1 Sidewalk separated from back of curb by 5-foot planter strip
- 2 Front setback (and side setback where adjacent to street) is measured from back of walk. Fence side yard setback is 5' from back of walk where facing a street. In the absence of a sidewalk, setback is measured from edge of right-of-way.
- 3 The rear and side yards may be utilized to meet the minimum usable open space provided the minimum dimension, measured perpendicular to the applicable rear or side yard is ten (10) feet. Maximum coverage is a function of lot size, required setbacks and usable open space. A minimum usable open space of 500 s.f. may be applied where a front porch is provided with minimum dimension of 6 ft. x 10 ft. exclusive of entry way.
4. Variations to the standards and other housing product types may be permitted subject to processing of a Design Review Permit for Residential Subdivisions (DRRS) concurrent with the approval of a tentative subdivision map and review of product type.



MODIFIED ELBOW
n.t.s.



STANDARD ELBOW
(CITY OF ROSEVILLE STD. DWG ST-16)
n.t.s.

- ### TENTATIVE MAP NOTES
- PROPERTY DESCRIPTION: Lot 1 in Book EE of Maps at Page 6, Placer County Records. Lot dimensions and acreages are approximate and are subject to change.
 - Lot lines and lot areas may be adjusted at the time of Final Map(s) preparation provided no additional lots are created, subject to approval by the City of Roseville. Flexibility in Large Lot parcel configuration and phasing as shown hereon is permitted with the Final Map provided that the configuration is in substantial compliance with this Phased Tentative Subdivision Map, subject to approval by the City of Roseville.
 - The Final Mapping and subsequent development of parcels and streets may be phased. Project improvements are deferred to individual Small Lot Final Maps or project development plans.
 - Pursuant to Government Code Section 66463.1, the subdivider may file multiple Final Maps based upon this Tentative Subdivision Map. The filing of a Final Map on a portion of this Tentative Subdivision Map shall not invalidate any part of this Tentative Subdivision Map.
 - The Final Mapping and subsequent development of parcels and streets may be phased. Phasing is to be consistent with the performance criteria in the Development Agreement and applicable infrastructure phasing matrix.
 - Additional easements to accommodate new public utility improvements, access required for parcel development, rights to construct, or other similar mapping requirements needed to accomplish the final design may be added prior to each Small Lot Final Map based on this Tentative Subdivision Map.
 - Portions of Earl Rush Drive (from the easterly boundary of Parcel FD-1 to Silver Spruce Drive) and Silver Spruce Drive (from the northerly boundary of Parcel FD-1 to Earl Rush Drive), as depicted on this Tentative Subdivision Map, shall be offered as IOD(s) to the City of Roseville with the corresponding phase at the time of each Final Map. (Refer to infrastructure phasing matrix for phasing of improvements.)
 - Silver Spruce Drive is classified as a Primary Residential Street along its entire extent as shown on this Tentative Subdivision Map.
 - Street sections are per the Sierra Vista Specific Plan (Chapter 6) and the Sierra Vista Design Guidelines (Appendix B), except as modified hereon.
 - A minimum 12.5' Public Utility Public Easement (PUE) will be located adjacent to all rights-of-way unless otherwise noted.
 - Landscape corridor widths may be reduced for ancillary right-turn lanes, auxiliary lanes, bus turn-outs, standard tapers, and the like per the provisions in the Sierra Vista Specific Plan.
 - Paseo lots are to be dedicated as street rights-of-way (ROW).
 - The following lots are to be offered to the City of Roseville with the corresponding phase at the time of each Final Map: OS (Paseo) Lots FD-70A and FD-70B, ROW Lots LC-1 and LC-2, and Landscape Lots LS-1 through LS-4.
 - Landscape corridor lots, paseo lots, and landscape lots are not to be counted as "lots" towards any future boundary line adjustment.
 - Design and placement of entry signage and masonry walls to be consistent with previous phases of the Solaire project.
 - Village may be a gated community, to be determined at the time of Improvement Plans.

PARCEL SUMMARY

Parcel	Acres	Units	Lot Size (typ)
FD-1 (Residential Lots)	17.89 ac.	74 du	60' x 110'
FD-70A (Paseo/Open Space)	0.50 ac.		
FD-70B (Paseo/Open Space)	0.51 ac.		
subtotal	18.90 ac.	74 du	
Right of Way & Landscape Lots			
LC-1 (Landscape Corridor)	0.33 ac.		
LC-2 (Landscape Corridor)	0.21 ac.		
LS-1-4	0.29 ac.		
subtotal	0.83 ac.		
TOTAL	19.73 ac.	74 du	

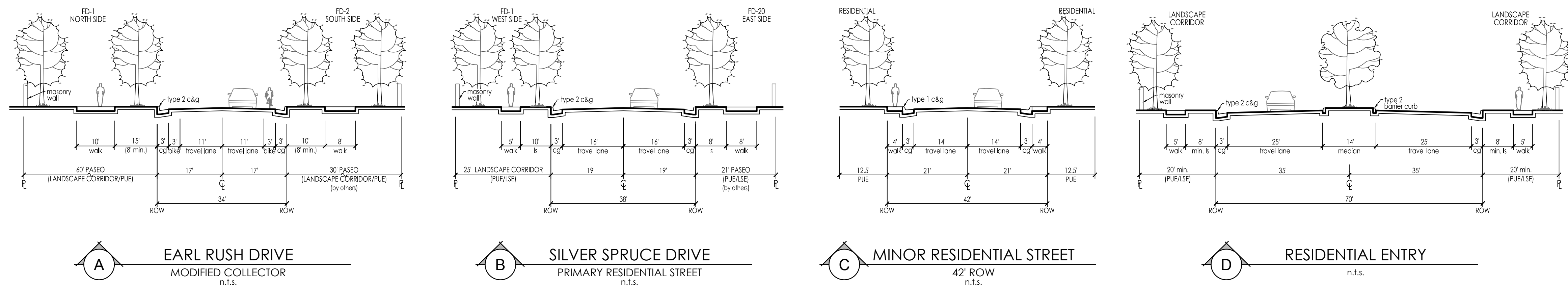
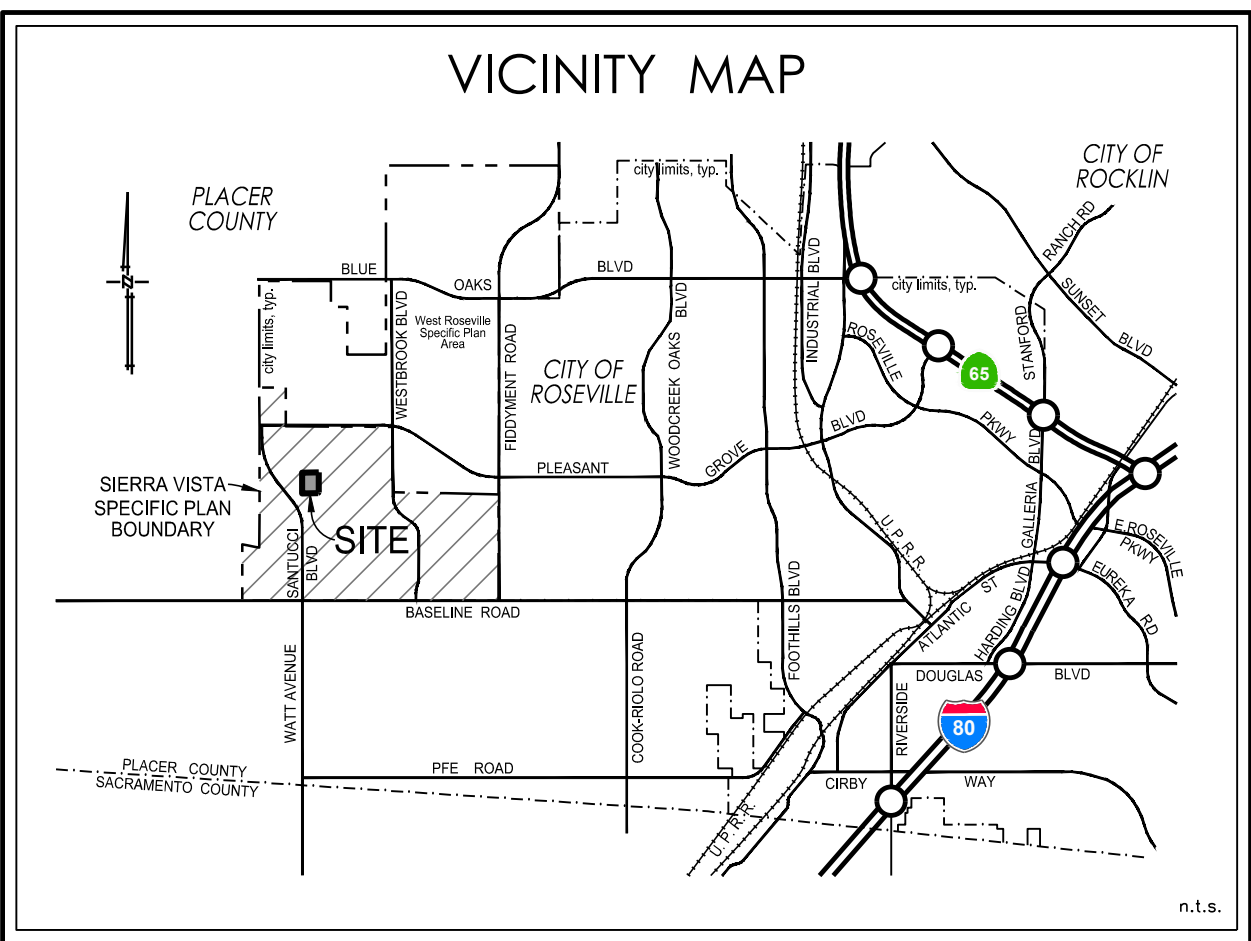
Parcel	Sq. Ft. (ac.)
LS-1	3,379.0 sf
LS-2	3,340.0 sf
LS-3	2,967.0 sf
LS-4	2,967.0 sf
TOTAL	12,653.0 sf (0.29 ac.)

ABBREVIATION KEY

PUE	Public Utility Easement
LS-	Landscape Lot
LC-	Landscape Corridor Lot
LSE	Landscape Easement

TENTATIVE MAP INFORMATION

APPLICANT:	Westpark Sierra Vista, LLC 1420 Rocky Ridge Drive, Suite 265 Roseville, CA 95661
ENGINEER:	MacKay & Somp Civil Engineers, Inc. 1025 Creekside Ridge Drive, Suite 150 Roseville, CA 95678 916-773-1189
SITE ADDRESS:	2751 Silver Spruce Drive Roseville, CA 95747
ASSESSOR'S PARCEL NUMBER:	498-020-001
SITE AREA:	19.73 ± AC.
GENERAL PLAN LAND USE:	Existing: LDR & OS (Paseo) Proposed: LDR & OS (Paseo)
ZONING:	Existing: RS/DS & OS Proposed: RS/DS & OS
NUMBER OF LOTS/PARCELS:	82 TOTAL LOTS 74 LDR Lots 2 OS Paseo Lots 2 ROW/Landscape Corridor Lots 4 Landscape Lots
SERVICE PROVIDERS:	Parks & Recreation: City of Roseville Police & Fire Protection: City of Roseville Sanitary Sewer: City of Roseville Potable & Recycled Water: City of Roseville Electricity: City of Roseville Telephone: Consolidated Communications Gas: PG&E Cable: Comcast/Consolidated Communications Storm Drainage: City of Roseville Schools: Roseville City School District Roseville Joint Union High School District



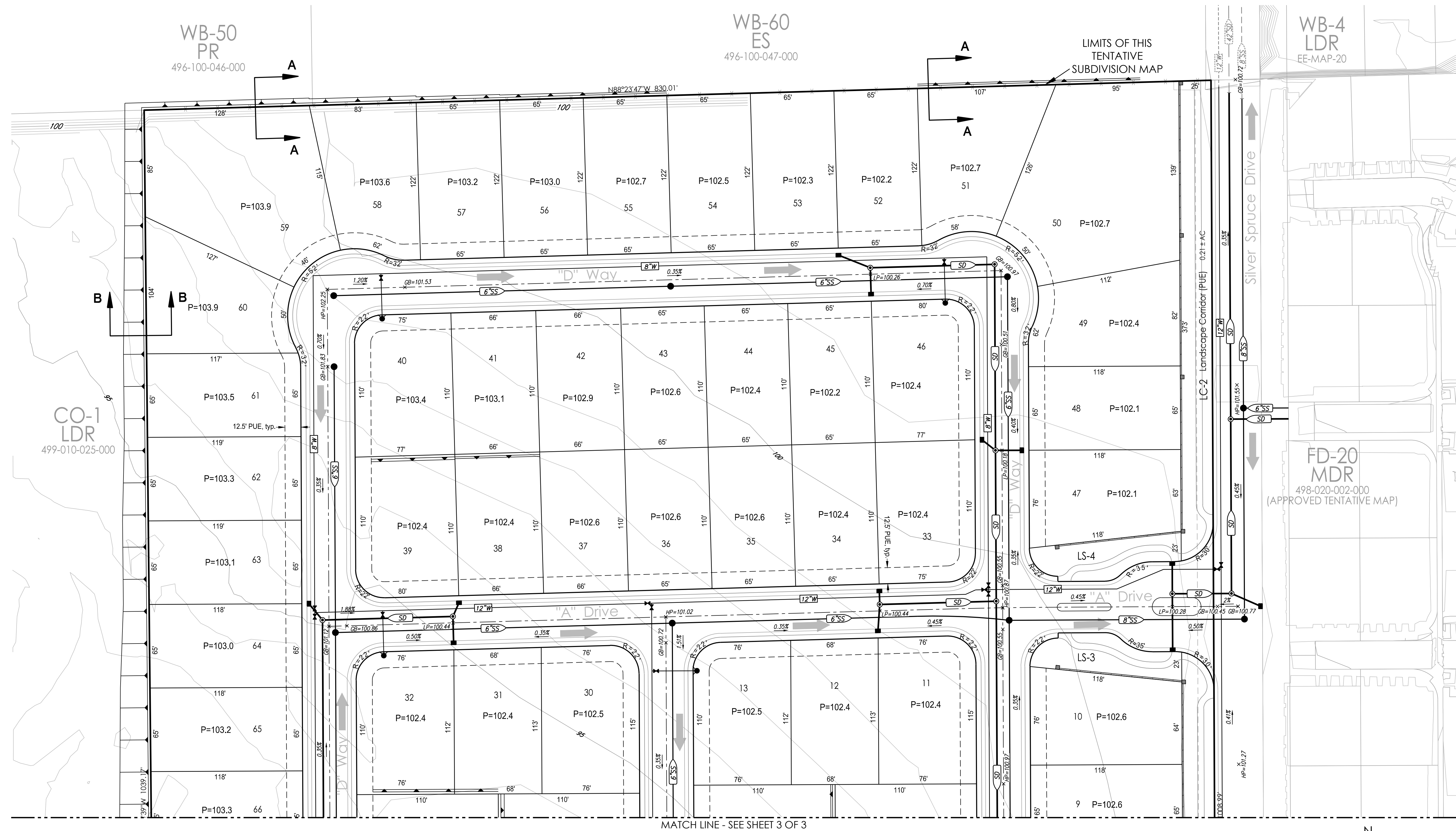
North arrow pointing up. Scale bar: 0, 50, 100, 200 feet. SCALE: 1"=100'

COVER SHEET

TENTATIVE SUBDIVISION MAP

SOLAIRE PHASE 5

Parcel FD-1 of the Sierra Vista Specific Plan



MATCH LINE - SEE SHEET 3 OF 3

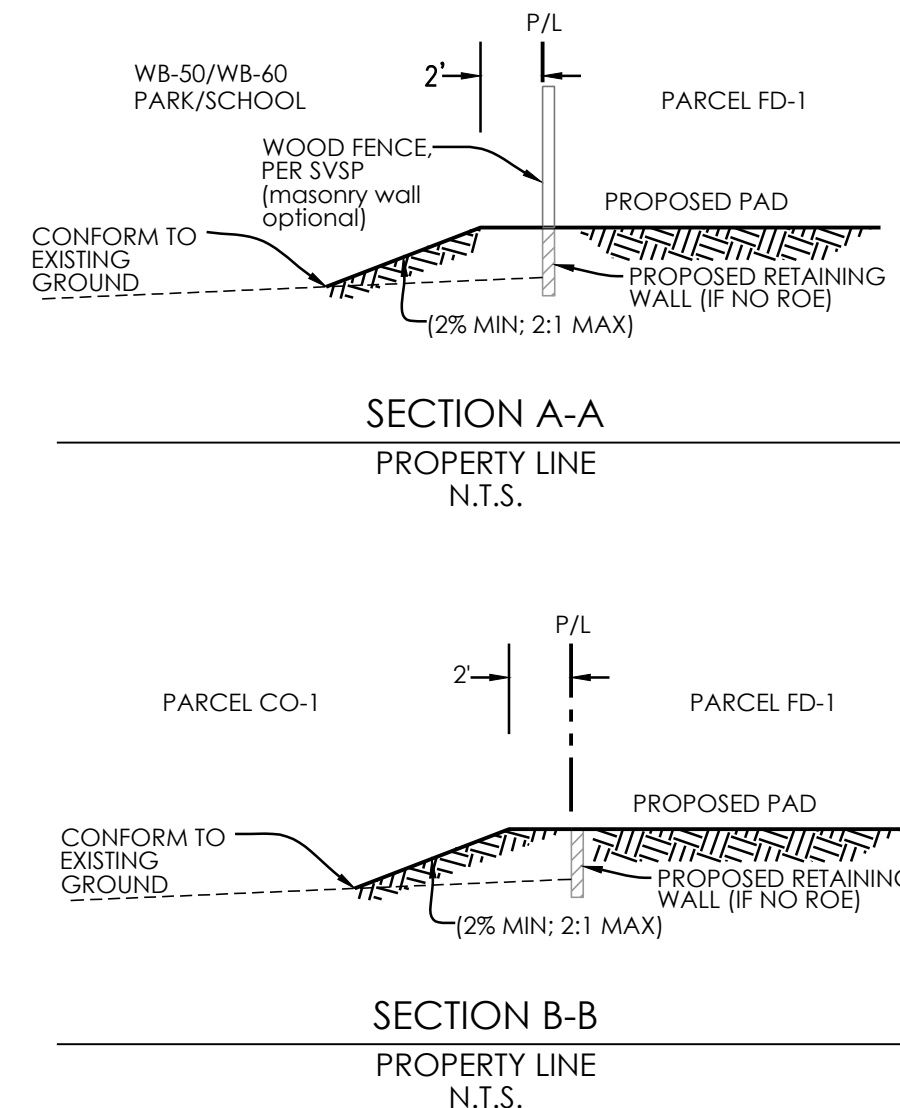
LEGEND		
PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER PIPE	
	SANITARY SEWER MANHOLE	
	WATER LINE	
	RECYCLED WATER LINE	
	GATE VALVE	
	FIRE HYDRANT	
	BLOW-OFF VALVE	
	STORM DRAIN PIPE	
	STORM DRAIN MANHOLE	
	DROP INLET	
	STORMWATER FACILITY	
	PAD GRADE	
	OVERLAND RELEASE FOR DRAINAGE	

- UTILITY NOTES
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
 - UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
 - THE SIZE AND LOCATION OF PROPOSED WATER, RECYCLED WATER, SEWER, AND STORM DRAINAGE INFRASTRUCTURE IS SUBJECT TO CHANGE DURING FINAL DESIGN, SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF ROSEVILLE WITH IMPROVEMENT PLANS.
 - ANY OFFSITE GRADING SHALL REQUIRE RIGHT OF ENTRY FROM ADJOINING PROPERTY OWNERS. IF A RIGHT OF ENTRY CANNOT BE OBTAINED, RETAINING WALLS ALONG PROPERTY LINES ARE TO BE CONSTRUCTED AS SHOWN HEREON.

ESTIMATED EARTHWORK SUMMARY

CUT: 3,326 c.y.
FILL: 183,978 c.y.
NET: 180,652 c.y.

* please see the "Mass Haul Diagram" for additional information.



CONCEPTUAL GRADING, DRAINAGE, & UTILITIES TENTATIVE SUBDIVISION MAP

SOLAIRE PHASE 5

Parcel FD-1 of the Sierra Vista Specific Plan

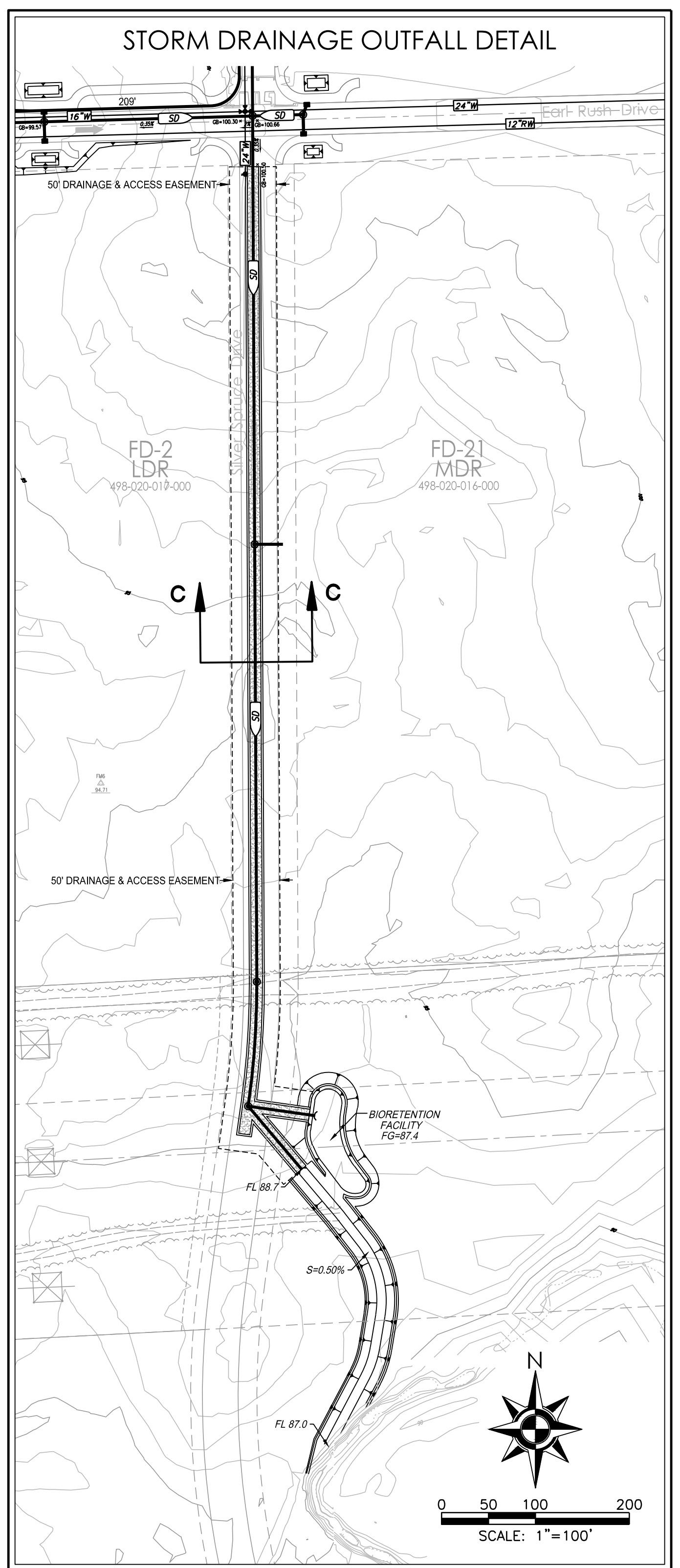
Roseville, CA

July 27, 2020

Sheet 2 of 3

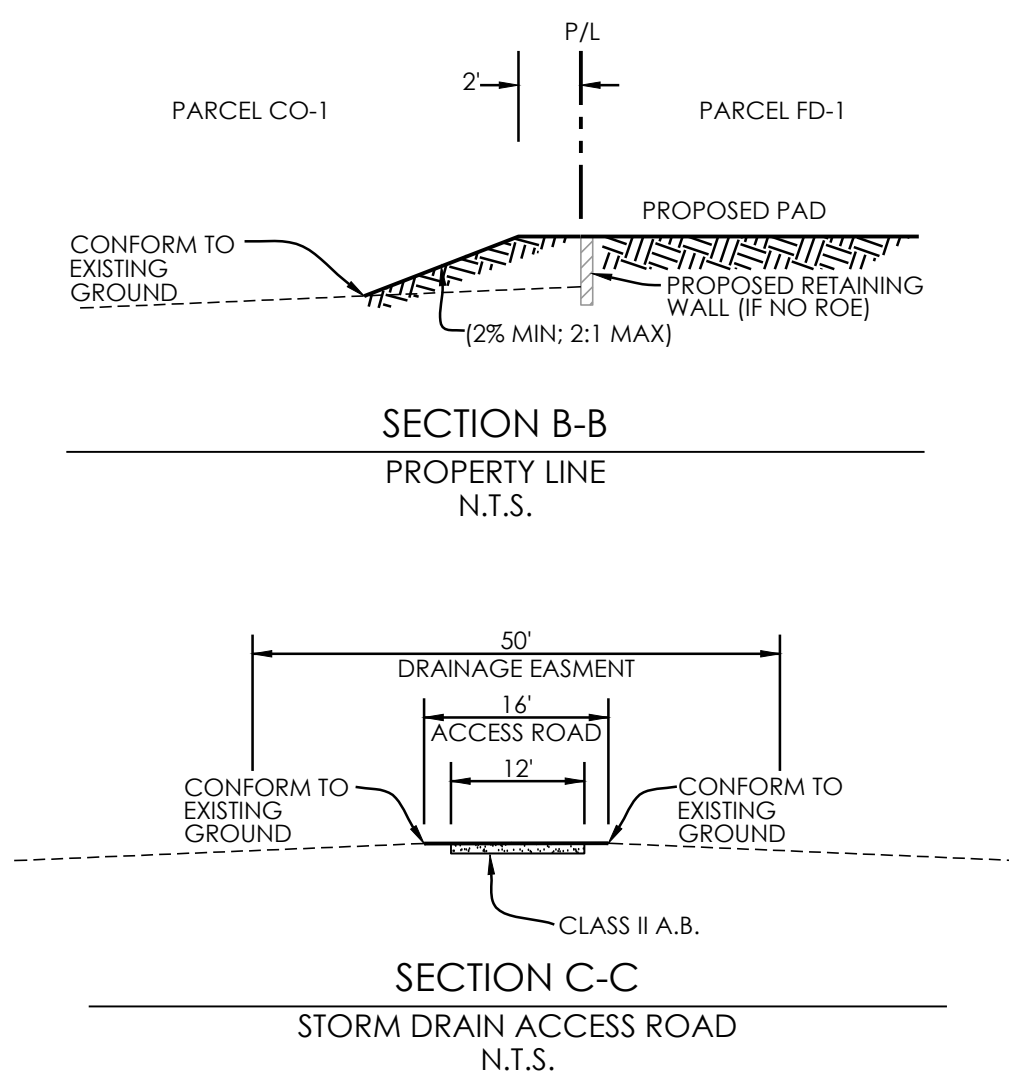
WESTPARK communities

MACKEY & SOMPS ENGINEERS PLANNERS SURVEYORS



UTILITY NOTES

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
2. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
3. THE SIZE AND LOCATION OF PROPOSED WATER, RECYCLED WATER, SEWER, AND STORM DRAINAGE INFRASTRUCTURE IS SUBJECT TO CHANGE DURING FINAL DESIGN, SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF ROSEVILLE WITH IMPROVEMENT PLANS.
4. ANY OFFSITE GRADING SHALL REQUIRE RIGHT OF ENTRY FROM ADJOINING PROPERTY OWNERS. IF A RIGHT OF ENTRY CANNOT BE OBTAINED, RETAINING WALLS ALONG PROPERTY LINES ARE TO BE CONSTRUCTED AS SHOWN HEREON.



Roseville, CA July 27, 2020



EARTHWORK ASSUMPTIONS:

1. PARCELS FD-1, FD-2, FD-5, FD-9, FD-40, F-63, FD-64, AND FD-85 GRADES BASED UPON PRELIMINARY CONTOURS FOR EACH PARCEL

NOTES:

1. ALL IMPORTS / EXPORTS SHOWN IN CUBIC YARD (CY)

2. FILL QUANTITIES INCLUDES A 12% SHRINK FACTOR

3. AN EXISTING STOCKPILE OF MATERIAL LOCATED WITHIN THE SIERRA VISTA SPECIFIC PLAN MAY BE USED TO BALANCE EARTHWORK AMONGST OTHER SVSP PARCELS

LEGEND:

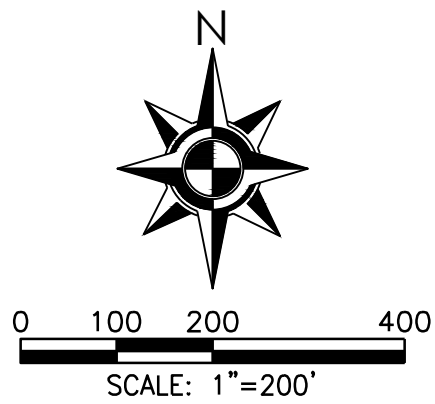
Region
Import Available

AMOUNT OF IMPORT REQUIRED FROM OTHER REGIONS

Region
Export Available

AMOUNT OF EXPORT AVAILABLE TO OTHER REGIONS

Mass Grading Summary					
Region	Area (SF)	Cut (Raw) CY	Fill (12%) CY	Total Cut	Total Fill
FD-1	924,345	3,326	183,978		180,652
FD-2	716,327	30,478	19,502	10,976	
FD-5	798,414	29,058	44,424		15,366
FD-9	861,662	78,459	44,448	34,011	
FD-40	309,585	31,738	1,222	30,516	
FD-63	121,697	2,722	1,649	1,073	
FD-64	114,598	610	16,709		16,099
FD-85	432,518	136,735	198	136,537	
Sub-Totals	4,279,146	313,126	312,130	213,113	212,117
Total				996 Cut	



ATTACHMENT A
MASS HAUL DIAGRAM

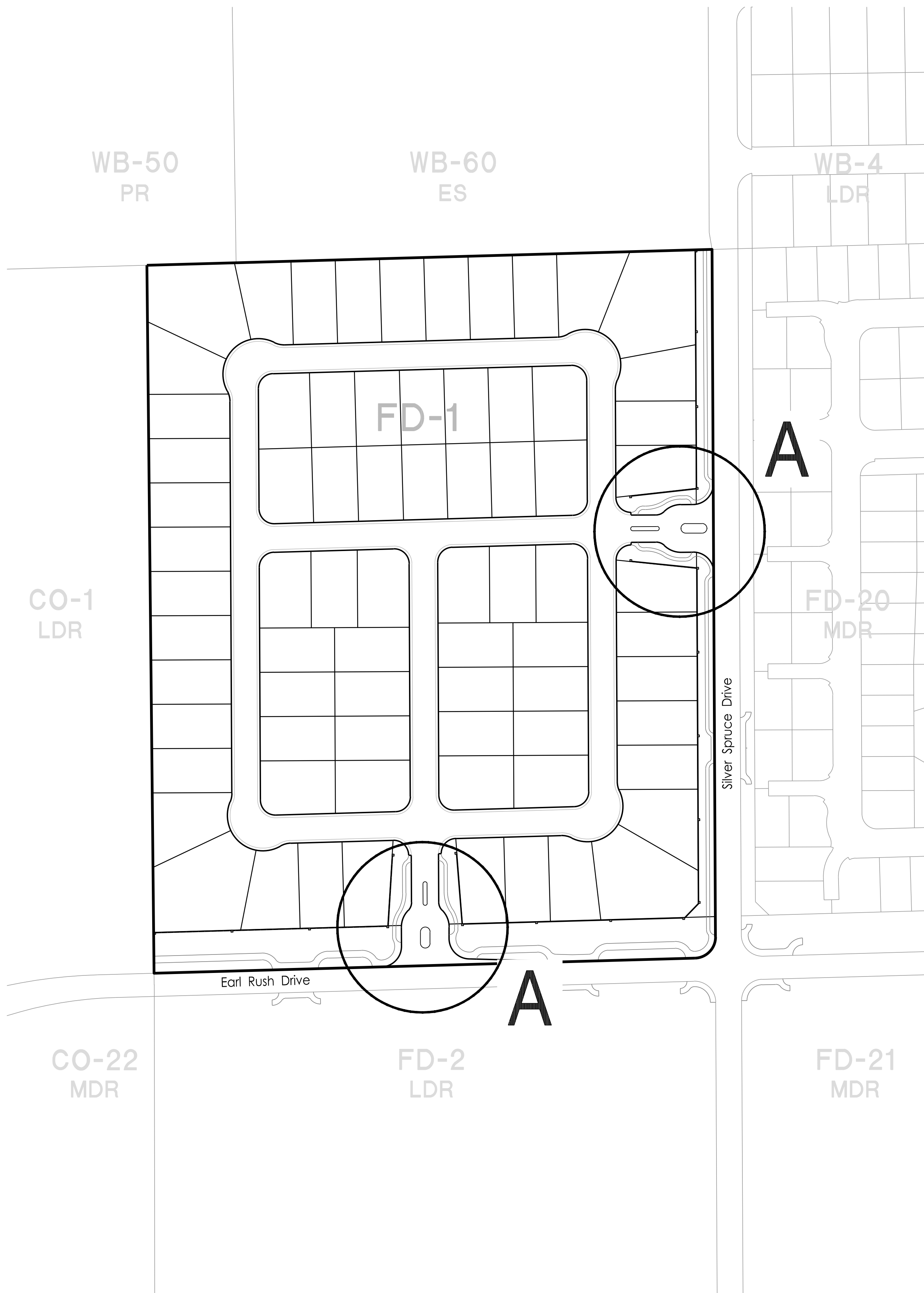
SOLAIRE PHASE 5

Parcels FD-1 FD-2, FD-5, FD-9, FD-40, FD-63, FD-64 & FD-85 of the Sierra Vista Specific Plan

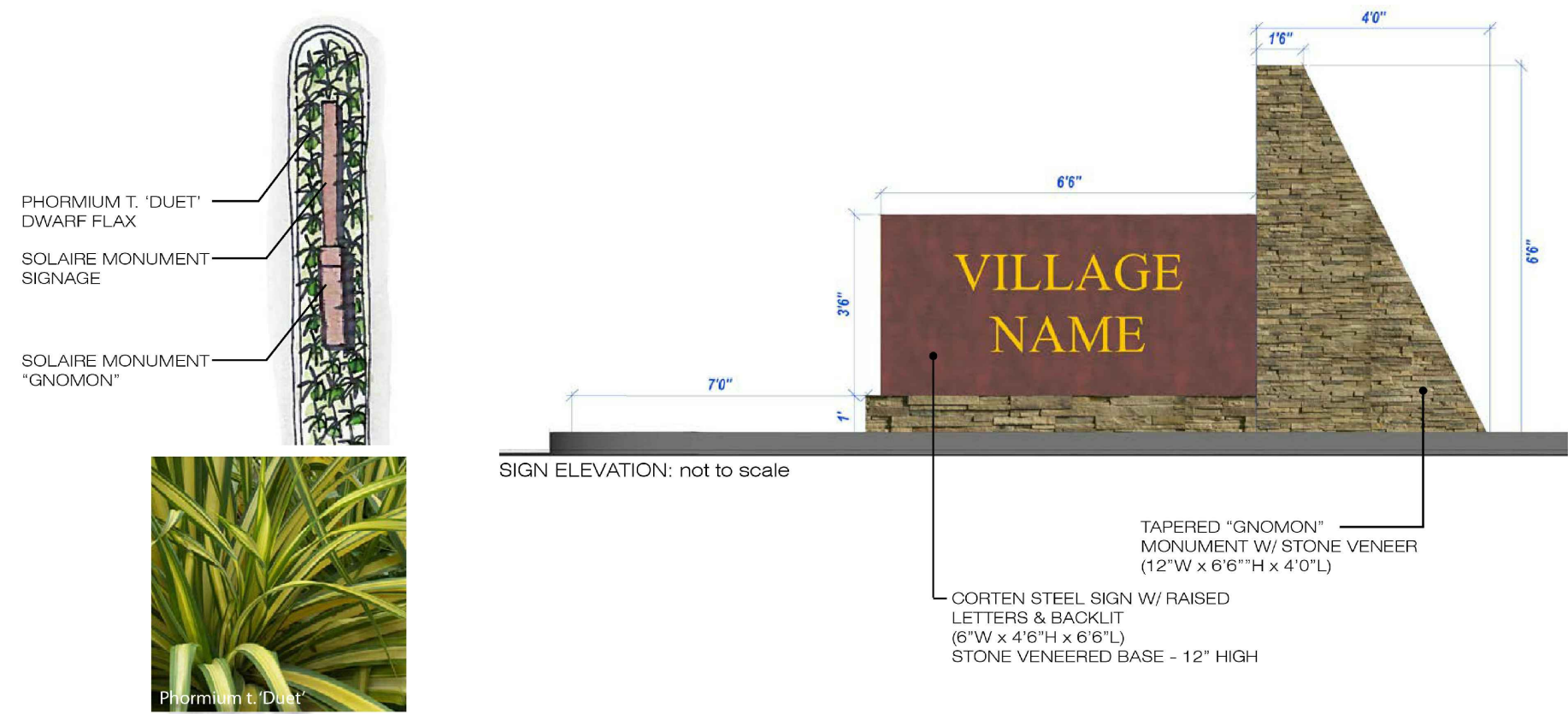
Roseville, CA

July 27, 2020

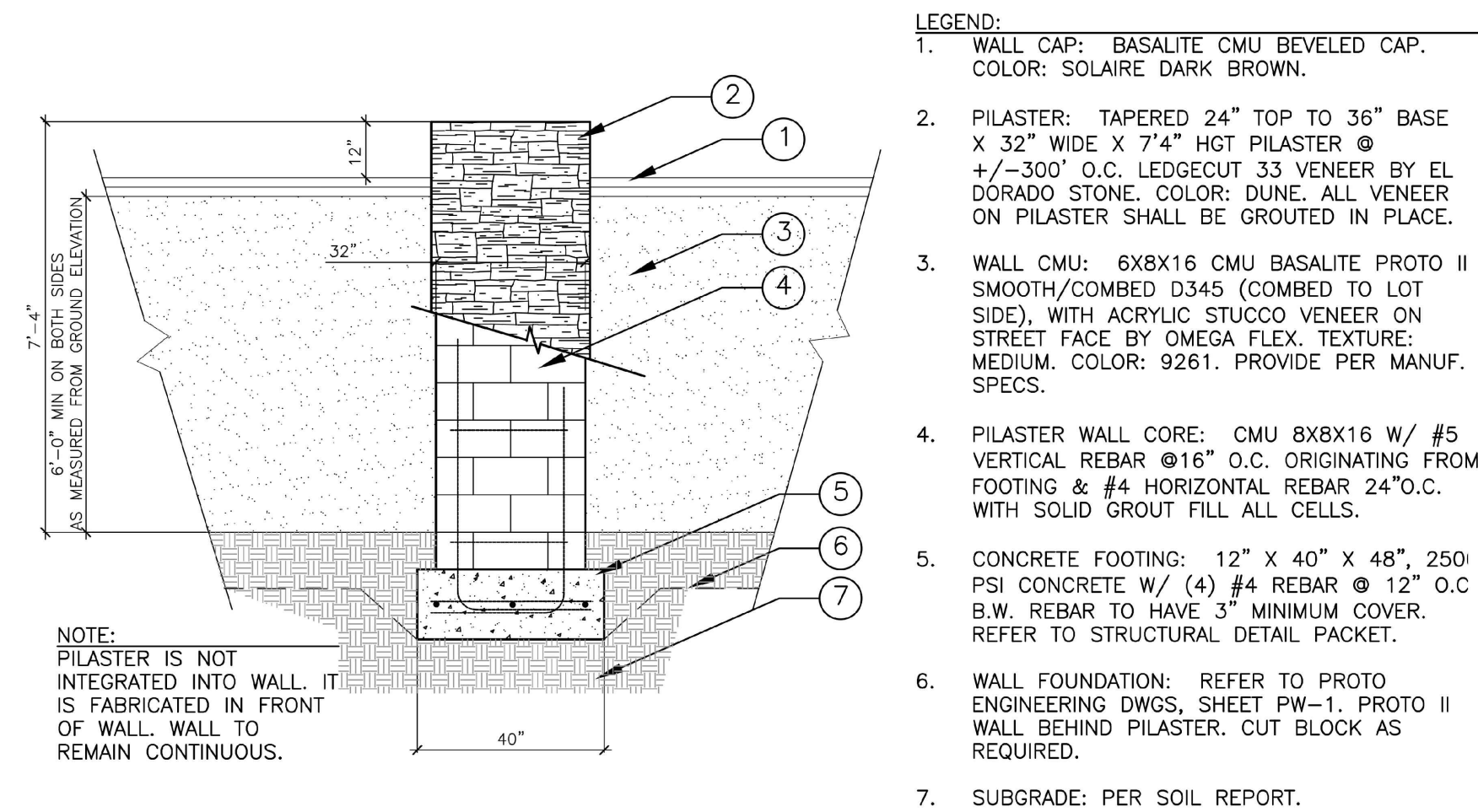




ENTRY MONUMENT LOCATION MAP
(Scale: 1"=100')

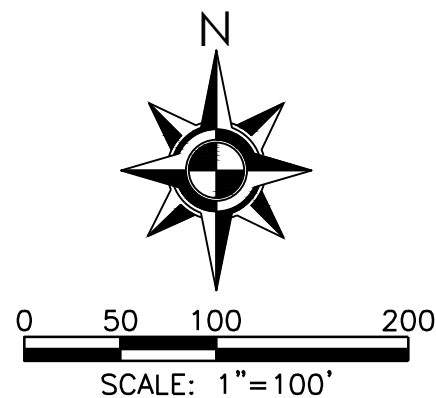


VILLAGE ENTRY MONUMENTS
(N.T.S.)



MASONRY WALL DETAIL
(N.T.S.)

- NOTES:
- 1. ALL SOLAIRE PHASE 5 LANDSCAPING, SIGNAGE, MONUMENTS, WALLS, COLORS, AND LIGHTING SHALL BE CONSISTENT WITH WESTBROOK (SOLAIRE) PHASE 1.
 - 2. MASONRY WALLS TO BE CONSTRUCTED ALONG FRONTAGES OF EARLE RUSH DRIVE AND SILVER SPRUCE DRIVE.
 - 3. ENTRANCES TO PARCEL FD-1 FROM EARLE RUSH DRIVE AND SILVER SPRUCE DRIVE MAY BE GATED.
 - 4. FINAL DESIGN OF ENTRANCE MEDIANS TO BE DETERMINED WITH FUTURE IMPROVEMENT PLANS.



ATTACHMENT B
ENTRY MONUMENT & WALL DETAILS
SOLAIRE PHASE 5
Parcel FD-1 of the Sierra Vista Specific Plan





PLANNING COMMISSION COMMUNICATION

Title: SERSP PCL 81 – Johnson Ranch Storage, 1851 E. Roseville Pw, File #PL 18-0355
Contact: Shelby Vockel, svockel@roseville.ca.us, 916-746-1347

Meeting Date: 9/10/2020
Item #: 6.1.

ATTACHMENTS:

Description

Staff Report
Attachment 1 Neighbor Letters - Opposition
Attachment 2 Neighbor Letters - Support
Exhibit A Johnson Ranch Storage ISMND
Exhibit B Rezone Exhibit
Exhibit C Site Plan
Exhibit D Modular Office Elevation and Detail
Exhibit E Storage Unit Elevation
Exhibit F Preliminary Grading Plan
Exhibit G Preliminary Landscape Plan
Opposition Letters received after September 3, 2020
Support Letter received after September 3, 2020
Planning Commission Memorandum

ITEM 6.1: **Rezone, Conditional Use Permit, Design Review Permit, Tree Permit, Lot Line Adjustment – 1851 E. Roseville Pw. – SERSP PCL 81 - Johnson Ranch Storage – PL18-0355**

REQUEST

The applicant requests approval of a Rezone to amend the zoning designation of Planned Development 240 (PD240) allowing a wholesale/retail plant nursery, to PD240 allowing a personal storage facility with recreational vehicle and boat storage with a Conditional Use Permit for approximately 13.49 acres, and a Rezone of approximately 0.05 acres to R1 (Single-Family Residential) on a total of 13.54 acres in the Southeast Roseville Specific Plan area. The request also includes a Conditional Use Permit to allow a personal storage facility with recreational vehicle and boat storage in the PD240 zone; a Design Review Permit to allow approximately 50,437 square feet of modular storage buildings, approximately 136,439 square feet of parking for recreational vehicle and boat storage, and a 600-square-foot modular office building, with associated site improvements such as lighting and landscaping; a Tree Permit to allow the removal of oak trees; and a Lot Line Adjustment to adjust the property boundary with adjacent property owners.

Applicant – Tim Alatorre, Domum Architecture
Owner – Dennis Spangler Trust, et al.

SUMMARY RECOMMENDATION

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

- A. Adopt the Johnson Ranch Storage Mitigated Negative Declaration;
- B. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone;
- C. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-five (75) conditions of approval;
- D. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to four (4) conditions of approval;
- E. Adopt the four (4) findings of fact and approve the Lot Line Adjustment subject to nine (9) conditions of approval;
- F. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding concerns related to City departmental review or with the applicant at this time. The applicant has reviewed and is in agreement with all of the recommended conditions of approval.

The project has generated significant community interest and involvement throughout the entitlement process. A summary of the neighborhood concerns and of the neighborhood meeting held on August 1, 2019 is located in the Public Outreach section of this report. Letters that were received by City staff prior to the publication of this report on September 3, 2020 are included in Attachment 1 for letters of opposition, and Attachment 2 for letters of support.

BACKGROUND

The project site is located at 1851 E. Roseville Parkway, and is identified as Parcel 81 in the Southeast Roseville Specific Plan (SERSP) area. The site is approximately 13.54 acres in size, and has a zoning

designation of Planned Development (PD) 240. Three electric utility easements traverse the property, including a 125-foot-wide tower easement for the Sacramento Municipal Utility District (SMUD), a 250-foot-wide easement for the Western Area Power Administration (WAPA), and a 75-foot-wide easement for Pacific Gas and Electric (PG&E). The subject property is currently vacant, and the only existing structures are support towers for overhead transmission lines. The only use currently permitted by the PD is a wholesale/retail nursery. The General Plan and Specific Plan land use designations are Community Commercial (CC).

The parcels to the east and west of the project site are developed with single-family homes. A private indoor/outdoor recreation facility, the Johnson Ranch Racquet Club, is located to the north of the subject property, on the opposite side of Wringer Dr. An office complex is located along the southeast side of the project site, and there is an open space parcel on the southwest side of the property (Figure 1).

Figure 1 – Project Location



The SERSP was adopted on April 20, 1988 by the City of Roseville City Council. The plan area encompasses approximately 1,000 acres in the southeast area of the City. The primary purpose of the SERSP is to provide a guide for development in the area. PD240, the Planned Development ordinance that provides the zoning designation for the parcel, was adopted by City Council shortly after the SERSP, on May 18, 1988. The PD specifies allowable uses for several parcels within the SERSP, including for Parcel 81. The PD indicates that the use for Parcel 81, the subject property, is a wholesale/retail nursery, with no other uses listed. No other conditions or requirements are listed as a part of the PD with regard to Parcel 81.

In 1993, the City Council approved a General Plan Amendment, Specific Plan Amendment, Rezone, Development Agreement Amendment (the second amendment of the Southfork Johnson Ranch Agreement) and merger and resubdivision of SERSP Parcels 19, 80, and 81 to create the parcels as they currently exist (Bushnell Gardens, File #GPA 92-05, SPA 92-05, RZ 92-06, PM 92-07). The intent of the project was to enlarge Parcel 80 for the Johnson Ranch Racquet Club Annex, as well as to accommodate the tentative subdivision map for the future Eureka Village subdivision. It is acknowledged in the Planning Commission staff report for the Bushnell Gardens project that the significant encumbrance of the electric line easements leaves very little buildable area within the boundaries of Parcel 81, and notes the intent to establish a wholesale/retail nursery on the site. The General Plan, SERSP, and Southfork Johnson Ranch Development Agreement were amended to reflect the project changes. It is noted that the Development Agreement governing this portion of the SERSP has since expired.

The current project proposes the construction of a self-storage facility with recreational vehicle (RV) and boat storage. The project includes two phases. The first phase includes the installation of an approximately 600 square foot office building, approximately 12,955 square feet of modular storage pods, and 98,957 square feet of parking for RV and boats. Phase 2 would result in an additional 37,400 square feet of storage, and an additional 37,482 square feet of parking. In total, 305 parking spaces for RV and boat storage are proposed, with an additional six (6) parking spaces adjacent to the front office for customers. Landscaping and lighting associated with the self-storage use are also proposed as part of the project. The entitlements requests include a Rezone to amend the Zoning Ordinance to change the allowable uses within the PD240 zone, as well as approximately 0.05 acres of PD240 to R1; a Conditional Use Permit to allow the self-storage facility with RV and boat storage within the PD240 zone, a Design Review Permit to evaluate the proposed facility and site improvements; a Tree Permit to evaluate the removal of oak trees; and a Lot Line Adjustment to adjust the property boundary with adjacent property owners (Figures 2 and 3).

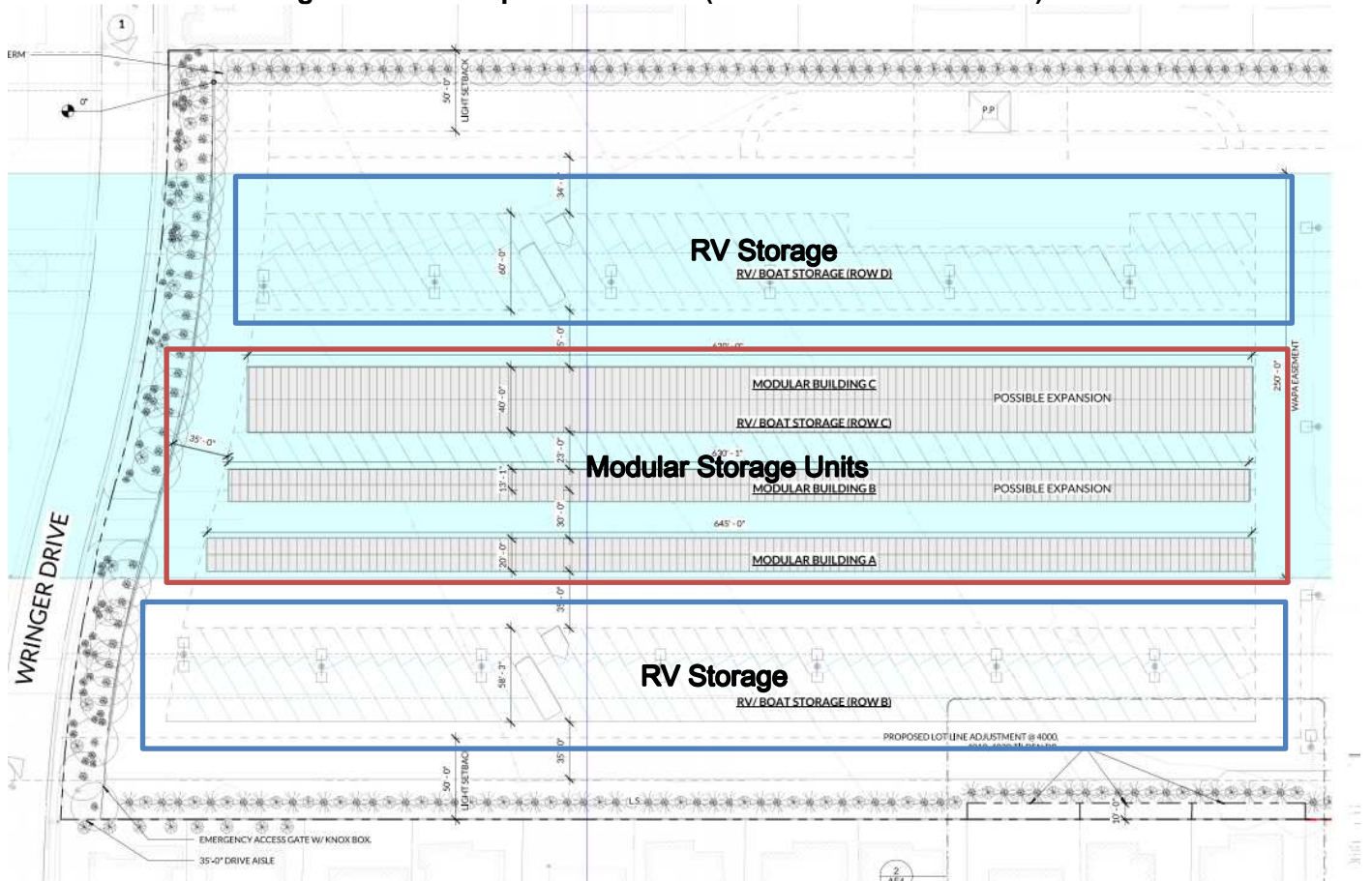
SITE INFORMATION

Location: 1851 E. Roseville Pw.

Total Size: 13.54 acres

Topography and Setting: The project site is an infill property located in an urbanized setting. The site includes frontage on E. Roseville Pw., as well as on Wringer Dr. E. Roseville Pw. is a four lane arterial roadway with a center median, preventing left-hand turn lanes into the project site. Wringer Dr. is a two-lane residential roadway on the north side of the subject property. The site terrain is characterized by rolling hills, and is primarily populated by non-native annual grassland. A drainage course, with an outlet from the commercial property along the southeast side of the subject parcel, flows through the southern portion of the site. Forty-one (41) oak trees are present on the project site, primarily located along the southern portion of the property. The site is currently vacant, and the only existing structures are support towers for the overhead transmission lines.

Figure 2 – Conceptual Site Plan (Northern Portion of Site)



EVALUATION: Rezone

The project includes a Rezone to amend the Planned Development (PD240) for the 13.54 project site. 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 project proposes to amend the Planned Development Ordinance associated with the subject property, known as PD240. As discussed in the Background section of this report, PD240 identifies Parcel 81 of the SERSP (the subject property) as allowing only a wholesale/retail nursery use. While PD240 functions as the zoning designation for the property, it is different from other classifications in the Zoning Ordinance in that it does not allow for a variety of uses as might be permitted in a specific zoning district, nor does it provide development standards for the one use that it allows. Given that only one use type is permitted on the site, a request to develop any other use on this parcel would require an amendment of PD240. The project would remove the wholesale/retail nursery use as the allowable use for Parcel 81, and replace it with a "personal storage facility with RV and boat storage", with the approval of a Conditional Use Permit. In addition, a 0.05 acre area is proposed to be rezoned to R1, to correspond with the proposed Lot Line Adjustment.

General Plan Consistency

To evaluate the request to amend PD240 to allow the personal storage facility with RV and boat storage use, staff analyzed the consistency of the requested use with the General Plan and Specific Plan land use designations. The City of Roseville General Plan provides a list of compatible "Implementing Zones" for each land use designation (General Plan Table II-6), which establishes what zoning designations are considered compatible with the applicable General Plan land use designation. The General Plan land use designation for the project site is Community Commercial (CC), and implementing zone designations include Neighborhood Commercial (NC), Planned Development (PD), Highway Commercial (HC), Community Commercial (CC), General Commercial (GC), and Commercial Mixed Use (CMU). The table also notes that "land use designation implementation is not necessarily limited to these zones, especially when combined with an RS or PD zone".

According to the General Plan, the CC land use designation is "distinguished from the Neighborhood Commercial designation by providing a broader range of goods and services to an expanded service area." The General Plan description of the land use designation notes examples, ranging from auto sales and repair to medical offices and clinics. Sites with the CC land use designation should range in size from 5 to 25 acres, with building footprints from 50,000 to 250,000 square feet, and should be located adjacent to arterial roadways. Although the site has a PD designation, the proposed project characteristics are consistent with these standards. The project site is approximately 13.54 acres in size, and between the modular office and storage buildings, the project will provide approximately 51,000 square feet in structure square footage. In addition, the site will take primary access from E. Roseville Pw., which is an arterial roadway. Therefore, the project as requested is consistent with the requirements for the General Plan CC land use designation.

Specific Plan Consistency

The site is also identified as a CC land use in the SERSP. According to the SERSP, "commercial uses are intended primarily to be community or specialty retail and service centers that serve the need of Plan Area residents". Additionally, Section 2.2.1 of the SERSP document provides Land Use Policies for

commercial developments in the SERSP, which primarily pertain to landscaping and tree preservation, including landscape buffers of at least 10 feet between commercial properties and residential areas; access from at least one major collector or arterial roadway with sufficient capacity to accommodate traffic; preventing unscreened, outdoor storage in commercial areas; and building and parking lot design, which should take into account building orientation, circulation, architectural compatibility with surrounding uses, and other amenities.

An evaluation of the site design, including the architecture of the modular buildings and the landscaping design of the site, is included in the Design Review Permit section of this report. The project exceeds the minimum landscaping depth requirements, and proposes landscape buffers of 20-25 feet adjacent to the six-foot-high masonry wall that, if approved, will abut the residential developments to the northeast and southwest of the site. This will ensure adequate screening of the proposed storage area. The site is accessed via an existing driveway on E. Roseville Pw., which is an arterial roadway, and will generate approximately 14 peak hour trips. Due to the easements on the property, no permanent structures are proposed; however, staff evaluated the proposed modular office and found that the façade improvements would incorporate elements similar to the adjacent commercial development.

Conditional Use Permit Requirement

Staff supports the proposal to amend the PD240 zone to allow the personal storage facility with RV and boat storage contingent upon the approval of a Conditional Use Permit (CUP). This requirement is consistent with what would be required if the site had a Community Commercial (CC) zoning designation, and it allows the Planning Commission to impose operational conditions on the project. These conditions include hours of operation for the business, as well as limits on what activities are permitted within the storage facility. The intent is to ensure that the operation of the site is compatible with the adjacent residential land uses.

With the CUP requirement, staff believes that the proposed amendment to the PD240 zone is both consistent with the General Plan and Specific Plan land use designations, and that the project will not adversely affect the public interest, safety, or welfare.

EVALUATION: Design Review Permit

Section 19.54.030 of the Zoning Ordinance includes specific design standards for the development of personal storage facilities. Additionally, the SERSP Landscape Guidelines were used to evaluate the project. Section 19.78.60 of the Zoning Ordinance requires that four findings of fact be made to approve DRP. The four findings can be found below in ***bold, italicized*** text and are followed by an evaluation.

- 1. The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water courses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.***
- 2. The project site design as approved provides open space, access, vehicle parking, vehicle, pedestrian and bicycle circulation; pedestrian walks and links to alternative modes of transportation; loading areas, landscaping and irrigation and lighting which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals, policies, and objectives set forth in the General Plan, the Community Design Guidelines, and the applicable Specific Plan and/or applicable design guidelines.***
- 3. The building design, including the materials, colors, height, bulk, size, and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and which is consistent with the applicable***

goals, policies, and objectives set forth in the General Plan, the Community Design Guidelines, and the applicable Specific Plan and/or applicable design guidelines.

- 4. The design of the public services, as approved, including, but not limited to, trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and building designs.***

Site Design: Section 19.54.030.B of the Zoning Ordinance provides site design standards for personal storage facilities. The section states that entry/exit locations shall be placed as far from residential land uses as possible; caretaker's residence and office shall be placed as close as possible to the project entrance; outdoor storage of materials shall be placed a minimum of 20 feet from the property lines adjacent to residential land uses; and storage buildings over one story in height shall be placed a minimum of 30 feet from property lines adjacent to residential uses. The main entrance to the site will be located adjacent to the existing commercial complex and utilize existing driveways, and therefore will be located as far from the residences as possible. The office for the project site, located in the proposed modular building, will be adjacent to the entrance gate. The proposed setback for the RV and boat parking spaces is 60 feet from the southwestern property boundary (Tilden Dr.), exceeding the 20 foot requirement. No storage structures over one story are proposed. Additionally, the Zoning Ordinance requires four parking spaces, plus two for a caretaker's residence, for personal storage facilities. The project provides six parking spaces to support the operation, and no caretaker's residence is proposed. The project as proposed is consistent with the Site Design requirements for personal storage facilities, as required by the Zoning Ordinance.

Access, Circulation, and Traffic: Primary access for the project site is proposed from E. Roseville Pw., with an entry gate facing an existing driveway for the commercial complex to the east of the project site. A secondary, emergency-only access point is available along the Wringer Dr. side of the project. The Wringer Dr. access will only be available to emergency personnel. Both access points will be gated.

The project as proposed will not modify either E. Roseville Pw. or Wringer Dr. and existing driveways will be used. At present, there is no pedestrian connectivity through the project site and existing sidewalks will serve the project site. The storage use itself is not conducive to pedestrian activity, and no internal pedestrian connections are proposed. The internal circulation of the site allows patrons to enter via the driveway on the E. Roseville Pw. side of the site, access the storage area, and exit through the entrance gate. The design has been evaluated by the Development Services – Engineering Division and was found to be consistent with City standards.

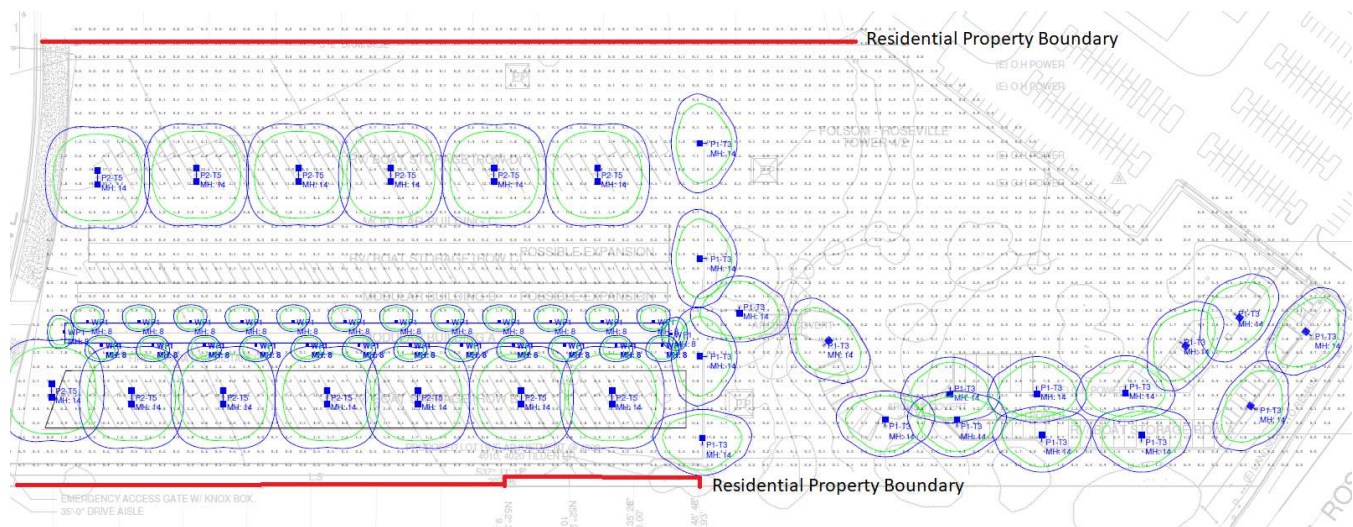
Additionally, staff evaluated the project's potential impacts on traffic and the surrounding roadways. The Circulation Element of the General Plan establishes a Policy requiring Level of Service C or better as an acceptable operating condition at all signalized intersections during a.m. and p.m. peak hours. Exceptions to LOS policy may be made by the City Council, but a minimum of 70% of all signalized intersections must maintain LOS C. An existing plus project conditions (short-term) traffic impact study may be required for projects with unique trip generation or distribution characteristics, in areas of local traffic constraints, or to study the proposed project access. A cumulative plus project conditions (long-term) study is required if a project is inconsistent with the General Plan or Specific Plan and would generate more than 50 pm peak-hour trips greater than the number of trips anticipated for the site by the City's Traffic Demand Model. A trip generation table using industry-standard trip generation rates in the Institute of Transportation Engineers (ITE) Manual was prepared for the project, and is included as Attachment 5 of the Initial Study/Mitigated Negative Declaration (Exhibit A). It was found that at full build-out, the project will generate an estimated 14 p.m. peak hour trips, and a total of approximately 140 daily trips. This is well below the threshold of 50 p.m. peak-hour trips, and no traffic study was prepared or required.

Additionally, the use is consistent with the General Plan and Specific Plan land use designation. No significant impacts to traffic and circulation are anticipated.

Open Space and Natural Features: The project has been designed to minimize potential impacts to the natural features of the project site. As discussed in the Topography and Setting section of this report, the project site is characterized by rolling hills, native grasses, oak trees, and a drainage course. A Wetlands and Biological Resources Assessment, prepared by Barnett Environmental, and an arborist report, prepared by Kurt Stegen Consulting Arborist, were conducted to evaluate potential environmental impacts to the site (included with the Initial Study and Negative Declaration, Exhibit A). According to the biological assessment, the project site has been disturbed and has limited habitat value. The design review process modified the internal roadway and the parking areas to preserve the largest number of existing trees, as well as to prevent impacts to the drainage course. As proposed, four of the 41 oak trees will be removed to accommodate the internal roadway. The footings and base for the proposed culvert will be placed outside the drainage and off the top-of-bank to avoid disturbance of the waterway, and no impacts are anticipated.

Lighting and Screening: Section 19.54.030.D of the Zoning Ordinance provides specific standards for lighting for personal storage facilities to minimize visual impacts to adjacent properties. The Zoning Ordinance section requires the use of cut-off lenses to prevent off-site glare, downward facing lighting for wall-mounted fixtures, a maximum of 16-foot-tall lighting standards, and a minimum 50 foot setback from any residential property line. A photometric plan for the project is included in Attachment 1 of the Initial Study/Mitigated Negative Declaration (Exhibit A), which indicates conformance with the cut-off lens and setback requirements. Additionally, a condition from the Western Area Power Administration (WAPA) states that the light standards may not exceed 15 feet in overall height, which is shorter than what is required by the Zoning Ordinance. The lighting for the project site is consistent with Zoning Ordinance standards for personal storage facilities.

Figure 4: Photometric Lighting Plan



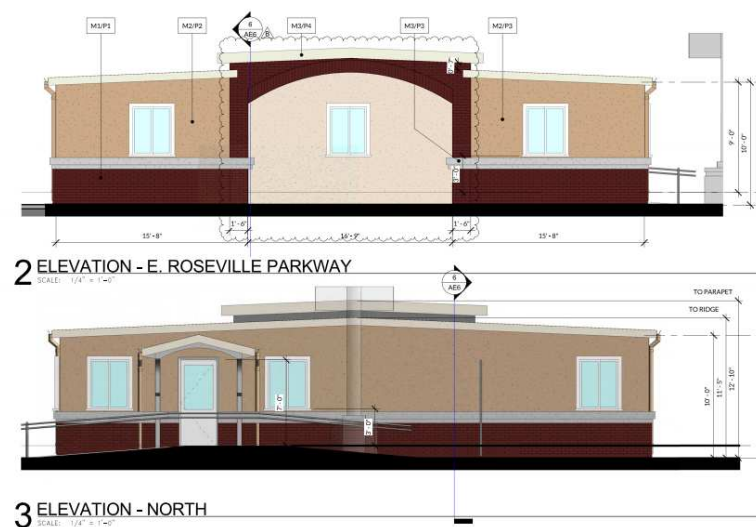
Section 19.54.030.E for personal storage facilities includes screening requirements, including a minimum six-foot-tall masonry screen wall (measured from the highest grade) when a project is located adjacent to a residential use, and a minimum ten-foot-wide landscape planter along the perimeter of the storage facility when adjacent to a residential use. The proposed project will provide a six-foot-tall masonry wall adjacent to the residential uses to the east and west of the project site. Additionally, the project will exceed the minimum landscape width by providing perimeter landscaping planters ranging from 20 to 25 feet in width. This is due to limitations on tree height beneath the overhead transmission lines. The SERSP

Landscape Guidelines considers parking areas with planting material under 15 feet high compatible with the utility easements. Landscape plant species and maintenance shall be consistent with the requirements outlined in the SERSP Landscape Guidelines for utility areas.

In addition to doubling the minimum required landscape depth, other measures have been implemented through project design to enhance screening of the proposed use. Where possible, the grade of the site will be lowered in order to minimize the visual impacts of RV and boats on the property, resulting in approximately 5,520 cubic yards of fill that will be removed from the site. The project has also been designed to maximize the setback distance for the RVs and boats from the residential property lines. Along the northeast side of the project (Ashland Dr.) the setback for the RV storage is shown as approximately 100 feet from the residential property line. This far exceeds the minimum setback of 20 feet for outdoor storage of materials, as required by Section 19.54.030.B of the Zoning Ordinance.

Design of Office and Storage Structures: Due to the presence of the high voltage transmission lines and utility easements, no permanent structures are permitted on the project site. As a result, modular storage units and a modular office are proposed to serve the project. The modular storage pods are low profile, approximately nine feet in height, and are proposed to have muted, green roofs. The modular office has been enhanced to include brick and stucco detail, intended to mirror the brick façades of the adjacent commercial complex to the east (Figure 4). Treatments have been applied to all sides of the modular office building, and the design is consistent with the intent of the Community Design Guidelines.

Figure 5 – Modular Office



EVALUATION: Conditional Use Permit

Given the unique restrictions on the subject parcel, staff supports the modification of PD240 to allow the personal storage facility with RV and boat storage only with the approval of a CUP. The CUP allows the City to place operational conditions on the use which may be modified by the Planning Commission. Section 19.78.60 of the City of Roseville Zoning Ordinance requires that three findings be made in order

to approve a CUP. The three findings are listed below in ***bold, italicized*** text and are followed by an evaluation of the proposal in relation to each finding.

- 1. The proposed use or development is consistent with the City of Roseville General Plan and any applicable Specific Plan.***
- 2. The proposed use or development conforms with all applicable standards and requirements of the Zoning Ordinance.***
- 3. The location, size, design, and operating characteristics of the use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.***

The project proposes the modification of PD240 to allow a personal storage facility with RV and boat storage with the approval of a Conditional Use Permit on Parcel 81 of the SERSP. The General Plan and SERSP land use designation for the site is Community Commercial (CC). The PD240 designation does not provide development standards or other requirements for site development. Staff supports the imposition of a Conditional Use Permit requirement, as this would be consistent with what would be required for the site if it had a Community Commercial zoning designation and therefore aligns with the SERSP and General Plan land use designations of CC for the site. Requiring a Conditional Use Permit for the proposed use allows the Planning Commission to impose operational conditions on the use, and any future modification of these operational conditions would require review by the Planning Commission.

Personal storage facilities are considered conditionally compatible with residential uses, which border the project site to the northeast and southwest. As discussed in the Design Review Evaluation section of this report, the project design has considered the adjacent residential developments and exceeds the minimum required development standards as required by the Zoning Ordinance. Additionally, operational conditions, such as limiting hours of operation for the site between the hours of 7:00 AM and 7:00 PM on week days and 8:00 AM to 8:00 PM on weekends and holidays, and the specific prohibition of incompatible activities (living quarters, storage of hazardous materials, business operations out of storage units, etc.) further address concerns related to noise and safety during site operation. With the conditions in effect, staff believes that the use will not be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.

EVALUATION: Lot Line Adjustment

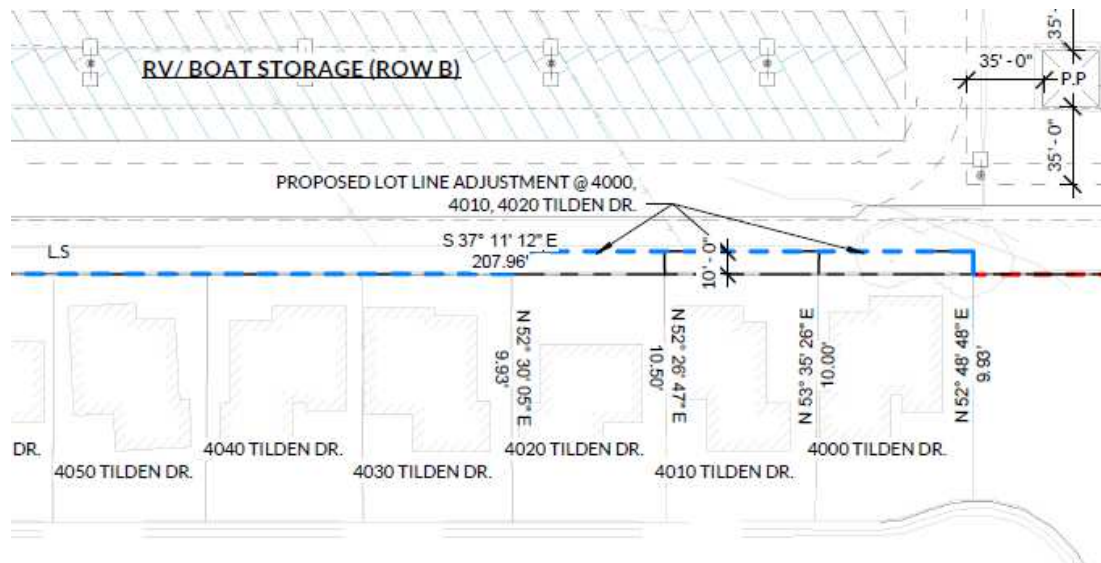
The Subdivision Ordinance does not list any required findings for a Lot Line Adjustment (LLA); however, a LLA must comply with the following criteria listed below. Each criterion is listed in ***bold, italic*** font, followed by an evaluation.

- 1. Compliance with the City of Roseville General Plan.***
- 2. Compliance with the Zoning Ordinance for the district in which it is located.***
- 3. Compliance with the local building regulations.***
- 4. Provisions for relocation of existing infrastructure or easements.***

The project proposes to amend the lot line between R1 (Single Family Residential) and PD240 (Planned Development) parcels. An additional ten feet of land will be added to the backyards of three parcels, increasing their size. With approval of the rezone, the parcels will remain consistent with the R1 zoning

designation. There are no lot size or other development standards associated with the PD240 zone; therefore, the project is consistent with the Zoning Ordinance requirements, and no conflicts with the General Plan have been identified.

Figure 6: Proposed Lot Line Adjustment



The California Building Code (CBC) establishes building regulations based upon the type of construction, the use of a building or structure, and a building's proximity to other buildings and property lines. The proposed LLA will align with the approved development pattern previously approved for the site and will not prevent future structures from complying with the local building code regulations and the building setbacks from the property lines. No infrastructure or easements have been identified as requiring relocation as part of the review process for the lot line adjustment; however, conditions of approval are recommended for the lot line adjustment to account for the relocation of these facilities if found to be necessary.

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-percent encroachment into the dripline of a native oak tree. The proposed project will result in the removal of four (4) oak trees. The required findings to approve a Tree Permit are listed below in ***bold, italicized*** text.

- 1. Approval of the Tree Permit will not be detrimental to the public health, safety or welfare, and approval of the Tree Permit is consistent with the provisions of Chapter 19.66.***
- 2. Measures have been incorporated into the project or permit to mitigate impacts to remaining trees or to provide replacement for trees removed.***

An arborist report was prepared for the project site by Kurt Stegen Consulting Arborist, on June 7, 2018. The arborist report documented the presence of forty-one (41) native oak trees on site. The majority of the trees are located in the southern portion of the site, near the city-owned park reserve parcel (Figure 1). Initially, seven (7) trees were proposed for removal as a part of the project; however, consistent with the City's Tree Preservation Ordinance and policies, the project was redesigned to save as many trees as possible. In total, five (5) oak trees are proposed for removal. This results in the removal of a total of 163.5 inches diameter at breast height (DBH) of oak trees. All but one of the trees that will be removed

were described as in poor health by the arborist, with varying degrees of decay. One tree, Tree #20, was described as in Fair condition. The trees proposed for removal are located in areas where the access road is proposed for construction, or where grading impacts necessitate their removal. The road was designed to disturb as few existing trees as possible.

Table 1: Proposed Tree Removals

Tree Number	Species	DBH (in inches)	Health Rating (by Arborist)
8	Live Oak (<i>Quercus wislizeni</i>)	23	Poor, topped, with decay
9	Live Oak (<i>Quercus wislizeni</i>)	12, 13.5	Poor, topped, with decay
10	Blue Oak (<i>Quercus douglassi</i>)	18, 21, 13, 17, 11	Poor, split & decay, broken and decay
20	Valley Oak (<i>Quercus lobata</i>)	15	Fair
25	Valley Oak (<i>Quercus lobata</i>)	20	Poor, topped
Total inches removed: 163.5 inches DBH			

The applicant shall comply with the conditions of approval for the Tree Permit, which includes requirements to comply with the recommendations of the Arborist and subsequent letter report. Any deviation from the approved permit would require a Tree Permit Modification, which would require approval by the City. As no on site replacement plantings are proposed, mitigation shall be accomplished through the payment of in-lieu fees. The removal of the identified trees will not be detrimental to the public health, safety, or welfare, and measures have been incorporated to mitigate impacts.

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. A public notice of the Planning Commission hearing was published on July 3, 2020, and was distributed to all property owners and residents within 300 feet of the project site, as well as interested parties who requested to be added to the mailing list. The following sections include summaries of the comments received through the entitlement process, up until the date of publication of this staff report on August 6, 2020. The comment letters are grouped by support or opposition to the project, and are included in Attachments 1 and 2 of this report.

A neighborhood meeting was hosted by the applicant at the Maidu Community Center on August 1, 2019. Approximately 50 people were in attendance, not including City staff and the applicant's representatives. The applicant, Tim Alatorre, gave a presentation and answered questions from the community, with City process questions answered by City staff. The issues presented at the neighborhood meeting were in line with the comments received by staff, summarized in the sections below.

Neighborhood Opposition

Staff has received a number of emails, letters, and phone calls in opposition to the proposed project since early in the application review process. These are included in Attachment 1 of this report, up until the date of publication of this staff report (August 6, 2020). The nature of the concerns presented by the neighborhood can be summarized into the following issue areas:

Change in Use: One of the most pervasive sentiments expressed by individuals in opposition to the project is that they purchased their properties believing that the only use that would be permitted on Parcel 81 is a plant nursery. As indicated by the project history, the site has had a very specific zoning designation, allowing only the wholesale/retail plant nursery use since 1988. Several neighbors indicated that they would not have purchased their homes if they knew a storage facility would be placed on Parcel 81. Additionally, a number of individuals believe that the proposed use will have a significant impact on their property values, and fear that they will not be able to sell their homes without disclosing the potential storage facility use. A recent home sale is cited in this concern, as the home sold for less than expected after it was made known that an application for a storage facility was pending on the site.

Crime and Site Hazards: Many of the concerns presented with regard to the project center around the safety of the use. As previously noted, the storage units will be located under high voltage transmission lines. Neighbors who mentioned the hazardous nature of the site questioned what would happen to personal items in storage units if the units had to be moved in an emergency, and what degree of fire hazard would be presented if one of the transmission lines were to fail. Additional concerns regarding the storage of hazardous or flammable materials were raised by several letters. Some neighbors also believed that the use would invite additional crime into the neighborhood, including theft from the storage units; illegal activities operating within the storage units; and an increase in unhoused individuals who may camp on the periphery of the site, which could also result in manmade fires. Finally, some concerns were raised that the increased impervious surface area would cause flooding into the neighborhood.

Staff notes that the storage units are made of metal, and much of the area (which is currently grassland) will be paved. Additionally, new vegetation on the site will be landscaping and maintained by the business operation. The City of Roseville Fire Department has reviewed the development application, and has included conditions of approval to ensure that they can provide adequate service to the site in the event of an emergency. Operation of the site and the storage units will be subject to the requirements imposed by the power companies that own the easements, which could include the relocation of units. The Conditional Use Permit prohibits the storage of hazardous materials, and requires that this be disclosed in the rental agreement with customers. The operator intends to have security monitoring of the site, and the site will also have employees that will monitor site activity. The site is within the City of Roseville Police Department's service area. Finally, the grading and drainage plans for the site have been reviewed by the Development Services Department – Engineering Division, and adequate drainage and stormwater quality control measures will be implemented by the conditions of approval for the project, as well as during the approval and construction of site improvements.

Noise: Some comments cited noise complaints as a potential concern. Large RV and boat trailers will make noise when they are backed up and being moved. These comments add that people will be talking, slamming vehicle and storage container doors, and otherwise introducing noise sources that do not currently exist on site.

While some increase in noise is expected with the introduction of a new use, the City Noise Ordinance applies to the operation. Potential noise impacts are further analyzed in the Mitigated Negative Declaration (Exhibit A), and no potential impacts related to violation of City noise standards were anticipated. Finally, the hours of operation for the site are regulated by the conditions of approval, and

are consistent with the requirements for storage facilities adjacent to a residential use. The analysis indicates that noise generated by the operation will be within City standards.

Traffic: Several comments mentioned potential traffic impacts due to the use, including an increase of vehicle traffic, patrons trying to access the site via the residential street Wringer Dr., and the potential for the large vehicles that would be stored on the site to back up onto E. Roseville Pw.

The project's trip generation was evaluated in the Mitigated Negative Declaration, and it was found that the project would generate approximately 140 daily vehicle trips, with 14 of those trips occurring during the PM peak hour. This is well below the threshold of 50 peak hour trips that the City uses to determine whether or not a traffic study is necessary. The site will have an E. Roseville Pw. address, and the Wringer Dr. driveway will be for emergency vehicle access only. The Development Services – Engineering Division has evaluated the proposed project and the circulation pattern, and has not noted any concern with vehicles backing up into the public right of way.

Process: Some neighbors expressed concern with the process, stating that the 300 foot mailing radius was not enough to include everyone in the neighborhood. This is the standard project noticing radius required by state law. In addition, any individual may request to be added to the mailing list. Anyone who made such a request in this case was included in the mailing. Additionally, some individuals expressed distrust for the project proponents, as they had long believed that a plant nursery would be built on site.

Neighborhood Support

Staff also received letters in support of the project, which are included in Attachment 2. The neighbors who support the project believe that an active use will prevent crime and homelessness, reduce fire risk, and bring a beneficial use into the community. One support letter author believes noise will be minimal, and hours of operation will be imposed to reduce the impacts. Several neighbors who support the project have also been in attendance of the neighborhood meetings, and believe that the operation will be an improvement to the property and the area.

CONCLUSION

As demonstrated by the analyses in the foregoing sections, the proposed project is consistent with the objectives and overall intent of the General Plan, SERSP, Zoning Ordinance, and Community Design Guidelines. Given the public interest and unique constraints of the subject parcel, the project design exceeds development standards in an effort to alleviate neighborhood concerns. The required findings can be made for each requested entitlement, and staff requests that the Planning Commission take the actions listed in the Recommendation section of this report.

ENVIRONMENTAL DETERMINATION

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the project pursuant to the provisions of the California Environmental Quality Act (CEQA). The IS/MND was released on March 24, 2020 for a period of 20 days, ending on April 14, 2020. No comments pertaining to the adequacy of the environmental document were received by staff. The document was edited to reflect project updates and recirculated between July 17, 2020 and August 6, 2020, and again from August 18, 2020 to September 8, 2020.

Mitigation measures were included to provide procedures in the event of unanticipated discovery of cultural or paleontological resources. With mitigation, environmental impacts were found to be less than significant. Staff recommends that the Planning Commission adopt the Johnson Ranch Storage Mitigation Negative Declaration, included as Exhibit A of this report.

RECOMMENDATION

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

- A. Adopt the Johnson Ranch Storage Mitigated Negative Declaration;
- B. Recommend the City Council adopt the two (2) findings of fact as stated in the staff report and approve the **Rezone – 1851 E. Roseville Pw. – SERSP PCL 81- Johnson Ranch Storage – PL18-0355**;
- C. Adopt the four (4) findings of fact as listed in the staff report and approve the **Design Review Permit – 1851 E. Roseville Pw. – SERSP PCL 81- Johnson Ranch Storage – PL18-0355** subject to seventy-five (75) conditions of approval;
- D. Adopt the three (3) findings of fact as listed in the staff report and approve the **Conditional Use Permit – 1851 E. Roseville Pw. – SERSP PCL 81- Johnson Ranch Storage – PL18-0355** subject to four (4) conditions of approval;
- E. Adopt the four (4) findings of fact as listed in the staff report and approve the **Lot Line Adjustment – 1851 E. Roseville Pw. – SERSP PCL 81 – Johnson Ranch Storage – PL18-0355** subject to nine (9) conditions of approval;
- F. Adopt the two (2) findings of fact as listed in the staff report and approve the **Tree Permit – 1851 E. Roseville Pw. – SERSP PCL 81- Johnson Ranch Storage – PL18-0355** subject to twenty (20) conditions of approval.

CONDITIONS OF APPROVAL FOR A CONDITIONAL USE PERMIT, FILE #PL18-0355

- 1. The project is approved as shown in Exhibits B-G and as conditioned or modified below. (Planning)
- 2. The following uses or activities are prohibited in personal storage facilities:
 - a) Automotive repair which includes, but is not limited to, auto body and paint shop facilities.
 - b) Practice facilities for musical bands.
 - c) Wood, metal, or other working shops whether for business or hobby.
 - d) Office and other business uses, except for the office for the facility and the storage of personal belongings.
 - e) Living quarters for human habitation or the keeping of animal life.
 - f) Storage of hazardous materials as listed in Title 8, California Code of Regulations, Section 5194 as amended, or its successor section or statute.
 - i) Rental agreements shall contain language prohibiting the storage of hazardous materials as outlined above.
 - ii) The operator of the facility shall maintain a copy of said section and ensure compliance with these regulations.
- 3. No sewer, water, or electrical services shall be permitted to each of the storage units except electrical services needed for lighting purposes. (Planning)

4. The hours of operations shall be in accordance with the Roseville Municipal Code Chapter 19.54, as follows:
 - a) 7:00 AM until 7:00 PM (Monday through Friday)
 - b) 8:00 AM until 8:00 PM (Saturday, Sunday, and holidays) (Planning)

CONDITIONS OF APPROVAL FOR A DESIGN REVIEW PERMIT, FILE # PL18-0355

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **August 13, 2020** and if not effectuated shall expire on **August 13, 2022**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extended the expiration beyond **August 13, 2023**. (Planning)
2. The project is approved as shown in Exhibits B-G and as conditioned or modified below. (Planning)
3. The project shall comply shall comply with the required mitigation identified in the Johnson Ranch Storage Mitigated Negative Declaration and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
4. The project shall be addressed as 1851 E. Roseville Pw. All projects with multi-tenants or buildings must submit a site plan with building footprints to the Development Services Department (Business Services – Addressing) for building/suite addressing. (Business Services)
5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of the warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)
6. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
7. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved and grading and/or encroachment permits are issued by the Department of Development Services. (Engineering)
8. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services- Engineering Division for review and approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS

9. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:
 - a) All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch raised curb or concrete bumper. (Planning)

- b) Standards- 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot-wide parking area plus a 5-foot-wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus a 8-foot-wide loading area). (Planning)
 - c) An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb-ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - d) Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
 - e) Accessible parking spaces and crosswalks shall be signed, marked and maintained and required by Chapter 11 of the CBC.
 - f) Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)
10. Signs and/or striping shall be provided on-site as required by the Planning Department to control on site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
11. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
12. Light standards shall not exceed fifteen (15) feet in height, and 30 feet of clearance must be maintained under the power lines. (Planning, WAPA)
13. The project Landscape Plans shall comply with the following:
- a) The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire-department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Public Works)
 - b) At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - c) The landscape plane shall comply with the Landscape Guidelines for the Southeast Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. This includes landscaping that does not exceed 14 feet in height at maturity. (Planning, Environmental Utilities)
 - d) Landscaping adjacent to preserve areas shall consist of California native, drought-tolerant groundcover, shrubs, plans, and trees. (Open Space, Planning)
 - e) All landscaping in areas containing electric service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)

- f) Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)
 - g) All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
 - h) Within the Western Area Power Administration (WAPA) easement, plantings shall be limited to species that do not exceed 12 feet in height at maturity (15 years). (Planning, WAPA)
14. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
15. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed addressing for the building(s). The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
16. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code – CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act – ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
17. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance, and archiving is based on each individual building address. (Building)
18. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Public Works prior to approval of any plans. (Engineering)
19. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
20. 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)
21. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack design and location shall be approved by Alternative Transportation. (Alternative Transportation, Building)

22. The driveway access to Wringer Drive shall be restricted to emergency vehicle access only. (Engineering, Fire)
23. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All stormwater shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)
24. Prior to improvement of the improvement plans and issuance of any construction permits, the project shall demonstrate that the 100-year storm runoff from the developed site does not exceed the existing 100-year storm runoff. Onsite detention may be required to accommodate this requirement. (Engineering)
25. Prior to the approval of the Improvement Plans the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)
26. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Development Services will designation the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
27. Improvement plans shall show the Preserve or Open Space boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve or Open Space, the sensitive habitats present and minimization of disturbance to the Preserve or Open Space. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve or open space from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve or open space, along with all temporary erosion control measures (e.g. straw bales, straw waddles and stakes, silt fencing). (Engineering, Development Services, Planning)
28. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, Development Services, Planning)
29. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, Development Services, Planning)
30. 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)

31. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Free (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
32. 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)
33. The applicant shall pay applicable water and sewer fees. (Environmental Utilities)
34. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 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.
 - b) Water, sewer, and recycled mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.
 - c) All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)
35. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
36. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing of bins. (Refuse)
37. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
38. Overhead electrical lines must be 26' above grade at trash enclosure location. (Refuse)
39. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
40. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
41. The fire flow required, at a 50% reduction to the building being sprinklered, will be based on the largest single structure in accordance with the California Fire Code at the time detail plans are submitted to the

City of Roseville for review. The maximum fire flow will not exceed 2,500 gpm based on the Appendix III AA of the California Fire Code. (Fire)

42. The Fire Department access road shall meet the City's requirements for width and turning radii of 30 and 50 feet as noted on the Fire Department standards for access. The designated fire lanes shall be for aisles fronting the premises. This shall be enforced at the time plans are submitted for review. Additional information can be found on the City's website www.roseville.ca.us or contact the City of Roseville Fire Prevention Division for information. (Fire)
43. All fire apparatus, such as Fire Department connections and post indicating valves, serving the identified building shall be designed and installed adjacent to each structure for first responder's operational purposes. (Fire)
44. Use increase of hazardous materials or storage, liquids, gases, and/or chemicals shall meet the requirements of the Chapter 6.95 of the Health and Safety Code, the Roseville Fire Department and the National Fire Codes. Submit a complete plan set and the Hazardous Materials Business Plan, including names and amount of any hazardous materials that will be stored or used, to the Fire and Life Safety Division for review and approval. A permit application shall also be provided at the time of submittal. Contact our Hazardous Materials Division within the Fire Department at (916)774-5800 to initiate the process. Satisfaction of storage and use shall be determined prior to requesting occupancy. (Fire)
45. When the proposed project is to include perimeter security fencing, fire apparatus access and occupant exiting shall be considered. All vehicular access gates shall comply with the Uniform Fire Code requirements and shall be equipped with approved Knox and Opticom emergency vehicle access devices. If pedestrian gates are designed as part of the overall exiting system, they shall comply with the exiting provisions of the California Building Code. Plans shall be submitted to the Fire Department for review and approval prior to installation. (Fire)
46. Adequate radio coverage shall be provided within all buildings for public safety agencies, as required by Roseville Municipal Code and the California Fire Code. A field test shall be provided by a person in possession of a current FCC License, or a current technician certification issued by the Associated Public-Safety Communications Officials International (APCO), or the National Association of Business and Educational Radio (NABER). The building owner shall retain all test records on the inspected premises and a copy shall be submitted to the Fire Department officials in accordance with Section 510 of the California Fire Code.

Adequate radio coverage shall include all of the following:

 - a) A minimum signal strength of 95 dBm available in 90% of the area of each floor of the building when transmitted from the closest City of Roseville Radio Communication site.
 - b) A minimum signal strength of 95 dBm received at the closest City of Roseville Communication site when transmitted from 90% of the area of each floor of the building.
 - c) The frequency ranch that must be supported shall be 821-824 MHz and 866-869 MHz.
 - d) A 100% reliability factor. (Fire, Police)
47. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - a) One (1) set of improvement plans

- b) Load calculations
- c) Electrical panel one line drawings

48. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot-candle, and 0.5 foot-candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)
49. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning, Police)
50. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)
51. 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 only be installed on three sides and the plant material shall not have thorns.
 - c) The control valves and the water meter shall be physically unobstructed.
 - d) The backflow preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
52. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
- a) Water, sewer, and reclaimed water easements.
 - b) Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
53. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Engineering, Environmental Utilities, Electric)
54. Inspection of the potable water supply system on new commercial/industrial/office project shall be as follows:
- a) The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventer.
 - b) The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer to the building. The builder/contractor shall engage a qualified

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

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

- 55. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 56. The words “traffic control appurtenances” shall be included in the list of utilities allowed in public utility easements (PUE’s) located along public roadways. (Engineering)
- 57. Water, sewer, and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
- 58. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 59. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the “City of Roseville Specifications for Commercial Construction”. (Electric)
- 60. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville “Specification for Commercial Construction”. These charges will be determined upon completion of the final electrical design. (Electric)
- 61. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer’s expense. (Electric)
- 62. 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)
- 63. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
 - a) Locate the metered service panel on the outside of the building.
 - b) Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)
- 64. One ¾ inch conduit with a 2-pair phone line shall be installed from the building’s telephone service panel to the meter section of the customer’s electrical switchgear or panel. (Electric)
- 65. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL

66. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
67. Following the installation of the landscaping, all landscape materials shall be maintained in a healthy and weed-free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
68. The required width of the fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
69. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1000-gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
70. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
71. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
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 that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)
73. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Division Field Inspector at the time of or prior to the foundation inspection. (Building)
74. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose of the Temporary Certificate of Occupancy. (Building)
75. Concurrent with submittal for plan check and prior to a required for final building inspection, the applicant may submit a separate application to the City for approval of an occupancy phasing plan to allow individual or multiple building occupancies. (Building)

CONDITIONS OF APPROVAL FOR A LOT LINE ADJUSTMENT, FILE # PL18-0355

1. The Lot Line Adjustment is approved as shown in Exhibit C. (Planning, Engineering)

2. The following shall be submitted to Engineering prior to recordation of the Lot Line Adjustment:
 - a. Two copies of property boundary description with exhibit map (8.5" x 11" sheet), and one copy of boundary closure calculations for resulting lots. These items shall be stamped and signed by a California Licensed Land Surveyor or Registered Civil Engineer authorized to practice land surveying.
 - b. One copy of the Conditions of Approval.
 - c. A completed Property Owner Consent Form.
 - d. Deed to convey interest in the property.
 - e. Preliminary title report no older than six months for all properties involved. (Engineering)
3. If surveying monuments are placed as a result of this Property Line Adjustment, it will be the responsibility of the Surveyor to record a Record of Survey with the County Recorder's Office. (Engineering)
4. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
5. The applicant shall submit to the Engineering Division of Public Works a paper copy and an electronic copy of the recorded Voluntary Merger or Lot Line Adjustment per the "Digital Submittal of Cadastral Surveys." (Environmental Utilities)
6. Prior to recordation of the Lot Line Adjustment, the applicant shall pay the City's surveyor's processing and consulting fee of \$150. (Engineering)

OTHER CONDITIONS IF NEEDED TO RELOCATE FACILITIES AND EASEMENTS

7. 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)
8. Any relocation, rearrangement, or change to existing City facilities due to this Lot Line Adjustment shall be paid for by the applicant. (Engineering, Environmental Utilities, Electric)
9. Any structures crossing the adjusted parcel lines shall be removed prior to recordation of the Lot Line Adjustment documents. (Engineering)

CONDITIONS OF APPROVAL FOR A TREE PERMIT, FILE # PL18-0355

1. All recommendations contained in the Arborist Report (Exhibit A) are incorporated by reference into these conditions, except as modified herein. (Planning)
2. Trees #8, #9, #10, #20, and #25 are approved for removal with this tree permit. All other native oak trees shall remain in place. Trees to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)
3. The developer shall be responsible for the replacement of the total number of inches proposed for removal prior to any tree removal. The total number of inches for this project is 163.5 inches. Mitigation

must be provided prior to tree removal unless otherwise approved in the tree replacement plan or in these conditions. (Planning)

4. No activity shall be permitted within the projected zone of any native oak tree beyond those identified by this report. (Planning)
5. A \$10,000 cash deposit or bond (or other means of security provided to the satisfaction of the Planning Division) shall be posted to ensure the preservation of all remaining trees during construction. The cash deposit or bond shall be posted in a form approved by the City Attorney. Each occurrence of a violation on any condition regarding tree preservation shall result in forfeiture of all or a portion of the cash deposit or bond. (Planning)
6. A violation of any of the conditions of this Tree Permit is a violation of the Roseville Municipal Code, the Zoning Ordinance (Chapter 19.74) and the Tree Preservation Ordinance (Chapter 19.66). Penalties for violation of any of the conditions of approval may include forfeiture of the bond, suspension or revocation of the permit, payment of restitution, and criminal penalties. (Planning)
7. A fencing plan shall be shown on the approved site plan and/or improvement plans demonstrating the Protected Zone for the affected trees. A maximum of three feet beyond the edge of the walls, driveways, or walkways will be allowed for construction activity and shall be shown on the fencing plan. The fencing plan shall be reviewed and approved by the Planning Division prior to the placement of the protective fencing. (Planning)
8. The applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the Protected Zone of the oak tree. Where encroachment is permitted pursuant to Condition 4, above, the fencing for encroachments shall be installed at the limit of construction activity. The applicant shall install signs at two equidistant locations on the temporary fence that are clearly visible from the front of the lot and where construction activity will occur. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language: "WARNING THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE PLANNING DIVISION." (Planning)
9. Once the fencing is installed, the applicant shall schedule an appointment with the Planning Division to inspect and approve the temporary fencing before beginning any construction. (Planning)
10. The applicant shall arrange with the arborist to perform, and certify in writing, the completion of deadwooding, fertilization, and all other work recommended for completion prior to the approval of improvement plans. Pruning shall be done by an Arborist or under the direct supervision of a Certified Arborist, in conformance with International Society of Arboriculture (I.S.A.) standards. Any watering and deep root fertilization which the arborist deems necessary to protect the health of the trees as noted in the arborist report or as otherwise required by the arborist shall be completed by the applicant. (Planning)
11. A utility trenching pathway plan shall be submitted depicting all of the following systems: storm drains, sewer, water mains, and underground utilities. The trenching pathway plan shall show the proposed locations of all lateral lines. (Planning)
12. A Site Planning Meeting shall be held with the applicant, the applicant's primary contractor, the Planning Division, and the Engineering Division to review this permit, the approved grading or improvement plans, and the tree fencing prior to any grading on-site. The Developer shall call the Planning Division and Engineering Division two weeks prior to the start of grading work to schedule the meeting and fencing inspection. (Planning)

13. The following information must be located on-site during construction activities: Arborist Report approved site plan/improvement plans including fencing plan, and conditions of approval for the Tree Permit. All construction must follow the approved plan for this tree permit without exception. (Planning)
14. All preservation devices (aeration systems, oak tree wells, drains, special paving, etc.) shall be designed and installed as required by these conditions and the arborist's recommendations, and shall be shown on the improvement plans or grading plans. (Planning)
15. If any native ground surface fabric within the Protected Zone must be removed for any reason, it shall be replaced within forty-eight (48) hours. (Planning)
16. Storage or parking of materials, equipment, or vehicles is not permitted within the Protected Zone of any oak tree. Vehicles and other heavy equipment shall not be operated within the Protected Zone of any oak tree. (Planning)
17. Where recommended by the arborist, portions of the foundation shall be hand dug under the direct supervision of the project arborist. The certified arborist shall immediately treat any severed or damaged roots. Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged areas. Major roots over one (1) inch in diameter may not be cut without approval of an arborist and any arborist recommendations shall be implemented. (Planning)
18. The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Division. In no event shall the fencing be removed before the written authorization is received from the Planning Division. (Planning)

PRIOR TO ISSUANCE OF FINAL

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

Attachments

1. Neighborhood Letters - Opposition
2. Neighborhood Letters – Support
3. Security Plan

Exhibits

- A. Johnson Ranch Storage Initial Study and Mitigated Negative Declaration
- B. Rezone Exhibit
- C. Site Plan
- D. Modular Office Elevation and Detail
- E. Storage Unit Elevation
- F. Preliminary Grading Plan
- G. Preliminary Landscape Plan

Note to Applicant and/or Developer: Please contact the Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you

may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.

PC ATTACHMENT 1

Enclosed are the letters and emails received by Planning staff that state opposition to the proposed project, up until September 3, 2020.

Mr. Jones 11/19/18

BAD FIT FOR NEIGHBOR (SCHOOL, SWIM CLUB, AFTER SCHOOL
ACTIVITIES, ^{MANY} KIDS PLAY IN STREETS)

We all signed up for poss. nursery. Bushnell
did too. Now he wants a better deal. He should
have no more "say" than any ^{ONE} of us.

This is not "eminent domain". No compelling need.
It is a bum deal for those who abut the
project.

→ It will: lower property values
(recent events prove poss fire hazard (PG&E wires needing
danger of falling immediate access (unobstructed)
wires) Sheds are not temporary - contents will sustain
damage and where can they be moved in time?

Traffic prob at R'ville? Sierra College ~~Garland~~

Const. upheaval - dirt, dust, pests

→ Our property is hostage to project (can't sell - can't
inform prospects)

→ Ron in it strictly for money
Dave B. wants us to feel his pain -
(he signed some deal we did)

Ron & Dave were pitching R.V. SHED DEAL but
tried to leave options open.

Self-Storage Crime: Are Facilities a 'Haven for Thieves'? - SpareFoot

<https://www.sparefoot.com/self-storage/blog/4626-self-storage-crime/>

1. Cached
2. Similar

Nov 14, 2013 - Self-storage crime makes headlines, but is it really as big of a problem as TV news makes it out to be?

Limiting Your Self-Storage Facility's Exposure to Crime | Inside Self ...

<https://www.insideselfstorage.com/crime/limiting-your-self-storage-facilitys-exposure-...>

1. Cached

The job of a self-storage company is to provide a secure place for customers to store their belongings. Follow these guidelines to prevent would-be thieves from ...

What Would You Do? Getting a Grip on Self-Storage Crime | Inside ...

<https://www.insideselfstorage.com/.../what-would-you-do-getting-grip-self-storage-cri...>

1. Cached

When you operate a self-storage business, crime is always a possible threat. The important thing is operators do their best to prevent crime from occurring, and if ...

4 Crime-Prevention Strategies for Self-Storage Facilities | Inside Self ...

<https://www.insideselfstorage.com/crime/4-crime-prevention-strategies-self-storage-fac...>

1. Cached

May 17, 2016 - Your self-storage facility doesn't have to appear rundown or graffiti-riddled, or even have a single broken window, to become a target for crime.

Storage crime spree reveals weaknesses in property storage security ...

<https://abc7chicago.com/storage-crime-spree-reveals-weaknesses...storage.../2675836/>

1. [Cached](#)

Nov 20, 2017 - You pay good money to **store** your belongings, but the I-Team learned many of those **storage** units don't always keep property safe.

Mini-Storage - International Crime Free Association

www.crime-free-association.org/mini-storage.htm

1. [Cached](#)

2. [Similar](#)

Crime Free Self-Storage Program with a mission to help keep illegal activity off of rental property.

Self Storage Blog: The Storage Facilitator self-storage crime Archives ...

blog.selfstorage.com/tag/self-storage-crime

1. [Cached](#)

2. [Similar](#)

Disgusted by a former Boston funeral home director charged with stuffing 12 bodies into a self-**storage** unit and ripping off potentially dozens of clients, leaders of ...

5 Crazy Storage Unit Crimes - Legally Weird - FindLaw Blogs

https://blogs.findlaw.com/legally_weird/2016/10/5-crazy-storage-unit-crimes.html

1. [Cached](#)

Oct 21, 2016 - Renting a **storage** unit is usually a run-of-the-mill experience. You rent a space, you buy a lock,... - Strange **Crime**.

ABC News: Crime plaguing self storage facilities - Closetbox

<https://www.closetbox.com/blog/abc-news-crime-plaguing-self-storage-facilities/>

1. Cached

Jan 7, 2016 - During a recent Good Morning America Segment, ABC News let viewers in on a new **crime** epidemic effecting owners of self **storage** facilities:.

Reduce Self-Storage Crime | Stealth Monitoring

stealthmonitoring.com/blog/reduce-self-storage-crime/

Sep 15, 2015 - You can't avoid self-**storage crime**. It happens to virtually all self-storage businesses. Unfortunately, there's a misconception that you can get by ...

Are storage units often used for criminal activity? - Quora

<https://www.quora.com/Are-storage-units-often-used-for-criminal-activity>

Feb 21, 2017 - There are features of most self **storage** units that would definitely make them susceptible to being used for **crime**, but there are also plenty of ...

Self-Storage Unit Break-Ins Occur Daily -

LasVegasNow.com

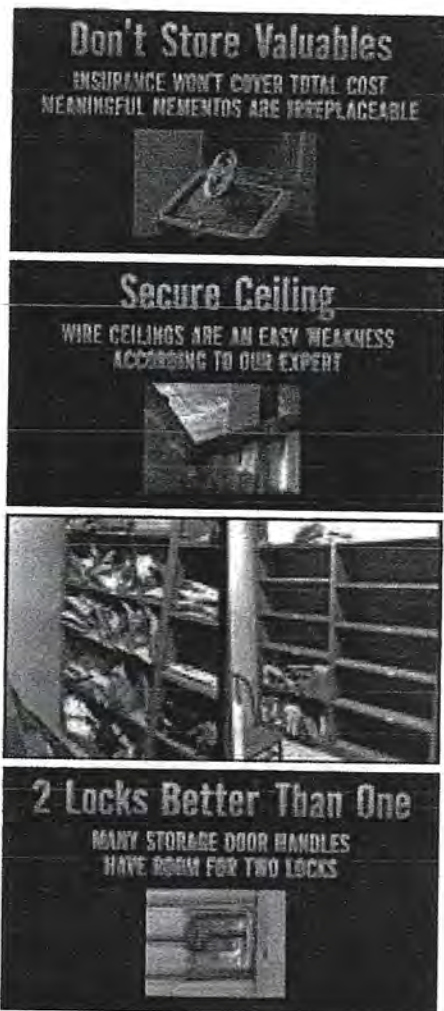
<https://www.lasvegasnow.com/news/selfstorage-unit-breakins-occur.../80249980>

1. Cached

Jul 8, 2004 - And police admit **storage theft** is a difficult crime to solve after the fact. Lt. Larry Spinosa, with Metro's property crimes, said this, "Chances are ...

Images for storage crime





More images for storage crime
Report images

Web results

4 arrested for allegedly running storage theft ring |
11alive.com

[https://www.11alive.com/.../crime/...storage-theft.../
85-2170bda4-779c-44e9-bbc9-a122...](https://www.11alive.com/.../crime/...storage-theft.../85-2170bda4-779c-44e9-bbc9-a122...)

Nov 21, 2018 - ATLANTA — Police believe they have arrested the people behind a theft ring that had been targeting storage facilities in the Atlanta area.

UPDATE - Crime Stoppers: Self-storage burglar switches locks - WRCB

www.wrcbtv.com/story/31134324/crime-stoppers-self-storage-burglar-switches-locks

1. Cached

2. Similar

Mar 11, 2016 - UPDATE: Thanks to a tip from an alert **Crime** Stoppers viewer, 25-year old Chase Singleton was identified, arrested, and charged with **theft** ...

No Criminal Activity Allowed - Preventing Self-Storage Crime Before It ...

<https://www.ministoragemessenger.com> › Security

1. Cached

While self-**storage** facilities can often be a prime target for **crime**, experts agree that following specific procedures, a self-**storage** site can be effectively managed ...

Woman arrested in slaying at Garland storage building, police say ...

<https://www.dallasnews.com> › News › Crime

1. Cached

Jan 17, 2019 - Woman arrested in slaying at Garland **storage** building, police say ... Anonymous tips to **Crime** Stoppers can be sent to 972-272-8477.

Thieves target 20 storage units in Harrisonville - KSHB

<https://www.kshb.com/news/crime/thieves-target-20-storage-units-in-harrisonville>

1. Cached

Dec 6, 2017 - HARRISONVILLE, Mo.— Police are searching for the pair of men who burglarized 20 **storage** units in a single heist.

safe-storage gun laws: accidental deaths, suicides, and crime - jstor

<https://www.jstor.org/stable/10.1086/338346>

by JR Lott, Jr - 2001 - Cited by 80 - Related articles

and total suicides, while the possible impact on **crime** rates is ignored. violate the new law, safe-**storage** laws increase violent and property **crimes** against.

Self Storage Crime Watch: Storing (and Snorting) Bath Salts ...

<https://www.storagefront.com/.../self-storage-crime-watch-storing-and-snorting-bath-s...>

1. Cached

Jun 3, 2011 - Looking for some bath salts? Careful where you purchase them. Last month at New Market Mini **Storage** in New Market, Md., the Baltimore Sun ...

Video of storage theft helps catch woman responsible - KRQE.com

<https://www.krqe.com/news/crime/video-of-storage-theft-helps-catch.../1383573469>

1. Cached

Aug 20, 2018 - ALBUQUERQUE, N.M. (KRQE) - An Albuquerque mom of four says all of her children's belongings were stolen from a **storage** unit by a woman ...

Police 11.19.18 | Crime | theprogressnews.com - Clearfield Progress

www.theprogressnews.com/.../crime/.../article_7c27bc47-8eef-5347-8cca-b08925c2d02...

Nov 19, 2018 - An incident of **criminal** mischief occurred between Nov. 1-12 at T&D **Storage** Units, Rush Township, Centre County where unknown actor(s) ...

Winona police calls for Friday, Nov. 16: Fence catches fire; police ...

https://www.winonadailynews.com/.../crime.../article_cfdd8094-ff74-551e-b96b-01688...

Nov 16, 2018 - 1:35 p.m. — A Winona man reported the **theft** of several items from a **storage** container at Edward's Mini **Storage** on the 1100 block of Wabasha ...

Spokane County officials looking for burglary suspect connected to ...

<https://www.krem.com/article/news/crime/...for...storage-theft/293-594457591>

1. Cached

Sep 14, 2018 - CRIME. Spokane County officials looking for burglary suspect connected to multiple **storage theft**. Officials are looking for 43-year-old Eric ...

Suspect wanted for burglary at Clarksville storage facility ...

<https://clarksvillenow.com> › Local › Crime

1. Cached

Jul 17, 2018 - ... Local / **Crime** / Suspect wanted for burglary at Clarksville **storage** facility ... is currently investigating a burglary at a Self **Storage** Facility at 120 ...

2 men indicted in Las Vegas storage unit burglaries - KTNV.com

<https://www.ktnv.com/news/crime/2-men-indicted-in-las-vegas-storage-unit-burglaries>

1. Cached

Jun 22, 2018 - The most recent incidents happened in February at Public **Storage**, located at 3345 S. Rainbow Blvd., near Desert Inn Road. Court documents ...

Colorado Springs police: Storage units can harbor homeless, crime ...

https://gazette.com/crime/...storage...crime/article_258ecc53-c037-53e9-9d28-968999c4...

Jun 26, 2016 - At a nondescript Colorado Springs **storage** facility near Interstate 25, two men were moving boxes in and out of a unit one evening last month ...

Cold Storage (Pinnacle True Crime): Don Lasseter: 9780786022212 ...

<https://www.amazon.com/Cold-Storage-Pinnacle-True-Crime/dp/0786022213>

1. Cached

2. Similar

Cold **Storage** (Pinnacle True **Crime**) [Don Lasseter] on Amazon.com.
FREE shipping on qualifying offers. Recounts the gruesome true story of the manhunt for, ...

30 Shocking Loss Prevention and Retail Crime Statistics for 2019

<https://www.facefirst.com/blog/retail-loss-prevention-and-violent-crime-statistics/>

1. Cached

Jan 15, 2019 - 30 Shocking Retail Loss Prevention and Violent **Crime** Statistics for 2019 ... 32% of workplace fatalities occurred while working in a retail **store**.

Crime Stoppers, Storage Theft - WesternSlopeNow

<https://www.westernslopenow.com/news/local-news/crime...storage-theft/403287200>

1. Cached

Mar 18, 2016 - **Crime** Stoppers of Mesa County is requesting aid in finding the suspect or suspects involved in a **theft** from a B&B **storage** unit.

30 Shocking Loss Prevention and Retail Crime Statistics for 2019

<https://www.facefirst.com/blog/retail-loss-prevention-and-violent-crime-statistics/>

1. Cached

Jan 15, 2019 - 30 Shocking Retail Loss Prevention and Violent **Crime** Statistics for 2019 ... 32% of workplace fatalities occurred while working in a retail **store**.

Crime Stoppers, Storage Theft - WesternSlopeNow

<https://www.westernslopenow.com/news/local-news/crime...storage-theft/403287200>

1. Cached

Mar 18, 2016 - **Crime** Stoppers of Mesa County is requesting aid in finding the suspect or suspects involved in a **theft** from a B&B **storage** unit.

Crime In Your Community: Auburn cocaine arrest; Loomis storage ...

www.auburnjournal.com/.../crime-your-community-auburn-cocaine-arrest-loomis-stora...

Sep 26, 2018 - Information comes from Placer County Sheriff's Office reports. All suspects are considered innocent until proven guilty. Charges can be ...

CRIME STOPPERS: Storage unit theft | KTVL

ktvl.com/news/crime-stoppers/crime-stoppers-storage-unit-theft

1. Cached

Nov 8, 2016 - CAVE JUNCTION, Ore - The Jackson County Sheriff's Office has seen several reports of burglaries to mini-storage businesses in Shady Cove.

Wood evidence : proper collection, documentation, and storage of ...

<https://www.fs.usda.gov/treesearch/pubs/27331>

1. Cached

by A Wiedenhoeft - 2006

Description. Wood can be found at **crime** scenes in many forms: as a murder weapon, as material used to hide a body, or as trace evidence from forced entry or ...

[PDF]

best practices for collection, packaging, storage, preservation, and ...

<https://www.crime-scene-investigator.net/collection-packaging-storage-preservation-a...>

1. Cached

Oct 30, 2012 - Collection, Packaging, **Storage**, Preservation, and Retrieval of Biological ... " Biological evidence" is defined in Art. 38.43 Code of Criminal ...

Forest City man goes to prison for storage unit burglaries | North Iowa ...

https://globegazette.com/.../crime...storage.../article_7fec727f-daac-521c-953e-31c6e7b...

1 day ago - Forest City man goes to prison for **storage** unit burglaries ... of felony third-degree burglary and one county of felony second-degree **theft**.

Police investigating mass break-in at Frederick storage facility | Cops ...

https://www.fredericknewspost.com/.../crime...crime/...storage.../article_a8edf6b5-605e-...

Oct 31, 2017 - Frederick police are still investigating a mass break-in of **storage** lockers ... of the Frederick Police Department's **Criminal Investigation Division**.

Woman arrested in self-storage burglary case - El Paso Times

www.elpasotimes.com/story/news/crime/2017/08/08/woman...storage.../550556001/

1. Cached

Aug 8, 2017 - A 24-year-old woman is accused of trying to break into **storage** units in ... Week of August 6: **Crime** Stoppers of El Paso each week releases ...

Balyo update: Federal investigation turns up bondage items in storage ...

https://www.petoskeynews.com/.../crime/...storage/article_9f2b1701-7d14-5d43-853a-7...

Jun 26, 2014 - GAYLORD—A former downstate Christian radio station host who was arrested on **criminal** sexual conduct charges June 20 at the Big Ticket ...

Ads

RECEIVED

JAN 07 2019

Planning Department

Shelby Vockel

City of Roseville Planner

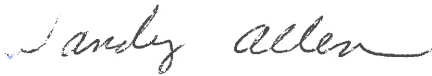
Dear Shelby,

I live near the projected development behind Courtside and Eureka Village. I am concerned about noise, pollution, dust and traffic. Ron Smith is a developer and will sell to anyone who will not keep the promises about lights, traffic noise, safety and hours that he has made to us. The project is not necessary as there are 2 facilities like he is proposing nearby. The project is a mistake.

For me personally, there is a small hill behind me so I will see all of the ugly rv's, boats and other things stored there.

Please do not let this project go through.

Sincerely,

A handwritten signature in cursive script that reads "Sandy Allen".

Sandy Allen

2780 Ashland Dr.

January 2, 2019

From: [Jennifer Jones](#)
To: [Vockel, Shelby](#)
Subject: Johnson ranch storage -weeds cleaning?
Date: Wednesday, June 26, 2019 10:57:12 AM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hi Shelby,

The owners of the proposedStorage property have not mowed the land.
The weeds are very high and drying.
This could be a fire hazard especially
With the weather and the 4th of July
Coming.
Any word when they will take care of the land to avoid fire danger?
Thanks

Jennifer Jones

From: [Jennifer Jones](#)
To: [Vockel, Shelby](#)
Subject: Johnson ranch Storage
Date: Monday, July 1, 2019 10:35:45 AM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hi Shelby,

My neighbor Sandra Allen who lives up the street on Ashland came over and told me she had spoken to the owner at 4000 Tilden about the storage facility Proposal.

The owner told her she had been contacted by the storage Manager and was given an incentive to approve it.

She told Sandra that some people who were contacted were given trips to Hawaii and other incentives.

Sandra asked her what she received and she just said they were satisfied with the offer. She told Sandra it is a done deal.

This seems highly inappropriate!

I was not contacted and I do know they
Were aware I was not happy with the
Project.

It seems they are making offers to get enough consensus so it goes through.

Last year they did say they would

Fix our fences and maybe replace any plants against our fences that's were destroyed by this process.

They never indicated any trips or other incentives to get this past.

Sandra Allen was going to call you with
All the details of this information.

Jennifer Jones
2840 Ashland Dr.
9164100099

Max Jones
2770 Ashland

- We all signed onto "nursery" zoning. Why should one get exemption?
- Bad fit for neighborhood. Crime, vandalism, etc.
- Great family " " School, daycare, swim club, etc.
- Storage units filled with peoples personal "stuff" are not "temporary". Forklifts can damage contents of sheds.
- Final plans not known by many
- Previous entps. like "Amway" sales pitches, replete with shills.

Smith was strictly predator; Dave wanted to "ease" his retirement as he did not need property for nursery as he had property elsewhere now.

Property values will go down and prospects will not want to see houses when they know of RV/BOAT 13⁺ acre enterprise.

- Traffic problems

HOA involvement? Their stewardship?

Long weeds now on lot - do they care?

Traffic at Roseville? Sierra Ct.

Proposed Johnson Ranch Storage Facility

- Monday, August 12, 2019 -- Maidu Community Center Rooms 1 and 2
- 6:30 pm to 8 pm

Welcome

Introduction of the Project—Domum Design

Review of Exhibits

Input and Questions from the Audience

Project Timeline—City of Roseville

Adjourn

How are Zoning Disputes Resolved?

For a small, property-lines-between-neighbors-variety dispute, the typical first step is to file a claim with the city, or other local government. This type of dispute will often call upon the parties involved to resolve the dispute among themselves. If this fails, the local government may then intervene to resolve the matter.

Of course, the neighbors may also file a civil lawsuit to begin with.

Particularly in matters where discrimination of some kind is suspected, this will be more common. Lawsuits are also more common in cases where one party's resources far outweigh the others. An example of this would be a residential homeowner filing a suit against a large commercial retailer next door.

In a zoning lawsuit, the typical remedy is a court injunction ordering one of the parties to cease illegal or unlawful activities (such as illegal dumping or toxic pollution). In many zoning lawsuits, damages awards can be issued if the dispute caused one of the parties to experience economic losses.

Because zoning ordinances can affect entire groups of a local population, many zoning lawsuits are filed as a class action lawsuit.

A zoning change that substantially diminishes an owner's property value, however, may constitute a compensable regulatory taking. This is somewhat different than an eminent domain (condemnation) proceeding because the property is not actually "taken," but a regulation is adopted that diminishes its value. An infinite variety of regulations may affect a property's value.

Representing neighbors in land use cases has its own unique set of problems and issues. Neighbors often have a keen interest in development on adjacent property, but have relatively little input. The courts recognize that the question of neighbors input in rezoning cases is a question of how much influence the neighbors have on other people's property. The courts are especially aware of this issue when it comes to an attack on a rezoning that has been granted by the local government.

Damages experienced from all property owners in the area would include increased traffic, potential for storm water issues, crime threats, and generalized claims that home values will diminish.

Evidence of a 15-20 percent decline in value of a neighbor's adjoining property was sufficient evidence upon which a trial court might find substantial damage to a substantial interest. Thus, the best way to have standing is to have directly adjacent neighbors who can present evidence of potential diminished value from an expert.

Zoning cases are brought against the city or county making the zoning decision.

“All government, of right, originates with the people, is founded upon their will only, and is instituted solely for the good of the whole. Public officers are the trustees and servants of the people and are at all times amenable to them.”
public officer.

could be considered unfair. The LGA can point out that any such comments will undoubtedly be quoted in the newspaper and in the pleadings if litigation follows. One technique is to suggest to the members that their comments should address only the “magic words” of land use concerns including:

- Traffic
- Adequacy of streets and related facilities
- Parking
- Access- Noise
- Odors
- Dust
- Artificial lighting/glare- Adequate water and sewer facilities
- Storm water management- School facilities
- Parks
- Open space
- Recreation facilities
- Economic development
- Tax revenues
- New jobs
- Retaining existing businesses- Minimizing impacts on nearby properties
- Buffers
- Screening
- Landscaping
- Property values
- Compatible/incompatible uses- Wetlands
- Floodplains

DOCS: Man arrested after 9 pounds of meth found in his storage unit

Posted: 4:29 PM, Apr 18, 2019 **Updated:** 5:16 PM, Apr 18, 2019

BAKERSFIELD, Calif. — A man was arrested on Saturday, April 13, after approximately 9 pounds of meth, firearms and ammunition were found in his storage unit.

According to court documents, detectives searched a storage unit at Derrel's Mini Storage in Southwest Bakersfield and located meth, a loaded .45 caliber semi-automatic handgun, 12 gauge shotgun, .22 caliber rifle, two operable scales, several pieces of packaging material, an electronic money counter, several live rounds of ammunition and evidence linking Steven Castillo to the items.

Castillo was located in South Bakersfield and following a search of his vehicle, detectives found an additional 236 grams of meth and \$3,220.

Man, Nephew Win Meth Lab in Auction for Storage Unit

By [Justin Ray](#)

Published Jul 12, 2015 at 9:09 AM | Updated at 6:20 AM PDT on Jul 13, 2015

A man and his nephew in California got a little more than they expected when they won an auction for an abandoned storage unit.

At Cubesmart in [Rancho Cordova](#), units are auctioned when renters default on them for longer than 45 days, according to [NBC affiliate KCRA](#). Some people buy these units and resell them for a profit.

The two men won one of the units with an \$80 bid, according to the station. However, it contained a box full of hazardous, old-fashioned equipment used to make meth.

Narcotics officers told the station that the material was so toxic, hazmat specialists had to be called out.

560 POUNDS OF METH WORTH \$200M FOUND IN CALIFORNIA STORAGE UNIT

By [WWAY News](#) -

July 28, 2017 12:00 AM



(Photo: Australian Federal Police)

SONOMA COUNTY, Calif. (KRON) — Three men in Australia were arrested in connection with an international drug scheme after 560 pounds of meth was found in a Santa Rosa storage unit.

CRIME

Merced police seeking public's help locating suspect in drug, gun case

MERCED SUN-STAR STAFF

MARCH 29, 2017 02:39 PM, UPDATED MARCH 29, 2017 09:39 PM



Investigators seized an AR-15 rifle Tuesday, along with more than a pound of suspected methamphetamine and five grams of cocaine, according to a statement from the Merced Police Department. **MERCED POLICE DEPARTMENT**

Investigators seized an AR-15 rifle Tuesday, along with more than a pound of suspected methamphetamine and five grams of cocaine, according to a statement from the Merced Police Department.

August 14, 2019

Shelby Vockel

Planner

City of Roseville

RECEIVED

AUG 22 2019

DEVELOPMENT SERVICES

Dear Shelby.

Please count me in as another person against the project between Eureka Village and Courtside. It will

Decrease our home values, be noisy and unsightly. Thanks you

A handwritten signature in cursive script, reading "Suzanne Barton".

Suzanne Barton

2980 Tilden

August 15, 2019

RECEIVED

AUG 22 2019

Shelby Vockel

311 Vernon St.

Roseville, California

DEVELOPMENT SERVICES

Dear Shelby,

The group planning the RV Storage in Johnson Ranch tells us something different at each meeting. Hours, lights, traffic, fences, landscaping are always different so we do not know what is going on.. We do not want this terrible thing in our neighborhood. Please tell the City Council to vote it down.

And, how did the zoning get changed without the neighbors knowing..

I know they keep telling us that there will not be much traffic (a lie) we won't see the RVs which are 13 ½ feet and a 6 foot will be built... again, we will see those horrible RVs...And, most important, the value of our homes will go down...

Thank you.



Sandy Allen

2780 Ashland Dr

RECEIVED

AUG 22 2019

August 20, 2019

Ms. Shelby Vockel

Planning Division

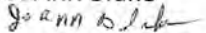
City of Roseville

Dear Ms. Vockel,

DEVELOPMENT SERVICES

The RV storage project on Wringer Dr is a terrible idea. It will be ugly, noisy, dusty and loud during construction and an eyesore after that. There is already plenty of storage in our area making this project unnecessary. Please halt this project.

JoAnn Blake



2781 Ashland Dr.

Roseville, Calif

95661

From: [Jones, Jennifer](#)
To: [Vockel, Shelby](#)
Subject: Johnson Ranch Storage Facility
Date: Thursday, September 5, 2019 8:21:07 AM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Jennifer M. Jones
2840 Ashland Drive
Roseville, California 95661
Email: jenjones45@gmail.com
(916) 791-5562

September 4, 2019

Shelby Vockel
Associate Planner
City of Roseville
Development Services-Planning Division
311 Vernon Street
Roseville, CA 95768

Re: Proposed Johnson Ranch Storage Facility

Dear Ms. Vockel:

I am a resident of the City of Roseville and reside at 2840 Ashland Drive, where I have lived for more than 20 years. My home is on a lot that backs up to the vacant lot that is the proposed location for the Johnson Ranch Storage Facility ("Storage Facility"). I have significant concerns about the proposal to place the Storage Facility at this location for several reasons and believe the Planning Commission should reject the proposal.

By way of background, the vacant lot is behind my home and backs to many other single-family homes in the area. For many years, we were advised that the vacant lot would be used as an overflow nursery for Bushnell's Nursery. The owner of the lot is now proposing to use the lot to build the large-scale Storage Facility, which will have a negative impact on all of the property values of the homes surrounding the area, in addition creating other significant issues for the neighborhood. It will have a significant negative impact on the value of the nearby properties. Indeed, I have been a real estate agent for over 20 years and I know that many buyers would not even consider purchasing a property that is adjacent to such a facility.

The proposed Storage Facility is massive—it will store 347 boat and RV storage spaces and 346 storage units. This will create significant noise and traffic in our neighborhood. It will also be an eyesore for the property owners and other residents. For instance, the RV vehicles that will be stored at the location can be up to 15 feet tall and will be visible from the homes that are adjacent to the lot.

To address concerns about visibility and noise, there is a proposal to install a 6-foot fence. This will be far too low. If the Storage Facility is built on the lot (and it should not be) an 8-foot fence at a minimum is necessary.

September 4, 2019
Page 2

As another effort to address the concerns of homeowners in the area, the owners are proposing to place 15-gallon trees behind the fence that backs to the single-family homes. This too is insufficient. It will take years for the trees to grow to a height that would block some of the unsightly units, RVs and boats. Moreover, this plan is not well considered because there are electrical wires on the property and the height limit for trees in the area is 12 feet.

I am also concerned about the information that has been provided to the homeowners, which is misleading at best. For instance, Ron Smith came to my home and walked my backyard with me and assured me that RVs and boats would not be visible from my property at all. Now that I have had the opportunity to review the proposed plans, I am aware that this is not accurate.

Further, these types of facilities attract criminal activity and are often the locations of theft and fires. There are ample news reports and articles about self-storage units being targets for burglary and vandalism, as well as the use of units for the storage of illegal merchandise or drugs. Placing such a facility next to numerous single-family homes and within walking distance of Johnson Ranch Racquet Club and Excelsior Elementary School is not in the community's best interest.

Storage facilities serve a purpose but they must be located in an appropriate area in the city. Placing the Storage Facility in the proposed location will negatively impact property values, create an eyesore and noise nuisance, and put residents and children in the vicinity of a property that will attract crime. For all of these reasons, I respectfully request that the City refuse to approve the proposed construction of the Johnson Ranch Storage Facility.

Very truly yours,



Jennifer Jones

***Wire Fraud is Real*. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions.** Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.

From: [Jay Reed](#)
To: [Vockel, Shelby](#)
Subject: Johnson Ranch Storage
Date: Saturday, March 28, 2020 8:16:44 AM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Shelby -

Many Johnson Ranch neighbors are concerned about the notice that the neg dec document regarding Johnson Ranch is "now available" and a public hearing is scheduled.

Isn't this a little tone deaf at the moment? And doesn't it give the impression that the city is trying to force this through its planning process?

A majority of Johnson Ranch neighbors oppose this project for obvious reasons. Certainly I would think that Planning would be open to postponing many of these deadlines until city activity returns back to normal.

Please let me know.

Jay Reed
2942 Nelson Drive
Roseville 95661

From: [Stephen Gilbert](#)
To: [Vockel, Shelby](#)
Subject: Johnson Ranch Storage PL18-0355
Date: Sunday, March 29, 2020 12:41:01 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

I am the owner of the property at 2760 Ashland Drive in Roseville.

I wish to register my vigorous opposition to the proposed self-storage facility to be opened behind my back fence. Currently, we have open space and a nice view. The proposal for years has been that the land be converted to a retail nursery. I'm fine with that. I oppose using a lot in the middle of a residential area for a storage lot. It will be an ugly view and will certainly decrease our property values.

Stephen Gilbert
2760 Ashland Drive, Roseville
408-930-8223
gilbertstg@me.com

From: [Jennifer Jones](#)
To: [Vockel, Shelby](#)
Subject: Johnson Ranch Storage facility
Date: Tuesday, April 14, 2020 7:08:06 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hi Shelby,
I had submitted a letter a few months ago with my concerns.
I am still very concerned about this proposed project.
Putting this between two home developments is very concerning.
All the storage facilities I have seen there is at least one open side that does not back up to homes.
Another concern is crime that will occur
Between our developments. There will
Not be a person on the property at night to keep a watchful eye. I know there will be lights
and as we all know crime somehow happens in these facilities even with someone there.
Without a person it could lead to a lot of crime.
There is a home at 2900 Wringer
That has been for sale for months.
Long before the Coronavirus scare.
The home has had an interested party who backed out when they found out about this
proposed project and it still has not sold.
I really see our property values going down as a result of this storage facility.
This will also effect all the homes in these two developments.
I hope we will have a chance to voice our concerns at a meeting in person after the
Stay in place ends and just rely on our letters for meeting.

Thank you,
Jennifer Jones
2840 Ashland Drive
916-410-0099

From: [Shannon Allen](#)
To: [Isom, Mike](#)
Cc: [Sandy Allen](#); [Vockel, Shelby](#)
Subject: Re: Johnson Ranch Storage
Date: Monday, April 20, 2020 4:36:31 PM
Attachments: [image001.png](#)

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Mr. Isom -

Thank you for your timely response. I will be sure to submit any comments well before the Planning Commission meeting.

Sincerely,
Shannon Allen

On Mon, Apr 20, 2020 at 4:30 PM Isom, Mike <misom@roseville.ca.us> wrote:

Good Afternoon Ms. Allen,

We typically release and notice the Initial Study/Negative Declaration a minimum of 20 days before the Planning Commission takes action. Given the level of neighborhood interest, we do not intend to schedule this project for a hearing until such time as we can safely allow the public back into the City Council Chambers. Since no action can be taken on the environmental document until the Commission takes action, we've actually extended the review period by default, so no formal action is required. We will accept comments on the IS/ND up until the Planning Commission hearing.

Hopefully this helps to address your concerns.

Best Regards,

Mike Isom, AICP
Development Services Director
Development Services Dept.

o: (916) 774-5527

Civic Center | 311 Vernon Street | Roseville, CA | 95678



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From: Shannon Allen <shannonallen.sa@gmail.com>
Sent: Monday, April 20, 2020 4:18 PM
To: Vockel, Shelby <SVockel@roseville.ca.us>
Cc: Sandy Allen <tennissandy@comcast.net>; Isom, Mike <misom@roseville.ca.us>
Subject: Re: Johnson Ranch Storage

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Dear Shelby Vockel -

In the event that such a request has not already been made, via this email I am requesting that the comment period for the Initial Study/ Draft Mitigated Negative Declaration (IS/MND) for Johnson Ranch Storage extended until at least April 28, 2020. The IS/MND was circulated for a 20 day review beginning on March 24 and ending on April 14, 2020. On March 19, 2020, the Governor of California issued a statewide shelter in place in response to the Covid-19 pandemic. During these unprecedented times, governments and residents alike have been overwhelmed and distracted by literally life altering, evolving information and data. And we have all had to learn/ expand/ revise the ways in which we review and comment and communicate.

In the interest of allowing the decision-makers and the public to be better informed, please extend the review period.

In addition, I don't believe this request will impact the overall project schedule. The City of Roseville has cancelled the last three Planning Commission meetings, so I assume this project is at least one month behind their previous schedule.

Thank you for your consideration,

Shannon Allen

On Mon, Apr 20, 2020 at 11:40 AM Shannon Allen <shannonallen.sa@gmail.com> wrote:

Dear Shelby Vockel -

I have several questions regarding the above noted project:

Given the shelter in place order, and everyone's (city, staff, residents) transition to on-line everything, was the review period for the Initial Study/Mitigated Negative Declaration extended? If yes, to what date?

The Initial Study does not include the project plans or a link to the project plans, and I am not finding them on the City's website. Can you please direct me to the complete application and plan set?

Has the City received any comments on the IS/MND and if yes, please me copies or direct me to where they are posted on-line.

The Notice of Intent notes a tentative hearing date of April 23. I checked the Planning Commission Agenda posted on-line and I don't see this item included. Please confirm that it is not going to be heard this week. Do you have a new date that you are aiming for?

What is the noticing process for the Planning Commission hearing? Specifically how and when are neighbors noticed?

When is the associated staff report posted on-line?

Thank you,

Shannon Allen

From: vaughan@quiknet.com
To: [Vockel, Shelby](#)
Subject: RE: Clarification: Public questions/ comments on MND for SERSP PCL 81 - Johnson Ranch Storage
Date: Monday, May 4, 2020 1:55:51 PM
Attachments: [image001.png](#)

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Thank you Shelby.

Can you tell me again which zoning designation currently allows RV storage?

Scott

On 05/01/2020 03:08 PM, Vockel, Shelby wrote:

Good afternoon Scott,

My response to your comments is in blue below each question. Please let me know if you have any additional comments.

Sincerely,

Shelby Vockel
Associate Planner
Development Services - Planning

o: (916) 746-1347
f: (916) 774-5129

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From: vaughan@quiknet.com <vaughan@quiknet.com>

Sent: Tuesday, April 14, 2020 9:48 PM

To: Vockel, Shelby <SVockel@roseville.ca.us>

Cc: vaughan@quiknet.com

Subject: Clarification: Public questions/ comments on MND for SERSP PCL 81 - Johnson Ranch Storage

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Ms. Vockel,

I wanted to add a clarification to my first point. The point is that the PD240 designation that was set in 1985 was set with only one use in mind. I do not know if the nursery was considered a commercial use in 1985 but it is definitely not the same as a paved 13.5 acre, 340 spot RV, boat and mini-storage facility. The intent at the adoption of the specific plan was that this remain a green belt area not a large scale parking lot. in addition, community commercial and general commercial are defined as:

Community Commercial (CC) District. The Community Commercial district is intended to serve the principal retail shopping needs of the entire community by providing areas for shopping centers, and

other retail and service uses.

General Commercial (GC) District. The General Commercial district is intended to serve the entire community by providing areas for commercial facilities that are more of a service or heavy commercial character than are permitted in the Community Commercial District, and may involve outdoor display, **storage** or activity areas.

As you can see, storage is not generally a community commercial use, it is a general commercial use and as such is not allowed on this parcel. Community commercial serves the local area, 13.5 acres of self storage including 340 RV's, and boat storage spots as well as 100's of storage cubicles is not a local use. It is a general commercial use.

Thanks,

Scott Vaughan

Concerned Citizen

On 04/14/2020 04:58 PM, vaughan@quiknet.com wrote:

Ms. Vockel,

Thank you for taking the time to talk to me about the Mitigated Negative Declaration for the proposed Johnson Ranch Self Storage facility being studied for parcel 81 in the Southeast Specific Plan Area. After reading both the Specific Plan documents, and MND, I have the following questions/comments;

1. While the general plan land use for parcel 81 is Community Commercial (CC), the specific zoning adopted with the SERSP is PD240 (Planned development 240). This zoning has a single allowed

use, a nursery. Retail nurseries are not currently a community commercial use. Self storage is considered a general commercial use and is not consistent with the residential neighborhoods surrounding this parcel.

*Self storage facilities are permitted in Community Commercial zones with the approval of a conditional use permit. The proposed project includes a rezone to amend PD240 to allow a self storage facility with RV and boat storage with the approval of a conditional use permit. A CUP is also requested with the application. Uses that would be permitted or conditionally permitted in the CC zone are consistent with the CC General Plan Land Use designation.

2. The land uses proposed (self storage) is in conflict with the only allowed zoning use for this parcel, a retail nursery, since it can be fairly argued that the nursery is a 100% previous use of the land while the storage facility is close to 90% impervious. As such the hydrology impacts have not been adequately analyzed or address. This can be a significant impact to flooding in the local residential communities as well as stormwater flows.

*An analysis of the site and the proposed drainage system is done through the entitlement review process. The project is reviewed by Engineering to that the project is consistent with City standards, including the City's Stormwater Quality Design Manual. Additionally, the project is not located within a flood zone or floodplain. Development consistent with City standards will have a less than significant impact related to hydrology and water quality.

3. In 1985 with adoption of the SERSP the retail nursery use had not been identified as a commercial use. It can be argued that a retail nursery is an open space use which is why it was specifically defined as the only use allowed in the area between the two blocks of single family residential homes. In fact page 40 of the SERSP notes that "drainage courses and power line easement will establish a strong perception of the separation of urban areas from one another and the inclusion of a prevalent natural environment within the

plan. These will be permanent features of the Plan Area that will come to be identified with this area of the City." It is disingenious to allow a new use to be added to the specific plan area 35 years after it was adopted by the city. This new use will have significant affects on local home values and residents quality of life since open space has been shown to add to both home values and personal quality of life.

* Retail nurseries are defined as commercial uses in Municipal Code Section 19.08.030. The applicant has the right to request a change in zoning designation for the property, and the Municipal Code provides procedures and findings to allow such a modification. The action is discretionary, and the hearing authority will be required to make findings when considering whether to approve or disapprove the project request.

4. Requesting a new allowed usage is a general plan amendment since it alters allowed land uses within this zoning district and would require separate noticing and public comment. If for this project only, then the city is granting the developer a special privilege in violation of CEQA and city ordinances. This is a self-induced amendment since this grants the property owner privileges not afforded to others within the zoning district. PD240 was created to insure that only a nursery was built. That land use was established in 1985 and has been in place for 35 years.

*The project does not meet the criteria for a General Plan Amendment, as the General Plan identifies the site as a CC land use designation. The proposed zoning amendment is consistent with the existing General Plan designation; therefore, no amendment is required. Appropriate noticing and public comment opportunities for the project will be sent to neighbors within a 300 foot radius of the project site, as well as anyone who requests to be added to the mailing list. Section 19.86.020 of the Municipal Code allows a property owner or owners of a parcel to be affected by an amendment of the Zoning Map to initiate a Rezone application.

Respectfully,

Scott Vaughan

From: [Jennifer Jones](#)
To: [Vockel, Shelby](#)
Subject: Fwd: Neighbor Letter for Compensation
Date: Tuesday, May 19, 2020 1:43:00 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hi Shelby,

As you know I am not in favor of this but
Some of his ideas will not make a consistent wall of coverage if we get stuck with this project.
He is offering incentives and the one is the trees behind our fence.
He is saying I can have trees on my side or their side.
We can also get money and plant what we want.
With each owner doing a variety of things we will not get an even wall of protection.
If I pick trees on their side on my property and another neighbor next door wants plants on the homeowners side there is no nice wall of trees to continue to block. One home could have trees on the homeowners side and next door the trees are on the storage property. This idea seems so strange even looking from their side.

Jennifer Jones
2840 Ashland Drive
Roseville, Ca. 95661
916-410-0099

----- Forwarded message -----

From: **ron smith** <ronsmithllc@gmail.com>
Date: Tue, May 19, 2020 at 11:18 AM
Subject: Neighbor Letter for Compensation
To: <nojon@aol.com>, JILL SANCHEZ <jillcsanchez@comcast.net>, Jennifer Jones <jenjones45@gmail.com>, Scott Mains <scott_mains@yahoo.com>, Diane James <dijames8@gmail.com>, Pam Leyte <pam_leyte@yahoo.com>, Sharon <sgaeb@surewest.net>, <dvd_amick@yahoo.com>, <bluenylw@aol.com>, <hawkpl1@yahoo.com>, <paulchampman99@gmail.com>, Ashlee Sullivan <ashlee@sundancedg.com>

Dear Neighbor,

Thanks for the support you have shown over the last two years. This is a long process. Also, we are in receipt of many of your letters of support. Thanks for the confidence, we will not let you down.

There has been some talk about what I have offered those that back up to the property. I was told

that I had offered car washes all the way to trips to Hawaii. I would love to go to Hawaii too, but that was never said. I have been consistent from the start. Here is what I will give each of the residence that back up to the property as they are the most affected by our development.

- Each resident will receive a \$2,500 landscape credit, or cash. This will offset some of the changes to the backyards. You can do whatever you want with the money (even go to Hawaii if you want)
- I will provide all the car washes at Quick Quack that any of you need while the grading is taking place. It will be a bit dusty and that is the least I can do.
- We will be installing an 8 ft high solid fence. You have the option to have us remove your fence and connect the side yard fences to the new fence or you can just leave your old fence up.
- We will also accommodate to the best of our ability each property owner with regards to grading. If we are able to help smooth out your backyards, or landscape areas, we will do it.
- We are also providing a “screen” of trees to block the view of our project. The tress that will be used can be planted on your side of the fence, or on our side. You decide. Another option would be to give you a credit for the trees if you would like to have something else planted as a screen.

I know change is always hard. I don't mean to upend your lives; however, I do believe our project is the best option for the property.

If you have any questions please fell free to call me or my assistant, Ashlee at:

Ron 916-257-0802

Ashlee 916-747-9929

Thank you,
Ron Smith

--

Ron Smith
[5701 Lonetree Blvd #102](#)
[Rocklin, CA 95765](#)
916-257-0802

From: [Quan, Anna](#)
To: [Vockel, Shelby](#)
Subject: Letter from resident
Date: Friday, May 22, 2020 4:12:11 PM
Attachments: [image001.png](#)
[Johnson Ranch opposition letter.pdf](#)

Hi Shelby,

You received a letter regarding Johnson Storage project. Please see the attachment.

The letter sender is Sandra Allen, who lives at 2780 Ashland Drive, Roseville, 95661.

Given that I have the benefit of seeing the paper, here is my transcription:

Dear Shelby,

The house on Wringer with a completely redone kitchen and beautiful hardwood floor just sold for \$530,000.

That house has been for sale for about 6 months. There was one offer months ago but when the people found out about the RV project, they withdrew the offer.

Ron Smith says the project will not devalue our homes – he is wrong!! That house has consistently sold for \$555,000.

Vote no on that project. It will be ugly, noisy, dusty and definitely devalue our neighborhood.

Sandy Allen

Best,

Anna Quan

Assistant Planner

Development Services Dept.

o: (916) 774-5258

f: (916) 774-5129

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Civic Center | 311 Vernon Street | Roseville, CA | 95678



May 20, 202

Shelby Vochel,

Dear Shelby.

The house on Wrenge with a completely redone kitchen and beautiful hardwood floors just sold for \$ 530,000.

That house has been for sale for about 6 months - There was one offer months ago but when the people found out about the R.V. project, they withdrew the offer.

Tom Smith says the project will not devalue our homes - He is wrong!! That house has consistently sold for \$555.0

Vote no on that project. It will be ugly, noisy, dusty and definitely devalue our neighborhood.

Sandy Allen

From: [suzanne barton](#)
To: [Vockel, Shelby](#)
Subject: Storage Facility between Courtside and Eureka Village
Date: Saturday, May 23, 2020 2:41:40 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

My name is Suzanne Barton and I live at 2980 Tilden Drive in Courtside. I find the possible building of this facility very disturbing for several reasons:

Devaluation of our Property
Increased traffic
Crime
Homeless

It has been proven that there is much more crime in situations such as this and one never knows what people will keep in these storage sheds.

In other words, I AM AGAINST this project.

Thank you for your time.

From: nardifam@surewest.net
To: [Vockel, Shelby](#)
Subject: Project in Johnson Ranch East Roseville and Sierra College
Date: Monday, May 25, 2020 1:50:40 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Vockel,

I am sending you a brief message in regards to the empty space on Sierra College and E. Roseville Pkwy.,

where they want to start a project of Storage Space and RV's.

I DO NOT not want this project.

Thank you, Gary Nardi

From: [Heather Clemmer](#)
To: [Vockel, Shelby](#)
Subject: Storage Facility Rezone
Date: Tuesday, May 26, 2020 8:06:20 AM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Shelby,

I am writing to voice my concerns regarding the potential rezoning of the lot off of E. Roseville Parkway. I live at 2821 Ashland Drive. When my husband and I purchased our home over 3 years ago we made sure to verify what the lot was zoned for. We would not have purchased our home knowing it could be a storage facility. We liked the fact that is zoned to be a nursery and would never have purchased this home if we knew it would be a storage facility.

I have spoken with realtors and we are very aware that having a storage facility in this space will lower our home value significantly. I am also worried about added traffic to East Roseville parkway and added noise to our neighborhood. Having a storage facility of this size will not doubt add crime to our area. Also having vehicles and units stored under the power line makes me deeply concerned about safety.

I have attended every meeting and voiced my opinions. We are very against the Rezoning of this property. Please let me know if you have any questions.

Thank you,

Heather Clemmer

From: [Pam Leyte](#)
To: [Vockel, Shelby](#)
Subject: Development for field behind my house
Date: Wednesday, June 3, 2020 12:18:46 PM

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Hello Shelby. I hope you're doing well. I've called your office a couple times, but thought I'd send a message, since you're probably not working from the office at this time.

I just have a couple questions regarding the field, and have listed them below:

1. I'd like to confirm how far back from my property the wall will be built. I know during several of our meetings, different numbers have been discussed. A couple of my neighbors have asked me this question, and I wasn't sure of the answer.
2. If I choose to have the wall connected to my side fences, is Ron's property considered an easement? What do they use to connect my fences to their wall? I only ask, because one of mine is newer, and the other is very old .
3. I'd like to know if people who are 'for' the development have sent you messages. I know the neighbors 'against' it, are going door to door getting signatures, and they don't even back up to the field. I made very clear to them why I'm 'for' it.
4. Will the signage for the entrance be very clear? I only ask, because the neighbors that wanted my signature, said their fear is people won't know where to enter the facility, so they'll come into our neighborhood on Wringer, looking for it.
5. Do you have any idea when this all gets presented to the City?

Thank you so much!

Have a great day, Pam

On Monday, May 18, 2020, 03:04:30 PM PDT, Vockel, Shelby <svockel@roseville.ca.us> wrote:

Good afternoon Pam,

Thank you for your comments. This letter will be added to the project record and be made available with the staff report.

Sincerely,

Shelby Vockel

Associate Planner
Development Services - Planning
o: (916) 746-1347
f: (916) 774-5129
Working together to build a quality community.

Civic Center | 311 Vernon Street | Roseville, CA | 95678

-----Original Message-----

From: Pam Leyte <pam_leyte@yahoo.com>
Sent: Monday, May 18, 2020 3:01 PM
To: Vockel, Shelby <SVockel@roseville.ca.us>
Cc: Ron Smith <ronsmithllc@gmail.com>
Subject: Development for field behind my house

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

I'd like you to know I am completely 'FOR' the proposal to change the zoning that would allow Ron Smith to develop storage units.
PLEASE APPROVE the rezoning so it can be developed for the storage facility.

I am the original homeowner at 4070 Tilden Drive, and my backyard backs up to the field. Because I back up to the field, I believe all of us that do, are the most impacted, and therefore should have MORE WEIGHT when it comes to our votes. Neighbors not backing up to it, DO NOT have to deal with the issues we have.

Listed below are a few of my reasons for voting 'FOR' it:

1. Since I've lived here (24 years), I've had to hire a pest control company (Neighborly Pest) to service my house/yard every 5 to 6 weeks.
2. I constantly have many spiders, rats, mice, skunks and sometimes raccoons. I've had to have rat traps in my garage and all around my backyard all these years.
3. Every year the weeds grow very high and dry out becoming a fire hazard, and they only get mowed under once a year. Unfortunately, most of us have old wooden fences backing up to it.
4. There are many homeless people who live there off and on. Recently the police had enough complaints to make them leave, but most likely they'll be back. It seems that when the brick wall is built, it will alleviate the problem, and this would also help the city.
5. I may be wrong, but I don't think it will drop the value of my home, as some of the neighbors think; I think the power lines are more of an influence regarding the value.
6. I know some of the neighbors would prefer to keep it zoned 'as is' and have a nursery distribution center there. First and foremost, most of those neighbors DO NOT back up to the field. Many years ago I lived behind one in the bay area, and there was lots of activity with noisy fork lifts and trucks. Again, those of us that back up to it would hear all those activities, whereas the other neighbors would not.

Regards,

Pam Leyte 916-781-2634
4070 Tilden Drive (Courtside)

Shelby Vockel
Associate Planner- Development Services
311 Vernon Street
Roseville, CA 95768

Dear Ms. Vockel,

I am writing to you today to express my opinion that the City of Roseville should not approve the proposed development SERSP PCL 81 Johnson Ranch Storage (File # PL18-0355. Developer: Ron Smith, Praxis Properties. (916) 257-0802, ronsmithllc@gmail.com

The requested rezoning by the applicant directly contradicts the zoning and intended use plans set forth in the Southeast Roseville Specific Plan. (SERSP) This parcel is zoned for a Community Commercial use with a PD240 overlay: retail or wholesale nursery only. That use aligns with section 4.1 of the SERSP referencing Open Space.

“The largest categories of open space in the Plan Area are natural stream courses, landscaped corridors along arterial and collector streets, and open space within the powerline easement. ...

*The linear open space areas will be a dominant feature of the urban setting in the Plan Area when it is fully developed. **The drainage courses and powerline easement will establish a strong perception of the separation of urban areas from one another, and the inclusion of a prevalent natural environment within the Plan.** These will be permanent features of the Plan Area that will come to be identified with this area of the City.”*

Section 4.2 of the SERSP notes that *“approximately 16 acres at the corner of East Roseville Parkway and Sierra College Boulevard is intended for use as a plant nursery.”*

Retail nursery is consistent with open space use and this intended use was disclosed when we purchased our homes. Self- storage is zoned as a general commercial use and is not consistent with nor welcome in the residential neighborhoods surrounding this parcel. CC& R's in our neighborhoods preclude us from parking more than 1 automobile in our driveways and. RV's and boats are not allowed to be parked overnight within the neighborhoods, yet this proposal would allow precisely that eyesore that the CC& R's are in place to prevent.

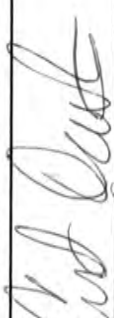
I respectfully request that the City Council does not approve this self-serving variance on the part of the developer. The many homeowners within the Eureka Village and Courtside neighborhoods should not have to suffer either the loss of their property value or the blight of 345 RV/boat spaces and over 300 storage units that this development would bring to the open space between the two neighborhoods.

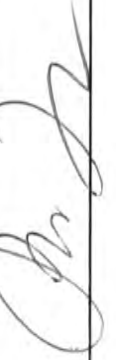
On behalf of the neighbors signed below;

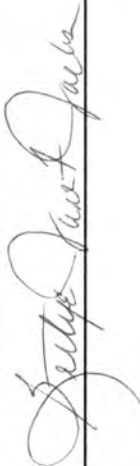
Name (Printed)	Signature	Address	Email Address
Doug Herrenschmidt		2790 ASHLAND DRIVE	HERR.ETC@ATT.NET
1 RUTH HERRENSCHMIDT	RUTH HERRENSCHMIDT		
Melvin M Jones	WILLIAM NOEL JONES		
2 Kathleen R. Jones		2770 Ashland Dr	krjones56@aol.com
Sandy Allen	Sandy Allen	2780 Ashland	fennissandy Allen
3 Dianne Blake		2781 Ashland Dr	
4 Tim & Sheryl Washington		2751 Ashland Dr.	tsgr-tim@comcast.net
5 GRANT SNYDER		2900 WINTER DR	GRANTSNYDER42@GMAIL.COM
6 Angela Garcia		3002 Nelson Dr	agarcia1995@me.com
7 Paul R Bender		2832 BARNET DR	PR Bender1@yahoo.com
8 Stephanie Knippl		2721 Ashland	hempst@surrevest.net
9 Gabriela Morales		2711 Ashland Drive	gmorales0522@hotmail.com gmorales@financialassociation.com
10 John T. Lofe		2731 Ashland Drive	
11 Rebecca Tolman		2810 Ashland Dr	tolman-7@hotmail.com
12			

	Name (Printed)	Signature	Address	Email Address
13	Alex Reyes		2850 Ashland	AREYESJILL @gmail.com
14	Jennifer Jones		2810 Adland	janderson15@ gmail.com
15	Noah Montgomery		2914 Baret Dr	noah-montgomery @hotmail.com
16	Charles Moss		2905 Barret Dr	Cadi2195@AOL.com
17	Eric Smith		2811 Ashland Dr	Nicole.Koch @gmail.com
18	Travis Canner		2821 Ashland Dr	travis.canner@gmail.com
19	Henri Nakreini		120 Miller Ct.	henrin@Surrewest.net
20	Scott Pinney		130 Miller Ct	pinneyhome@gmail.com
21	JEFFREY EDGAR		110 MILLER CT	JEFFREYEDGAR@ MYBLUELIGHT.COM
22	Daron Anderson		121 Miller Ct	
23	Elizabeth Anderson		121 Miller Ct	
24	ANDREW STOUT		2801 ASHLAND DR. ROSEVILLE, CA 95661	astout101@gmail.com

	Name (Printed)	Signature	Address	Email Address
25	Deepika Appajodu	Deepika Appajodu	2954 Barret Dr Roseville, CA 95661	deepikashaan@gmail.com
26	Mark Plank	Mark Plank	2885 Barret Dr Roseville, CA 95661	coachplank@hdsma.com
27	Shelley Plank	Shelley Plank	2885 Barret Dr. Roseville 95661	
28	Huy Nguyen	Huy Nguyen	2845 BARRET DR ROSEVILLE, CA 95661	william772@comcast.net
29	Jeff Marnier	Jeff Marnier	2854 Barret Dr Roseville, CA 95661	jeffmarnier06@comcast.net
30	Scott Brown	Scott Brown	2904 Barret Dr. Roseville, Ca 95661	brown37802000@yahoo.com
31	Lisa Nallette Alyssa Nallette	Lisa Nallette Alyssa Nallette	2931 Winger Dr Roseville, CA 95661	lisa.nallette@gmail.com
32	Keith Braccialini Erika Braccialini	Keith Braccialini Erika Braccialini	2953 Nelson Dr Roseville, CA 95661	kbraccia@yahoo.com
33	Wendy Stant	Wendy Stant	2981 Crestside Dr Roseville 95661	C155884E@sbccglobal.net
34	Brian Lindz	Brian Lindz	2760 Ashland Roseville, CA 95661	
35	BEN DALLMUTH	BEN DALLMUTH	2800 Ashland Dr Roseville, CA	
36	Raquel Solis	Raquel Solis	2913 Nelson Drive Roseville, CA 95661	

	Name (Printed)	Signature	Address	Email Address
37	Daniel Singletan		2933 Nelson Dr Roseville CA 95661	DISTUG71@gmail.com
38	Jaykied		2942 Nelson Dr Roseville, 95661	
39	GURVARDHAN PASTOR B.A.D.D.A	916-622-7269 	2952 NELSON DR ROSEVILLE, 95661	GURVARDHAN 2000 C-Yahoo Com
40	Jeff Weidman		2963 Nelson Dr Roseville, CA 95661	
41	Diane Hemphill		2973 Nelson Dr Roseville	Doc@surewest.net
42	Linda Massoni		2982 Nelson Dr Roseville, CA 95661	fourgenca@ surewest.net
43	Ernst Deater		2993 Nelson Dr Roseville CA 95661	andrea@jthco.ca
44	Mary Villana		2804 Barrett Dr	villana@hotmail.com
45	Wilayra Randel		2814 Barrett Dr.	Flowers@ymail.com Dyghoo.com
46	BUCE HGR		2895 Barrett Dr	BKERR@AOL
47	J. Miller		2924 Barrett Dr.	Jerrys@jml.horhous.com
48	Nick Baldwin		2915 Barrett Dr	nbdw48@yahoo.com

	Name (Printed)	Signature	Address	Email Address
49	EVANGELINA FERNANDEZ		2864 Barnett Dr. Roseville	Begibeged1@yahoo.com
50	John Anthony		2855 Barnett Dr	JohnAnthony55@Comcast
51	Michael Anthony		2855 Barnett Dr. Roseville	MichaelAnthony88@gmail.com
52	KENNETH McFARLANE		2844 Barnett Dr	916 780-0345
53	TERRY & ANNE SMITH		2901 Winger Drive	annsmith@southwest.net
54	GARY DEBRA NEISEN		2950 Knicker Dr	
55	JENNIFER & SCOTT WOODLAND		2951 Winger Dr	SWoodland@insynconline.net
56	Selva Selvamohan		2940 Winger Dr	Sselvamohan2000@yahoo.com
57	Shanna Nollette		2922 Nelson Dr.	snollette@aol.com
58	Bob Luo Bob Luo		2664 Nelson Dr	bob-luo@yahoo.com
59	Dennis May			916 212-5624
60	BILL MONTAGUE		2771 ASHLAND RD	Bill.0942@yahoo.com
61	Mark Anderson		2870 Ashland Dr	awidgull4@yahoo.com

	Name (Printed)	Signature	Address	Email Address
62	MAUZLIO A. CRUZ		2894 BARRET DR	ANTHONYCRUZ06@YAHOO.COM
63	VICTORIA NORVELA		2865 BARRET	vnoriega@miami.edu
64	LAMILLIS GARRETT		3013 NELSON DRIVE	LAMILLIS.GARRETT@GMAIL.COM
65	BETTYE J. FRANKLIN JACKSON		1101 ASHLAND DRIVE	

From: [Vockel, Shelby](#)
To: [Doug Herrenschmidt](#)
Subject: RE: Eureka Village RV/Boat Storage (Rezone)
Date: Wednesday, June 10, 2020 2:44:00 PM

Thank you, Doug.
-Shelby

From: Doug Herrenschmidt <herr_etc@att.net>
Sent: Wednesday, June 10, 2020 2:27 PM
To: Vockel, Shelby <SVockel@roseville.ca.us>
Subject: Re: Eureka Village RV/Boat Storage (Rezone)

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FYI, the sixteen EV doors that didn't answer. I knocked on those doors 3 different times over a three week period.
Obviously they just want to be left alone!
The CS neighbors who are keeping their neighbors informed told me 85-90% of their neighbors are oppose to a rezone.
Those numbers from both EV and CS speak volumes.
Both the EV and CS homeowners voiced to me that they feel a 345 RV-Boat parking lot/storage facility is not compatible for our neighborhood.
The majority of homeowners stated that the greenbelt should stay zoned for a nursery.
Others mentioned that if it is going to be rezoned it should ONLY be zoned for a vineyard or a solar panel farm.

Sent from my iPhone

On Jun 10, 2020, at 11:23 AM, Vockel, Shelby <SVockel@roseville.ca.us> wrote:

Good morning Doug,

Thank you for your letter. I have added the letter and petition to the project record, and it will be published in the staff report. Please let me know if you have any additional comments and questions.

Sincerely,

Shelby Vockel
Associate Planner
Development Services - Planning
o: (916) 746-1347

f: (916) 774-5129

Working together to build a quality community.

<image001.png>

Civic Center | 311 Vernon Street | Roseville, CA | 95678

<image002.jpg>

<image003.jpg>

<image004.jpg>

<image005.jpg>

<image006.jpg>

<image007.jpg>

From: Herrenschmidts <herr_etc@att.net>

Sent: Tuesday, June 9, 2020 8:21 PM

To: Vockel, Shelby <SVockel@roseville.ca.us>

Cc: Allard, John <JAllard@roseville.ca.us>; Bernasconi, Krista

<KBernasconi@roseville.ca.us>; Alvord, Scott <SAlvord@roseville.ca.us>; Roccucci,

Pauline <PRoccucci@roseville.ca.us>; Houdesheldt, Bruce

<BHoudesheldt@roseville.ca.us>; Planning External <PlanningDivision@roseville.ca.us>

Subject: Eureka Village RV/Boat Storage (Rezone)

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hi Shelby,

Attached please find a letter and petition to not rezone "*approximately 16 acres at the corner of East Roseville Parkway and Sierra College Blvd.*" The 16 acres of open space is sandwiched between 22 homes in 2 neighborhoods: Courtside and Eureka Village in the Johnson Ranch Community.

The attached signatures are from Eureka Village households where there are 87 homes in the neighborhood:

- **63 households are against the rezone for the RV/Boat Parking Lot/Storage Facility**
- **4 households are in favor of the rezone**
- **16 households did not answer the door**
- **4 households are undecided**

Total equal 89% of the Eureka Village households **DO NOT** want the 16 acres to be rezoned.

Regards,

Doug Herrenschmidt

Eureka Village Resident

Shelby Vockel
Associate Planner- Development Services
311 Vernon Street
Roseville, CA 95768

Dear Ms. Vockel,

I am writing to you today to express my opinion that the City of Roseville should not approve the proposed development SERSP PCL 81 Johnson Ranch Storage (File # PL18-0355. Developer: Ron Smith, Praxis Properties. (916) 257-0802, ronsmithllc@gmail.com

The requested rezoning by the applicant directly contradicts the zoning and intended use plans set forth in the Southeast Roseville Specific Plan. (SERSP) This parcel is zoned for a Community Commercial use with a PD240 overlay: retail or wholesale nursery only. That use aligns with section 4.1 of the SERSP referencing Open Space.

"The largest categories of open space in the Plan Area are natural stream courses, landscaped corridors along arterial and collector streets, and open space within the powerline easement. ...

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Section 4.2 of the SERSP notes that *"approximately 16 acres at the corner of East Roseville Parkway and Sierra College Boulevard is intended for use as a plant nursery."*

Retail nursery is consistent with open space use and this intended use was disclosed when we purchased our homes. Self-storage is zoned as a general commercial use and is not consistent with nor welcome in the residential neighborhoods surrounding this parcel. CC& R's in our neighborhoods preclude us from parking more than 1 automobile in our driveways and RV's and boats are not allowed to be parked overnight within the neighborhoods, yet this proposal would allow precisely that eyesore that the CC& R's are in place to prevent.

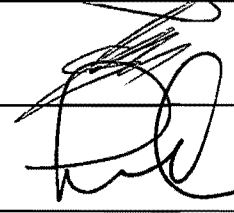
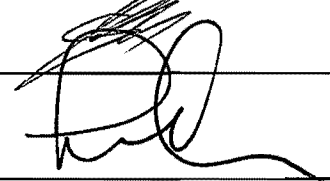
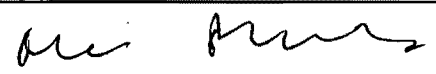
I respectfully request that the City Council does not approve this self-serving variance on the part of the developer. The many homeowners within the Eureka Village and Courtside neighborhoods should not have to suffer either the loss of their property value or the blight of 345 RV/boat spaces and over 300 storage units that this development would bring to the open space between the two neighborhoods.

On behalf of the homeowners signed below;

Anna Fletcher
Constance J. Fletcher

2991 Courtside Dr.
Roseville, CA 95768

62	David A. t	huh	5000 Tilden Dr	dauida/art@yahoo.com
63	Lisa Green	huh	2960 Courtside Dr	lkgreen78@gmail.com
64	Julie Carpio	gcarpio	2980 Courtside Dr	jgreen1519@gmail.com
65	Andrea Sweetnam	asweetnam	2990 Courtside Dr.	AndreaKBlank@gmail.com
66	JOE ELIE	JOELIE	101 ARTHUR CT	JOSEPH ELIE101@GMAIL.COM
67	Georgi Georgiev	ghe	3040 Courtside Dr	
68	Paul MATHEW	PAUL MATHEW	3720 Courtside DR	MATHEW10@gmail.com
69	Jeannette Kamalski	je	2791 Courtside Dr.	Kamalski;en@yahoo.com
70	Greg Evans	ghe	2921 Courtside Dr	egregsvott@gmail.com
71	Carrie Martinez	CMartinez	509 Kramer Ct.	carriemartinez12@yahoo.com
72	Emily Helms	Emily Helms	517 Kramer CT.	eminemilly@hotmail.com

	Name (Printed)	Signature	Address	Email Address
73	Jeanine MISiri		716 Newcombe Ct.	jeanineewatt@gmail.com
74	GREGORY HAY		708 Newcombe Ct.	MREGGHA7@GMAIL.COM
75	Leon CASABON		301 Laver Ct	Leon@CASABON.COM
76	Sandy Allen	Sandy Allen	2780 Ashland	tennissandy c.comcast.net
77	Carl Cantfield	Carl Cantfield	2910 Courtside Dr	ccpropipe@stcglobal.net
78	Susan CAFFERY	Susan 2	2506 Winger Dr	trawandswe2@hotmail.com
79	Henry TG CAFFERY		2506 Winger Dr	
80	Katherine Chen	Katherine Chen	2931 Courtside Dr.	Katherinecyl@gmail.com
81	Julie Philips	Julie Philips	5040 Tilden Dr.	lasolla.jr@gmail.com
82	KIRT Philips		5040 Tilden Dr	kirtjuls@southwest.net
83	Helena Letunic	Helena Letunic	4061 Tilden Drive	hpieretti@gmail.com
84				

From: [Bitter, Greg](#)
To: [Vockel, Shelby](#)
Cc: [Ogden, Derek](#)
Subject: FW: Opposition to Proposed Development
Date: Monday, June 15, 2020 9:15:59 AM
Attachments: [image001.png](#)

Gregory W. Bitter, AICP

Planning Manager

Development Services Dept.- Planning Division

o: (916) 774-5294

f: (916) 774-5129

Working together to build a quality community.

Civic Center | 311 Vernon Street | Roseville, CA | 95678



From: Houdesheldt, Bruce <BHoudesheldt@roseville.ca.us>
Sent: Sunday, June 14, 2020 4:58 PM
To: Susan Caffery <travandsue2@hotmail.com>
Cc: Bitter, Greg <GBitter@roseville.ca.us>
Subject: RE: Opposition to Proposed Development

Thank you for sharing your views with me.

I have shared this with the Planning Director, as this item is not currently before the Roseville City Council.

Bruce Houdesheldt

City Councilmember

Mobile: (916) 365-5863

Civic Center | 311 Vernon Street | Roseville, CA | 95678



From: Susan Caffery <travandsue2@hotmail.com>
Sent: Saturday, June 13, 2020 2:07 PM
To: Houdesheldt, Bruce <BHoudesheldt@roseville.ca.us>
Subject: Opposition to Proposed Development

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Councilman Bruce Houdesheldt,
Roseville City Council
311 Vernon Street
Roseville, CA 95768

Dear Councilman Houdesheldt,

I am writing to you today to express my opinion that the City of Roseville should not approve the proposed development SERSP PCL 81 Johnson Ranch Storage (File # PL18-0355. Developer: Ron Smith, Praxis Properties. (916) 257-0802, ronsmithllc@gmail.com) The requested rezoning by the applicant directly contradicts the zoning and intended use plans set forth in the Southeast Roseville Specific Plan. (SERSP) This parcel is zoned for a Community Commercial use with a PD240 overlay: retail or wholesale nursery only. That use aligns with section 4.1 of the SERSP referencing Open Space.

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I respectfully request that the City Council does not approve this self-serving variance on the part of the developer. The many homeowners within the Eureka Village and Courtside neighborhoods should not have to suffer either the loss of their property value or the blight of 345 RV/boat spaces and over 300 storage units that this development would bring to the open space between the two neighborhoods. Eureka Village has submitted a similar survey specific to that neighborhood in a separate email. For Courtside Village, our numbers represent 68 of the 146 homes in the development. Of those homes that we were able to contact, 82.4% of homeowners were opposed to this development, 8.8% of homeowners were in favor of the

development and 8.8% were undecided or neutral about the development. A review of the Google maps for this parcel will show you that this proposed storage unit would be set directly between two residential neighborhoods. No other storage facilities within the City of Roseville are directly surrounded by residential neighborhoods and the proposed use in this location would be completely inconsistent with the surrounding land use.

Susan Caffery- Courtside Village

On behalf of the homeowners signed below;

From: [JJ Stiff](#)
To: [Vockel, Shelby](#)
Subject: Re: SERSP PCL 81 - Johnson Rance Storage, File #PL18-0355
Date: Thursday, July 9, 2020 10:21:28 AM
Attachments: [Bushnell 20200709.pdf](#)

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Shelby-

My name is JJ Stiff. I live at 2913 Nelson Drive. I believe I have an interest in the decision making process for what is to become of 1851 E. Roseville Pw, but I am not sure.

I am certainly concerned about "Recreational Vehicle Storage" because I have a difficult time to understand how this would not lead to recreation vehicle usage. I am sure there is language in the plan to convey such a restriction but, again, I have difficulty understanding how it can be enforced. I am mostly concerned about increased foot traffic leading to increased theft and vandalism; but this may just be unfounded paranoia.

Do you have examples in neighboring communities where RV storage is currently approved? I would like to evaluate these sites by touring on foot or by bike, if possible? But, it would be most helpful if you could direct me where these locations might be.

I would like to attend the public hearing on July 23.

Somehow I received this notice today from a neighbor, even though the publish date is marked for tomorrow? (See attached) Did the owner already change? Is Bushnell no longer the owner of this property? Is Dennis Spangler Trust, et al the titled owner to this property?

Is the IS/MND for this project available for review? How do I obtain a copy?

I understand there is a park in the vicinity of this property. Can you please confirm this existence of this park. I see no entrance from Roseville Parkway. How does one enter this park? I learned this information while in a board meeting for Johnson Ranch Community with manager Jennifer Richardson; but because we are doing the remote meetings, I was not able to see the map, so I do not know where exactly this park is located.

Thank you very much for any information you can provide.

-JJ

- JJ Stiff
- jjstiff@hotmail.com
- <http://jjsland.com>

From: [Leah Koukol](#)
To: [Vockel, Shelby](#)
Subject: Project SERSP PCL 81- Johnson Ranch Storage
Date: Friday, July 10, 2020 2:59:27 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hi Shelby,

I've previously communicated with you regarding the proposed storage facility referenced in the subject line. I am writing to express that I remain opposed to it, as are many residents in the Courtside neighborhood. I am attaching a street view photo from the GPS in my vehicle that clearly demonstrates this project will just be plopped down in the middle of two residential neighborhoods and is not at all consistent with the surrounding land use, nor zoned for this type of project. The photo highlights the field in pink and clearly shows that this area of Southeast Roseville is primarily residential. Filling in that 13-acre field with a storage unit and boat and RV/parking will be a significant eyesore. I understand the developer would like to change the zoning, but in this case, I believe changing the zoning only serves to line the developer's pockets while detracting from the home values of the two neighborhoods immediately impacted.

I'd also like to express my concern that the city plans to hold a public hearing in the midst of a worsening pandemic. I expect significant attendance at the hearing from homeowners opposing the project. A public hearing at this point in time seems completely inconsistent with public health guidance on how to mitigate the spread of COVID-19. I do believe the community is best served when all interested homeowners can physically be present for the public hearing but respectfully request that it be held at a later date when it is safe to do so.

Thank you,

Leah Koukol
916-365-5922

From: [Vockel, Shelby](#)
To: [JJ Stiff](#)
Subject: RE: SERSP PCL 81 - Johnson Rance Storage, File #PL18-0355
Date: Thursday, July 16, 2020 11:52:00 AM
Attachments: [image001.png](#)
[image009.png](#)
[image002.png](#)

Hello JJ,

Thank you for following up. I wanted to make sure I adequately addressed all of your questions and comments.

- “ I am certainly concerned about “Recreational Vehicle Storage” because I have a difficult time to understand how this would not lead to recreation vehicle usage. I am sure there is language in the plan to convey such a restriction but, again, I have difficulty understanding how it can be enforced. I am mostly concerned about increased foot traffic leading to increased theft and vandalism...”

Here is the draft condition of approval recommended by staff regarding restrictions on the use:

1. The following uses or activities are prohibited in personal storage facilities:

- a) Automotive repair which includes, but is not limited to, auto body and paint shop facilities.
- b) Practice facilities for musical bands.
- c) Wood, metal, or other working shops whether for business or hobby.
- d) Office and other business uses, except for the office for the facility and the storage of personal belongings.
- e) Living quarters for human habitation or the keeping of animal life.
- f) Storage of hazardous materials as listed in Title 8, California Code of Regulations, Section 5194 as amended, or its successor section or statute.
 - i) Rental agreements shall contain language prohibiting the storage of hazardous materials as outlined above.
 - ii) The operator of the facility shall maintain a copy of said section and ensure compliance with these regulations.

The site will also be surrounded by fences and masonry walls, with gated access. The nature of the use is not conducive to pedestrian activity, and most access to the site will be vehicular. Additionally, the applicant has provided an exhibit showing the presence of a security monitoring system.

- “Do you have examples in neighboring communities where RV storage is currently approved? I would like to evaluate these sites by touring on foot or by bike, if possible? But, it would be most helpful if you could direct me where these locations might be.”

I created this list using Google maps, so it is possible there may be other facilities. They include DR Storage, Green Valley Storage, Folsom RV and Boat Storage, Roseville RV Storage, Westpark Storage, Placer RV Storage, and Treelake Storage.

- “I would like to attend the public hearing on July 23.”

Due to the updated state restrictions for gathering, the in-person Planning Commission meeting has been canceled. A new public notice will be recirculated for the next hearing date, August 13.

- “Somehow I received this notice today from a neighbor, even though the publish date is marked for tomorrow? (See attached) Did the owner already change? Is Bushnell no longer the owner of this property? Is Dennis Spangler Trust, et al the titled owner to this property?”

I set the publication date for the date I expected the notice to be published, but the administrative staff sent it out earlier than I expected. Dennis Spangler Trust is the owner of the property.

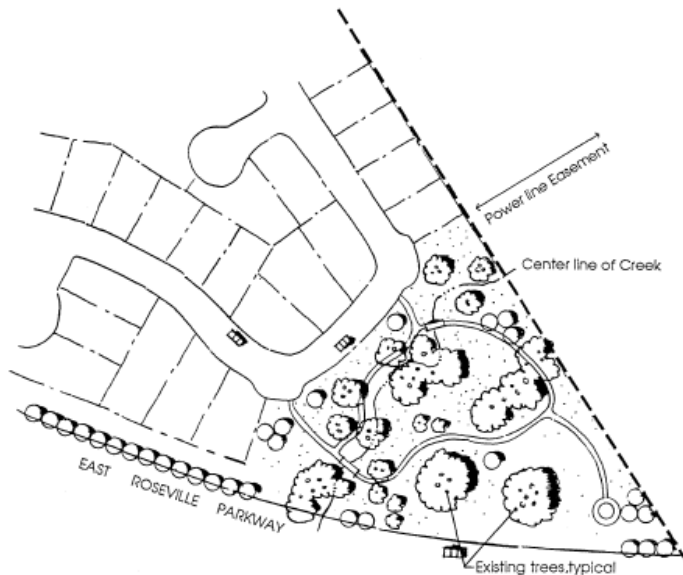
- “Is the IS/MND for this project available for review? How do I obtain a copy?”

The Mitigated Negative Declaration may be reviewed online at:

<https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8774505>. You can also find the webpage via the City of Roseville website, www.roseville.ca.us, and use the page subheadings to navigate to Government> Departments & Divisions> Development Services> Planning> Environmental Documents & Public Notices> Private Development Projects (see link for Johnson Ranch Storage).

- “I understand there is a park in the vicinity of this property. Can you please confirm this existence of this park. I see no entrance from Roseville Parkway. How does one enter this park? I learned this information while in a board meeting for Johnson Ranch Community with manager Jennifer Richardson; but because we are doing the remote meetings, I was not able to see the map, so I do not know where exactly this park is located.”

The parcel you indicated was intended as a neighborhood park in the Specific Plan (adopted in the late 1980's), servicing the neighborhood north and east of East Roseville Parkway and west of Sierra College Bl. According to the Specific Plan, the park would provide a tot lot, a picnic area, a rest/seating area, and its main function is to preserve the oak woodland setting. Our parcel settings indicate that the site is a “park preserve”, and I am unaware of any plans to move forward with development of this park.



Area: 3.75 acres Parcel 62

Parkway Grove Park is a neighborhood park serving the neighborhood north and east of the East Roseville Parkway and west of Sierra College Boulevard. A prominent feature of the park is a small grove of oak trees along a minor drainage area.

The park provides a small tot lot, a picnic area, a rest/seating area, and serves to protect the oak woodland setting.

- “What authority does the Johnson Ranch Community Home Owners Association have in regard to this development proposal?”

The City welcomes input from the surrounding HOAs as well as the community; however, the HOA is not a government entity and does not have any approval/denial authority for land development projects.

- “ I have the IS/MND provided by Doug H. I see that this document essentially finds no significant negative impact to the environment or community in regard to the construction and perceived operation of the facility. Is this a correct understanding of this document?”

That is correct. The Mitigated Negative Declaration finds that, with appropriate mitigation in the event of unanticipated discovery of cultural/paleontological/tribal cultural resources, impacts to the environment are less than significant per the California Environmental Quality Act.

Please let me know if you have any additional questions.
Sincerely,

Shelby Vockel

Associate Planner

Development Services - Planning

o: (916) 746-1347

f: (916) 774-5129

Working together to build a quality community.

Civic Center | 311 Vernon Street | Roseville, CA | 95678



From: JJ Stiff <jjstiff@hotmail.com>

Sent: Thursday, July 16, 2020 10:40 AM

To: Vockel, Shelby <SVockel@roseville.ca.us>

Subject: RE: SERSP PCL 81 - Johnson Rance Storage, File #PL18-0355

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Shelby-

I want to nudge you again on these inquiries.

I have the IS/MND provided by Doug H. I see that this document essentially finds no significant negative impact to the environment or community in regard to the construction and perceived operation of the facility. Is this a correct understanding of this document?

Do you have any information about the Open Space. Does the City of Roseville have any plan for this open space? What are the options here? Might it be advantageous to utilize the same heavy equipment to groom the open space while the main project commences?

I feel like I see clearly the open space well defined in the IS/MND.

What authority might JR Comm have in regard to any decision on this proposed zone change. I understand JR Comm receives payment from the property owner in the form of "HOA dues". From the City's perspective or other legal perspective, does this relationship bear any consequence to the decision to be made? Let me know if I should be asking this to somebody else..

Thank you for any assistance.

-JJ

- JJ Stiff

- jjstiff@hotmail.com

- <http://jjsland.com>

From: [Vockel, Shelby](#)

Sent: Tuesday, July 14, 2020 1:23 PM

To: [JJ Stiff](#)

Subject: RE: SERSP PCL 81 - Johnson Rance Storage, File #PL18-0355

Good afternoon JJ,

Thank you for your email. I apologize for the delayed response...I was on vacation until this morning, so I am still catching up. I will do my best to respond to your inquiry by the end of today, but it may be tomorrow morning.

Sincerely,

Shelby Vockel

Associate Planner

Development Services - Planning

o: (916) 746-1347

f: (916) 774-5129

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From: JJ Stiff <jjstiff@hotmail.com>

Sent: Tuesday, July 14, 2020 1:18 PM

To: Vockel, Shelby <SVockel@roseville.ca.us>

Subject: RE: SERSP PCL 81 - Johnson Rance Storage, File #PL18-0355

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Shelby. I am following up with you on this and the phone call I made today.

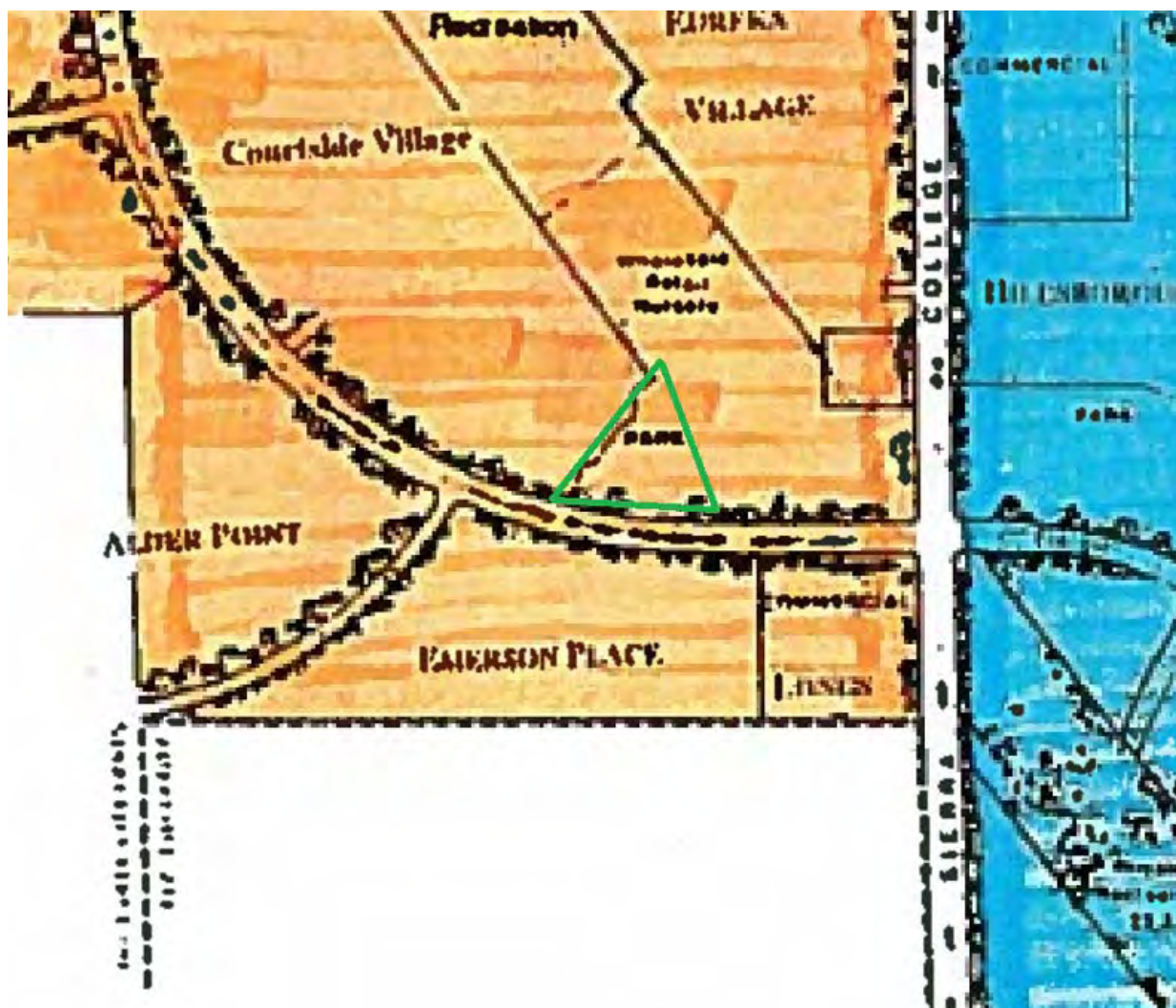
My name is JJ Stiff. (650) 279-4287 at 2913 Nelson Drive in Eureka Village.

Johnson Ranch Community has a board meeting this Thursday at 4pm hosted on Zoom. I would like to inquire about the Board's position in regard to SERSP PCL 81 – Johnson Ranch Storage, File #PL18-0335

What authority does the Johnson Ranch Community Home Owners Association have in regard to this development proposal?

I called you today to inquire about the “park” in the vicinity of this project.

Jennifer Richardson of Johnson Ranch Management provided me an image which I cropped to highlight the “park”. Can you confirm or deny the existence of this “park”. I know of no valid “entrance” to such a park. But Jennifer asserts that this is a park owned by the City of Roseville. Does the City have any purpose or plan for this “park”? I would like this to be a consideration in regard to PL18-0335.



Do you have a copy of the IS/MND for this project? Or how may I obtain this document?

Thank you for your help,

-JJ

- JJ Stiff
 - jjstiff@hotmail.com
 - <http://jjsland.com>

From: JJ Stiff
Sent: Thursday, July 9, 2020 10:21 AM
To: svockel@roseville.ca.us
Subject: Re: SERSP PCL 81 - Johnson Rance Storage, File #PL18-0355

Shelby-

My name is JJ Stiff. I live at 2913 Nelson Drive. I believe I have an interest in the decision making process for what is to become of 1851 E. Roseville Pw, but I am not sure.

I am certainly concerned about "Recreational Vehicle Storage" because I have a difficult time to understand how this would not lead to recreation vehicle usage. I am sure there is language in the plan to convey such a restriction but, again, I have difficulty understanding how it can be enforced. I am mostly concerned about increased foot traffic leading to increased theft and

vandalism; but this may just be unfounded paranoia.

Do you have examples in neighboring communities where RV storage is currently approved? I would like to evaluate these sites by touring on foot or by bike, if possible? But, it would be most helpful if you could direct me where these locations might be.

I would like to attend the public hearing on July 23.

Somehow I received this notice today from a neighbor, even though the publish date is marked for tomorrow? (See attached) Did the owner already change? Is Bushnell no longer the owner of this property? Is Dennis Spangler Trust, et al the titled owner to this property?

Is the IS/MND for this project available for review? How do I obtain a copy?

I understand there is a park in the vicinity of this property. Can you please confirm this existence of this park. I see no entrance from Roseville Parkway. How does one enter this park? I learned this information while in a board meeting for Johnson Ranch Community with manager Jennifer Richardson; but because we are doing the remote meetings, I was not able to see the map, so I do not know where exactly this park is located.

Thank you very much for any information you can provide.

-JJ

- JJ Stiff

- jjstiff@hotmail.com

- <http://jjsland.com>

From: [Cyndee Reed](#)
To: [Vockel, Shelby](#)
Subject: RE: SERSP PCL 81 - Johnson Ranch Storage/File PL 18-0355
Date: Wednesday, July 22, 2020 12:01:08 PM
Attachments: [image003.png](#)

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Ms Vockel,

I am a Homeowner in Eureka Village. As you are aware, part of our neighborhood backs up the property proposed for the Johnson Ranch Storage complex. I am against the property zoning change that could allow this structure to be built at this site. Research has proven that these businesses are not compatible to residential neighborhoods. I vote No.

I want my negative response to be included with the documents submitted by Eureka Village and any other person/entity that does not want this zoning change to happen. If I need to do anything besides send this message to you, please let me know.

Thank you.

Cyndee Reed Van Hooser

Sunshine

Secretary

Sierra Thunder H.O.G. Chapter 4058

Sponsored by Harley Davidson of Rocklin

916.791.4443 landline



July 26, 2020

Shelby Vockel
Associate Planner - Development Services
311 Vernon Street
Roseville, CA 95768

Dear Ms Vockel,

Since I won't be able to go to the virtual meeting, I feel I need to express my opinion of the Johnson Ranch Storage that is proposed right behind my house. I believe it is not in the best interest of either my family, Johnson Ranch, nor Roseville. There are multiple reasons, but today I am writing you just about a few of my concerns.

I have been told that there is nothing I can do about this project, and that it will happen, but I want to know I at least tried to warn you about what could happen sometime during the next ten years. I understand that the city would like revenue, but in the end I believe it will cost the city and its great reputation dearly.

As you know groups of people have been destroying property in the United States. I taught Severely Emotionally Disturbed Children in San Francisco, and I know what they are capable of. I'm not so concerned about the citizens who live in Roseville, but I am concerned about those who come from Sacramento and beyond to store things in the middle of a beautiful safe community and pick up their RV's on their way to Lake Tahoe. The tiniest inconvenience can trigger some people to do violent things, and disturbed individuals are quite often involved in unfortunate behaviors.

I have talked to a policemen and FBI agent who are familiar with storage areas, and I hope you have too. They don't wish to become involved, and I can't blame them. Evidently, many of the people who store things for long periods have time are, as the FBI agent told me, "Ne'er-do-wells."

Our HOA is concerned about the expense of lawsuits, and they feel that their hands are tied. While I understand how they feel, this is just another hindrance in stopping this catastrophe.

Here is a picture of what I think is approximately 100 RV's and Boats that are stored. It's hard for me to imagine over 300.



Twenty thousand (20,000) RV fires occur annually. Half of all RV fires occur while vehicles are stationary. Thirty-five percent (35%) are caused by electrical shorts and faulty wiring. Propane leaks, animals building nests close to equipment that gets hot are a couple of other situations that cause the fires.

The following are a several fires that occurred at RV storage areas:

At Big Bear Lake, CA there was probably a propane tank that exploded and caused the fire.



There was a person found dead in an RV fire at a storage facility in Fort Worth.



For some the boating season was over before it started, at Colony Lake storage in Lewisville.



A fire near Fred Marquis Pinella's Trail that probably started from a Norcold refrigerator. It took out 35 motorhomes, boats, and cars. The wind didn't help either. There's a new rule there that all refrigerators must be turned off.



Lots of explosions were heard in Concord, as the RV's burned in storage.



I have other concerns also, but I'll address those at a different time.

Thank you for taking the time to review a few of the problems I found. I just hope and pray that Roseville doesn't think they are helping their citizens, when it will actually will harm not only those in the immediate vicinity, but those in the rest of the area as well.

Sincerely,

Kathleen R. Jones
2770 Ashland Drive
Roseville, CA 95661

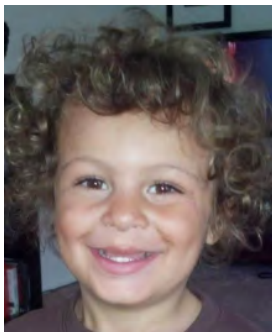
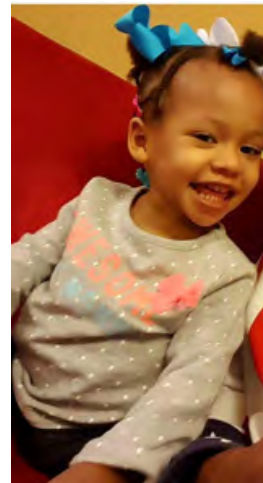
July 28, 2020

Shelby Vockel
Associate Planner - Development Services
311 Vernon Street
Roseville, CA 95768

Dear Ms Vockel,

This is my second letter about the concerns I have about the proposed Johnson Ranch Storage. The first dealt with the large number of fires that occur when RV's are stored. Today I am speaking about bodies found and drugs.

Here is a picture of a 5-year-old whose body was found in a Sacramento Storage Unit.



This is a picture of a seven-year-old boy who was found dead in a Denver storage unit. Drugs were detected in his body.

I actually knew a person who overdosed and died in a storage area. I doubt there was even an article in the newspaper about it.

Police in Victorville, CA found a meth lab in a storage unit next door to a school. I wonder if meth labs would be interested in coming next to Johnson Ranch Racquet Club which is directly across from Excelsior school in Roseville.



Thank you for taking the time to read this,

Kathleen R. Jones
2770 Ashland Drive
Roseville CA 95661

P.S. By the way, the weeds in the lot have become extremely high. Perhaps it is because there is new ownership. Some California counties would insist that they be cut. I know my cousin had to, and it was not easy for her.

From: [Diane James](#)
To: [Vockel, Shelby](#)
Subject: Re: Johnson Ranch Storage Project
Date: Wednesday, July 29, 2020 3:06:20 PM

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This should do it!

Thanks!

Diane

On Wed, Jul 29, 2020 at 12:41 PM Diane James <dijames8@gmail.com> wrote:

Hi Shelby,

We have spoken a few times regarding the proposed Johnson Ranch Storage Project.

As a homeowner on the perimeter of this proposed project at 4080 Tilden Drive, I'd like to express my husband's and my complete disapproval of the project. It's honestly unsettling to believe that our City would even consider placing something like this project right in the middle of the combined homeowner properties in Courtside and Eureka Village.

For anyone to believe this project will have no adverse bearing on our property values is mistaken and possibly being influenced by promises of incentives by the developer. It will certainly enrich the developer while deflating the values we hold close in our communities. Never would any of us who are reasonably weighing the value as opposed to all of the risks excitedly be in favor of this proposal.

As seniors who have at least been able to retreat to the safety of our backyard in the middle of a pandemic crisis, I further cannot see how a busy construction and beyond environment is safe or even slightly feasible. Scientists and doctors are constantly discovering the "unknowns" regarding transmission of the virus. Why would anyone want to take a chance and increase exposure?

We hope the City will see how negative approving this project will be and respectfully request the Commission's disapproval.

Thank you,

Diane and Wayman James

July 30,2020

Shelby Vockel
Associate Planner - Development Services
311 Vernon Street
Roseville, CA 95788

Dear Ms Vockel,

This is my third letter concerning the proposed Johnson Ranch Storage. The first, was about the large fires that occur when RV's are stored; the second, dealt with the bodies found and drugs; today, I am writing about about the storage of` stolen merchandise and human trafficking.

Given all the looting that has occurred in businesses around the country, I'm sure you have concerns as well. Even though I know you are probably aware of these recent nearby occurrences in Sacramento, Roseville, and Fresno, I will refresh your memory as well as expressing my concerns.

Following these pictures and articles is a concern a woman who is a product property manager has about human trafficking.

Sacramento sheriff's deputies seize \$25,000 of stolen Disney merchandise, arrest suspect

BY VINCENT MOLESKI

JULY 12, 2020 01:02 PM



Woman Attempting To 'OfferUp' Stolen Baseball Equipment Arrested In Roseville, Police Say

March 5, 2020 at 5:30 pm

Filed Under:[Roseville News](#)

ROSEVILLE (CBS13) — A woman arrested in Roseville is being accused of making arrangements to sell stolen baseball equipment through the mobile app OfferUp, authorities said.

The Roseville Police Department said on Thursday that officers received a call from a local baseball league claiming someone cut the locks to their storage bins and moved the bins to a separate location.

While attempting to move the bins back to their original location, league staff spotted Andrea Barnes, 38, of Sacramento, arriving at the scene with an unknown individual, police said.

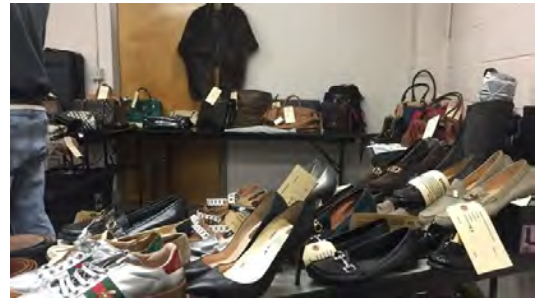
Roseville PD said Barnes acted suspiciously and became combative with the staff. Barnes attempted to flee but was stopped and detained by responding Roseville officers.

Officers determined through questioning that Barnes had made arrangements to sell the items on the mobile app OfferUp and was meeting with the buyer to complete the sale.

Roseville police said Barnes faces charges of conspiracy to commit a crime, possession of ID theft information, and possession of drug paraphernalia.

\$1 million in stolen property recovered in Fresno County

by Stephen HawkinsFriday, March 20th 2020



- **Self-storage and human trafficking**

2 April 2020, 02:21 PM

I saw a [really disturbing story](#) on my local news the other day about human trafficking and child rape happening at a storage facility - actually BY a facility manager. Really disgusted me and got me thinking about human trafficking and self storage in general, and how our industry may unfortunately be part of this horrible underworld.

-
- Does anyone here work with local law enforcement to stay vigilant against these types of local crimes? We've all heard the self storage crime horror stories,

but sexual abuse of a child is especially heinous. Gas station managers, for example, typically work with law enforcement to watch for suspicious behavior to try to help victims of human trafficking and make their business a "no go" space for traffickers.

-
- What can we do as an industry to fight back against this? I'd love to hear positive stories about how owners are working to put a stop to this.

JANA HAECHERL

-
- Product Marketing Manager I | Nokē® Smart Entry
- 135 Janus International Blvd. | Temple, GA 30179
- M: 404-623-8451
- **JanusIntl.com**

Ms. Vockel, I hadn't even thought of human trafficking, but it is a concern. It's doubtful every RV and storage unit will be inspected upon arrival at the site.

Also, it is very obvious that thieves would find the location in the middle of Johnson Ranch a really great place to store stolen items. Given the most recent activity in our country, I would give serious thought before allowing a larger number of these experiences to come to our community.

Thank you for letting our voices be heard.

Sincerely,
Kathleen R. Jones
2770 Ashland Drive
Roseville, CA 95661

From: [Public Comment](#)
To: [Vockel, Shelby](#); [Ogden, Derek](#)
Subject: FW: Johnson ranch storage project
Date: Tuesday, August 4, 2020 11:21:44 AM
Attachments: [image001.png](#)
[image002.jpg](#)
[image003.jpg](#)
[image004.jpg](#)
[image005.jpg](#)
[image006.jpg](#)
[image007.jpg](#)

FYI

Gregory W. Bitter, AICP

Planning Manager

Development Services Dept.- Planning Division

o: (916) 774-5294

f: (916) 774-5129

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From: Susan Caffery <travandsue2@hotmail.com>
Sent: Sunday, August 2, 2020 10:14 PM
To: Public Comment <publiccomment@roseville.ca.us>
Subject: Johnson ranch storage project

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

I am formally notifying that I stand against this proposed development. When i purchased my home I was told this land was only zoned for a commercial nursery grow. I understand that a nursery can be placed on the property however this land should not be developed as a storage facility. This land sits between 2 neighborhoods and a storage unit does not belong here. The land owners bought the property knowing the zoning. It is not fair to our community to develop this eyesore just to line the pockets of developers. We have submitted signed letters from our neighbors who stand in opposition to this project. Susan Caffery

Get [Outlook for Android](#)

From: [Shannon Allen](#)
To: [Vockel, Shelby](#)
Cc: [Sandy Allen](#)
Subject: Comments on Johnson Ranch Storage
Date: Monday, August 3, 2020 8:52:40 PM

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Ms. Vockel:

Below please find my comments on the proposed project and the associated Initial Study. Thank you in advance for addressing these in any associated staff report and providing this letter to the decision makers. As detailed below, the proposed use must be denied and the Initial Study is inadequate.

Comments on the Project

The proposed storage use is not compatible with the adjacent residential uses; this is the wrong use for the site, and this project must be denied.

- The proposed storage is a commercial, auto oriented use. We are used to seeing these uses along freeways or in light industrial areas. They are not placed adjacent to residential uses.
- This site has a 200 foot frontage along E. Roseville Parkway but extends 1,400 feet along residential uses. The vast majority of the site is in proximity to residential uses, not commercial uses.
- The residential neighborhoods adjacent to the site include restrictions on outdoor parking and storage. If it is not appropriate within a neighborhood on a street or in a driveway, it is not appropriate in the effected back yards.
- The site is undeveloped and includes natural drainage areas on the southern half of the site, adjacent to open space. With a conceptual grading exhibit, where topography ends and the site boundaries and no drainage or utility plan, it is not possible to see how the run off from the increase of approximately 310,000 square feet (7 acres) of impervious surface will be collected, directed or treated, or would not result in flooding of rear yards.
- The proposed hours of operation of the facility are between the hours of 6:00 a.m. and 9:00 p.m. are not appropriate. For reference, Excelsior School opens at 8:45 a.m., and the medical office at 1891 East Roseville Parkway opens at 8:30.

Comments on the Initial Study

One of the basic purposes of CEQA is to inform the decision makers and the public about potential environmental effects. This document fails that test and for the reasons should not be certified. Without adequate CEQA documentation, the project cannot be approved.

Project Description

The project description is inadequate. It does not describe how the project will operate – hours of operation, staff levels, estimated duration of storage of RV or boats, estimated access to storage building. Is the site open to the public, or are RV/boats moved by staff? What is the frequency and volume of movement within the site, and do the vehicles have safety beeping when they back up? There is no

information on the security systems or protocols. The project description does not include a site plan, cross sections, or landscape plan.

There is no information on construction or maintenance of the site. The project description does not include a grading plan, drainage plan, construction management plan, or description of how the site will be maintained given the dust and oil that will surely accumulate. For a site with natural drainage areas and protected wetlands on one end, and a residential road and area on the other – where will construction staging take place, where will off-haul and deliveries be directed and where will construction workers park. Without this information, neither the decision makers nor the public can fully understand the project or its potential impacts.

Issue Topics

Geology and Soils, Grading, from the Initial Study:

The grading permit is reviewed for compliance with the City's Improvement Standards, including the provision of proper drainage, appropriate dust control, and erosion control measures. Grading and erosion control measures will be incorporated into the required grading plans and improvement plans. Therefore, the impacts associated with disruption, displacement, and compaction of soils associated with the project are less than significant.

Without an understanding of the control measures, either explicitly in the CEQA document, or linked to materials on the City's website, it is not possible to know the impacts of grading at this scale in proximity to residential uses.

Hazardous Materials: While the potential hazardous material on the site are commonly used in both residential and commercial applications, it is not at this scale of approximately 34 RVs or boats, and not across 13 acres. Addition information and analysis is need to reach a conclusion for this issue topic.

Hydrology and Water Quality, Drainage. From the Initial Study:

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

Without a drainage plan, either explicitly in the CEQA document, or linked to materials on the City's website, and without an understanding of the City's standards, it is not possible to know the water quality and drainage impacts of a project of this scale, on currently undeveloped land.

Noise. From the Initial Study:

...Fixed noise sources are defined as noises that come from a specified area, while moving noise sources are from transportation facilities (roadway noise, train noise, etc.); the proposed project will generate fixed noise. For the self-storage, the units are a single-story and the nearest unit will be approximately 150 feet from the residential property line to the west. As discussed in the setting, self-storage facilities are not a substantial noise-generating source. It is also noted that access to the site will be access-restricted to storage unit customers, with the applicant proposing hours to the facility to between the hours of 6 A.M. to 9 P.M. The hours of operation for the front office are proposed to be between the hours of 8:30 A.M. and 6:00 P.M. As the site is already anticipated for a commercial use at the time of Specific Plan adoption,

noise impacts are less than significant.

A project that includes hundreds of storage units and RV/boat storage spaces will generate both “fixed noise” and noise from moving sources. The Initial Study needs to include information on the operation of the site and vehicle noise (volume and back-up beeping).

As a new Initial Study, the analysis must be calculated based on existing conditions, which is an undeveloped site, not a previously approved commercial use. Even if it were appropriate to compare it to the previously approved use (a nursery), there is no information on the noise/operation assumptions for that use nor for the proposed use, so it is not possible to conduct an analysis and reach a conclusion. When developing the needed information to conduct the analysis, be sure to include the 6:00 a.m. opening time, which has a lower decibel standard.

The Initial Study notes “When conducted during daytime hours, construction activities are exempt from Noise Ordinance standards, but the standards do apply to construction occurring during nighttime hours”. As a public information document, the Initial Study should include a construction schedule (daily hours and estimated length of time) and a draft construction management plan.

Utilities and Service Systems, Storm Water Drainage. The Initial Study provide no information on the amount of run-off that will result from the paving of this site, how it will be treated, where systems on the site will be located and where it will connect to the existing systems off-site. With adjacent residential and public open space uses, as well as wetlands and drainage areas on site, one must know this information to conduct analysis and reach conclusions. Without this information it is not possible to conclude that there are “no additional substantial impacts specific or particular to the minor infrastructure improvements”.

Sincerely,

Shannon Allen

August 4, 2020

Shelby Vockel
Associate Planner -Development Services
311 Vernon Street
Roseville, CA 95788 Sear Ms Vockel

Dear Ms Vockel,

This is my fourth and final letter concerning the proposed Johnson Ranch Storage. The first, was about the large fires that can occur when RV's are stored; the second, dealt with bodies found and drugs; the third was about the storage of stolen merchandise and human trafficking. Today is my fourth and final letter. I'll be discussing, though not with much detail my concerns about guns, pest control, batteries, and portable storage units.

Guns Signs Encourage Disturbed Individuals



As you know there are far more guns purchased now than ever before. I have given material to you on gun storage last year. In review, I believe signs like this would inspire contrary minded people (those who willfully disobey signs such as “keep off the grass”), as were those emotionally disturbed children I taught in San Francisco.

Pest Control

Next, pests are a problem in storage facilities, and maintenance would be mandatory, but would it be done properly?



Battery Storage

Then, there is a picture and a portion of an article by

STORAGECafe[®]

. It's



..... All in all, putting batteries in self-storage is not generally recommended, even when a storage facility might in theory allow it. Dangers exist, and the cost and/or inconvenience of alleviating those dangers can be more than it's worth. Also, people are often not in an alert frame of mind when they start to rent a locker, being in the middle of moving, downsizing, or perhaps facing

some other difficulty, so they may not address the potential problems of storing batteries. Also, folk often store things for longer than they planned, so a laptop or even a car—complete with battery—gets left until corrosion sets in.....

Portable Storage Units

After that, there is the discussion about over 200 portable storage units. I am told by you, that at least for now, the storage units won't leave the premises. Could this be just one more step before zoning allows them to be delivered and returned from homes? Maybe it is like my husband and I were told when we bought the property that flowers were going to be grown in the back field. It was only the economy that was preventing it from happening then. Now we are told by the owner that there would be chemicals in the air if that was done, and it would be terrible.



X 100 + not stacked

be without this project.

I know there are experts that believe my home would be worth significantly less than it would

Again, in the long run I believe it would be very unfortunate for Roseville as well as myself to place a storage area right in the middle of a beautiful middle class

community. What would this say to those who are thinking of moving and investing in Roseville? How responsible is City of Roseville?

Some of the homeowners in Johnson Ranch believe that they might as well give up fighting, there is nothing they can do about it. Some have decided to focus on their family, but they are still deeply concerned.

Thank you for thinking about the total impact of such a change especially in light of the recent activity in the United States. I'm sure you agree, this should not be done. Investors are not the only ones who are affected by this project, but homeowners and the City of Roseville as well.

Sincerely,

Kathleen R. Jones
2770 Ashland Drive
Roseville, CA 95661

From: [Karen Peak](#)
To: [Vockel, Shelby](#)
Subject: Proposed Johnson Ranch Storage Facility
Date: Monday, August 3, 2020 10:09:14 AM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

We wanted to voice our strong opposition to the proposed storage facility planned for the open field between the Courtside and Eureka Village neighborhoods. We are very concerned about its effect on our property value and the traffic in our quiet neighborhood.

This is not an appropriate project for our quiet residential area. Please consider our concerns at the commission hearing in August.

Thanks,

David and Karen Peak
2951 Courtside Drive
Roseville, CA 95661

August 4, 2020

Shelby Vockel
Associate Planner -Development Services
311 Vernon Street
Roseville, CA 95788 Sear Ms Vockel

Dear Ms Vockel,

This is my fourth and final letter concerning the proposed Johnson Ranch Storage. The first, was about the large fires that can occur when RV's are stored; the second, dealt with bodies found and drugs; the third was about the storage of stolen merchandise and human trafficking. Today is my fourth and final letter. I'll be discussing, though not with much detail my concerns about guns, pest control, batteries, and portable storage units.

Guns Signs Encourage Disturbed Individuals



As you know there are far more guns purchased now than ever before. I have given material to you on gun storage last year. In review, I believe signs like this would inspire contrary minded people (those who willfully disobey signs such as “keep off the grass”), as were those emotionally disturbed children I taught in San Francisco.

Pest Control

Next, pests are a problem in storage facilities, and maintenance would be mandatory, but would it be done properly?



Battery Storage

Then, there is a picture and a portion of an article by

STORAGECafeSM

. It's



..... All in all, putting batteries in self-storage is not generally recommended, even when a storage facility might in theory allow it. Dangers exist, and the cost and/or inconvenience of alleviating those dangers can be more than it's worth. Also, people are often not in an alert frame of mind when they start to rent a locker, being in the middle of moving, downsizing, or perhaps facing

some other difficulty, so they may not address the potential problems of storing batteries. Also, folk often store things for longer than they planned, so a laptop or even a car—complete with battery—gets left until corrosion sets in.....

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community. What would this say to those who are thinking of moving and investing in Roseville? How responsible is City of Roseville?

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Thank you for thinking about the total impact of such a change especially in light of the recent activity in the United States. I'm sure you agree, this should not be done. Investors are not the only ones who are affected by this project, but homeowners and the City of Roseville as well.

Sincerely,

Kathleen R. Jones
2770 Ashland Drive
Roseville, CA 95661

ATTN: SHELBY VOCKEL

McGowan

Sched Dist - Sunset Bay (Best in area)

PROPOSED - Bad on it's face - go look at them!

Who among those voting on this would want it in their own back yard?

Many activities for young children within ONE block.
(SCHOOL, AFTER SCHOOL CARE & SWIM CLUB)

Will tarnish overall view of neighborhood and attract strangers of unknown intent.

Already MANY such facilities within easy distances for use.

Johnson Ranch is now ^{AN} ~~and fifth~~ ^{IDEAL} family neighborhood and for good ^{REASON} as it is!

Dave Bushnell agreed to warrant going when he purchased it. Now he wants out at our expense! Dave can still ^{HAVE} his nursery.

Why must we feel his pain?

Ron Smith is a predator in this case who is only in it ~~for~~ FOR the money. Those upon whom this is forced resent it.

Ron has a "tried and true, fail safe" sales scheme which attempts to force concession on each small detail (by buying it or promising parks, and home visits) and will hold us ^{BRIDE} hostage to it until we cave.

For @ 3 yrs. I would have not been able to sell my house without divulging this situation to all prospective clients (buyers). Buyers would relegate my house to the "Bank Burner" ^{OR} offer a lot lower price. I am 83 yrs OLD. HAVE FAMILY IN
(OVER) LAS VEGAS

1-916-872-8801
510-427-6032
"PREPARED" BY

NOEL JONES

2770 ASHLAND DR, ROSEVILLE CA

Please vote ^{this} thing down (with prejudice) and end
the ordeal we have been put through these past
years.

Ron said project would take 90 days to complete. Of course he didn't know for sure.

We have to include digging, weed and tree removal, grading, tree planting, paving, painting, shed installing, electricity installing and more.

Certs? They are fine as they are. No father and part of nature. PLEASE VOTE THIS DOWN!!

Thanks for listening
Sorry for penmanship

Moel Jover
2770 Wilbur Dr.
Roseville Ca. 95661

1-916-872-8801

1-510-427-6032

P.S. I don't want extra back yard space to deal with and more space would extend yard beyond pool which may create danger situation and ruin aesthetics.

How will we be compensated for damages associated and caused by this? (POOL, YARD, OTHER?)
Who represents us in this?

How are Zoning Disputes Resolved?

For a small, property-lines-between-neighbors-variety dispute, the typical first step is to file a claim with the city, or other local government. This type of dispute will often call upon the parties involved to resolve the dispute among themselves. If this fails, the local government may then intervene to resolve the matter.

Of course, the neighbors may also file a civil lawsuit to begin with.

Particularly in matters where discrimination of some kind is suspected, this will be more common. Lawsuits are also more common in cases where one party's resources far outweigh the others. An example of this would be a residential homeowner filing a suit against a large commercial retailer next door.

In a zoning lawsuit, the typical remedy is a court injunction ordering one of the parties to cease illegal or unlawful activities (such as illegal dumping or toxic pollution). [In many zoning lawsuits, damages awards can be issued if the dispute caused one of the parties to experience economic losses.](#)

[Because zoning ordinances can affect entire groups of a local population, many zoning lawsuits are filed as a class action lawsuit.](#)

Representing neighbors in land use cases has its own unique set of problems and issues. Neighbors often have a keen interest in development on adjacent property, but have relatively little input. The courts recognize that the question of neighbors input in rezoning cases is a question of how much influence the neighbors have on other people's property. The courts are especially aware of this issue when it comes to an attack on a rezoning that has been granted by the local government.

Damages experienced from all property owners in the area would include increased traffic, potential for storm water issues, crime threats, and generalized claims that home values will diminish.

Evidence of a 15–20 percent decline in value of a neighbor's adjoining property was sufficient evidence upon which a trial court might find substantial damage to a substantial interest. Thus, the best way to have standing is to have directly adjacent neighbors who can present evidence of potential diminished value from an expert.

Zoning cases are brought against the city or county making the zoning decision.

“All government, of right, originates with the people, is founded upon their will only, and is instituted solely for the good of the whole. Public officers are the trustees and servants of the people and are at all times amenable to them.”
public officer.

.

could be considered unfair. The LGA can point out that any such comments will undoubtedly be quoted in the newspaper and in the pleadings if litigation follows. One technique is to suggest to the members that their comments should address only the “magic words” of land use concerns including:

- Traffic
- Adequacy of streets and related facilities
- Parking
- Access- Noise
- Odors
- Dust
- Artificial lighting/glare- Adequate water and sewer facilities
- Storm water management- School facilities
- Parks
- Open space
- Recreation facilities
- Economic development
- Tax revenues
- New jobs
- Retaining existing businesses- Minimizing impacts on nearby properties
- Buffers
- Screening
- Landscaping
- Property values
- Compatible/incompatible uses- Wetlands
- Floodplains

Shelby Vockel
Associate Planner- Development Services
311 Vernon Street
Roseville, CA 95768

Dear Ms. Vockel,

I am writing to you today to express my opinion that the City of Roseville should not approve the proposed development SERSP PCL 81 Johnson Ranch Storage (File # PL18-0355. Developer: Ron Smith, Praxis Properties. (916) 257-0802, ronsmithllc@gmail.com

The requested rezoning by the applicant directly contradicts the zoning and intended use plans set forth in the Southeast Roseville Specific Plan. (SERSP) This parcel is zoned for a Community Commercial use with a PD240 overlay: retail or wholesale nursery only. That use aligns with section 4.1 of the SERSP referencing Open Space.

"The largest categories of open space in the Plan Area are natural stream courses, landscaped corridors along arterial and collector streets, and open space within the powerline easement. ...

The linear open space areas will be a dominant feature of the urban setting in the Plan Area when it is fully developed. The drainage courses and powerline easement will establish a strong perception of the separation of urban areas from one another, and the inclusion of a prevalent natural environment within the Plan. These will be permanent features of the Plan Area that will come to be identified with this area of the City."

Section 4.2 of the SERSP notes that *"approximately 16 acres at the corner of East Roseville Parkway and Sierra College Boulevard is intended for use as a plant nursery."*

Retail nursery is consistent with open space use and this intended use was disclosed when we purchased our homes. Self- storage is zoned as a general commercial use and is not consistent with nor welcome in the residential neighborhoods surrounding this parcel. CC& R's in our neighborhoods preclude us from parking more than 1 automobile in our driveways and. RV's and boats are not allowed to be parked overnight within the neighborhoods, yet this proposal would allow precisely that eyesore that the CC& R's are in place to prevent.

I respectfully request that the City Council does not approve this self-serving variance on the part of the developer. The many homeowners within the Eureka Village and Courtside neighborhoods should not have to suffer either the loss of their property value or the blight of 345 RV/boat spaces and over 300 storage units that this development would bring to the open space between the two neighborhoods.

On behalf of the neighbors signed below;

From: [Helena Letunic](#)
To: [Vockel, Shelby](#)
Subject: Mitigated Negative Declaration for Johnson Ranch Storage Facility
Date: Thursday, August 6, 2020 4:37:58 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hi Shelby,

I have several comments regarding the Mitigated Negative Declaration for the proposed Johnson Ranch Storage Facility.

Thank you for reviewing them,
Helena Letunic
(858) 531-2429

Aesthetics

- a) Have a substantial adverse effect on a scenic vista?
 - a. Potentially Significant Impact
 - i. Storage Facilities are eye sores that do not belong in residential neighborhoods. This would significantly impact resale value of homes in close proximity.
 - ii. Plant height restrictions due to power line easement regulations cause the maximum height of plant barriers to be shorter than the maximum height of boats on trailers
 - b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
 - a. Potentially Significant Impact
 - i. Due to Oak Tree Removal
 - c) In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?
 - a. Potentially Significant Impact
 - i. Storage Facility vs natural grasses significantly reduces exiting visual character, quality and home value
 - ii. Storage of boats and cars is not applicable with a Community Commercial zoning, even with a CUP
 - d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?
 - a. Less Than Significant With Mitigation
 - i. New lights will impose glare but are mitigated with orientation
 - ii. Not ideal in a residential neighborhood

Air Quality

- a) Increased car and boat emissions will impact air quality for neighbors in the close proximity. Boat and car storage is located along the border of the proposed plan, next to homes. Carbon monoxide and TACs have no thresholds provided. According to the report "Toxic Air Contaminants (TAC) are also of public health concern, but no thresholds or

standards are provided because they are considered to have no safe level of exposure.” Increased car and boat use will cause generation of unpleasant odors which can negatively affect sensitive groups.

Biological Resources

- a) 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?
 - a. Removal of oak trees, grading, and increased traffic through the area will impact riparian land
 - b. What is the plan for leakage of fuels from vehicles to prevent them from seeping into the water drainage on the property, associated riparian habitats and houses adjacent to the natural water drainage?
- b) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
 - a. Why are we removing oak trees, grading near and into their root systems (which will inevitably weaken many trees causing injury and death) in order to put in a storage facility in an area that has multiple storage facilities within a 10 mile radius?
 - b. Do grading plans stay outside the tree diameter recommended in the City of Roseville’s Master Plan?

Geology and Soils

- a) Will the grading plans impact the stability of soil surrounding and supporting power line bases?

Hazards and Hazardous Materials

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
 - a. Less Than Significant With Mitigation
 - i. What is the plan to keep fuels from cars and boats from seeping into neighboring properties or into the water drainage?
- b) Expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?
 - a. Potentially Significant Impact
 - i. Contents of storage facilities are unknown and often do not comply with regulations that no hazardous material be stored. Numerous storage facilities have caused fires or explosions due to unlawful containment of hazardous materials. Location of a storage facility in a residential neighborhood and underneath 3 major power lines puts the public at a significant risk.
 - ii. This project is in violation of the 3 major power lines’ regulations that serve to protect the public from disastrous fires.

Land Use and Planning

- a) Storage Facilities are allowed in a community commercial zoning with a CUP. However, the purpose of granting this CUP is to allow a use that benefits the community. There are numerous storage facilities within close proximity.
- b) RV and boat storage is not permissible even with a CUP in a Community Commercial zoning.
- c) This project creates a detriment to residents living nearby due to decrease of home values, aesthetics and creates possible hazardous exposure. This is not in line with the

purpose of a Community Commercial zoning.

Noise

a) Less Than Significant With Mitigation noise will be generated. It appears that the applicant is proposing extended hours outside the regulations for a Community Commercial hours of operation delineated in the City of Roseville's regulations. This will increase noise exposure and is not in line with the Master Plan.

Public Service

a) As discussed above, this project increases the area's fire risk and would create a significant fire if one started underneath the power lines.

Transportation

a) I am concerned that people will try to access the storage facility from Wringer Drive and traffic will increase on our residential road. We have many families with small children.

Wildfire

a) This project does not comply with the 3 major power lines regulations regarding allowable uses underneath the power lines. These regulations are in place to prevent disastrous wildfires.

From: [Lyn Farr Peuler](#)
To: [Vockel, Shelby](#)
Subject: Proposed storage facility in Johnson Ranch
Date: Tuesday, August 11, 2020 1:17:30 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

I am opposed to the location of the proposed storage facility in my neighborhood. I live in the Courtside development and I have concerns that a very large, unattractive commercial facility located in the midst of a residential neighborhood will destroy the character of the neighborhood. I'm additionally concerned about the environmental impact, particularly increased temperatures during the already hot summers, that come as the result of large additional areas of pavement. Lastly, I am concerned about the impact on resale values. It was zoned for agricultural use when the development was built. I would not like to see Roseville allow this change in use. One of the best features of Roseville is the attentiveness to the livability of our neighborhoods. Please **do not** approve this application.

Sincerely,
Lyn Peuler

From: [DOUGLAS-ELLEN HATCHER](#)
To: [Vockel, Shelby](#)
Subject: storage unit East Roseville Pkwy
Date: Wednesday, August 12, 2020 5:00:45 PM
Attachments: [image.png](#)
[image.png](#)

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

To: Shelby Vockel

I am writing in regards to the proposed storage facility slated for the East Roseville area. The following is taken from an article titled *Roseville Today*. When this was written and the award granted, a storage unit situated amongst homes was probably not in the city plans. Please pay particular attention to the highlighted passage and note that it references the next 50 years. I truly thought Roseville took pride in how it planned for design and growth. Putting a storage facility between two subdivisions seems contrary to the Roseville I know. After moving here in 1994 I have always been impressed by the way Roseville has expanded, opened new streets, and designed new neighborhoods. However, this proposal is a step backwards.

Roseville Today December 2005

Roseville Planning Director Paul Richardson accepted SACOG's Blueprint Excellence Award for the Smart Choices for Roseville strategy document.

The Smart Choices document outlines Roseville's strategy to achieve SACOG's Project Blueprint planning, housing and overall growth objectives and it will be used to help guide the City's development during the next 50 years. Roseville has received many requests for its Smart Choices document from other jurisdictions. In addition to fulfilling its own commitment to improving growth patterns, the City, by sharing its document with other cities and agencies, will influence smart growth principals throughout California.

Also in looking at the city of Roseville and surrounding areas there seems to be a wide variety of storage facilities that are already available. When this project began it was before the pandemic when the economy was strong. With families struggling to make ends meet, getting rid of a storage unit payment would make sense and be an easy way to eliminate a monthly bill. As we continue to struggle through the pandemic and are uncertain of its aftermath, it seems prudent that we do not add to vacancies of storage units by building another facility. Below is a snapshot of the facilities already in our area. To me there doesn't look to be a shortage.

Showing 1 - 10 of 50 Storage Facility Rentals near Roseville, CA

Sort by: Recommended

Public Storage - Citrus Heights - 6380 T...
Citrus Heights CA 95621 | 3.80 miles away
★★★★★ 43 reviews
(877) 445-0987

5' x 5'	50% off 1st Month	\$69.00	\$56.00 per month
5' x 10'		\$95.00	\$95.00 per month
10' x 10'	50% off 1st Month	\$154.00	\$104.00 per month

View All Units

CubeSmart Self Storage - Folsom
Folsom CA 95630 | 6.80 miles away
★★★★★ 4 reviews
(877) 445-0987

5' x 5'	35% Off	\$76.00	\$49.40 per month
5' x 10'	35% Off	\$115.00	\$74.75 per month
10' x 10'	35% Off	\$207.00	\$134.25 per month

View All Units

Public Storage - Citrus Heights - 6041 S...
Citrus Heights CA 95610 | 5.40 miles away
★★★★★ 39 reviews
(877) 445-0987

5' x 5'	50% off 1st Month	\$68.00	\$56.00 per month
5' x 10'		\$95.00	\$95.00 per month
10' x 10'	50% off 1st Month	\$183.00	\$103.00 per month

When you build using asphalt and concrete you are also adding to rising temperatures. Have you seen the temperatures of the next week? Can you imagine what the temperatures would be at a storage facility? Do you not think those hot temperatures would impact the homes built nearby? Of course it would.

msn weather powered by Microsoft News

Recent Searches: cheers... environmental... self storage va... sundance s... Cheers... Manage History

Forecast Maps Severe Weather Hurricanes Earthquakes Air Quality Pollen Traffic News Photos Records and Averages My Places

Roseville, CA

ALERT: EXCESSIVE HEAT - WATCH FROM 5/14/2020 12:00:00 PM TO 5/16/2020 6:00:00 PM

100°F Sunny
Feels Like 100°
Visibility 9 mi
Wind 4 mph
Humidity 41%
Barometer 29.88 in
Dew Point 50°

WED 12	THU 13	FRI 14	SAT 15	SUN 16	MON 17
98° 63°	101° 70°	104° 71°	104° 69°	104° 70°	107° 73°

DAILY SUMMARY HOURLY DETAILS

94° 85° 74° 68° 67° 75° 89° 97°

2% 2% 2% 2% 2% 2% 2%

9p 9p 12a 2a 6a 9a 12p 3p

News

Cars Stranded in Floods After Thunderstorms Hit St. Louis Metro Area

It is because of these reasons that I urge you to halt this project. When I bought my home I was told about the nursery that was going to be built and that was quite attractive to me. To replace this project with one that is a complete opposite truly feels like a bait and switch. I understand that plans do change, but an alternate plan must be considerate of those it impacts and take into consideration why the people

living in the neighborhood chose this area to be their home. I highly doubt it was because there was going to be a storage unit facility in their backyard.

Respectfully,
Ellen Hatcher
3021 Tilden Drive
Roseville, CA 95661

PC ATTACHMENT 2

Enclosed are the letters and emails received by Planning staff that state support of the proposed project, up until September 3, 2020.

From: [Paul Chapman](#)
To: [Vockel, Shelby](#)
Cc: ronsmithllc@gmail.com
Subject: Proposed Storage Facility - E Roseville Pkwy / Sierra College Blvd / Wringer
Date: Monday, May 18, 2020 1:45:41 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Shelby,

I represent Mrs. Jean Vane at 4000 Tilden Drive in Roseville. I am her son-in-law and am currently living with her at her residence.

The rear property line of her residence backs up to the proposed development by Mr. Ron Smith.

We have had numerous visits with Ron both privately and at public meetings and this e-mail to you is in support of his proposed development. I believe that Ron has taken great care in preserving especially the integrity of the properties most affected by this development. By implementing those proposals that Ron has made and his commitment to follow through with them we believe that his proposed development will actually preserve the integrity of our property both economically and visually.

We know that you have received negative feedback by a few individuals however, there always seems to be just a few who speak without ever really giving the developer a chance to make his case to them on an individual basis or address their concerns with rational thought. We want you to know that they do not reflect our opinions or that of many of the other residents.

It is our belief that the owner of that property has the right to develop it and provided they are sensitive to the adjacent property owners, which in this case I believe that they have been, they should have the right to develop on that site.

If you should have any questions regarding our support, please do not hesitate to reach out and contact us.

Sincerely,

Paul D. Chapman, Verna J Vane
4000 Tilden Drive
Roseville, CA 95661

Paul Chapman
paulchapman99@gmail.com

From: [Sharon Gaebler](#)
To: [Vockel, Shelby](#)
Cc: ronsmithllc@gmail.com
Subject: Storage facility east Roseville parkway
Date: Monday, May 18, 2020 6:23:02 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hi

My husband and I have lived in Courtside for 24 years. We back up to the open field. We have always known some development was planned for the green belt. We are in support of Ron's Smiths proposal.

Thank you

Sharon and John Gaebler

4060 Tilden drive

Sent from my iPad

From: [Pam Leyte](#)
To: [Vockel, Shelby](#)
Cc: [Ron Smith](#)
Subject: Development for field behind my house
Date: Monday, May 18, 2020 3:00:49 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

I'd like you to know I am completely 'FOR' the proposal to change the zoning that would allow Ron Smith to develop storage units.

PLEASE APPROVE the rezoning so it can be developed for the storage facility.

I am the original homeowner at 4070 Tilden Drive, and my backyard backs up to the field. Because I back up to the field, I believe all of us that do, are the most impacted, and therefore should have MORE WEIGHT when it comes to our votes. Neighbors not backing up to it, DO NOT have to deal with the issues we have.

Listed below are a few of my reasons for voting 'FOR' it:

1. Since I've lived here (24 years), I've had to hire a pest control company (Neighborly Pest) to service my house/yard every 5 to 6 weeks.
2. I constantly have many spiders, rats, mice, skunks and sometimes raccoons. I've had to have rat traps in my garage and all around my backyard all these years.
3. Every year the weeds grow very high and dry out becoming a fire hazard, and they only get mowed under once a year. Unfortunately, most of us have old wooden fences backing up to it.
4. There are many homeless people who live there off and on. Recently the police had enough complaints to make them leave, but most likely they'll be back. It seems that when the brick wall is built, it will alleviate the problem, and this would also help the city.
5. I may be wrong, but I don't think it will drop the value of my home, as some of the neighbors think; I think the power lines are more of an influence regarding the value.
6. I know some of the neighbors would prefer to keep it zoned 'as is' and have a nursery distribution center there. First and foremost, most of those neighbors DO NOT back up to the field. Many years ago I lived behind one in the bay area, and there was lots of activity with noisy fork lifts and trucks. Again, those of us that back up to it would hear all those activities, whereas the other neighbors would not.

Regards,

Pam Leyte 916-781-2634
4070 Tilden Drive (Courtside)

From: [JILL SANCHEZ](#)
To: [Vockel, Shelby](#)
Cc: ronsmithllc@gmail.com
Subject: Boat/RV Storage Facility off East Roseville Pkwy
Date: Monday, May 18, 2020 3:29:47 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hi Shelby,

I wanted to reach out in support of Ron Smith's storage facility project that is bound by East Roseville Pkwy and Wringer Dr, between the Eureka Village and Courtside neighborhoods. I've attended many of the meetings made available to us and have always found the presenters to be genuine and forthright in their answers to attendee questions. Ron's team appears to have truly listened to the concerns voiced by the neighbors over time and to have addressed them in subsequent project plans. I feel comfortable that the project has undergone many layers of scrutiny and each layer provides evidence of more diligence and effort by Ron and his team. Of course, we would like the status quo, where somebody else is footing the bill for property taxes and HOA dues, while neighbors enjoy the peace and quiet of an open field behind our homes into perpetuity, but that isn't a reasonable expectation.

Yes, there will be some dust and there will be some noise during grading and construction, but that is to be expected. Many neighbors are citing increased crime as a primary concern, but personally, I'm looking forward to the homeless encampment being dismantled on East Roseville Pkwy, near Sierra College Blvd. I'm also looking forward to the fire danger being mitigated behind my home, which resulted in a 30% increase in my homeowner's insurance this year. I'm also looking forward to attractive landscaping creating a buffer between my property and the project infrastructure.

I've been in touch with Ron several times since the project was introduced: he's answered my questions in meetings, he's taken my calls on a weekend and he's come to my house so he could see my specific property and answer yet more questions. At some point, we need to trust that there is a solution amenable to both the developer and the neighbors. I believe that Ron Smith has done his best to configure such a project.

Thank you for your time and involvement in this process,

--Jill Sanchez

2820 Ashland Dr, Roseville
C: 916.765-6284

From: [Scott Mains](#)
To: [Vockel, Shelby](#)
Cc: [Ron Smith](#); [Scott Mains](#)
Subject: Boat and RV Storage Facility between the Eureka Village and Courtside neighborhoods
Date: Tuesday, May 19, 2020 6:33:31 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hi Shelby Vockel,

My name is Scott Mains and I live at 2850 Ashland Drive, Roseville. I am writing on behalf of Ron Smith and his development proposal for a Boat and RV Storage Facility between the Eureka Village and Courtside neighborhoods. I would like to let you know that my wife and I are in favor of this project. Ron has done a great job communicating his intent and addressing or mitigating the concerns raised by members of our community. I believe the storage facility would be a good neighbor and might even eliminate some of the problems we currently see, including homeless camping and vehicle break-ins on Wringer Drive.

Thanks for your attention,
Scott Mains

From: [1branstetter](#)
To: [Vockel, Shelby](#)
Subject: RV storage comment
Date: Wednesday, June 3, 2020 6:57:24 AM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

I am definitely FOR the storage proposal. I have found that once a storage place is built and full, the noise level is very minimal. Also I believe the storage facility can only be open at 7:00 Am and have to close at 7:00pm.. I have seen the plan and love the way it will be built. I believe any other business that can be put in there may cause worse problems then the alternative. Residents that back up to that property like it to stay as a green belt which it is not designated for that purpose. I even have a view of the field from my house and don't see it as a problem. It has my vote to proceed.

David Branstetter

Sent from my Verizon, Samsung Galaxy Tablet

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

Project Title/File#: SERSP PCL 81 – Johnson Ranch Storage / File # PL18-0355

Project Location: 1851 E. Roseville Parkway, Roseville, Placer County; APN 468-010-044-000

Project Owner: Dennis Spangler Trust, et al

Project Applicant: Tim Alatorre, Domum Architecture

Project Planner: Shelby Vockel, Associate Planner

Project Description: The project proposes the construction of a self-storage facility with RV and boat storage on 13.49 acres in the Southeast Roseville Specific Plan area. The project includes two phases. The first phase includes the installation of an approximately 600 square foot office building, approximately 12,955 square feet of modular storage pods, and 98,957 square feet of parking for RVs and boats. Phase 2 would result in an additional 37,400 square feet of storage, and an additional 37,482 square feet of parking. In total, 305 parking spaces for RV and boat storage are proposed, with an additional six (6) parking spaces adjacent to the front office for customers. The project includes grading the subject property, resulting in the removal of 13,760 net cubic yards of fill from the project site. Landscaping and lighting associated with the self-storage use are also proposed as a part of the project.

The land use entitlements include a Rezone to amend the Planned Development Ordinance (PD240) to allow a personal storage facility with RV and boat storage on 13.49 acres, as well as a Rezone of 0.05 acres from PD240 to R1 (Residential); a Conditional Use Permit for a personal storage facility with RV and boat storage in the PD240 zone; a Design Review Permit for the proposed facility; a Lot Line Adjustment to amend property boundaries; and a Tree Permit for the removal of oak trees.

Document Review and Availability: The public review and comment period begins on August 18, 2020 and ends on September 8, 2020. The Mitigated Negative Declaration may be reviewed online at:

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

You can also find the webpage via the City of Roseville website, www.roseville.ca.us, and use the page subheadings to navigate to Government> Departments & Divisions> Development Services> Planning> Environmental Documents & Public Notices> Private Development Projects (see link for Johnson Ranch Storage).

Written comments on the adequacy of the Mitigated Negative Declaration may be submitted to Shelby Vockel, Associate Planner, at svockel@roseville.ca.us and must be received no later than 5:00 pm on September 8, 2020. Due to current State restrictions, physical correspondence will not be able to be considered during the review period.

This project will be scheduled for a public hearing before the City's Planning Commission. At this hearing, the Planning Commission will consider the Mitigated Negative Declaration and associated project entitlements. The tentative hearing date is September 10, 2020.

Mike Isom
Development Services Director

Dated: August 17, 2020

Publish: August 18, 2020

MITIGATED NEGATIVE DECLARATION

Project Title/File Number: SERSP PCL 81 – Johnson Ranch Storage; File # PL18-0355
Project Location: 1851 E. Roseville Pw, Roseville, Placer County; APN 468-010-044-000
Project Applicant: Tim Alatorre, Domum Architecture
Property Owner: Dennis Spangler Trust, et al
Lead Agency Contact Person: Shelby Vockel, Associate Planner - City of Roseville; (916) 746-1347
Date: August 18, 2020

Project Description:

The project proposes the construction of a self-storage facility with RV and boat storage on 13.49 acres in the Southeast Roseville Specific Plan area. The project includes two phases. The first phase includes the installation of an approximately 600 square foot office building, approximately 12,955 square feet of modular storage pods, and 98,957 square feet of parking for RVs and boats. Phase 2 would result in an additional 37,400 square feet of storage, and an additional 37,482 square feet of parking. In total, 305 parking spaces for RV and boat storage are proposed, with an additional six (6) parking spaces adjacent to the front office for customers. The project includes grading the subject property, resulting in the removal of 13,760 net cubic yards of fill from the project site. Landscaping and lighting associated with the self-storage use are also proposed as a part of the project.

The land use entitlements include a Rezone to amend the Planned Development Ordinance (PD240) to allow a personal storage facility with RV and boat storage on 13.49 acres, as well as a Rezone of 0.05 acres from PD240 to R1 (Residential); a Conditional Use Permit for a personal storage facility with RV and boat storage in the PD240 zone; a Design Review Permit for the proposed facility; a Lot Line Adjustment to amend property boundaries; and a Tree Permit for the removal of oak trees.

DECLARATION

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

- A. *The project will not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species, reduce the number or restrict the range of rare or endangered plants or animals or eliminate important examples of the major periods of California history or prehistory.*
- B. *The project will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.*
- C. *The project will not have impacts, which are individually limited, but cumulatively considerable.*
- D. *The project will not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly.*
- E. *No substantial evidence exists that the project may have a significant effect on the environment.*
- F. *The project incorporates all applicable mitigation measures identified in the attached initial study.*
- G. *This Mitigated Negative Declaration reflects the independent judgment of the lead agency.*

INITIAL STUDY & ENVIRONMENTAL CHECKLIST

Project Title/File Number:	SERSP PCL 81 – Johnson Ranch Storage/ File # PL18-0355
Project Location:	1851 E. Roseville Parkway, Roseville, Placer County; APN 468-010-044-000
Project Description:	The project proposes the construction of a self-storage facility with RV and boat storage on 13.49 acres in the Southeast Roseville Specific Plan area. The project includes two phases. The first phase includes the installation of an approximately 600 square foot office building, approximately 12,955 square feet of modular storage pods, and 98,957 square feet of parking for RVs and boats. Phase 2 would result in an additional 37,400 square feet of storage, and an additional 37,482 square feet of parking. In total, 305 parking spaces for RV and boat storage are proposed, with an additional six (6) parking spaces adjacent to the front office for customers. The project includes grading the subject property, resulting in the removal of 13,760 net cubic yards of fill from the project site. Landscaping and lighting associated with the self-storage use are also proposed as a part of the project. The land use entitlements include a Rezone to amend the Planned Development Ordinance (PD240) to allow a personal storage facility with RV and boat storage on 13.49 acres, as well as a Rezone of 0.05 acres from PD240 to R1 (Residential); a Conditional Use Permit for a personal storage facility with RV and boat storage in the PD240 zone; a Design Review Permit for the proposed facility; a Lot Line Adjustment to amend property boundaries; and a Tree Permit for the removal of oak trees.
Project Applicant:	Tim Alatorre, Domum Architecture
Property Owner:	Dennis Spangler Trust, et al
Lead Agency Contact:	Shelby Vockel, Associate Planner, City of Roseville; (916)746-1347

This initial study has been prepared to identify and assess the anticipated environmental impacts of the above described project application. The document relies on site-specific analyses and studies prepared to address in detail the effects or impacts associated with the project. Where documents were submitted by consultants working for the applicant, City staff reviewed such documents in order to determine whether, based on their own professional judgment and expertise, staff found such documents to be credible and persuasive. Staff has only

relied on documents that reflect their independent judgment, and has not accepted at face value representations made by consultants for the applicant.

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

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

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PROJECT DESCRIPTION

Project Location

The project site is located at 1851 E. Roseville Pw., on the north side of E. Roseville Pw., approximately 350 feet west of the intersection of E. Roseville Pw. and Sierra College Bl. The site is approximately 13.54 acres and is located in the Southeast Roseville Specific Plan (SERSP) area, near the eastern boundary of the City of Roseville. The subject property is identified as Parcel 81 within the SERSP and has a zoning designation of PD240. The General Plan land use designation is Community Commercial (CC).

The parcels to the east and west of the subject property are developed with single-family homes. A private indoor/outdoor recreation facility, the Johnson Ranch Racquet Club, is located to the north of the subject property, on the opposite side of Wringer Dr. An office complex is located to the east of the project site, adjacent to the southern portion of the subject parcel. Figure 1 illustrates the nearby uses, and Table 1 identifies the land use designation and uses of the site and surrounding properties.

Figure 1 – Project Location



Table 1 – Zoning, Land Use, and Use of Property

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	PD240	Community Commercial (CC)	Vacant, powerline corridor
North	PR	Parks and Recreation (PR)	Indoor/Outdoor Recreation Facility
South	PR, CC/SA-SE	PR and CC	Open space, shopping center
East	R1, GC/SA	Low Density Residential (LDR-6.2), CC	Single-Family Residential, Offices
West	R1	LDR-3.5	Single-Family Residential.

Background

The SERSP was adopted on April 20, 1988 by the City of Roseville City Council. The plan area encompasses approximately 1,000 acres in the southeast area of the City. The primary purpose of the SERSP is to provide a guide to development within the plan area. The SERSP EIR (SCH #87040605) was certified on April 20, 1988, and is one of the previous environmental documents used in preparation of this Initial Study. Additionally, an Initial Study and Negative Declaration was prepared for the Bushnell Gardens project (File #GPA 92-05, SPA 92-05, RZ 92-06, PM 92-07) to evaluate a General Plan Amendment, Specific Plan Amendment, Rezone, Development Agreement Amendment, and Parcel Map to adjust the property boundary of the existing project site (Parcel 81) as well as SERSP Parcels 19 and 80.

Environmental Setting

The project site is an infill property located in an urbanized setting. The site includes frontage on E. Roseville Pw. as well as on Wringer Dr. E. Roseville Pw. is a four lane arterial roadway with a center median, preventing left-hand turns into the project site. Wringer Dr. is a two-lane residential roadway on the north side of the subject property. The site terrain is characterized by rolling hills, and is primarily populated by non-native annual grassland. A drainage course, with an outlet from a commercial property to the east, flows through the southern portion of the property. Riparian habitat is present that is associated with the swale. Forty-one oak trees are present on the project site, primarily located on the southern portion of the property.

The subject property is currently vacant, and the only existing structures are support towers for the overhead transmission lines. Three easements traverse the property, including a 125-foot-wide tower easement for the Sacramento Municipal Utility District (SMUD), a 250-foot-wide easement for the Western Area Power Administration (WAPA), and a 75-foot-wide tower easement for Pacific Gas and Electric (PG&E). The project was distributed to the utility companies for review and comment, which informed the current project design (proposed locations of the modular storage units) as well as conditions of approval for the project.

Proposed Project

The project proposes the construction of a self-storage facility with RV and boat storage on 13.54 acres in the Southeast Roseville Specific Plan area. The project includes two phases. The first phase includes the installation of an approximately 600 square foot office building, approximately 12,955 square feet of modular storage pods, and 98,957 square feet of parking for RVs and boats. Phase 2 would result in an additional 37,400 square feet of storage, and an additional 37,482 square feet of parking. In total, 305 parking spaces for RV and boat storage are proposed, with an additional six (6) parking spaces adjacent to the front office for customers. The project includes grading the subject property, resulting in the removal of 13,760 net cubic yards of fill from the project site. Landscaping and lighting associated with the self-storage use are also proposed as a part of the project. The facility would operate between the hours of 7:00 AM and 7:00PM on weekdays (Monday – Friday) and 8:00 AM to 8:00 PM on weekends (Saturday and Sunday). Access to the site will be gate restricted to customers only.

The project entitlements include a Rezone to amend the Zoning Ordinance to change the allowable uses within the PD240 (Planned Development) to allow a self-storage facility with RV and Boat Storage with a Conditional Use Permit, a Rezone of 0.05 acres from PD240 to R1 (Residential), a Conditional Use Permit to allow the self-storage facility with RV and Boat Storage within the PD240 zone, a Design Review Permit to evaluate the proposed facility and site improvements, a Tree Permit to evaluate the removal of oak trees, and a Lot Line Adjustment to adjust the property boundary with adjacent property owners.

CITY OF ROSEVILLE MITIGATION ORDINANCES, GUIDELINES, AND STANDARDS

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

- City of Roseville 2035 General Plan
- City of Roseville Zoning Ordinance (RMC Title 19)
- City of Roseville Design and Construction Standards (Resolution 16-75)
- Subdivision Ordinance (RMC Title 18)
- Noise Regulation (RMC Ch.9.24)
- Flood Damage Prevention Ordinance (RMC Ch.9.80)
- Drainage Fees (Dry Creek [RMC Ch.4.49] and Pleasant Grove Creek [RMC Ch.4.48])
- West Placer Stormwater Quality Design Manual (Resolution 16-152)
- Urban Stormwater Quality Management and Discharge Control Ordinance (RMC Ch. 14.20)
- Traffic Mitigation Fee (RMC Ch.4.44)
- Highway 65 Joint Powers Authority Improvement Fee (Resolution 2008-02)
- South Placer Regional Transportation Authority Transportation and Air Quality Mitigation Fee (Resolution 09-05)
- Tree Preservation Ordinance (RMC Ch.19.66)
- Community Design Guidelines (Resolution 95-347)
- Specific Plan Design Guidelines:
 - o Development Guidelines Del Webb Specific Plan (Resolution 96-330)
 - o Landscape Design Guidelines for North Central Roseville Specific Plan (Resolution 90-170)
 - o North Roseville Specific Plan and Design Guidelines (Resolution 00-432)
 - o Northeast Roseville Specific Plan (Olympus Pointe) Signage Guidelines (Resolution 89-42)
 - o North Roseville Area Design Guidelines (Resolution 92-226)
 - o Northeast Roseville Specific Plan Landscape Design Guidelines (Resolution 87-31)
 - o Southeast Roseville Specific Plan Landscape Design Guidelines (Resolution 88-51)
 - o Stoneridge Specific Plan and Design Guidelines (Resolution 98-53)

- o Highland Reserve North Specific Plan and Design Guidelines (Resolution 97-128)
- o West Roseville Specific Plan and Design Guidelines (Resolution 04-40)
- o Sierra Vista Specific Plan and Design Guidelines (Resolution 12-217)
- o Creekview Specific Plan and Design Guidelines (Resolution 12-320)
- o Amoruso Ranch Specific Plan and Design Guidelines (Resolution 16-273)

OTHER ENVIRONMENTAL DOCUMENTS RELIED UPON

- Amoruso Ranch Specific Plan Final Environmental Impact Report
- Southeast Roseville Specific Plan Final Environmental Impact Report

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

EXPLANATION OF INITIAL STUDY CHECKLIST

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

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

- 1) A "Potentially Significant Impact" is appropriate if there is enough relevant information and reasonable inferences from the information that a fair argument based on substantial evidence can be made to support a conclusion that a substantial, or potentially substantial, adverse change may occur to any of the physical conditions within the area affected by the project. When one or more "Potentially significant Impact" entries are made, an EIR is required.
- 2) A "Less Than Significant With Mitigation" answer is appropriate when the lead agency incorporates mitigation measures to reduce an impact from "Potentially Significant" to "Less than Significant." For example, floodwater impacts could be reduced from a potentially-significant level to a less-than-significant level by relocating a building to an area outside of the floodway. The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level. Mitigation measures are identified as MM followed by a number.

- 3) A “Less Than significant Impact” answer is appropriate if there is evidence that one or more environmental impacts may occur, but the impacts are determined to be less than significant, or the application of development policies and standards to the project will reduce the impact(s) to a less-than-significant level. For instance, the application of the City’s Improvement Standards reduces potential erosion impacts to a less-than-significant level.
- 4) A “No Impact” answer is appropriate where it can be demonstrated that the impact does not have the potential to adversely affect the environment. For instance, a project in the center of an urbanized area with no agricultural lands on or adjacent to the project area clearly would not have an adverse effect on agricultural resources or operations. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources cited in the Initial Study. Where a “No Impact” answer is adequately supported by the information sources cited in the Initial Study, further narrative explanation is not required. A “No Impact” answer is explained when it is based on project-specific factors as well as generous standards.

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

INITIAL STUDY CHECKLIST

I. Aesthetics

The proposed project site is undeveloped, and primarily populated by annual grasses. Single-family residential development borders the property to the southwest and northeast. An outdoor recreation facility with tennis courts is located to the north of the property, and a commercial development is located to the southeast. The southern portion of the project site is adjacent to a 3.74 acre of park preserve which is zoned PR (Parks and Recreation). A drainage course and oak trees are located along the southern portion of the property, adjacent to the park preserve parcel. The majority of the project site is located within powerline easements for Pacific Gas and Electric Company (PG&E), Sacramento Municipal Utility District (SMUD), and Western Area Power Administration (WAPA). Overhead transmission lines traverse the property, and three tower bases are located within the subject parcel.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X	

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

c) The project site is in an urban setting. Single-family residential development borders the property to the southwest and northwest. An outdoor recreation facility with tennis courts is located to the north of the property, and a commercial development is located to the southeast. The southern portion of the project site is adjacent to a 3.74 acre parcel of open space which is zoned PR (Parks and Recreation). The majority of the project site is located underneath powerlines, and is populated primarily by annual grasses, with some oak trees and a small drainage course along the southern portion of the site. As the project site is in an urban setting, there are no prominent or high-quality natural features which could be negatively impacted by development.

The City of Roseville has adopted Community Design Guidelines (CDG) for the purpose of creating building and community designs which are a visual asset to the community. The CDG includes guidelines for building design,

site design and landscape design, which will result in a project that enhances the existing urban visual environment. The project proposes new landscaping planters a minimum of 20 feet deep adjacent to the single-family residential properties and Winger Drive, providing screening consistent with City policies. In addition to the landscaping proposed as part of the project, the grade of the site will be reduced to lower the overall visibility of the vehicles and storage units on site. Approximately 13,760 cubic yards of fill will be removed from the site to lower the grade. The cross sections of the site and grading exhibit are included in Attachment 1. The cross sections indicate that, with the screening provided by the landscape planters, the masonry wall separating the residences from the project site, the increased setbacks (minimum of 60 feet from the property line), and the overall lowering of the project site, visibility of the RVs, boats, and storage units will be significantly reduced. Accordingly, the aesthetic impacts of the project are less than significant.

d) The project involves nighttime lighting to provide for the security and safety of project users. However, the project is already located within an urbanized setting with many existing lighting sources. Lighting is conditioned to comply with City standards (i.e. CDG) to limit the height of light standards and to require cut-off lenses and glare shields to minimize light and glare impacts. The project provided a photometric lighting plan (Attachment 2) to demonstrate that project will not create a new source of substantial light. None of the project elements are highly reflective, and thus the project will not contribute to an increased source of glare.

II. Agricultural & Forestry Resources

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

Would the project:

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

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

III. Air Quality

The City of Roseville, along with the south Placer County area, is located in the Sacramento Valley Air Basin (SVAB). The SVAB is within the Sacramento Federal Ozone Non-Attainment Area. Under the Clean Air Act, Placer County has been designated a "serious non-attainment" area for the federal 8-hour ozone standard, "non-attainment" for the state ozone standard, and a "non-attainment" area for the federal and state PM₁₀ standard (particulate matter less than 10 microns in diameter). Within Placer County, the Placer County Air Pollution Control District (PCAPCD) is responsible for ensuring that emission standards are not violated. Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

Thresholds of Significance and Regulatory Setting:

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

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

Discussion of Checklist Answers:

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

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

The project involves the installation of 50,355 square feet of non-residential, modular storage pods, a 600-square-foot modular office building, and approximately 3.89 acres of parking on the 13.54 acre site. The California Emissions Estimator Model (CalEEMod) Version 2016.3.2 was used to model the construction emissions of the project (Attachment 3). According to the model results, the project will result in maximum daily emissions of 0.46 lb/day of ROG and 1.51 lb/day of NO_x during construction; these emissions fall below the 82-lb/day thresholds for these constituents. Therefore, construction air quality impacts are less than significant.

The PCAPCD maintains screening thresholds to determine when modeling is required to evaluate impacts from project operation. The screening thresholds indicate that a General Commercial projects must involve more than 200,000 square feet of building area, and a general Industrial project must involve nearly 900,000 square feet of building area before the PCAPCD significance thresholds for criteria pollutants are likely to be exceeded. The project involves the installation of an approximately 600-square-foot modular office, 50,355 square feet of modular storage pods, and approximately 3.89 acres of parking for RVs and boats at full build out of the site. Due to the location of the property underneath power lines, no permanent structures will be installed on the project site. As the overall area of buildings is approximately 50,955 square feet of full buildout of the site, which is well below the screening thresholds, the project will not result in operational emissions which exceed established thresholds.

The proposed project would not exceed the applicable thresholds of significance for air pollutant emissions during construction or operation. As such, the project would not conflict with or obstruct implementation of the *Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan* (which is the SIP) or contribute substantially to the PCAPCD's nonattainment status for ozone. In addition, because the proposed project would not produce substantial emissions of criteria air pollutants, CO, or TACs, adjacent residents would not be exposed to significant levels of pollutant concentrations during construction or operation. Therefore, implementation of the proposed project would result in less than significant impacts, and consistent with the analysis methodology outlined in the Significance Thresholds and Regulatory Setting section, cumulative impacts are less than significant.

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

e) Diesel fumes from construction equipment and delivery trucks are often found to be objectionable; however, construction is temporary and diesel emissions are minimal and regulated. Typical urban projects such as residences and retail businesses generally do not result in substantial objectionable odors when operated in compliance with City Ordinances (e.g. proper trash disposal and storage). The Project is a typical urban development that lacks any characteristics that would cause the generation of substantial unpleasant odors. Thus, construction and operation of the proposed project would not result in the creation of objectionable odors affecting a substantial number of people. A review of the project surroundings indicates that there are no

substantial odor-generating uses near the project site; the project location meets the recommended screening distances from odor-generators provided by the PCAPCD. Impacts related to odors are less than significant.

IV. Biological Resources

The project site is characterized by low, rolling hills and a swale that accumulates drainage from an adjacent commercial parking lot. The vegetation primarily consists of non-native annual grassland with scattered blue oak. An arborist report prepared for the project indicates that the 41 trees located on the project site are native oaks.

Would the project:

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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	

Thresholds of Significance and Regulatory Setting:

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

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

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

Checklist item a addresses impacts to special status species. A “special status” species is one which has been identified as having relative scarcity and/or declining populations. Special status species include those formally listed as threatened or endangered, those proposed for formal listing, candidates for federal listing, and those classified as species of special concern. Also included are those species considered to be “fully protected” by the California Department of Fish and Wildlife (California Fish and Wildlife), those granted “special animal” status for tracking and monitoring purposes, and those plant species considered to be rare, threatened, or endangered

in California by the California Native Plant Society (CNPS). The primary regulatory protections for special status species are within the Federal Endangered Species Act, California Endangered Species Act, California Fish and Game Code, and the Federal Migratory Bird Treaty Act.

Checklist item b addresses all “sensitive natural communities” and riparian (creekside) habitat that may be affected by local, state, or federal regulations/policies while checklist item c focuses specifically on one type of such a community: protected wetlands. Focusing first on wetlands, the 1987 Army Corps Wetlands Delineation Manual is used to determine whether an area meets the technical criteria for a wetland. A delineation verification by the Army Corps verifies the size and condition of the wetlands and other waters in question, and determines the extent of government jurisdiction as it relates to Section 404 of the Federal Clean Water Act and Section 401 of the State Clean Water Act.

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

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

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

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

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

Discussion of Checklist Answers:

a-c, e) A Wetlands and Biological Resources Assessment (WBRA) was prepared for the proposed project by Barnett Environmental to determine whether or not the project would have the potential to impact biological resources (Attachment 4). The report describes the findings of a field survey conducted on March 1, 2019, delineates and describes any wetlands or other waters of the United States within the study area, describes the vegetation on site, evaluates and identifies sensitive habitats and special-status plant and animal species that

may occur within the project site and could be affected by project activities, and provides conclusions and recommendations for mitigating potential adverse impacts to identified resources.

According to the WBRA, the project site has been disturbed and there is limited habitat value for plants and animal species of concern. No species were observed during a field survey conducted on March 1, 2019. In total, the WBRA delineated a total of 0.17 acres of “other waters of the U.S” on the project site. The project design will avoid potential impacts to the existing drainage, as the culvert’s footings and base are placed outside the drainage and off the top-of-bank to avoid disturbance to the waterway, avoiding the associated riparian habitat. Additionally, the SERSP identifies locations within the Plan area that contain open space, natural drainage courses, and protected blue oak woodland habitat. The project site was identified for development as a plant nursery as part of the SERSP, and is not located within the sensitive areas identified by the SERSP. Impacts are less than significant.

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

e) An arborist report was prepared for the project by Kurt Stegen Consulting Arborist, and ISA Certified Arborist. According to the arborist report, 41 oak trees are located on the project site. Initially, seven (7) trees were proposed for removal as a part of the project; however, consistent with the City’s Tree Preservation Ordinance and policies, the project was redesigned to save as many trees as possible. In total, five (5) oak trees are proposed for removal (Trees #8, 9, 10, 20, 25). One tree, located on the northwestern side of the project site, will also be removed. This is not a protected tree under the Tree Preservation Ordinance. This results in the removal of a total of 163.5 inches diameter at breast height (DBH) of oak trees. All but one of the trees that will be removed were described as in poor health by the arborist, with varying degrees of decay. One tree, Tree #20, was described as in Fair condition. The trees proposed for removal are located in areas where the access road is proposed for construction, or where grading impacts necessitate their removal. The project has requested a Tree Permit, which applies conditions of approval to the project requiring the applicant to comply with the requirements of the Tree Preservation Ordinance. As the project is consistent with City policy, impacts are less than significant.

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

V. Cultural Resources

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

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

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

Discussion of Checklist Answers:

a–b and d) No cultural resources are known to exist on the project site per the SERSP EIR; however, cultural resources could be discovered during construction. If cultural resources are discovered, the City's standard mitigation measures apply which are designed to reduce impacts to cultural resources, should any be found on-site. The SERSP EIR included a mitigation measure that was put in place at the time of plan adoption in 1988; however, as discussed in the Tribal Cultural Resources section of this Initial Study, the United Auburn Indian Community (UAIC) requested a Post-Review Discovery mitigation measure through the consultation process. Mitigation Measure CUL-1 below is the standard Post-Review Discovery measure from the City's Tribal

Consultation Policy. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. The project will not result in any new impacts beyond those already discussed and disclosed in the SERSP EIR with the mitigation measure below (CUL-1) in place. Project-specific impacts are less than significant.

c) No paleontological resources are known to exist on the project site per the SERSP EIR; however, paleontological resources could be discovered during construction. For that reason, standard mitigation measures apply which are designed to reduce impacts to such resources, should any be found on-site. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. The project will not result in any new impacts beyond those already discussed and disclosed in the SERSP EIR with the mitigation measure CUL-1 in place; project-specific impacts are less than significant.

Mitigation Measure CUL-1: Post-Review Discovery Procedures

If subsurface deposits believed to be cultural or human in origin, or tribal cultural resources, are discovered during construction, all work shall halt within a 100-foot radius of the discovery, and the Construction Manager shall immediately notify the City of Roseville Development Services Director by phone. The Construction Manager shall also immediately coordinate with the monitoring archeologist or project archaeologist and (if present) tribal monitor, or, in the absence of either, contact a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for archaeology and subject to approval by the City, to evaluate the significance of the find and develop appropriate management recommendations. All management recommendations shall be provided to the City in writing for the City's review and approval. If recommended by the qualified professional and approved by the City, this may include modification of the no-work radius.

The professional archaeologist must make a determination, based on professional judgement and supported by substantial evidence, within one business day of being notified, as to whether or not the find represents a cultural resource or has the potential to be a tribal cultural resource. The subsequent actions will be determined by the type of discovery, as described below. These include: 1) a work pause that, upon further investigation, is not actually a discovery and the work pause was simply needed in order to allow for closer examination of soil (a "false alarm"); 2) a work pause and subsequent action for discoveries that are clearly not related to tribal resources, such as can and bottle dumps, artifacts of European origin, and remnants of built environment features; and 3) a work pause and subsequent action for discoveries that are likely related to tribal resources, such as midden soil, bedrock mortars, groundstone, or other similar expressions.

Whenever there is question as to whether or not the discovery represents a tribal resource, culturally affiliated tribes shall be consulted in making the determination. Whenever a tribal monitor is present, the monitor shall be consulted.

The following processes shall apply, depending on the nature of the find, subject to the review and approval of the City:

- Response to False Alarms: If the professional archaeologist determines that the find is negative for any cultural indicators, then work may resume immediately upon notice to proceed from the City's representative. No further notifications or tribal consultation is necessary, because the discovery is not a cultural resource of any kind. The professional archaeologist shall provide written documentation of this finding to the City.
- Response to Non-Tribal Discoveries: If a tribal monitor is not present at the time of discovery and a professional archaeologist determines that the find represents a non-tribal cultural resource from any time period or cultural affiliation, the UAIC and the City shall be notified immediately, to consult on a finding of eligibility and implementation of appropriate treatment measures, if the find is determined to be

a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines. The professional archaeologist shall provide a photograph of the find and a written description to the City of Roseville. The City of Roseville will notify any [tribe(s)] who, in writing, requested notice of unanticipated discovery of non-tribal resources. Notice shall include the photograph and description of the find, and a tribal representative shall have the opportunity to determine whether or not the find represents a tribal cultural resource. If a response is not received within 24 hours of notification (none of which time period may fall on weekends or City holidays), the City will deem this portion of the measure completed in good faith as long as the notification was made and documented. If requested by UAIC, the City may extend this timeframe, which shall be documented in writing (electronic communication may be used to satisfy this measure). If a notified tribe responds within 24 hours to indicate that the find represents a tribal cultural resource, then the Response to Tribal Discoveries portion of this measure applies. If the tribe does not respond or concurs that the discovery is non-tribal, work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) that the treatment measures have been completed to its satisfaction.

- Response to Tribal Discoveries: If the find represents a tribal or potentially tribal cultural resource that does not include human remains, the UAIC and City shall be notified. The City will consult with the tribe(s) on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be either a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines, or a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code. Preservation in place is the preferred treatment, if feasible. Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) not a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code; or 3) that the treatment measures have been completed to its satisfaction.
- Response to Human Remains: If the find includes human remains, or remains that are potentially human, the construction supervisor or on-site archaeologist shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641) and shall notify the City and Placer County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California Public Resources Code, and Assembly Bill 2641 shall be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (§ 5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. Public Resources Code § 5097.94 provides structure for mediation through the NAHC if necessary. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the Public Resources Code).

If no agreement is reached, the landowner must rebury the remains in a respectful manner where they will not be further disturbed (§ 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.

VI. Energy

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

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

The completed project would consume energy related to building operation, exterior lighting, landscape irrigation and maintenance, and vehicle trips to and from the use. In accordance with California Energy Code Title 24, the project would be required to meet the Building Energy Efficiency Standards. This includes standards for water and space heating and cooling equipment; insulation for doors, pipes, walls, and ceilings; and appliances, to name a few. The project would also be eligible for rebates and other financial incentives from both the electric and gas providers for the purchase of energy-efficient appliances and systems, which would further reduce the operational energy demand of the project. The project was distributed to both PG&E and Roseville Electric for comments, and was found to conform to the standards of both providers; energy supplies are available to serve the project.

The project is consistent with the existing land use designation, and has therefore been assumed for development with commercial uses in citywide environmental analyses, such as in the Amoruso Ranch Specific Plan, which updated the City's General Plan. The project is therefore consistent with the current citywide assessment of energy demand, and will not result in substantial unplanned demands. In addition, based on the foregoing analysis, the project will not result in inefficient, wasteful, or unnecessary consumption of energy; impacts are less than significant.

VII. Geology and Soils

As described in the Safety Element of the City of Roseville General Plan, there are three inactive faults (Volcano Hill, Linda Creek, and an unnamed fault) in the vicinity, but there are no known active seismic faults within Placer County. The last seismic event recorded in the South Placer area occurred in 1908, and is estimated to have been at least a 4.0 on the Richter Scale. Due to the geographic location and soil characteristics within the City, the General Plan indicates that soil liquefaction, landslides, and subsidence are not a significant risk in the area.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Ruptures of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?				X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located in a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?			X	

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to geology and soils is based directly on the CEQA Guidelines checklist items a–f listed above. Regulations applicable to this topic include the Alquist-Priolo Act, which addresses earthquake safety in building permits, and the Seismic Hazards Mapping Act, which requires the state to gather and publish data on the location and risk of seismic faults. The Archaeological, Historic, and Cultural Resources section of the City of Roseville General Plan also directs the proper evaluation of and, when feasible, protection of significant archeological resources, which for this evaluation will include paleontological resources (Policies 1 and 2). Section 50987.5 of the California Public Code Section is only applicable to public land; this section prohibits the excavation, removal, destruction, or defacement/injury to any vertebrate paleontological site, including fossilized footprints or other paleontological feature.

The Findings of the Implementing Procedures indicate that compliance with the Flood Damage Prevention Ordinance (RMC Ch.9.80) and Design/Construction Standards (Resolution 07-107) will prevent significant impacts related to checklist item b. The Ordinance and standards include permit requirements for construction and development in erosion-prone areas and ensure that grading activities will not result in significant soil erosion

or loss of topsoil. The use of septic tanks or alternative waste systems is not permitted in the City of Roseville, and therefore no analysis of criterion e is necessary.

Discussion of Checklist Answers:

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

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

iv) Landslides typically occur where soils on steep slopes become saturated or where natural or manmade conditions have taken away supporting structures and vegetation. The existing and proposed slopes of the project site are not steep enough to present a hazard during development or upon completion of the project. In addition, measures would be incorporated during construction to shore minor slopes and prevent potential earth movement. Therefore, impacts associated with landslides are less than significant.

b) Grading activities will result in the disruption, displacement, compaction and over-covering of soils associated with site preparation (grading and trenching for utilities). Grading activities for the project will be limited to the project site. Grading activities require a grading permit from the Engineering Division. No grading activities are proposed within 35 feet of each of the powerline tower footprints, which maintains access and current grade around the towers. The grading permit is reviewed for compliance with the City's Improvement Standards, including the provision of proper drainage, appropriate dust control, and erosion control measures. Grading and erosion control measures will be incorporated into the required grading plans and improvement plans. Therefore, the impacts associated with disruption, displacement, and compaction of soils associated with the project are less than significant.

c, d) A review of the Natural Resources Conservation Service Soil Survey for Placer County, accessed via the Web Soil Survey (<http://websoilsurvey.nrcs.usda.gov/app/>), indicates that the soils on the site are Cometa-Ramona sandy loams, with 1 to 5 percent slopes, which are not listed as geologically unstable or sensitive.

f) For the reasons discussed in the Cultural Resources section, no paleontological resources are known to exist on the project site; however, the standard mitigation measure for cultural resources would also ensure that if any subsurface bone were discovered, work would be stopped until the site could be appropriately assessed. Project-specific impacts are less than significant.

VIII. Greenhouse Gases

Greenhouse gases trap heat in the earth's atmosphere. The principal greenhouse gases (GHGs) that enter the atmosphere because of human activities are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), and fluorinated gases. As explained by the United States Environmental Protection Agency², global average

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

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

temperature has increased by more than 1.5 degrees Fahrenheit since the late 1800s, and most of the warming of the past half century has been caused by human emissions. The City has taken proactive steps to reduce greenhouse gas emissions, which include the introduction of General Plan policies to reduce emissions, changes to City operations, and climate action initiatives.

Would the project:

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

Thresholds of Significance and Regulatory Setting:

In Assembly Bill 32 (the California Global Warming Solutions Act), signed by Governor Schwarzenegger of California in September 2006, the legislature found that climate change resulting from global warming was a threat to California, and directed that “the State Air Resources Board design emissions reduction measures to meet the statewide emissions limits for greenhouse gases . . .”. The target established in AB 32 was to reduce emissions to 1990 levels by the year 2020. CARB subsequently prepared the *Climate Change Scoping Plan* (Scoping Plan) for California, which was approved in 2008. The Scoping Plan provides the outline for actions to reduce California’s GHG emissions. CARB’s updated August 2011 Scoping Plan calculated a reduction needed of 21.7% from future “Business As Usual” (BAU) conditions in the year 2020. The current Scoping Plan (adopted May 2014) indicates that statewide emissions of GHG in 1990 amounted to 431 million metric tons, and that the 2020 “Business As Usual” (BAU) scenario is estimated as 509³ million metric tons, which would require a reduction of 15.3% from 2020 BAU. In addition to this, Senate Bill 32 was signed by the Governor on September 8, 2016, to establish a reduction target of 40 percent below 1990 levels by 2030. The Air Resources Board is currently updating the Scoping Plan to reflect this target.

The Placer County Air Pollution Control District (PCAPCD) recommends that thresholds of significance for GHG be related to AB 32 reduction goals, and has adopted thresholds of significance which take into account the 2030 reduction target. The thresholds include a de minimis and a bright-line maximum threshold. Any project emitting less than 1,100 metric tons of carbon dioxide equivalents per year (MT CO₂e/yr) during construction or operation results in less than significant impacts. The PCAPCD considers any project with emissions greater than the bright-line cap of 10,000 MT CO₂e/yr to have significant impacts. For projects exceeding the de minimum threshold but below the bright-line threshold, comparison to the appropriate efficiency threshold is recommended. The significance thresholds are shown in Table 1 below.

³ Includes Pavely and Renewables Portfolio Standard reduction

Table 1: GHG Significance Thresholds

Bright-line Threshold 10,000 MT CO₂e/yr			
Residential Efficiency (MT CO₂e/capita¹)		Non-Residential Efficiency (MT CO₂e/ksf²)	
Urban	Rural	Urban	Rural
4.5	5.5	26.5	27.3
De Minimis Threshold 1,100 MT CO₂e/yr			
1. Per Capita = per person 2. Per ksf = per 1,000 square feet of building			

Discussion of Checklist Answers:

a–b) Greenhouse gases are primarily emitted as a result of vehicle operation associated with trips to and from a project, and energy consumption from operations of the buildings. Greenhouse gases from vehicles are assessed based on the vehicle miles traveled (VMT) resulting from a project, on a Citywide basis. Residential project, destination centers (such as a regional mall), and major employers tend to increase VMT in a study area, either by adding new residents traveling in an area, or by encouraging longer trip lengths and drawing in trips from a broader regional area. However, non-residential projects and neighborhood-serving uses (e.g. neighborhood parks) tend to lower VMT in a study area because they do not generate new trips within the study area, they divert existing trips. These trips are diverted because the new use is closer to home, on their way to another destination (e.g. work), or is otherwise more convenient.

The proposed project includes a self-storage facility in modular pods, RV and boat storage, and a small modular office, which are non-residential uses with low traffic generation, proposed in an infill area. As discussed in the Transportation section of this Initial Study, the project would not be anticipated to increase VMT, since it is providing services in closer proximity to developed residential areas of the City. A search for similar storage facilities (personal storage with RV and boat storage) revealed that the nearest such facility, DR Storage, is approximately 1.6 miles from the project site. Treelake Storage, located in Granite Bay, is the second nearest and is approximately 2.8 miles from the project site. From there, the nearest facilities are Roseville RV Storage (7.1 miles), Folsom RV Boat Storage (9.9 miles), Placer RV Storage (9.9 miles), Westpark Storage (11 miles), and Green Valley Storage (11.5 miles). Therefore, the focus of this analysis is on the emissions that would be generated from onsite operations. CalEEMod 2016.3.2 was used to calculate the operational emissions of the project (see Attachment 2), which includes energy to run the office building, area emissions such as landscape equipment to maintain the site, and water and wastewater energy demands. According to the CalEEMod results, the project would result in annual emissions of 759 MT Co₂e.

Construction-related GHG emissions occur at one point in time and are therefore not typically expected to significantly contribute to climate change. Climate change is a cumulative effect that occurs over time, as emissions increase on a year-to-year basis due to increase in developed area and other factors; construction emissions are a one-time emission source, which end once the project is built. However, the proposed project's construction-related GHG has been estimated, and have been amortized over the life of the project (25 years, based on PCAPCD guidance). The CalEEMod results indicate total construction emissions of 267.42 MT CO₂e, which amortized result in an addition 10.7 MT CO₂e per year over the life of the project. Including both construction and operational emissions, the project will generate 769.7 annually. The PCAPCD screening threshold for GHG indicates that projects resulting in less than 1,100 CO₂e/yr will result in less than significant impacts. The proposed project will result in GHG emissions which are below thresholds established by the PCAPCD. Thus, project-generated GHG emissions would not conflict with, and are consistent with, the State goals listed in AB32 and policies and regulation adopted by the California Air Resources Board pursuant to AB32. This impact is considered less than significant.

IX. Hazards and Hazardous Materials

There are no known hazardous materials located on the subject property, and no indication that there is the potential for hazardous materials. EnviroStor, the California Department of Toxic Substances Control's data management system, indicated that no hazardous waste facilities or sites with known contamination are located within 1,000 feet of the subject parcel. Similarly, the GeoTracker application, which is the California State Water Resources Control Board's data management system that tracks sites which impact or have the potential to impact water quality (particularly groundwater) in California, did not indicate that there were any sites requiring cleanup within 1,000 feet of the project site.

Would the project:

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

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

Thresholds of Significance and Regulatory Setting:

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

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

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

Discussion of Checklist Answers:

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

c) See response to Items (a) and (b) above. The project site is located within approximately 700 feet of a school; however, while development of the site will result in the use, handling, and transport of materials deemed to be hazardous, the materials in question are commonly used in both residential and commercial applications, and include materials such as bleach and herbicides. The project will not result in the use of any acutely hazardous materials, substances, or waste.

d) The project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5⁴; therefore, no impact will occur.

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

- A Risk Management and Prevention Program (RMPP) is required of uses that handle toxic and/or hazardous materials in quantities regulated by the California Health and Safety Code and/or the City.
- Businesses that handle toxic or hazardous materials are required to complete a Hazardous Materials Management Program (HMMP) pursuant to local, State, or federal requirements.

Additionally, a condition of approval is proposed as part of the project that will prohibit the storage of any hazardous materials within the storage units. This is consistent with the Zoning Ordinance requirements, and will be memorialized by the Conditional Use Permit if approved.

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

⁴ <http://www.calepa.ca.gov/SiteCleanup/CorteseList/SectionA.htm>

X. Hydrology and Water Quality

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

Would the project:

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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
iv) impede or redirect flood flows?				X
d) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	
e) In flood hazard, tsunami, or seiches zones, risk release of pollutants due to project inundation?				X

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

Quality Management and Discharge Control Ordinance, and Stormwater Quality Design Manual. For these reasons, impacts related to water quality are less than significant.

b, d) The project does not involve the installation of groundwater wells. The City maintains wells to supplement surface water supplies during multiple dry years, but the effect of groundwater extraction on the aquifer was addressed in the Water Supply Assessment of the Amoruso Ranch Specific Plan EIR, which included a Citywide water analysis. The proposed project is consistent with the General Plan land use designation, and is thus consistent with the citywide Water Supply Assessment. Project impacts related to groundwater extraction are less than significant. Furthermore, all permanent stormwater quality control measures must be designed to comply with the Stormwater Quality Design Manual, which requires the use of bioswales and other onsite detention and infiltration methods. These standards ensure that stormwater will continue to infiltrate into the groundwater aquifer.

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

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

XI. Land Use and Planning

The project site is within the City's Southeast Roseville Specific Plan area, has a land use designation of Community Commercial (CC), and a zoning designation of PD240. At present, PD240 allows only the development of a wholesale/retail plant nursery on the site. The project request includes a rezone to amend PD240, which would allow the additional use of a personal storage facility with RV and boat storage. Additionally, the project will rezone 0.05 acres to R1 (Residential) as part of a requested lot line adjustment. The lot line adjustment will extend the rear yards of three single-family residential properties on the south side of the project by ten feet.

Would the project:

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

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to land use is based directly on the CEQA Guidelines checklist items a and b listed above. Consistency with applicable City General Plan policies, Improvement Standards, and design standards is already required and part of the City's processing of permits and plans, so these requirements do not appear as mitigation measures.

Discussion of Checklist Answers:

a) The project area has been master planned for development, including adequate roads, pedestrian paths, and bicycle paths to provide connections within the community. The area surrounding the project site is fully developed, with existing homes, recreation facilities, and offices in the near vicinity. The project site is currently vacant, but development was anticipated on the project site at the time of Specific Plan adoption. A Planned Development (PD) ordinance was established in the late 1980's to guide the development of the Johnson Ranch area of the Southeast Roseville Specific Plan area, with the subject parcel (Parcel 81) identified as a site for a wholesale/retail nursery. Given that the PD allowed only one use, any deviation from that use would require an amendment of the PD Ordinance.

As proposed, the project would modify the PD Ordinance to allow a personal storage facility with RV and boat storage. This will delete the previously allowed wholesale/retail plant nursery use. Additionally, the Rezone will change 0.05 acres from PD240 to R1 (Residential) to extend the rear yard of three single-family residential properties by 10 feet. The project is an infill development of an existing parcel within a developed community. No permanent structures are proposed as part of the project, due to the location of the site underneath existing powerline easements. Additionally, the project will not modify existing roadways, and will use an existing driveway on E. Roseville Pw. for primary access. A secondary access point on Wringer Dr. will be used for emergency vehicle access only. The proposed personal storage facility is consistent with the Community Commercial General Plan and SERSP land use designations. Therefore, the project will not physically divide an established community.

b) As part of project review, staff considered consistency with all City policies and regulations, including those which are intended to avoid an environmental effect, and found the project to be consistent.

XII. Mineral Resources

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

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

XIII. Noise

The project includes a proposed self-storage facility with RV and boat storage, as well as a small office. Potential sources of noise at the self-storage facility include people talking, people moving items into/out of storage, and vehicles starting, backing up, and driving. These are typical noises which occur in non-residential developments, and typically do not generate substantial noise volumes. The nearest sensitive receptors are the single-family residences along the northeastern and southwestern boundaries of the project, on Tilden Dr. and Ashland Dr. The nearest parking spaces are approximately 60 feet from the property line adjacent to the homes on Tilden Dr. (southwest), and nearest storage unit is approximately 148 feet from the property line to the southwest. An eight-foot-tall masonry wall is proposed along the residential property line as part of the project design.

Would the project result in:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

- a) The City of Roseville General Plan Noise Element includes Policy 7, which requires proposed fixed noise sources to be mitigated so as not to exceed the noise level performance standards contained within Noise Element Table IX-3. These standards are included in Table 2 below. Fixed noise sources are defined as noises that come from a specified area, while moving noise sources are from transportation facilities (roadway noise, train noise, etc.); the proposed project will generate fixed noise.

Table 2: Noise Element Table IX-3

PERFORMANCE STANDARDS FOR NON-TRANSPORTATION NOISE SOURCES OR PROJECTS AFFECTED BY NON-TRANSPORTATION NOISE SOURCES (As Measured at the Property Line of Noise-Sensitive Uses)		
Noise Level Descriptor	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
Hourly L_{eq} , dB	50	45
Maximum level, dB	70	65
¹ For municipal power plants consisting primarily of broadband, steady state noise sources, the hourly (Leq) noise standard may be increased up to 10 dB(A), but not exceed 55 dB(A) Hourly Leq dB. Each of the noise levels specified above should be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. Such noises are generally considered by residents to be particularly annoying and are a primary source of noise complaints. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings). No standards have been included for interior noise levels. Standard construction practices should, with exterior noise levels identified, result in acceptable interior noise levels.		

For the self-storage, the units are a single-story and the nearest unit will be approximately 150 feet from the residential property line to the west. As discussed in the setting, self-storage facilities are not a substantial noise-generating source. It is also noted that access to the site will be access-restricted to storage unit customers, with the applicant proposing hours to the facility to between the hours of 7 A.M. to 7 P.M. on weekdays and between the hours of 8:00 A.M. to 8:00 P.M. on weekends, consistent with the Zoning Ordinance requirements. The hours of operation for the front office are proposed to be between the hours of 8:30 A.M. and 6:00 P.M. Based on the foregoing analysis, noise impacts are less than significant.

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

XIV. Population and Housing

The project site is located within the Southeast Roseville Specific Plan and has a zoning designation of PD240. The Planned Development on the project site currently limits the allowable use to a retail or wholesale plant nursery. The project proposes to modify the Planned Development Ordinance to permit a self-storage use with RV and boat storage in addition to the nursery use. The site also has a General Plan land use designation of Community Commercial (CC). The City of Roseville General Plan Table II-4 identifies the total number of residential units and population anticipated as a result of buildout of the City, and the Specific Plan likewise

includes unit allocations and population projections for the Plan Area. No housing was anticipated for the project site. Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) The CEQA Guidelines identify several ways in which a project could have growth-inducing impacts (Public Resources Code Section 15126.2), either directly or indirectly. Growth-inducement may be the result of fostering economic growth, fostering population growth, providing new housing, or removing barriers to growth. Growth inducement may be detrimental, beneficial, or of no impact or significance under CEQA. An impact is only deemed to occur when it directly or indirectly affects the ability of agencies to provide needed public services, or if it can be shown that the growth will significantly affect the environment in some other way. The project is located on an infill site, within a powerline easement. All structures are required to be temporary and moveable within the easement area, and the project does not require the installation of substantial infrastructure to support the modular storage unit. The project will modify the existing zoning to allow the singular self-storage and RV and boat storage use, which is consistent with the land use designation of the site. Additionally, 0.05 acres is rezoned to R1 (Residential) as part of a lot line adjustment, adding 10 feet to the rear yards of three single-family homes. However, no new housing units are proposed. Therefore, while the project in question will induce some level of growth, this growth was already identified and its effects disclosed and mitigated within the SERSP EIR. Therefore, the impact of the project is less than significant.

b) The project site is vacant. No housing exists on the project site, and there would be no impact with respect to these criteria.

XV. Public Services

Fire protection, police protection, park services, and library services are provided by the City. The project is located within the Eureka Union and Roseville Joint Union School Districts. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant

environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

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

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to public services is based directly on the CEQA Guidelines checklist items a–e listed above. The EIR for the SERSP addressed the level of public services which would need to be provided in order to serve planned growth in the community. The SERSP area is largely developed, and adequate physical facilities and funding were provided for the anticipated growth through the adoption and implementation of Development Agreements. Although the Development Agreements have expired for the SERSP, provisions for services were made in anticipation of the development of the project site. In addition, the project has been routed to the various public service agencies, both internal and external, to ensure that the project meets the agencies' design standards (where applicable) and to provide an opportunity to recommend appropriate conditions of approval. Commercial projects such as this do not generate student, parkland, or library service demands; therefore, no discussion is provided for checklist questions c, d, or e.

Discussion of Checklist Answers:

a) Existing City codes and regulations require adequate water pressure in the water lines, and construction must comply with the Uniform Fire and Building Codes used by the City of Roseville. Additionally, the applicant is required to pay a fire service construction tax, which is used for purchasing capital facilities for the Fire Department. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

b) Sales taxes and property taxes resulting from the development will add revenue to the General Fund, which also serves to fund police services. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

XVI. Recreation

The project site is located within 500 feet of Hillsborough Park and the Johnson Ranch Racquet Club. Hillsborough Park includes sports fields and play equipment. Johnson Ranch Racquet Club is a private indoor and outdoor recreation facility.

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) The EIR for the SERSP addressed the level of park services—including new construction, maintenance, and operations—which would need to be provided in order to serve planned growth in the community. Given that the project is consistent with the General Plan and does not generate new housing or result in an increase demand for recreation facilities, the project would not cause any unforeseen or new impacts related to the use of existing or proposed parks and recreational facilities. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

b) Park sites and other recreational facilities were identified within the Specific Plan, and the plan-level impacts of developing those facilities were addressed within the Final EIR for the Specific Plan. The project will not cause any unforeseen or new impacts related to the construction or expansion of recreational facilities.

XVII. Transportation

The project site is located on E. Roseville Pw, a four-lane arterial with a center median. A residential roadway, Wringer Dr., is located along the north side of the project site. Primary access to the project site will be obtained via an existing driveway on E. Roseville Pw. A secondary, emergency only access point will be gated on the Wringer Dr. side of the site. An on-street, striped bicycle lane begins immediately to the west of the project site on E. Roseville Pw. All circulation facilities adjacent to the project site have been installed.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?			X	
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	

Thresholds of Significance and Regulatory Setting:

CEQA Guidelines Section 15064.3 indicates that a project's effect on automobile delay cannot be considered a significant impact, and directs transportation system analysis to focus on vehicle miles traveled (VMT), per checklist item b. However, the CEQA Guidelines also include consistency with a program, plan, or policy addressing transportation systems as an area of potential environmental effects (checklist item a). The City has adopted the following plans, ordinances, or policies applicable to this checklist item: Pedestrian Master Plan, Bicycle Master Plan, and Short-Range Transit Plan, and General Plan Circulation Element. The project is evaluated for consistencies with these plans and the policies contained within them. Although the Circulation Element of the General Plan establishes a Policy requiring Level of Service C or better as an acceptable operating condition at all signalized intersections during a.m. and p.m. peak hours, pursuant to CEQA Guidelines Section 15064.3 "a project's effect on automobile delay shall not constitute a significant impact." Though no longer evaluated as a CEQA impact, this Initial Study nonetheless provides an analysis of consistency with LOS policy, for informational purposes.

Exceptions to LOS policy may be made by the City Council, but a minimum of 70% of all signalized intersections must maintain LOS C. The Findings of the Implementing Procedures indicate that compliance with the Traffic Mitigation Fee (RMC Ch. 4.44) will fund roadway projects and improvements necessary to maintain the City's Level of Service standards for projects consistent with the General Plan and related Specific Plan. An existing plus project conditions (short-term) traffic impact study may be required for projects with unique trip generation or distribution characteristics, in areas of local traffic constraints, or to study the proposed project access. A cumulative plus project conditions (long-term) study is required if a project is inconsistent with the General Plan or Specific Plan and would generate more than 50 pm peak-hour trips. The guidelines for traffic study preparation are found in the City of Roseville Design and Construction Standards–Section 4.

For checklist item b, the CEQA Guidelines Section 15064.3 establishes a detailed process for evaluating the significance of transportation impacts. In accordance with this section, the analysis must focus on the generation of vehicle miles traveled (VMT). Projects within one-half mile of either an existing major transit stop⁵ or a stop along an existing high quality transit corridor⁶ should be presumed to have less than significant impacts, as should any project which will decrease VMT when compared with the existing conditions. VMT may be analyzed qualitatively if existing models or methods are not available to estimate VMT for a particular project; this will generally be appropriate for discussions of construction traffic VMT.

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

Discussion of Checklist Answers:

a) The City of Roseville has adopted a Pedestrian Master Plan, Bicycle Master Plan, and Short-Range Transit Plan. The project was reviewed for consistency with these documents. All facilities identified in these plans for this area are already installed, and the project does not impact or conflict with these planning documents. A Trip Generation table was prepared to evaluate whether or not the proposed project would meet the requirements to necessitate a larger traffic study, per City standards (no trips added for the 0.05 acres of R1, as no new housing units are proposed). According to the Trip Generation, the project (including the storage units, office use, and RV and boat storage) would generate A.M. peak hour trips at a rate of approximately 10 trips, and P.M. peak hour trips at a rate of 14 trips during this peak hour. This is less than the 50 peak hour trips used by the City to determine that a traffic study is necessary. The project as a whole would generate approximately 140 daily vehicle trips (Attachment 6). Furthermore, the project is consistent with the existing General Plan land use designation and will not generate trips that were not previously anticipated in the City's current Citywide traffic model. The project has been reviewed by City Engineering and no peculiar or challenging characteristics were identified to require further access and circulation analysis. The project will not result in any new or unanticipated impacts with respect to the City's Level of Service policy.

b) Traffic analyses focus on the number of trips traveling in specified areas during peak periods, in order to quantify impacts at specific intersections. However, there is no direct relationship between the number of trips and the amount of VMT generated by a use. Projects which substantially increase trips to a specific area may in fact decrease VMT in the City. As an example, if a new grocery store is added to an area, customers who go to that store were already going to a grocery store elsewhere, and are most likely to choose the new store because it is closer to home or on their way to another location (e.g. work). So while the store would generate substantial new trips, it would lower Citywide VMT. Unless a project includes unique characteristics, non-residential projects do not increase VMT; they divert existing trips into a similar or more efficient pathway.

According to the Governor's Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA (Technical Advisory), "new retail development typically redistributes shopping trips rather than creating new trips," and most importantly:

"By adding retail opportunities into the urban fabric and thereby improving retail destination proximity, local-serving retail development tends to shorten trips and reduce VMT. Thus, lead agencies generally may presume such development creates a less-than-significant transportation impact."

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

⁶ A corridor with fixed route bus service at service intervals of 15 minutes or less during peak commute hours.

In other words, the Technical Advisory indicates that local-serving retail (and other commercial uses) generally redistributes trips in a manner that reduces VMT compared to the existing baseline. The project is local-serving commercial, as defined in the City's General Plan^[1] and based on an evaluation of the specific site setting. The proposed project is a non-residential development of an infill property, surrounded by existing development. The project does not include any unique characteristics which would draw in regional traffic, or would prompt longer trips. A search for similar storage facilities (personal storage with RV and boat storage) revealed that the nearest such facility, DR Storage, is approximately 1.6 miles from the project site. Treelake Storage, located in Granite Bay, is the second nearest and is approximately 2.8 miles from the project site. From there, the nearest facilities are Roseville RV Storage (7.1 miles), Folsom RV Boat Storage (9.9 miles), Placer RV Storage (9.9 miles), Westpark Storage (11 miles), and Green Valley Storage (11.5 miles). The project would locate services in proximity to existing developed areas, and would therefore have a neutral or positive impact on vehicle miles traveled; therefore, impacts are less than significant.

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

XVIII. Tribal Cultural Resources

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

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

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

^[1] Regional-serving retail is permitted within the City's Regional Commercial land use designation, and is defined by the General Plan as "major department and discount stores, automalls, hotels and motels, and commercial recreation or entertainment." The project does not include any of these uses, and moreover, the site is designated Community Commercial, not Regional Commercial.

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) No resources are known to occur in the area. Standard mitigation measures apply which are designed to reduce impacts to any previously undiscovered resources, should any be found on-site. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. Project-specific impacts are less than significant.

b) Notice of the proposed project was mailed to tribes which had requested such notice pursuant to AB 52 on September 9, 2019. A letter from the United Auburn Indian Community (UAIC) was received in response to AB52 notification, requesting consultation, all cultural resource survey work that had been conducted, and inclusion of a mitigation measure to document process in the event of an inadvertent discovery. Staff responded to the request, explaining that no additional studies had been conducted, and agreeing to the mitigation measure. No further requests were received. The inadvertent discovery measure is included in the Cultural Resource section as CUL-1. As discussed in item a, above, no resources are known to occur in the area. However, standard mitigation measures apply which are designed to reduce impacts to resources, should any be found on-site. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. The project will not result in any new impacts beyond those already discussed and disclosed in the SERSP EIR; project-specific impacts are less than significant.

XIX. Utilities and Service Systems

The project site is located within a developed area with the major utility infrastructure already installed, consistent with the SERSP. Powerline easements for SMUD, WAPA, and PGE encumber the majority of the site. Existing sewer systems, stormwater treatment facilities, and water facilities are available to serve the project site.

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) The project consists primarily of modular storage units without plumbing, RV and boat storage, one modular office. The project is consistent with the Specific Plan, and will be required to construct any utilities infrastructure necessary to serve the project, as well as pay fees which fund the operation of the facilities and the construction of major infrastructure. The construction impacts related to building the major infrastructure were disclosed in the EIR for the Specific Plan, and appropriate mitigation was adopted. Minor additional infrastructure will be constructed within the project site to tie the project into the major systems, but these facilities will be constructed in locations where site development is already occurring as part of the overall project; there are no additional substantial impacts specific or particular to the minor infrastructure improvements.

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

c) The proposed project would be served by the Dry Creek Wastewater Treatment Plant (DCWWTP). The Central Valley Regional Water Quality Control Board (RWQCB) regulates water quality and quantity of effluent discharged from the City's wastewater treatment facilities. The DCWWTP has the capacity to treat 18 million gallons per day (mgd) and is currently treating 7.0⁷ mgd OR 8.9 mgd. The project is a minor modification of the existing land use designation, and would not generate a substantial amount of wastewater given that there is limited irrigation onsite and the only building is an approximately 1,000 square foot office with one restroom facility. Therefore, the volume of wastewater generated by the proposed project could be accommodated by the facility; the proposed project will not contribute to an exceedance of applicable wastewater treatment requirements. The impact would be less than significant.

d, e) The Western Placer Waste Management Authority is the regional agency handling recycling and waste disposal for Roseville and surrounding areas. The regional waste facilities include a Material Recovery Facility (MRF) and the Western Regional Sanitary Landfill (WRSL). Currently, the WRSL is permitted to accept up to 1,900 tons of municipal solid waste per day. According to the solid waste analysis of the Amoruso Ranch Specific Plan FEIR, under current projected development conditions the WRSL has a projected lifespan extending through 2058. There is sufficient existing capacity to serve the proposed project. Though the project will contribute incrementally to an eventual need to find other means of waste disposal, this impact of City buildout has already been disclosed and mitigation applied as part of each Specific Plan the City has approved, including

⁷ Dave Samuelson, City of Roseville Environmental Utilities, Personal communication, July 6, 2016.

the most recent Amoruso Ranch Specific Plan. All residences and business in the City pay fees for solid waste collection, a portion of which is collected to fund eventual solid waste disposal expansion. The project will not result in any new impacts associated with major infrastructure. Environmental Utilities staff has reviewed the project for consistency with policies, codes, and regulations related to waste disposal and waste reduction regulations and policies and has found that the project design is in compliance.

XX. Wildfire

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

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

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to wildfire is based directly on the CEQA Guidelines checklist items a–d listed above. The California Department of Forestry and Fire Protection (CAL FIRE) is the state agency responsible

for wildland fire protection and management. As part of that task, CAL FIRE maintains maps designating Wildland Fire Hazard Severity zones. The City is not located within a Very High Fire Hazard Severity Zone, and is not in a CAL FIRE responsibility area; fire suppression is entirely within local responsibility.

Discussion of Checklist Answers:

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

XXI. Mandatory Findings of Significance

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

Significance Criteria and Regulatory Setting:

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

Discussion of Checklist Answers:

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

ENVIRONMENTAL DETERMINATION:

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

[X] I find that the proposed project COULD, but with mitigation agreed to by the applicant, clearly will not have a significant effect on the environment and a *MITIGATED NEGATIVE DECLARATION* has been prepared.

Initial Study Prepared by:

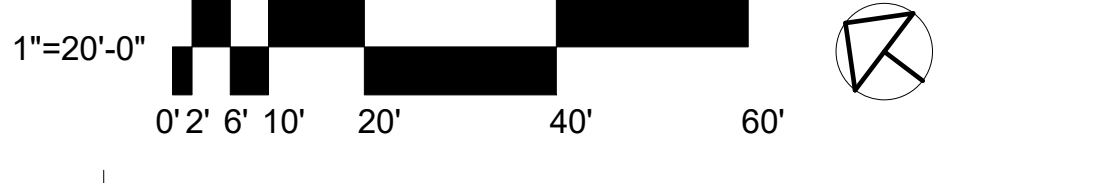
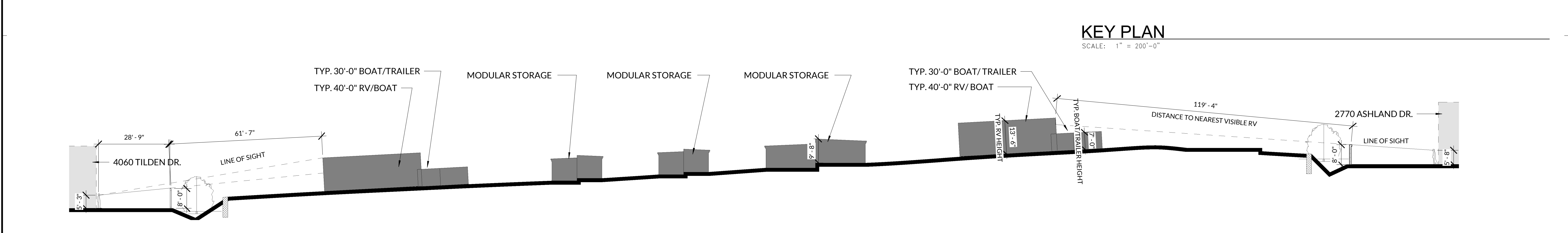
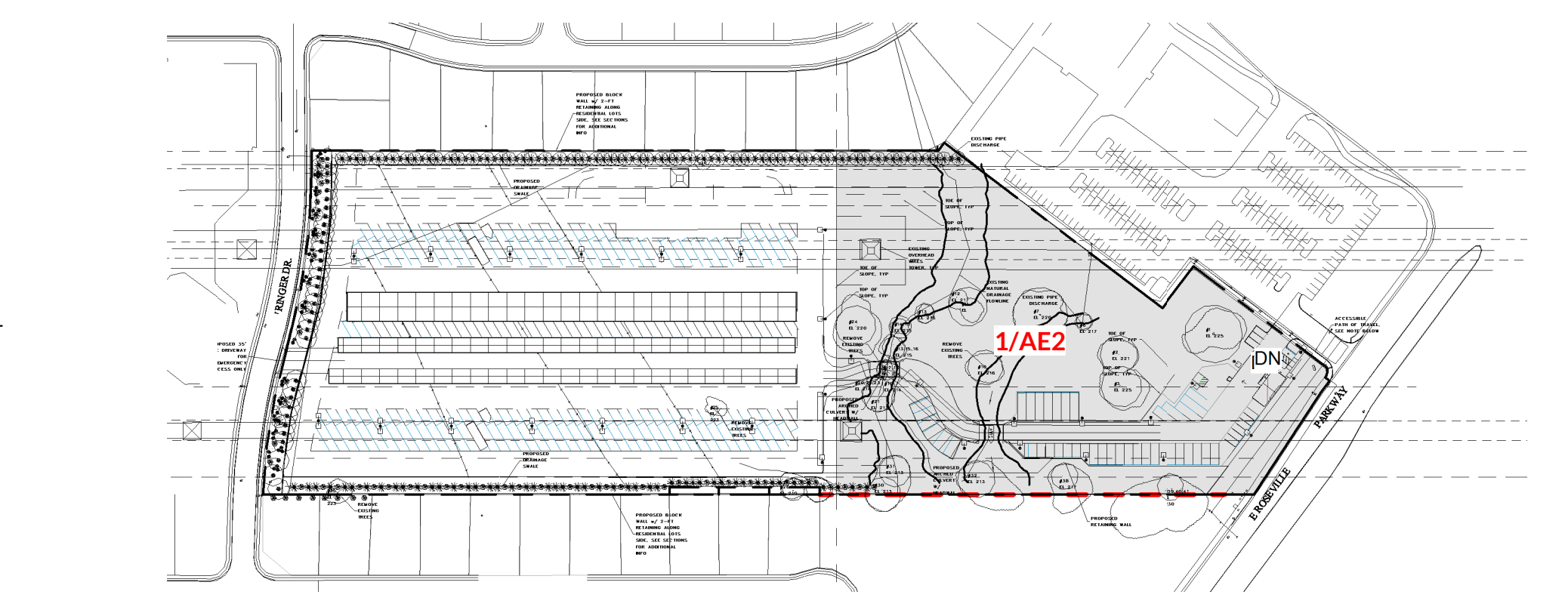
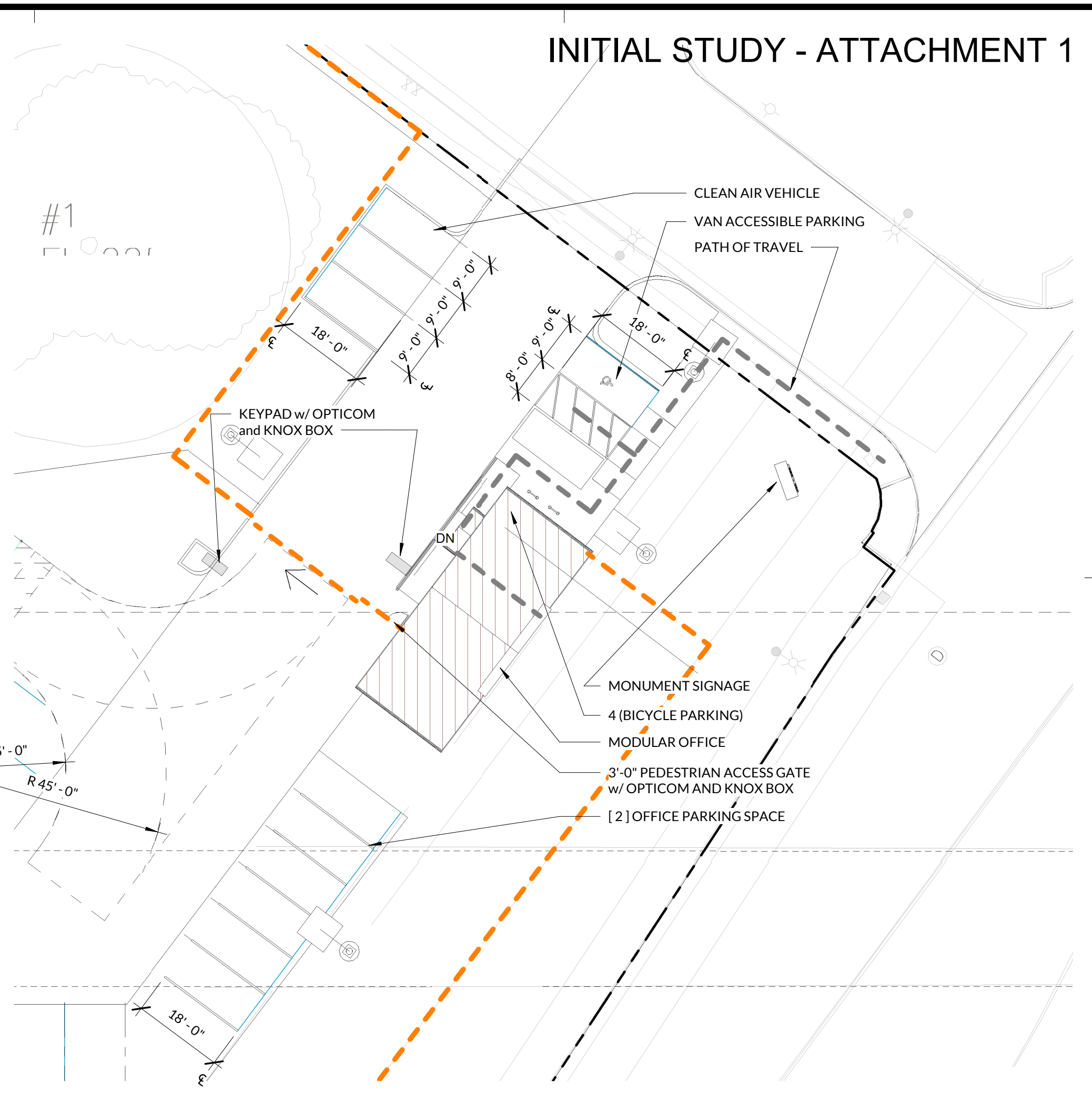
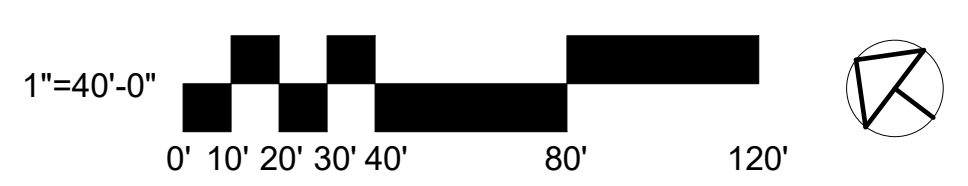
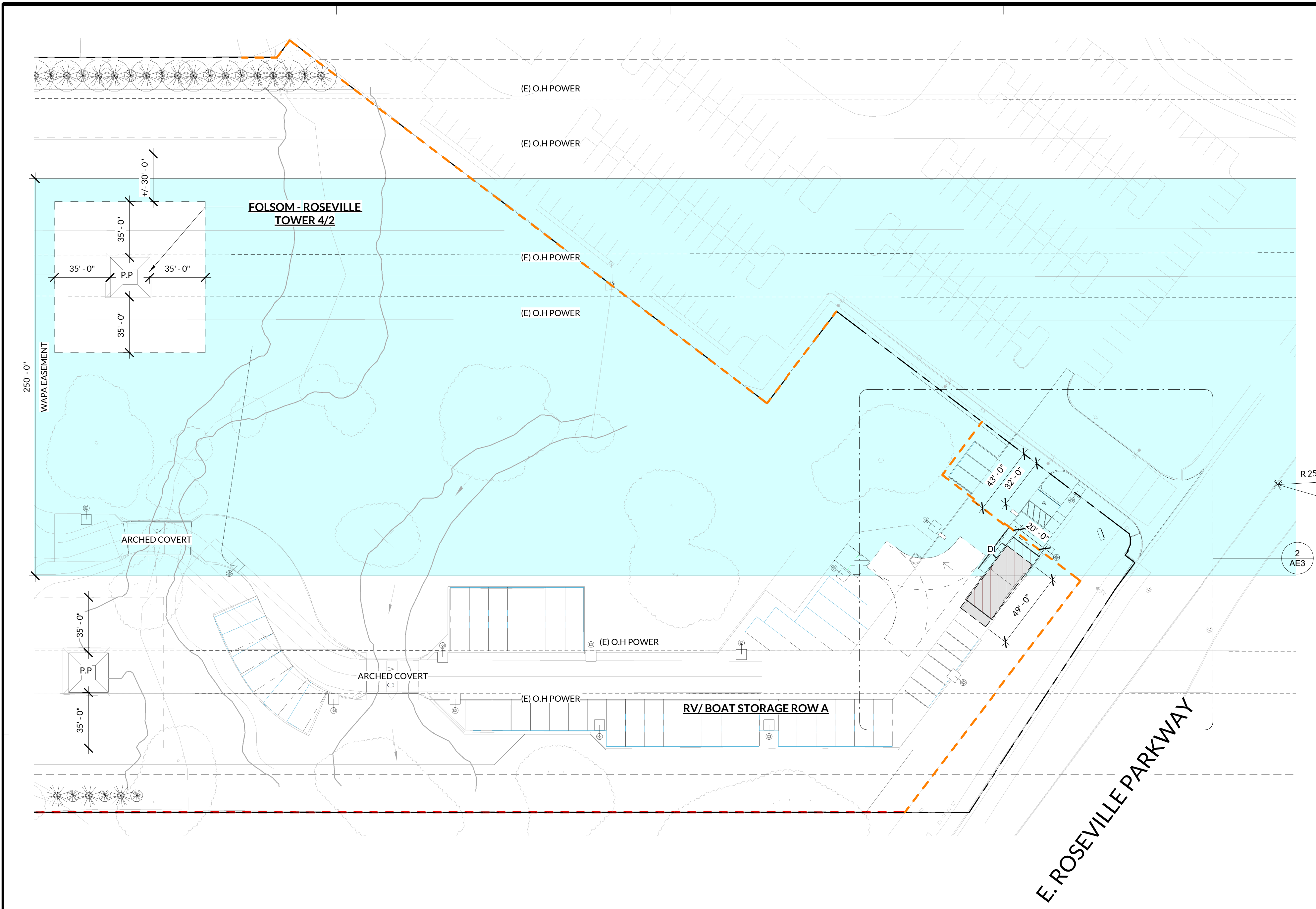
Shelby Vockel

Shelby Vockel, Associate Planner
City of Roseville, Development Services – Planning Division

Attachments:

1. Grading Exhibit with Cross Section
2. Photometric Lighting Plan
3. CalEEMod Annual Calculation, March 10, 2020
4. Wetlands and Biological Resource Assessment, Barnett Environmental
5. Arborist Report, Kurt Stegen Consulting Arborist
6. Project Trip Generation Summary

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PRAXIS
JOHNSON RANCH
SELF STORAGE

1851 E. ROSEVILLE PKWY.
ROSEVILLE, CA 95661
APN: 468-010-044-000

DOMUM

888-352-ARC1 - 6532 LoneTree Blvd Suite 102 - Rocklin, CA 95765
info@domumdesign

Stamp

Proj. No:	2018.395
Drawn By:	Author
Reviewed By:	Checker

Issue/Revision Schedule:

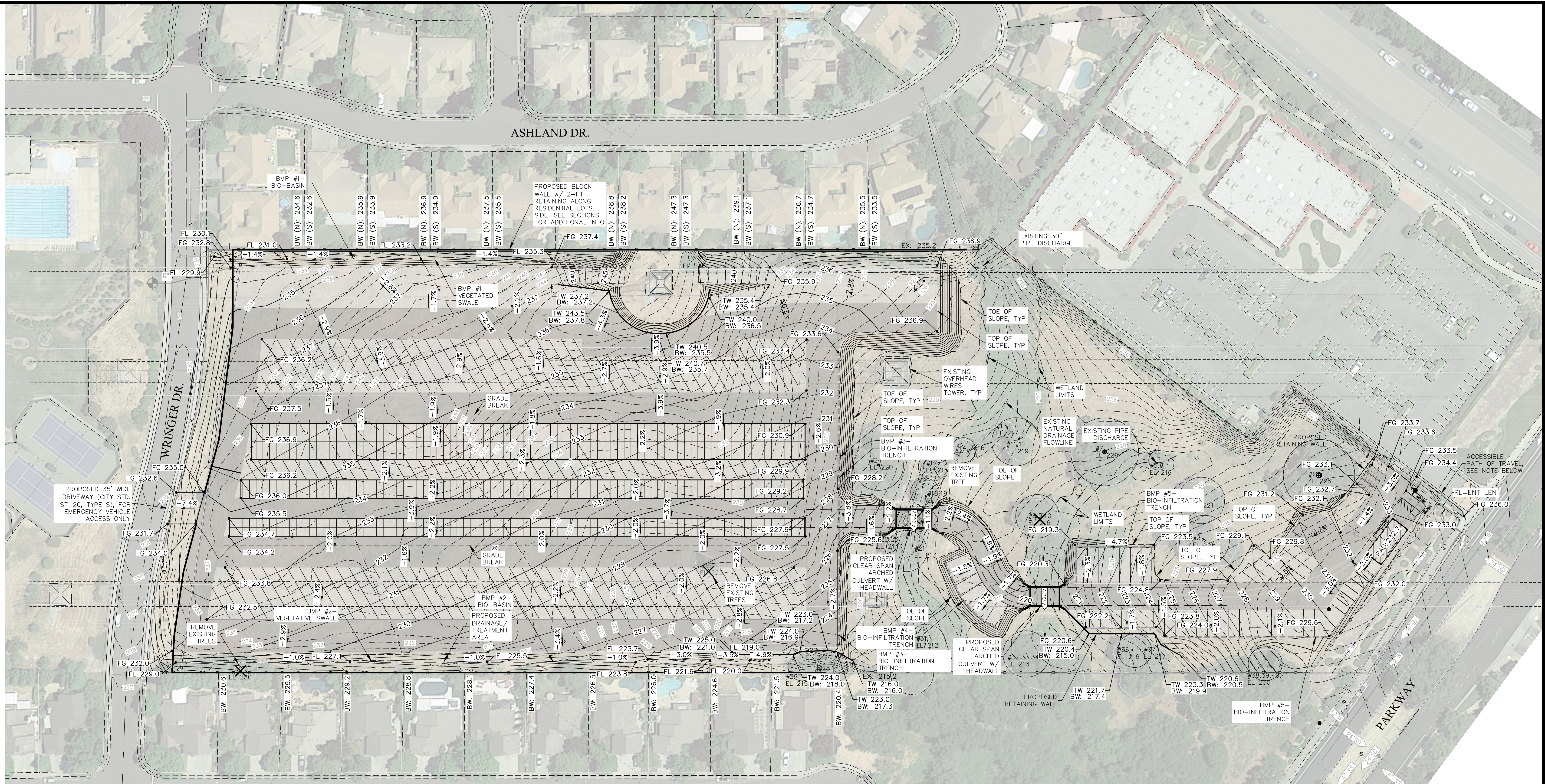
No.	Date	Description
B	04/09/19	PLANNING RESPONSE 2

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CONCEPTUAL
SITE PLAN

AE3

7/9/2020 11:57:01 AM



Earthwork Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
EG VS FG	1.00	1.00	42,3210 Sq. Ft.	33,870 Cu. Yd.	17,485 Cu. Yd.	16,385 Cu. Yd.<Cut>
				w/ 15% Shrink	20,110 Cu. Yd.	13,760 Cu. Yd.<Adj. Export>

AERIAL IMAGE IS BEST FIT - NOT ORTHOGRAPHICALLY RECTIFIED



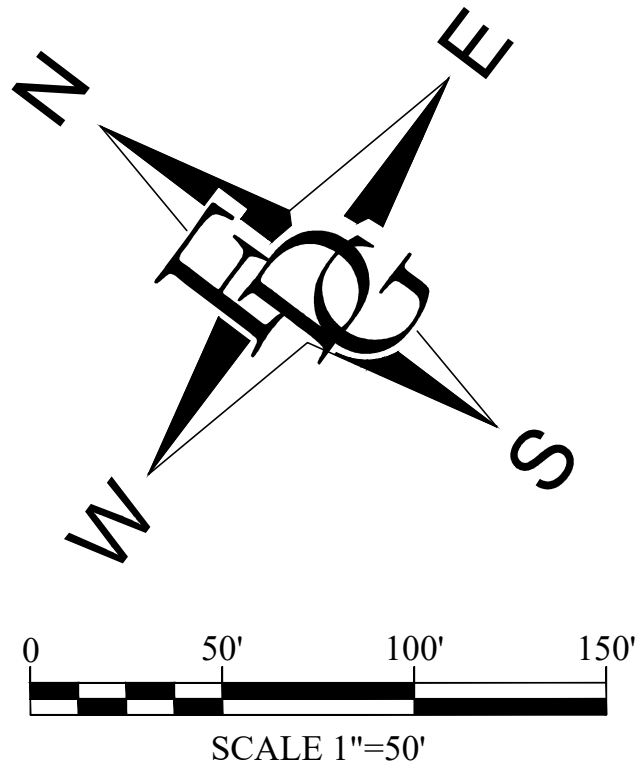
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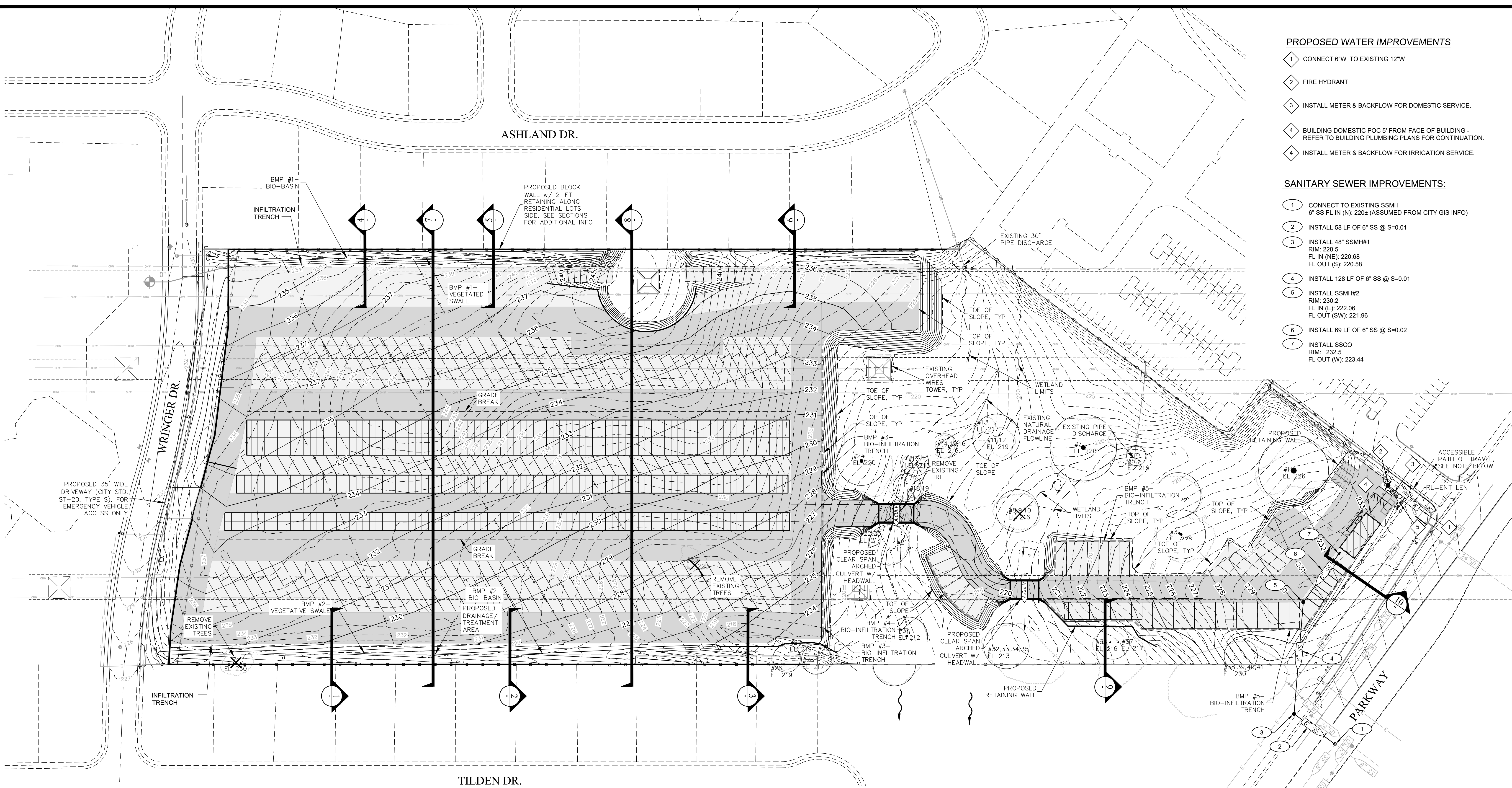
Johnson Ranch Storage

City of Roseville, California July 3, 2020

LEGEND:

- EXISTING DRAINAGE PATTERN (OFF-SITE DOWNSTREAM)
- PROPOSED RETAINING WALL
- OAK TREE w/ TREE# & ELEVATION
- OAK TREE TO BE REMOVED
- EXISTING FENCE
- PROPOSED CMU WALL
- PROPOSED ARCH CULVERT AND HEADWALLS
- RE-FIBER TRENCH
- EXISTING CONTOURS
- PROPOSED CONTOURS
- ASPHALT DRIVE ASILE
- GRAVEL SURFACE





- PROPOSED WATER IMPROVEMENTS**
- 1 CONNECT 6"W TO EXISTING 12"W
 - 2 FIRE HYDRANT
 - 3 INSTALL METER & BACKFLOW FOR DOMESTIC SERVICE.
 - 4 BUILDING DOMESTIC POC 5' FROM FACE OF BUILDING - REFER TO BUILDING PLUMBING PLANS FOR CONTINUATION.
 - 4 INSTALL METER & BACKFLOW FOR IRRIGATION SERVICE.

- SANITARY SEWER IMPROVEMENTS:**
- 1 CONNECT TO EXISTING SSMH 6" SS FL IN (N); 220± (ASSUMED FROM CITY GIS INFO)
 - 2 INSTALL 58 LF OF 6" SS @ S=0.01
 - 3 INSTALL 48" SSMH#1 RIM: 228.5 FL IN (NE): 220.68 FL OUT (S): 220.58
 - 4 INSTALL 128 LF OF 6" SS @ S=0.01
 - 5 INSTALL SSMH#2 RIM: 230.2 FL IN (E): 222.06 FL OUT (SW): 221.96
 - 6 INSTALL 69 LF OF 6" SS @ S=0.02
 - 7 INSTALL SSCO RIM: 232.5 FL OUT (W): 223.44

SURFACE TREATMENT NOTES:

- ALL DRIVE ASILES ARE TO BE PAVED.
- STORAGE AND PARKING AREA/SURFACES ARE TO BE BASE ROCK (UNPAVED).

UTILITY LEGEND:

- PROPOSED FIRE HYDRANT
- PROPOSED BACKFLOW DEVICE & WATER METER
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT

GENERAL NOTES:

- ACCESSIBLE PATH OF TRAVEL WILL NOT EXCEED 5% LONGITUDINAL & 2% CROSS SLOPE.
- TREE #'s ARE BEST ESTIMATE OF MATCHING TO THE ARBORIST STUDY.

LEGEND:

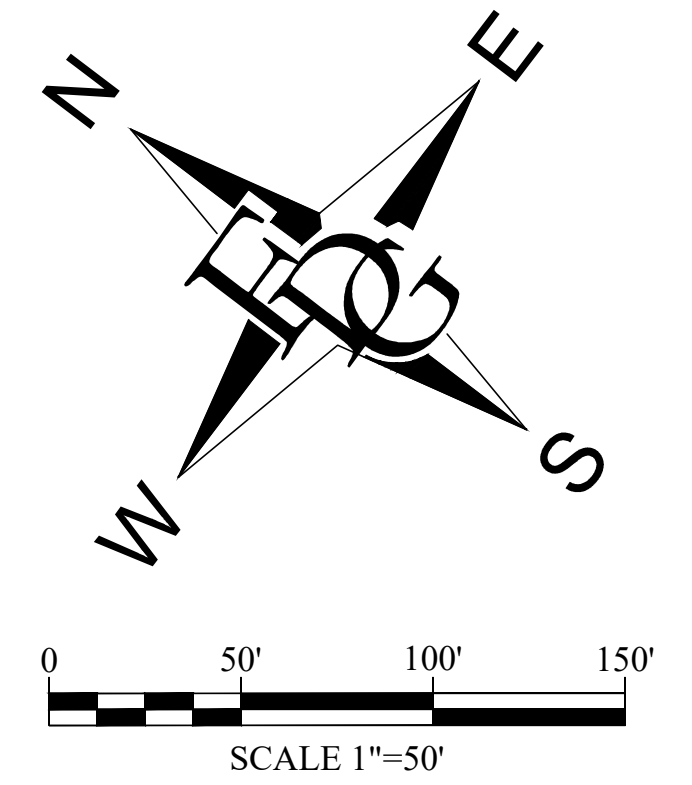
- EXISTING DRAINAGE PATTERN (OFF-SITE DOWNSTREAM)
- PROPOSED RETAINING WALL
- OAK TREE w/ TREE# & ELEVATION
- OAK TREE TO BE REMOVED
- EXISTING FENCE
- PROPOSED CMU WALL
- PROPOSED ARCH CULVERT AND HEADWALLS
- RE-FIBER TRENCH
- EXISTING CONTOURS
- PROPOSED CONTOURS
- ASPHALT DRIVE ASILE
- GRAVEL SURFACE

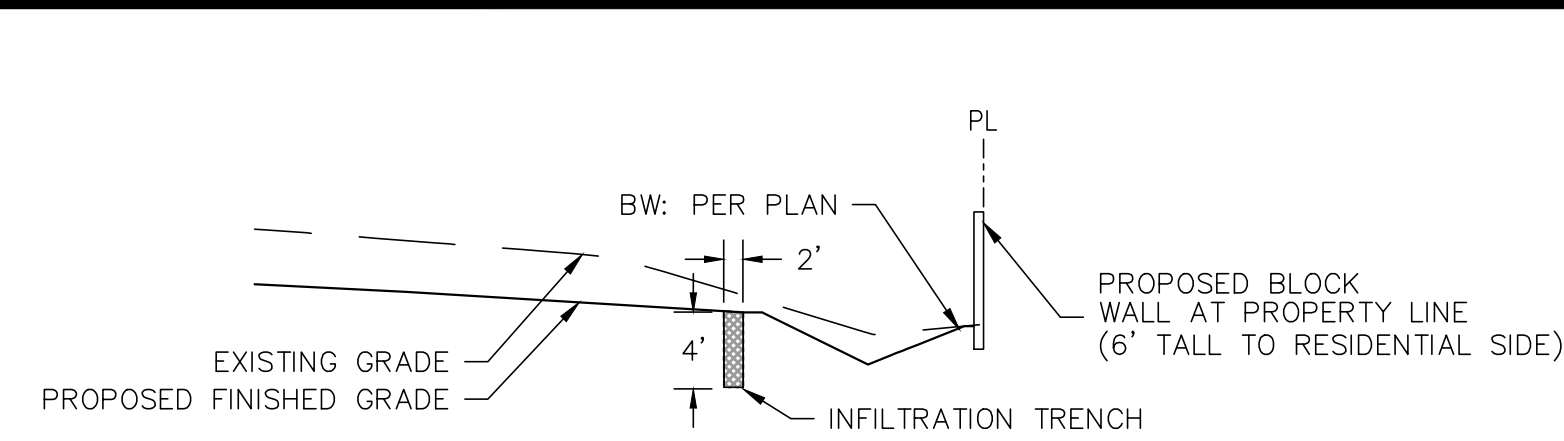


UTILITY PLAN & SECTION LOCATION KEYMAP

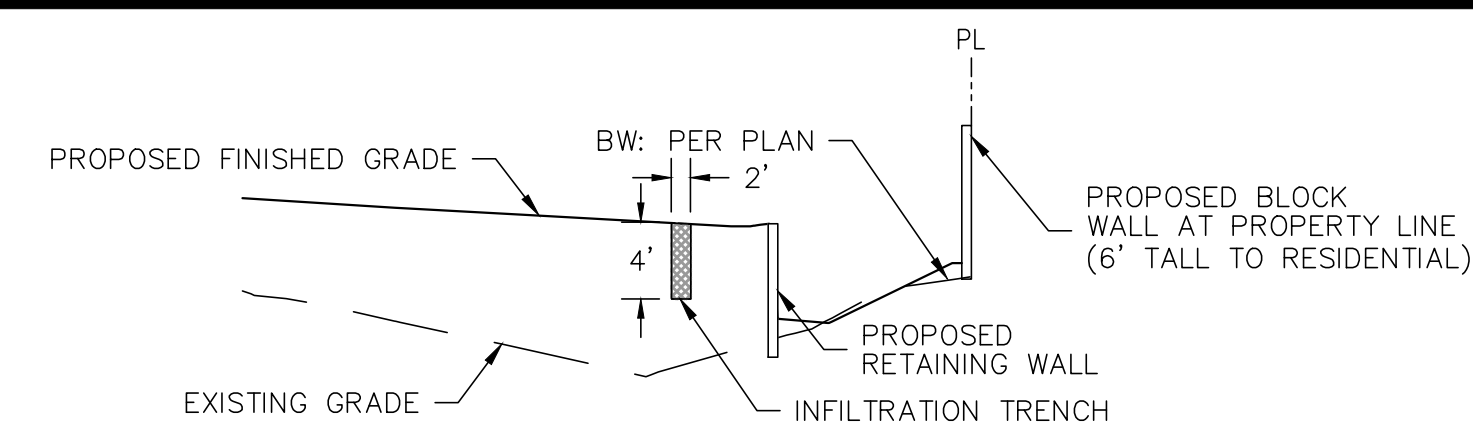
Johnson Ranch Storage

City of Roseville, California July 3, 2020

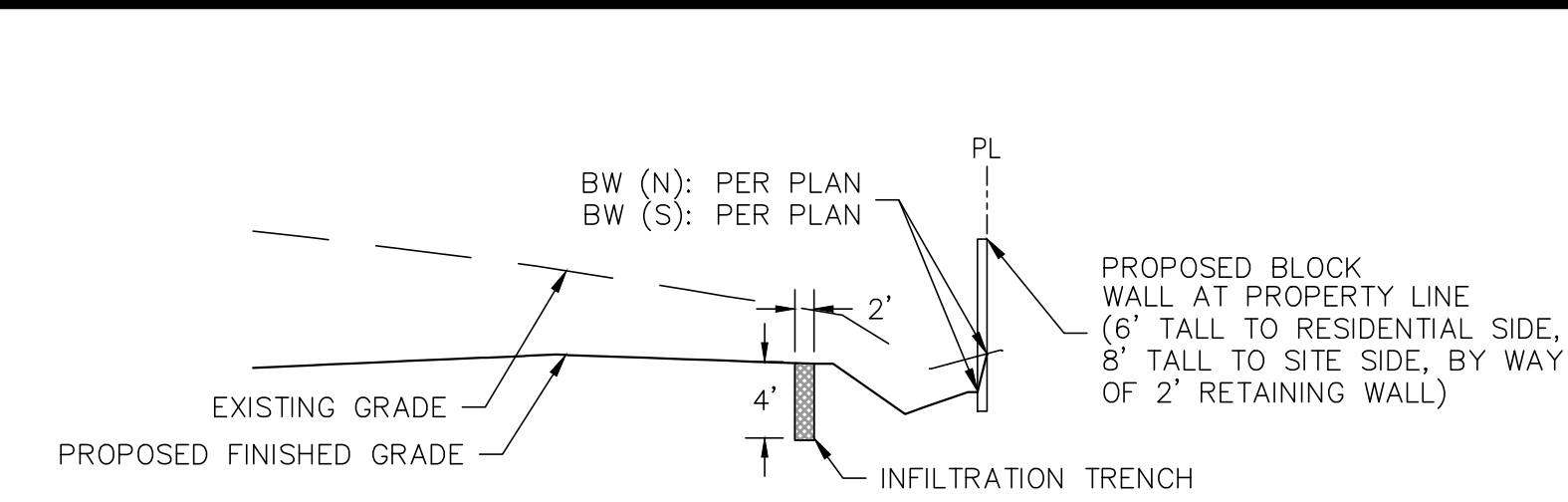




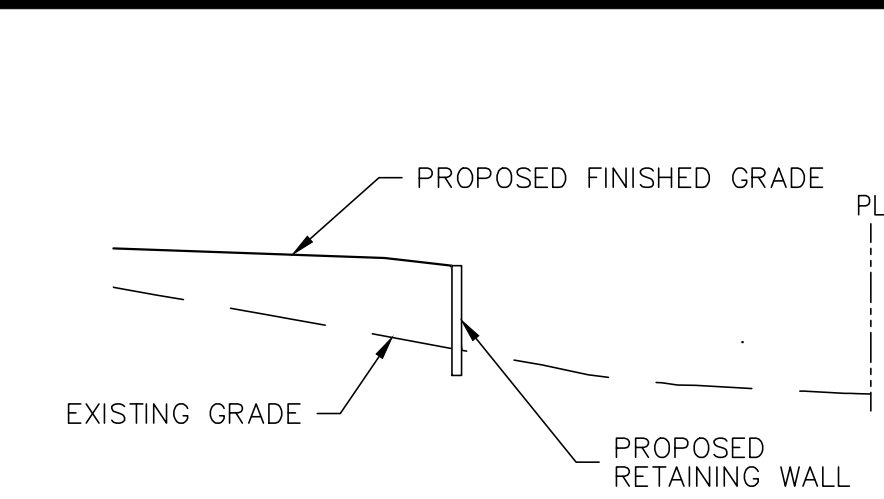
SECTION 1



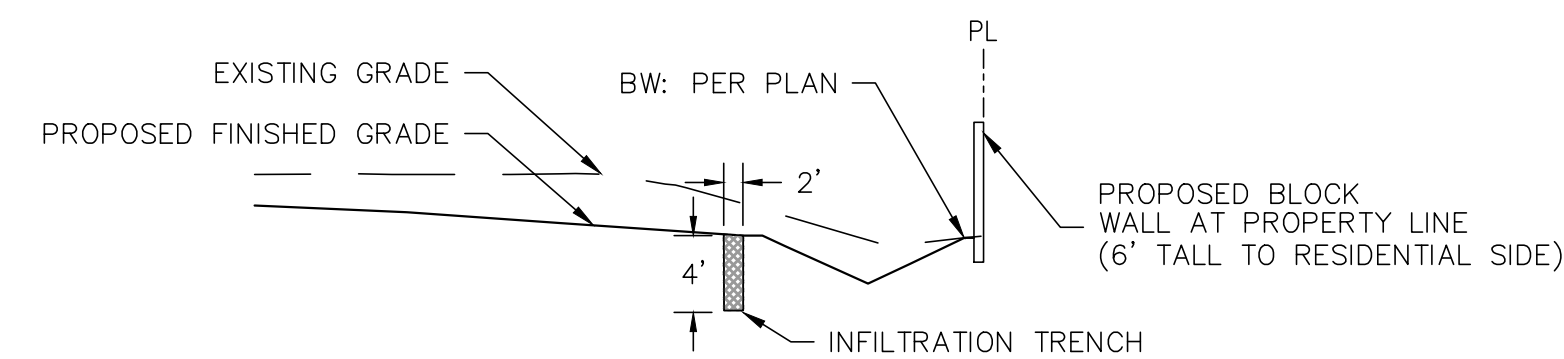
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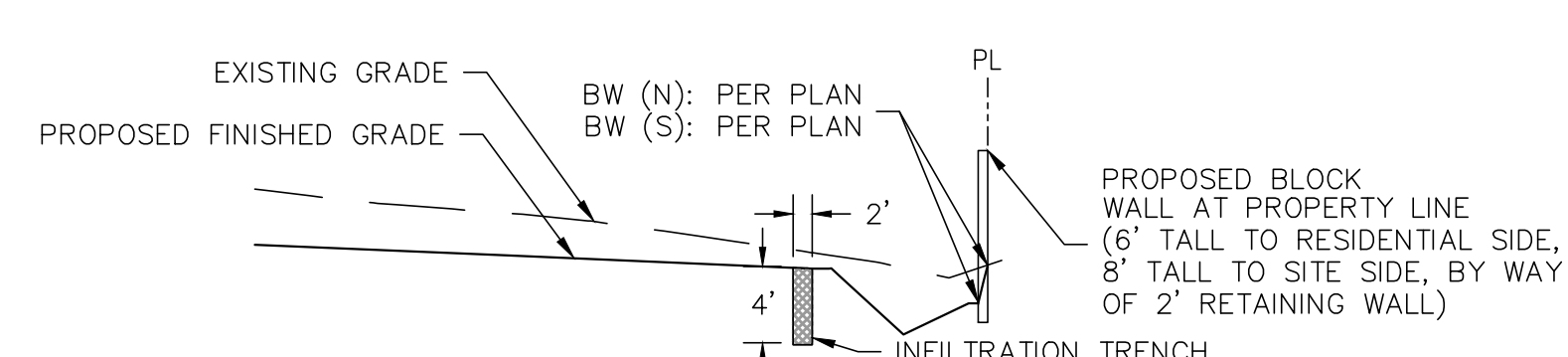
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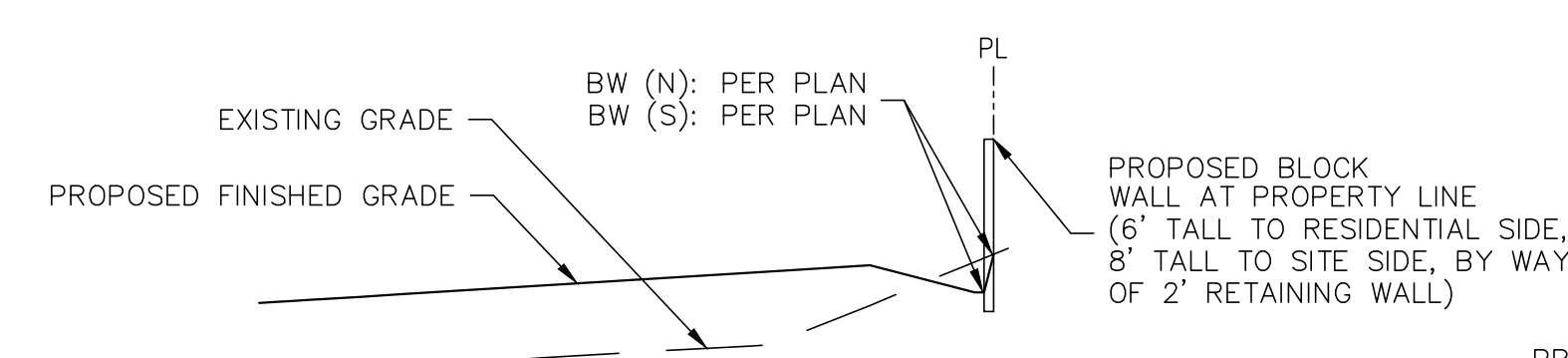
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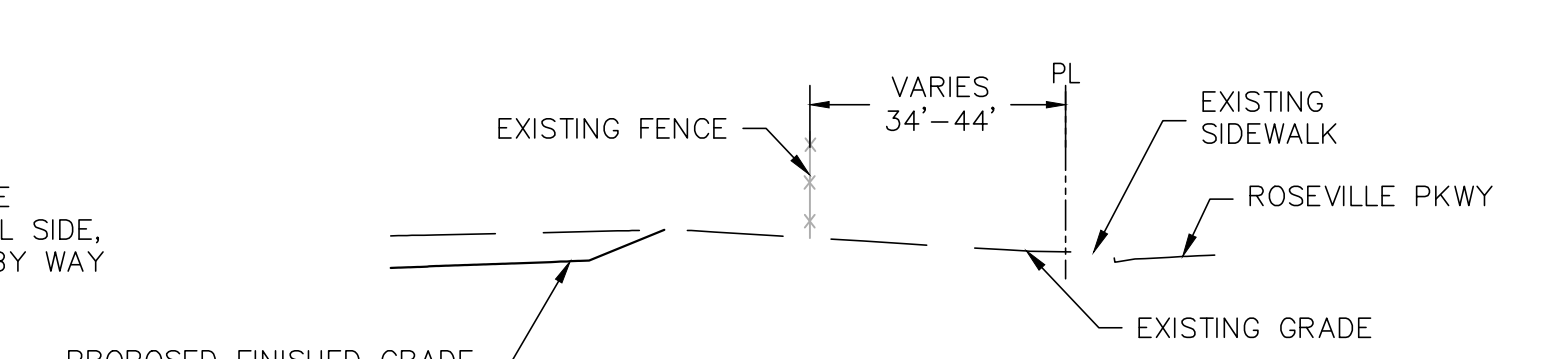
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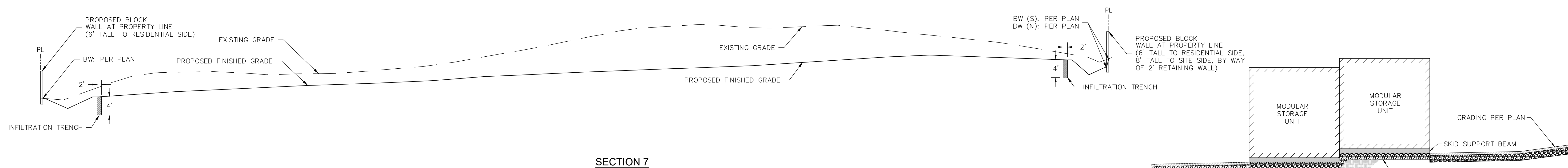
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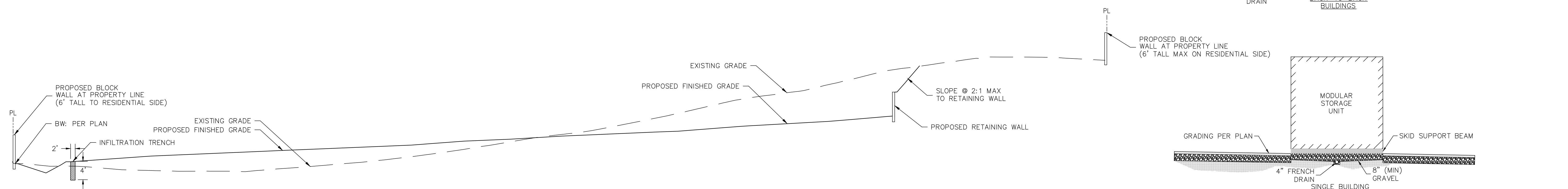
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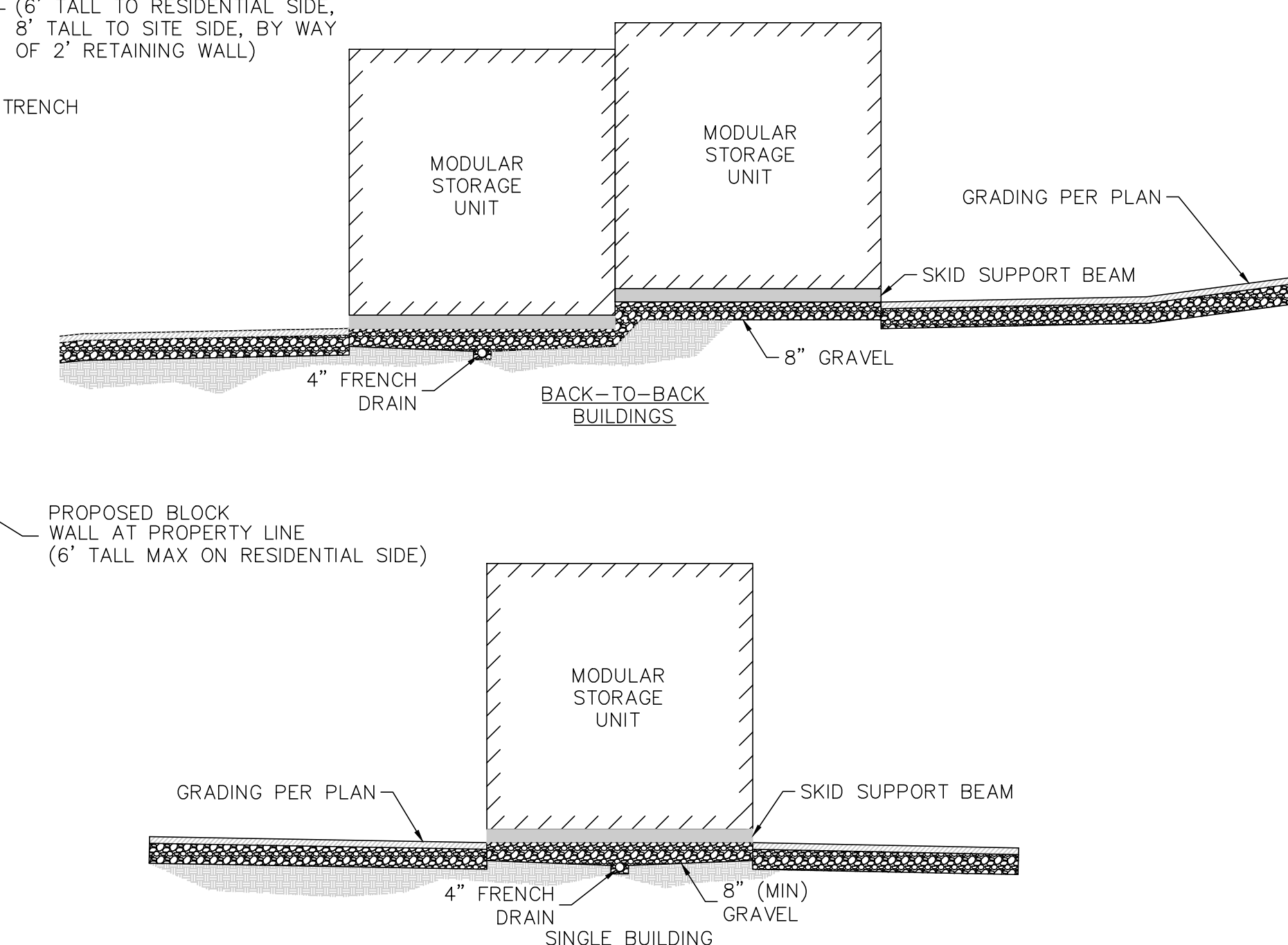
SECTION 10



SECTION 7



SECTION 8



CONCEPTUAL SECTIONS

Johnson Ranch Storage



FRAY JONES
DESIGN GROUP
CIVIL ENGINEERING | PLANNING | SURVEYING

City of Roseville, California July 3, 2020

SCALE (ALL SECTIONS):
HORIZONTAL: 1"=20'
VERTICAL: 1"=10'
(VERTICAL EXAGGERATION FOR CLARITY)

BASED ON CONCEPTUAL GRADING FOR MASS GRADE OF SITE

SHEET
C3.0

PROJECT:

JOHNSON RANCH SELF STORAGE SITE LIGHTING - Rev5

[illegible]

LIGHTING STUDY

[illegible]

New Background added
Rev5 without Bldg B&C

Luminaire Schedule					
Symbol	Label	LLF	Qty	Description	Lum. Watts
	P1-T3	0.900	17	LL-SL1-MD-2-150W-50K-T3-UNV-BRZ-SINGLE @ 14' MTG. HT.	150
	P2-T5	0.900	13	LL-SL1-MD-2-150W-50K-T5-UNV-BRZ-TWIN @ 14' MTG. HT.	150
	WP1	0.900	26	MOBERN MISMROWPKLED25-MV-50--WM @ 8' MTG. HT.	25

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
15' x 15' CAL GRID @ GRADE	Illuminance	Fc	1.71	29.6	0.0	N.A.	N.A.
RV-BOAT ROW (B)	Illuminance	Fc	5.82	29.6	0.7	8.31	42.29

GENERAL NOTE
THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IESNA) APPROVED METHODS. ADDITIONALLY, THE PREPARER USES INFORMATION PROVIDED BY THE CUSTOMER. IF/WHEN SUFFICIENT INFORMATION WAS NOT PROVIDED, PREPARER USED EDUCATED ASSUMPTIONS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE(S) MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER FIELD CONDITIONS NOT ACCOUNTED FOR IN THIS PHOTOMETRIC ANALYSIS.
THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR ENERGY CODE AND RELEVANT LIGHTING QUALITY COMPLIANCE.



Johnson Ranch Storage - Placer-Sacramento County, Annual

Johnson Ranch Storage
Placer-Sacramento County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Light Industry	60.00	1000sqft	1.38	60,000.00	0
Parking Lot	3.00	Acre	3.00	130,680.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	74
Climate Zone	2			Operational Year	2022
Utility Company	Roseville Electric				
CO2 Intensity (lb/MW hr)	793.8	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -
Land Use - updated to show three modular buildings totalling 50,437 sf, and outdoor rv and boat storage totalling 131,254 sf.
Construction Phase -
Off-road Equipment -
Off-road Equipment -

Table Name	Column Name	Default Value	New Value
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2.0 Emissions Summary

Johnson Ranch Storage - Placer-Sacramento County, Annual

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.1408	1.3191	1.0641	2.2300e-003	0.1121	0.0652	0.1773	0.0494	0.0611	0.1104	0.0000	197.7667	197.7667	0.0359	0.0000	198.6634
2021	0.4641	1.5183	1.4155	3.0100e-003	0.0582	0.0711	0.1293	0.0158	0.0668	0.0826	0.0000	266.2764	266.2764	0.0457	0.0000	267.4197
Maximum	0.4641	1.5183	1.4155	3.0100e-003	0.1121	0.0711	0.1773	0.0494	0.0668	0.1104	0.0000	266.2764	266.2764	0.0457	0.0000	267.4197

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.1408	1.3191	1.0641	2.2300e-003	0.1121	0.0652	0.1773	0.0494	0.0611	0.1104	0.0000	197.7666	197.7666	0.0359	0.0000	198.6632
2021	0.4641	1.5183	1.4155	3.0100e-003	0.0582	0.0711	0.1293	0.0158	0.0668	0.0826	0.0000	266.2762	266.2762	0.0457	0.0000	267.4195
Maximum	0.4641	1.5183	1.4155	3.0100e-003	0.1121	0.0711	0.1773	0.0494	0.0668	0.1104	0.0000	266.2762	266.2762	0.0457	0.0000	267.4195

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Johnson Ranch Storage - Placer-Sacramento County, Annual

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	8-1-2020	10-31-2020	0.9069	0.9069
2	11-1-2020	1-31-2021	0.8155	0.8155
3	2-1-2021	4-30-2021	0.7390	0.7390
4	5-1-2021	7-31-2021	0.6706	0.6706
5	8-1-2021	9-30-2021	0.3068	0.3068
		Highest	0.9069	0.9069

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.2725	1.0000e-005	5.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.1300e-003	1.1300e-003	0.0000	0.0000	1.2000e-003
Energy	6.0300e-003	0.0548	0.0461	3.3000e-004		4.1700e-003	4.1700e-003		4.1700e-003	4.1700e-003	0.0000	258.7018	258.7018	8.4100e-003	2.6000e-003	259.6865
Mobile	0.0954	0.6911	1.1215	4.5100e-003	0.3429	3.8200e-003	0.3467	0.0922	3.5900e-003	0.0958	0.0000	415.4130	415.4130	0.0155	0.0000	415.8010
Waste						0.0000	0.0000		0.0000	0.0000	15.1025	0.0000	15.1025	0.8925	0.0000	37.4159
Water						0.0000	0.0000		0.0000	0.0000	4.4019	27.0326	31.4345	0.4531	0.0109	46.0043
Total	0.3739	0.7459	1.1681	4.8400e-003	0.3429	7.9900e-003	0.3508	0.0922	7.7600e-003	0.1000	19.5044	701.1485	720.6530	1.3696	0.0135	758.9088

Johnson Ranch Storage - Placer-Sacramento County, Annual

2.2 Overall Operational**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.2725	1.0000e-005	5.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.1300e-003	1.1300e-003	0.0000	0.0000	1.2000e-003
Energy	6.0300e-003	0.0548	0.0461	3.3000e-004		4.1700e-003	4.1700e-003		4.1700e-003	4.1700e-003	0.0000	258.7018	258.7018	8.4100e-003	2.6000e-003	259.6865
Mobile	0.0954	0.6911	1.1215	4.5100e-003	0.3429	3.8200e-003	0.3467	0.0922	3.5900e-003	0.0958	0.0000	415.4130	415.4130	0.0155	0.0000	415.8010
Waste						0.0000	0.0000		0.0000	0.0000	15.1025	0.0000	15.1025	0.8925	0.0000	37.4159
Water						0.0000	0.0000		0.0000	0.0000	4.4019	27.0326	31.4345	0.4531	0.0109	46.0043
Total	0.3739	0.7459	1.1681	4.8400e-003	0.3429	7.9900e-003	0.3508	0.0922	7.7600e-003	0.1000	19.5044	701.1485	720.6530	1.3696	0.0135	758.9088

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail**Construction Phase**

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Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	8/1/2020	8/7/2020	5	5	
2	Grading	Grading	8/8/2020	8/19/2020	5	8	
3	Building Construction	Building Construction	8/20/2020	7/7/2021	5	230	
4	Paving	Paving	7/8/2021	8/2/2021	5	18	
5	Architectural Coating	Architectural Coating	8/3/2021	8/26/2021	5	18	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 4

Acres of Paving: 3

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 90,000; Non-Residential Outdoor: 30,000; Striped Parking Area: 7,841 (Architectural Coating – sqft)

OffRoad Equipment

Johnson Ranch Storage - Placer-Sacramento County, Annual

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Grading	Excavators	1	8.00	158	0.38
Paving	Pavers	1	8.00	130	0.42
Paving	Rollers	2	6.00	80	0.38
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Paving	Paving Equipment	2	6.00	132	0.36
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	80.00	31.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	16.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

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3.1 Mitigation Measures Construction**3.2 Site Preparation - 2020****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0452	0.0000	0.0452	0.0248	0.0000	0.0248	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0102	0.1060	0.0538	1.0000e-004		5.4900e-003	5.4900e-003		5.0500e-003	5.0500e-003	0.0000	8.3577	8.3577	2.7000e-003	0.0000	8.4253
Total	0.0102	0.1060	0.0538	1.0000e-004	0.0452	5.4900e-003	0.0507	0.0248	5.0500e-003	0.0299	0.0000	8.3577	8.3577	2.7000e-003	0.0000	8.4253

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3.2 Site Preparation - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6000e-004	1.1000e-004	1.1700e-003	0.0000	3.5000e-004	0.0000	3.6000e-004	9.0000e-005	0.0000	1.0000e-004	0.0000	0.3050	0.3050	1.0000e-005	0.0000	0.3052
Total	1.6000e-004	1.1000e-004	1.1700e-003	0.0000	3.5000e-004	0.0000	3.6000e-004	9.0000e-005	0.0000	1.0000e-004	0.0000	0.3050	0.3050	1.0000e-005	0.0000	0.3052

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0452	0.0000	0.0452	0.0248	0.0000	0.0248	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0102	0.1060	0.0538	1.0000e-004		5.4900e-003	5.4900e-003		5.0500e-003	5.0500e-003	0.0000	8.3577	8.3577	2.7000e-003	0.0000	8.4252
Total	0.0102	0.1060	0.0538	1.0000e-004	0.0452	5.4900e-003	0.0507	0.0248	5.0500e-003	0.0299	0.0000	8.3577	8.3577	2.7000e-003	0.0000	8.4252

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3.2 Site Preparation - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6000e-004	1.1000e-004	1.1700e-003	0.0000	3.5000e-004	0.0000	3.6000e-004	9.0000e-005	0.0000	1.0000e-004	0.0000	0.3050	0.3050	1.0000e-005	0.0000	0.3052
Total	1.6000e-004	1.1000e-004	1.1700e-003	0.0000	3.5000e-004	0.0000	3.6000e-004	9.0000e-005	0.0000	1.0000e-004	0.0000	0.3050	0.3050	1.0000e-005	0.0000	0.3052

3.3 Grading - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0262	0.0000	0.0262	0.0135	0.0000	0.0135	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.7200e-003	0.1055	0.0642	1.2000e-004		5.0900e-003	5.0900e-003		4.6900e-003	4.6900e-003	0.0000	10.4235	10.4235	3.3700e-003	0.0000	10.5078
Total	9.7200e-003	0.1055	0.0642	1.2000e-004	0.0262	5.0900e-003	0.0313	0.0135	4.6900e-003	0.0182	0.0000	10.4235	10.4235	3.3700e-003	0.0000	10.5078

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3.3 Grading - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.1000e-004	1.5000e-004	1.5600e-003	0.0000	4.7000e-004	0.0000	4.7000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4067	0.4067	1.0000e-005	0.0000	0.4069
Total	2.1000e-004	1.5000e-004	1.5600e-003	0.0000	4.7000e-004	0.0000	4.7000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4067	0.4067	1.0000e-005	0.0000	0.4069

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0262	0.0000	0.0262	0.0135	0.0000	0.0135	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.7200e-003	0.1055	0.0642	1.2000e-004		5.0900e-003	5.0900e-003		4.6900e-003	4.6900e-003	0.0000	10.4235	10.4235	3.3700e-003	0.0000	10.5078
Total	9.7200e-003	0.1055	0.0642	1.2000e-004	0.0262	5.0900e-003	0.0313	0.0135	4.6900e-003	0.0182	0.0000	10.4235	10.4235	3.3700e-003	0.0000	10.5078

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3.3 Grading - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.1000e-004	1.5000e-004	1.5600e-003	0.0000	4.7000e-004	0.0000	4.7000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4067	0.4067	1.0000e-005	0.0000	0.4069
Total	2.1000e-004	1.5000e-004	1.5600e-003	0.0000	4.7000e-004	0.0000	4.7000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4067	0.4067	1.0000e-005	0.0000	0.4069

3.4 Building Construction - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1018	0.9209	0.8087	1.2900e-003		0.0536	0.0536		0.0504	0.0504	0.0000	111.1728	111.1728	0.0271	0.0000	111.8509
Total	0.1018	0.9209	0.8087	1.2900e-003		0.0536	0.0536		0.0504	0.0504	0.0000	111.1728	111.1728	0.0271	0.0000	111.8509

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3.4 Building Construction - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	5.4800e-003	0.1770	0.0349	4.3000e-004	9.7100e-003	7.7000e-004	0.0105	2.8100e-003	7.4000e-004	3.5500e-003	0.0000	41.0740	41.0740	2.0100e-003	0.0000	41.1242
Worker	0.0133	9.3000e-003	0.0997	2.9000e-004	0.0302	2.0000e-004	0.0304	8.0300e-003	1.8000e-004	8.2100e-003	0.0000	26.0271	26.0271	6.4000e-004	0.0000	26.0431
Total	0.0188	0.1863	0.1346	7.2000e-004	0.0399	9.7000e-004	0.0409	0.0108	9.2000e-004	0.0118	0.0000	67.1011	67.1011	2.6500e-003	0.0000	67.1674

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1018	0.9209	0.8087	1.2900e-003		0.0536	0.0536		0.0504	0.0504	0.0000	111.1727	111.1727	0.0271	0.0000	111.8507
Total	0.1018	0.9209	0.8087	1.2900e-003		0.0536	0.0536		0.0504	0.0504	0.0000	111.1727	111.1727	0.0271	0.0000	111.8507

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3.4 Building Construction - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	5.4800e-003	0.1770	0.0349	4.3000e-004	9.7100e-003	7.7000e-004	0.0105	2.8100e-003	7.4000e-004	3.5500e-003	0.0000	41.0740	41.0740	2.0100e-003	0.0000	41.1242
Worker	0.0133	9.3000e-003	0.0997	2.9000e-004	0.0302	2.0000e-004	0.0304	8.0300e-003	1.8000e-004	8.2100e-003	0.0000	26.0271	26.0271	6.4000e-004	0.0000	26.0431
Total	0.0188	0.1863	0.1346	7.2000e-004	0.0399	9.7000e-004	0.0409	0.0108	9.2000e-004	0.0118	0.0000	67.1011	67.1011	2.6500e-003	0.0000	67.1674

3.4 Building Construction - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1274	1.1680	1.1105	1.8000e-003		0.0642	0.0642		0.0604	0.0604	0.0000	155.1970	155.1970	0.0374	0.0000	156.1330
Total	0.1274	1.1680	1.1105	1.8000e-003		0.0642	0.0642		0.0604	0.0604	0.0000	155.1970	155.1970	0.0374	0.0000	156.1330

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3.4 Building Construction - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	6.4100e-003	0.2267	0.0433	6.0000e-004	0.0136	5.2000e-004	0.0141	3.9300e-003	5.0000e-004	4.4200e-003	0.0000	56.8778	56.8778	2.6500e-003	0.0000	56.9441
Worker	0.0173	0.0116	0.1273	3.9000e-004	0.0421	2.7000e-004	0.0424	0.0112	2.5000e-004	0.0115	0.0000	35.0514	35.0514	8.0000e-004	0.0000	35.0714
Total	0.0237	0.2384	0.1706	9.9000e-004	0.0557	7.9000e-004	0.0564	0.0151	7.5000e-004	0.0159	0.0000	91.9292	91.9292	3.4500e-003	0.0000	92.0155

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1274	1.1680	1.1105	1.8000e-003		0.0642	0.0642		0.0604	0.0604	0.0000	155.1968	155.1968	0.0374	0.0000	156.1329
Total	0.1274	1.1680	1.1105	1.8000e-003		0.0642	0.0642		0.0604	0.0604	0.0000	155.1968	155.1968	0.0374	0.0000	156.1329

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3.4 Building Construction - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	6.4100e-003	0.2267	0.0433	6.0000e-004	0.0136	5.2000e-004	0.0141	3.9300e-003	5.0000e-004	4.4200e-003	0.0000	56.8778	56.8778	2.6500e-003	0.0000	56.9441
Worker	0.0173	0.0116	0.1273	3.9000e-004	0.0421	2.7000e-004	0.0424	0.0112	2.5000e-004	0.0115	0.0000	35.0514	35.0514	8.0000e-004	0.0000	35.0714
Total	0.0237	0.2384	0.1706	9.9000e-004	0.0557	7.9000e-004	0.0564	0.0151	7.5000e-004	0.0159	0.0000	91.9292	91.9292	3.4500e-003	0.0000	92.0155

3.5 Paving - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	9.8500e-003	0.0976	0.1103	1.7000e-004		5.2100e-003	5.2100e-003		4.8100e-003	4.8100e-003	0.0000	14.7336	14.7336	4.6300e-003	0.0000	14.8493
Paving	3.9300e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0138	0.0976	0.1103	1.7000e-004		5.2100e-003	5.2100e-003		4.8100e-003	4.8100e-003	0.0000	14.7336	14.7336	4.6300e-003	0.0000	14.8493

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3.5 Paving - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.8000e-004	3.9000e-004	4.2700e-003	1.0000e-005	1.4100e-003	1.0000e-005	1.4200e-003	3.8000e-004	1.0000e-005	3.8000e-004	0.0000	1.1771	1.1771	3.0000e-005	0.0000	1.1778
Total	5.8000e-004	3.9000e-004	4.2700e-003	1.0000e-005	1.4100e-003	1.0000e-005	1.4200e-003	3.8000e-004	1.0000e-005	3.8000e-004	0.0000	1.1771	1.1771	3.0000e-005	0.0000	1.1778

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	9.8500e-003	0.0976	0.1103	1.7000e-004		5.2100e-003	5.2100e-003		4.8100e-003	4.8100e-003	0.0000	14.7335	14.7335	4.6300e-003	0.0000	14.8493
Paving	3.9300e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0138	0.0976	0.1103	1.7000e-004		5.2100e-003	5.2100e-003		4.8100e-003	4.8100e-003	0.0000	14.7335	14.7335	4.6300e-003	0.0000	14.8493

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3.5 Paving - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.8000e-004	3.9000e-004	4.2700e-003	1.0000e-005	1.4100e-003	1.0000e-005	1.4200e-003	3.8000e-004	1.0000e-005	3.8000e-004	0.0000	1.1771	1.1771	3.0000e-005	0.0000	1.1778
Total	5.8000e-004	3.9000e-004	4.2700e-003	1.0000e-005	1.4100e-003	1.0000e-005	1.4200e-003	3.8000e-004	1.0000e-005	3.8000e-004	0.0000	1.1771	1.1771	3.0000e-005	0.0000	1.1778

3.6 Architectural Coating - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.2963					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.9700e-003	0.0137	0.0164	3.0000e-005		8.5000e-004	8.5000e-004		8.5000e-004	8.5000e-004	0.0000	2.2979	2.2979	1.6000e-004	0.0000	2.3019
Total	0.2982	0.0137	0.0164	3.0000e-005		8.5000e-004	8.5000e-004		8.5000e-004	8.5000e-004	0.0000	2.2979	2.2979	1.6000e-004	0.0000	2.3019

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3.6 Architectural Coating - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.6000e-004	3.1000e-004	3.4200e-003	1.0000e-005	1.1300e-003	1.0000e-005	1.1400e-003	3.0000e-004	1.0000e-005	3.1000e-004	0.0000	0.9417	0.9417	2.0000e-005	0.0000	0.9422
Total	4.6000e-004	3.1000e-004	3.4200e-003	1.0000e-005	1.1300e-003	1.0000e-005	1.1400e-003	3.0000e-004	1.0000e-005	3.1000e-004	0.0000	0.9417	0.9417	2.0000e-005	0.0000	0.9422

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.2963					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.9700e-003	0.0137	0.0164	3.0000e-005		8.5000e-004	8.5000e-004		8.5000e-004	8.5000e-004	0.0000	2.2979	2.2979	1.6000e-004	0.0000	2.3019
Total	0.2982	0.0137	0.0164	3.0000e-005		8.5000e-004	8.5000e-004		8.5000e-004	8.5000e-004	0.0000	2.2979	2.2979	1.6000e-004	0.0000	2.3019

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3.6 Architectural Coating - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.6000e-004	3.1000e-004	3.4200e-003	1.0000e-005	1.1300e-003	1.0000e-005	1.1400e-003	3.0000e-004	1.0000e-005	3.1000e-004	0.0000	0.9417	0.9417	2.0000e-005	0.0000	0.9422
Total	4.6000e-004	3.1000e-004	3.4200e-003	1.0000e-005	1.1300e-003	1.0000e-005	1.1400e-003	3.0000e-004	1.0000e-005	3.1000e-004	0.0000	0.9417	0.9417	2.0000e-005	0.0000	0.9422

4.0 Operational Detail - Mobile**4.1 Mitigation Measures Mobile**

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0954	0.6911	1.1215	4.5100e-003	0.3429	3.8200e-003	0.3467	0.0922	3.5900e-003	0.0958	0.0000	415.4130	415.4130	0.0155	0.0000	415.8010
Unmitigated	0.0954	0.6911	1.1215	4.5100e-003	0.3429	3.8200e-003	0.3467	0.0922	3.5900e-003	0.0958	0.0000	415.4130	415.4130	0.0155	0.0000	415.8010

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Light Industry	418.20	79.20	40.80	922,148	922,148
Parking Lot	0.00	0.00	0.00		
Total	418.20	79.20	40.80	922,148	922,148

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Light Industry	9.50	7.30	7.30	59.00	28.00	13.00	92	5	3
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Light Industry	0.499712	0.039404	0.220288	0.124864	0.021993	0.006021	0.030614	0.046741	0.001428	0.001188	0.005840	0.000765	0.001142
Parking Lot	0.499712	0.039404	0.220288	0.124864	0.021993	0.006021	0.030614	0.046741	0.001428	0.001188	0.005840	0.000765	0.001142

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5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	199.0197	199.0197	7.2700e-003	1.5000e-003	199.6498
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	199.0197	199.0197	7.2700e-003	1.5000e-003	199.6498
NaturalGas Mitigated	6.0300e-003	0.0548	0.0461	3.3000e-004		4.1700e-003	4.1700e-003		4.1700e-003	4.1700e-003	0.0000	59.6821	59.6821	1.1400e-003	1.0900e-003	60.0367
NaturalGas Unmitigated	6.0300e-003	0.0548	0.0461	3.3000e-004		4.1700e-003	4.1700e-003		4.1700e-003	4.1700e-003	0.0000	59.6821	59.6821	1.1400e-003	1.0900e-003	60.0367

Johnson Ranch Storage - Placer-Sacramento County, Annual

5.2 Energy by Land Use - NaturalGas**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Light Industry	1.1184e+006	6.0300e-003	0.0548	0.0461	3.3000e-004		4.1700e-003	4.1700e-003		4.1700e-003	4.1700e-003	0.0000	59.6821	59.6821	1.1400e-003	1.0900e-003	60.0367
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		6.0300e-003	0.0548	0.0461	3.3000e-004		4.1700e-003	4.1700e-003		4.1700e-003	4.1700e-003	0.0000	59.6821	59.6821	1.1400e-003	1.0900e-003	60.0367

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Light Industry	1.1184e+006	6.0300e-003	0.0548	0.0461	3.3000e-004		4.1700e-003	4.1700e-003		4.1700e-003	4.1700e-003	0.0000	59.6821	59.6821	1.1400e-003	1.0900e-003	60.0367
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		6.0300e-003	0.0548	0.0461	3.3000e-004		4.1700e-003	4.1700e-003		4.1700e-003	4.1700e-003	0.0000	59.6821	59.6821	1.1400e-003	1.0900e-003	60.0367

Johnson Ranch Storage - Placer-Sacramento County, Annual

5.3 Energy by Land Use - Electricity**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Light Industry	507000	182.5512	6.6700e-003	1.3800e-003	183.1292
Parking Lot	45738	16.4685	6.0000e-004	1.2000e-004	16.5206
Total		199.0197	7.2700e-003	1.5000e-003	199.6498

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Light Industry	507000	182.5512	6.6700e-003	1.3800e-003	183.1292
Parking Lot	45738	16.4685	6.0000e-004	1.2000e-004	16.5206
Total		199.0197	7.2700e-003	1.5000e-003	199.6498

6.0 Area Detail**6.1 Mitigation Measures Area**

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.2725	1.0000e-005	5.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.1300e-003	1.1300e-003	0.0000	0.0000	1.2000e-003
Unmitigated	0.2725	1.0000e-005	5.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.1300e-003	1.1300e-003	0.0000	0.0000	1.2000e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0296					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2428					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	5.0000e-005	1.0000e-005	5.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.1300e-003	1.1300e-003	0.0000	0.0000	1.2000e-003
Total	0.2725	1.0000e-005	5.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.1300e-003	1.1300e-003	0.0000	0.0000	1.2000e-003

Johnson Ranch Storage - Placer-Sacramento County, Annual

6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0296					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2428					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	5.0000e-005	1.0000e-005	5.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.1300e-003	1.1300e-003	0.0000	0.0000	1.2000e-003
Total	0.2725	1.0000e-005	5.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.1300e-003	1.1300e-003	0.0000	0.0000	1.2000e-003

7.0 Water Detail**7.1 Mitigation Measures Water**

Johnson Ranch Storage - Placer-Sacramento County, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	31.4345	0.4531	0.0109	46.0043
Unmitigated	31.4345	0.4531	0.0109	46.0043

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Light Industry	13.875 / 0	31.4345	0.4531	0.0109	46.0043
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		31.4345	0.4531	0.0109	46.0043

Johnson Ranch Storage - Placer-Sacramento County, Annual

7.2 Water by Land Use**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Light Industry	13.875 / 0	31.4345	0.4531	0.0109	46.0043
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		31.4345	0.4531	0.0109	46.0043

8.0 Waste Detail**8.1 Mitigation Measures Waste****Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	15.1025	0.8925	0.0000	37.4159
Unmitigated	15.1025	0.8925	0.0000	37.4159

Johnson Ranch Storage - Placer-Sacramento County, Annual

8.2 Waste by Land Use**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Light Industry	74.4	15.1025	0.8925	0.0000	37.4159
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		15.1025	0.8925	0.0000	37.4159

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Light Industry	74.4	15.1025	0.8925	0.0000	37.4159
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		15.1025	0.8925	0.0000	37.4159

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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Johnson Ranch Storage - Placer-Sacramento County, Annual

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation

**Wetlands & Biological Resources Assessment
of
1851 E. Roseville Parkway
Roseville, CA 95661
(APN: 468-010-044)**



Prepared By:

**Prepared For:
Mr. Ron Smith
5701 Lonetree Blvd. #102
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1.0 Introduction

Barnett Environmental has conducted a Wetland & Biological Resources Assessment (WBRA) of a 13.64-acre property ("Study Area"; APN 468-010-044) located at 1851 E. Roseville Parkway in Roseville, Placer County, California on behalf of the owner, Mr. Ron Smith. The parcel is in the NE and SE quarter of Section 8, Township 10 North, Range 7 East of the Folsom, California 7.5-minute USGS quadrangle map (Figure 1.) It lies along the Lower American watershed (Hydrologic Unit Code 18020111) at approximately 221 to 235 feet elevation above mean sea level (msl) and approx. geographic coordinates 38°43'59" North latitude and 121°13'43" West longitude. The Study Area is surrounded by existing residential development to the northeast, west, and south with Johnson Ranch Racquet Club to the north, and commercial buildings to the southeast.

This report:

- Delineates and describes any wetlands or other waters of the U.S. within the Study Area;
- Describes the vegetation on-site;
- Records all plant and animal species observed during the field survey(s);
- Evaluates and identifies sensitive habitats and special-status plant and animal species that may occur in the Study Area and could be affected by project activities; and
- Provides conclusions and recommendations for mitigating potential adverse impacts to identified resources.

2.0 Regulatory Setting

The following federal and California state laws, regulations and/or policies provide the legal framework guiding the protection of wetland and biological resources.

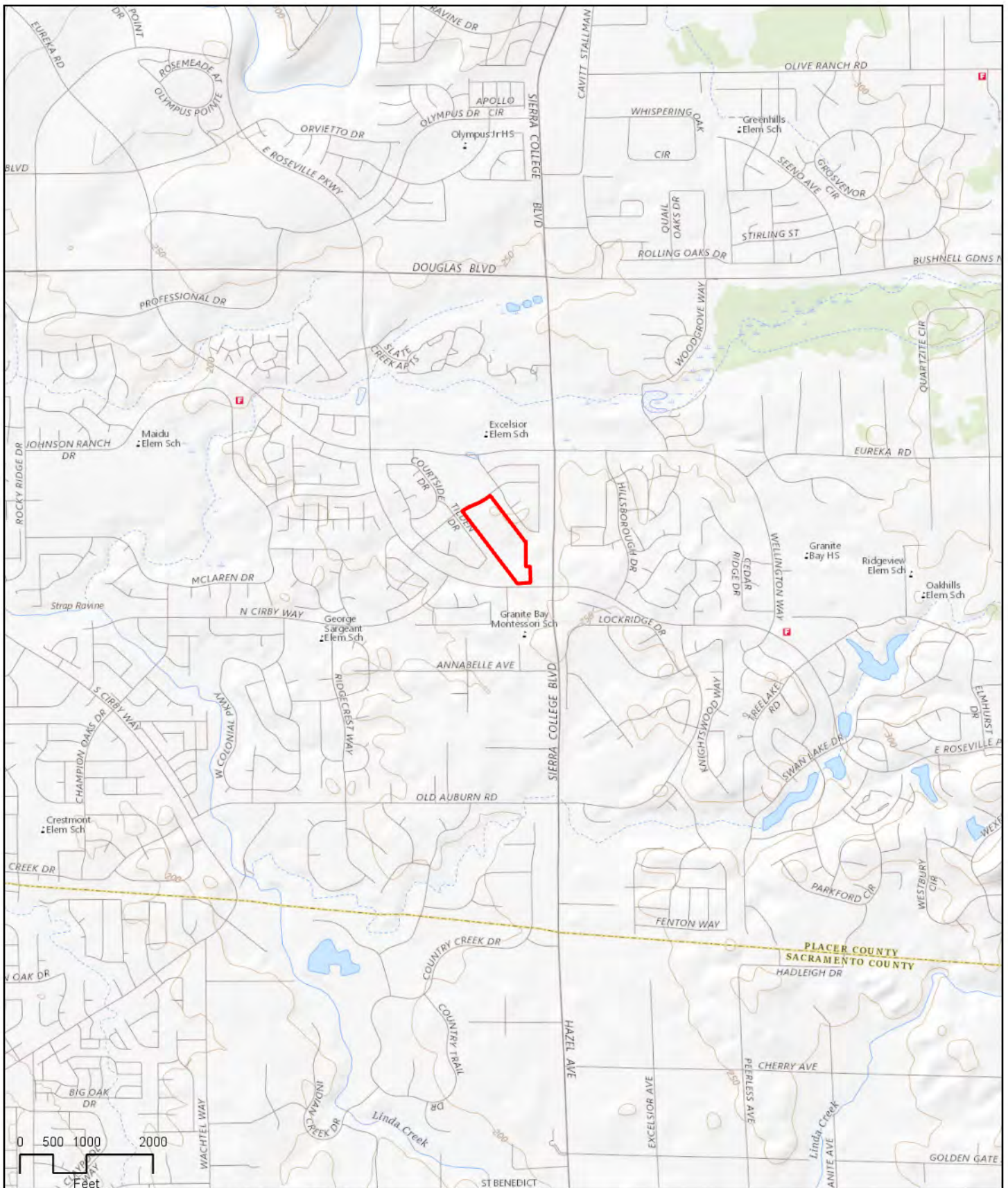
2.1 Relevant Federal Laws & Regulations

Federal Endangered Species Act (FESA)

The FESA, enacted in 1973, prohibits the taking, possession, sale, or transport of endangered species. Under the FESA, the Secretary of the Interior and the Secretary of Commerce jointly have the authority to list a species as threatened or endangered. FESA is administered by both the National Marine Fisheries Service (NMFS) and the U.S. Fish & Wildlife Service (USFWS). NMFS is accountable for animals that are threatened or endangered (16 United States Code [USC] 1533[c]) and spend most of their lives in marine waters, including marine fish, most marine mammals, and anadromous fish such as Pacific salmon. The USFWS is accountable for all other federally-listed plants and animals.

Pursuant to the requirements of FESA, a federal agency reviewing a project within its jurisdiction must determine whether any federally listed threatened or endangered species could be present in the Permit Area and whether the project will have a potentially significant impact on such species. In addition, federal agencies are required to determine whether the project is likely to jeopardize the continued existence of any species proposed for listing under FESA or result in the destruction or adverse modification of critical habitat proposed to be designated for such species (16 USC 1536[3], [4]).

Projects that would result in a "take" of any federally-listed threatened or endangered species are required to obtain authorization from NMFS and/or USFWS through either Section 7 (interagency consultation) or section



Source: USGS 7.5-Minute Topographic Quadrangle for Folsom, CA

FIGURE 1 - PROJECT AREA LOCATION

RON SMITH - JOHNSON RANCH PROJECT • PLACER COUNTY, CALIFORNIA

Date: March 10, 2019



10(a) (incidental take permit) of FESA, depending on whether the federal government is involved in permitting or funding the project. The Section 7 authorization process is used to determine if a project with a federal nexus would jeopardize the continued existence of a listed species and what mitigation measures would be required to avoid jeopardizing the species. The Section 10(a) process allows take of endangered species or their habitat in non-federal activities.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) regulates or prohibits taking, killing, possession of, or harm to migratory bird species listed in Title 50 Code of Federal Regulations (CFR) Section 10.13. The MBTA is an international treaty for the conservation and management of bird species that migrate through more than one country, and is enforced in the United States by the USFWS. Hunting of specific migratory game birds is permitted under the regulations listed in Title 50 CFR 20. The MBTA was amended in 1972 to include protection for migratory birds of prey (raptors).

Bald and Golden Eagle Protection Act

The federal Bald and Golden Eagle Protection Act regulates or prohibits taking, possession, sale, purchase, barter, offer to sell, purchase or barter, transport, export or import, of any bald or golden eagle, alive or dead, including any part, nest, or egg, unless allowed by permit (16 U.S.C. 668(a); 50 CFR 22). “Take” includes pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest or disturb (16 U.S.C. 668c; 50 CFR 22.3).

Federal Clean Water Act (CWA)

Section 401 – The State Water Resources Control Board (SWRCB) has authority over wetlands and “other waters of the U.S.” through Section 401 (Water Quality Certification of the CWA).

The CWA requires that an applicant for a Section 404 permit (to discharge dredged or fill material into waters of the United States) first obtain a certificate from the appropriate state agency stating that the fill is consistent with the State’s water quality standards and criteria. In California, the authority to either grant certification or waive the requirement for permits is delegated by the SWRCB to the nine regional boards. The Central Valley Regional Water Quality Control Board (CVRWQCB) is the appointed authority for Section 401 compliance in the project site. A request for certification or waiver is submitted to the regional board at the same time an application is filed with the USACE. The regional board has 60 days to review the application and act on it. Because no USACE permit is valid under the CWA unless “certified” by the state, these boards may effectively veto or add conditions to any USACE permit.

Section 404 - Section 404 of the CWA identifies the U.S. Army Corps of Engineers (USACE) as the principal authority to regulate activity that could discharge fill or dredge material or otherwise adversely modify wetlands or Waters of the U.S. (WOUS). The USACE implements the federal policy embodied in Executive Order 11990, which, when implemented, is intended to result in no net loss of wetland values or function. U.S. Congress has authorized the Environmental Protection Agency (EPA) to have a specific oversight role over USACE’s authority.

2.2 Relevant State Laws & Regulations

California Endangered Species Act (CESA)

The CESA was enacted in 1984. Under the CESA, the California Fish and Wildlife Commission (CFWC) has the responsibility for maintaining a list of threatened and endangered species, while The California Department of Fish & Wildlife (CDFW) is responsible for enforcement. CDFW also maintains lists of species of special concern. A Species of Special Concern (CSC) is a species, subspecies, or distinct population of an animal native to California that currently satisfies one or more of the following (not necessarily mutually exclusive) criteria:

- is extirpated from the State or, in the case of birds, in its primary seasonal or breeding role;
- is listed as Federally-, but not State-, threatened or endangered;
- meets the State definition of threatened or endangered but has not formally been listed;
- is experiencing, or formerly experienced, serious (nonscyclical) population declines or range retractions (not reversed) that, if continued or resumed, could qualify it for State threatened or endangered status;
- has naturally small populations exhibiting high susceptibility to risk from any factor(s), that if realized, could lead to declines that would qualify it for State threatened or endangered status.

CESA prohibits the take of California listed animals and plants in most cases, but CDFW may issue incidental take permits under special conditions. Pursuant to the requirements of CESA, a State agency reviewing a project within its jurisdiction must determine whether any state-listed endangered or threatened species could be present in the project site and determine whether the project would have a potentially significant impact on such species. In addition, CDFW encourages consultation on any project that could affect a listed or candidate species.

CA Fish and Game Code

Sections 1600-1616 – Under Sections 1600-1616 of the California Fish and Game Code, the CDFW regulates activities that would alter the flow, bed, channel, or bank of streams and lakes. The limits of CDFW's jurisdiction are defined in the code as the "... bed, channel or bank of any river, stream, or lake designated by the department in which there is at any time an existing fish or wildlife resource or from which these resources derive benefit ..." (Section 1601). In practice, the CDFW usually marks its jurisdictional limit at the top of the stream or bank, or at the outer edge of the riparian vegetation, whichever is wider.

The CDFW also derives its authority to oversee activities that affect wetlands from state legislation. This authority includes Sections 1600-1616 of the Fish and Game Code (lake and streambed alteration agreements), Section 30411 of the California Coastal Act (CDFW becomes the lead agency for the study and identification of degraded wetlands within the Coastal Zone), CESA (protection of state listed species and their habitats - which could include wetlands), and the Keene-Nejedly California Wetlands Preservation Act of 1976 (states a need for an affirmative and sustained public policy program directed at wetlands preservation, restoration, and enhancement). In general, the CDFW asserts authority over wetlands within the state either through review and comment on USACE Section 404 permits, review and comment on CEQA documents, preservation of state listed species, or through stream and lakebed alteration agreements.

Sections 1900-1913 – These Sections embody the Native Plant Protection Act, which is intended to preserve, protect, and enhance endangered or rare native plants in the state. The act directs CDFW to establish criteria

for determining what native plants are rare or endangered. Under Section 1901, a species is endangered when its prospects for survival and reproduction are in immediate jeopardy from one or more causes. A species is rare when, although not threatened with immediate extinction, it is in such small numbers throughout its range that it may become endangered if its present environment worsens. Under the act, CDFW may adopt regulations governing the taking, possessing, propagation or sale of any endangered or rare native plant.

Section 1913 of that Act allows landowners in conducting certain activities to take actions that will destroy rare or endangered plants, provided that, where the Department of Fish and Wildlife (CDFW) has previously notified the owner “that a rare or endangered plants is growing” on his or her land, the owner notifies CDFW “at least 10 days in advance of hanging the land” to allow the state agency to come and “salvage” the plants. Subject to this requirement, section 1913 states that “the presence of rare or endangered plants” on a property shall not restrict (1) timber operations conducted pursuant to an approved timber harvest plan, (2) “required mining assessment work pursuant to federal or state mining laws,” (3) “the removal of endangered or rare native plants from a canal, lateral ditch, building site, or road, other right-of-way by the owner of the land or his agent,” or (4) “the performance by a public agency or publicly or privately owned public utility of its obligation to provide service to the public.”

Sections 3503, 3503.5, 3513 – Fish and Game Code Section 3503 states that it is unlawful to take, possess, or needlessly destroy the nests or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto. Fish and Game Code Section 3503.5 protects all birds-of-prey (raptors) and their eggs and nests. Section 3513 states that it is unlawful to take or possess any migratory non-game bird as designated in the Migratory Bird Treaty Act.

Sections 3511, 4700, 5050, and 5515 – Sections 3511 (birds), 4700 (mammals), 5050 (reptiles and amphibians), and 5515 (fish) of the California Fish and Game Code designate certain species as “fully protected.” Fully protected species, or parts thereof, may not be taken or possessed at any time, and no provision of the CFWC or any other law may be construed to authorize the issuance of permits or licenses to take any fully protected species. No such permits or licenses heretofore issued may have any force or effect for any such purpose, except that the CFWC may authorize the collecting of such species for necessary scientific research. Legally imported and fully protected species or parts thereof may be possessed under a permit issued by CDFW.

Porter-Cologne Water Quality Control Act

The Porter-Cologne Water Quality Control Act established the SWRCB and each Regional Water Quality Control Board (RWQCB) as the principal state agencies for coordinating and controlling water quality in California. Responsibility for the protection of water quality in California rests with the SWRCB and nine RWQCBs. The SWRCB establishes statewide policies and regulations for the implementation of water quality control programs mandated by federal and state water quality statutes and regulations. Pursuant to the Act, each of California’s nine regional boards must prepare and periodically update basin plans that set forth water quality standards for surface and groundwater, as well as actions to control point and non-point sources of pollution to achieve and maintain these standards. Basin plans offer an opportunity to achieve wetlands protection through enforcement of water quality standards.

The Porter-Cologne Water Quality Control Act provides that “All discharges of waste into the waters of the State are privileges, not rights.” Waters of the State are defined in Section 13050(e) of the Porter-Cologne Water Quality Control Act as “...any surface water or groundwater, including saline waters, within the boundaries of the state.” All

dischargers are subject to regulation under the Porter-Cologne Water Quality Control Act, including both point and nonpoint source dischargers. The RWQCB has the authority to implement water quality protection standards through the issuance of permits for discharges to waters at locations within its jurisdiction, which would include the project site. As noted above, the RWQCB is the appointed authority for Section 401 compliance in the project site. If the USACE determines that they have no regulatory authority on the project site and they also determine that a CWA Section 404 permit is not required, the project proponent could still be responsible for obtaining the appropriate CWA Section 401 permit or waiver from RWQCB for impacts to Waters of the State.

California Oak Woodlands Conservation Act of 2001

Acknowledges the importance of private land stewardship to the conservation of the state's valued oak woodlands. The Act establishes the California Oak Woodlands Conservation Program, which aims to conserve oak woodlands existing in the state's working landscapes by providing education and incentives to private landowners. The program provides technical and financial incentives to private landowners to protect and promote biologically functional oak woodlands.

California Environmental Quality Act

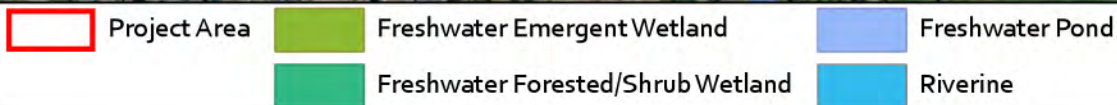
Although specific federal and state statutes protect threatened and endangered species, California Environmental Quality Act (CEQA) Guidelines Section 15380(b) provides that a species not listed on the federal or state list of protected species may be considered rare or endangered if the species can be shown to meet certain criteria. These criteria have been modeled after the definition in FESA and the section of the California Fish and Game Code dealing with rare or endangered plants and animals, and allows a public agency to undertake a review to determine if a significant effect on a species that has not yet been listed by either the USFWS or CDFW (i.e., species of concern) would occur. Whether a species is rare, threatened, or endangered can be legally significant because, under CEQA Guidelines Section 15065, an agency must find an impact to be significant if a project would "substantially reduce the number or restrict the range of an endangered, rare, or threatened species." Thus, CEQA provides an agency with the ability to protect a species from a project's potential impacts until the respective government agencies have an opportunity to designate the species as protected, if warranted.

3.0 Methodology

Prior to our field survey, we queried the U.S. Fish & Wildlife Service's National Wetlands Inventory (NWI; Figure 2), EcoAtlas' California Aquatic Resources Inventory (CARI; Figure 3), NRCS Web Soil Survey (Figure 4; Appendix A), and Hydric Soils List for Placer County, California to determine whether any wetlands or "other waters of the U.S.", "waters of the State", or soils compatible with wetland resources have been historically recorded on or around, or are likely to occur on-site.

We also queried the following online resources for information on the Study Area's potential plant and wildlife resources:

1. California Department of Fish & Wildlife's Natural Diversity Database (RareFind 5) for observations of special status plant and animal species within five miles of the Study Area (Appendix B),
2. U.S. Fish and Wildlife Service's IPaC Database of federally-listed special status species in Placer County (Appendix C),



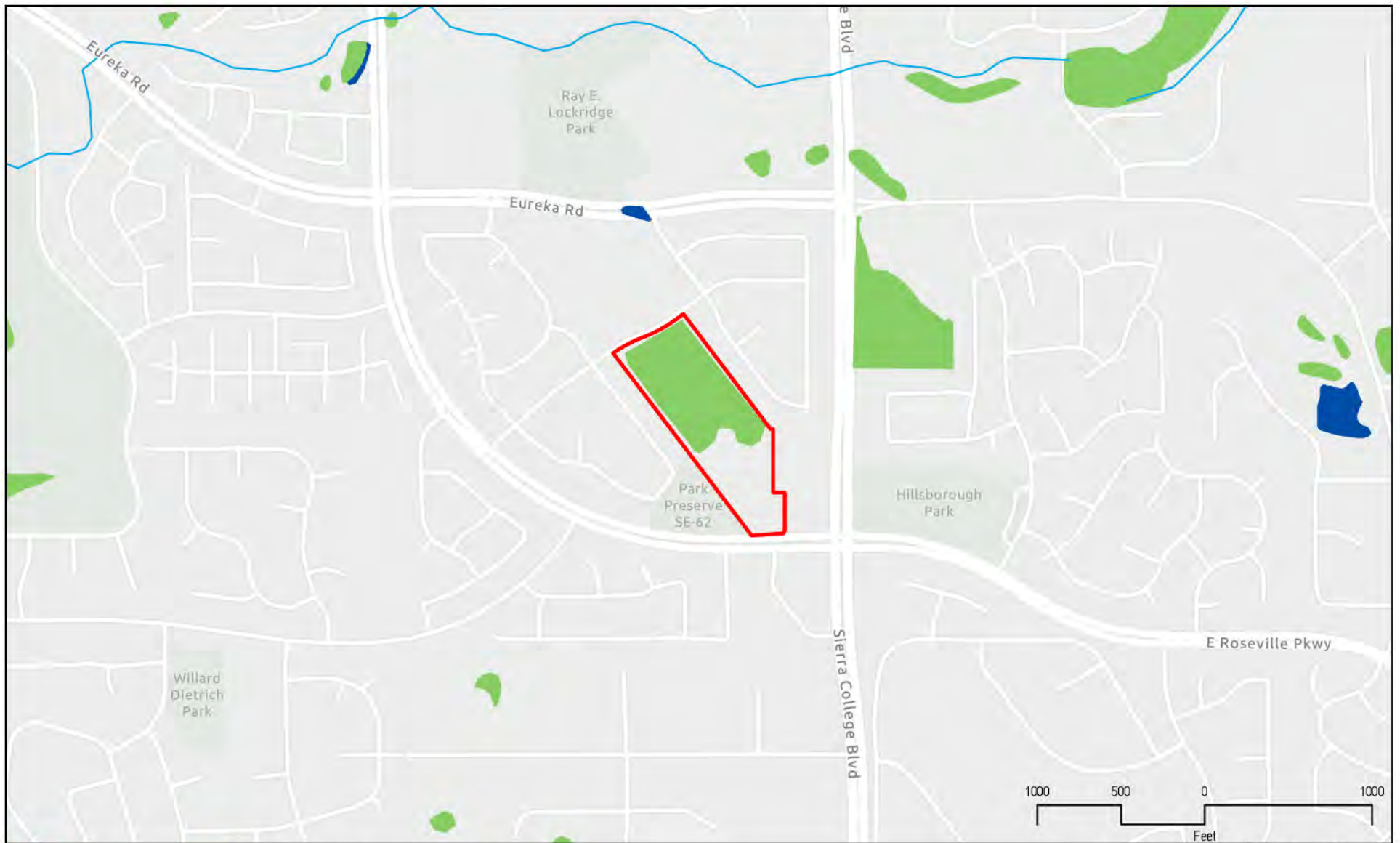
U. S. Fish and Wildlife Service. Publication date May 2018. National Wetlands Inventory website. U.S. Department of the Interior, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>. Accessed June 9, 2018. Base Map USDA FSA, GeoEye, CNES/Airbus DS, City of Roseville, USDA FSA, GeoEye, CNES/Airbus DS, Esri, USDA Farm Service Agency. Scale 1:8,000 1:10,000 original report (8.5 x 11).

FIGURE 2 - NATIONAL WETLANDS INVENTORY (NWI) WETLANDS

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Date: March 10, 2019





- Project Area
- Lake, Reservoir and associated vegetation
- Fluvial Natural
- Pond and associated vegetation

San Francisco Estuary Institute (SFEI). 2017.
 "California Aquatic Resource Inventory (CARI) version
 0.3." Accessed June 9, 2018. Original report (8.5 x
 11) scale 1:10,000.

FIGURE 3 - CALIFORNIA AQUATIC RESOURCES INVENTORY (CARI) WETLANDS

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Date: March 10, 2019



3. The California Native Plant Society's Inventory of Rare & Endangered Plants in California.

We then conducted a field survey of the Study Area on March 1, 2019, where we delineated wetlands in accordance with the 1987 U.S. Army Corps of Engineers (USACE) Wetlands Delineation Manual and 2008 Arid West Regional Supplement. The boundaries of non-tidal, non-wetland waters (i.e., tributaries and relatively permanent waters) were delineated at the ordinary high water mark (OHWM) as defined in 33 Code of Federal Regulations (CFR) 328.3 and Regulatory Guidance Letter (RGL) 05-05. The OHWM represents the limit of potential U.S. Army Corps of Engineers (USACE) jurisdiction over non-tidal waters (e.g., streams and ponds) in the absence of adjacent wetlands (33 CFR 328.4). Delineations of the OHWM for any ephemeral/intermittent streams were done with reference to the guidelines in Lichvar & McColley (2008). A Trimble Geo 7X global positioning system (GPS) unit, with sub-meter accuracy, was used to record the location of jurisdictional boundaries, data points, and other pertinent features.

We also searched for special status plant and animal species and their habitats, and recorded observations of: (1) vegetation, (2) plant and animal species or their sign (nests, burrows, tracks, scat), and (3) the suitability of on-site habitats and those immediately adjoining the Study Area to support special status plant or animal species. We used the vegetation classification scheme of Sawyer et al. (2009) to classify onsite habitat types. The site assessment consisted of walking the entire Study Area to note current habitat conditions, surrounding land uses, general habitat types, and plant/wildlife species.

4.0 Existing Conditions

4.1 Soils

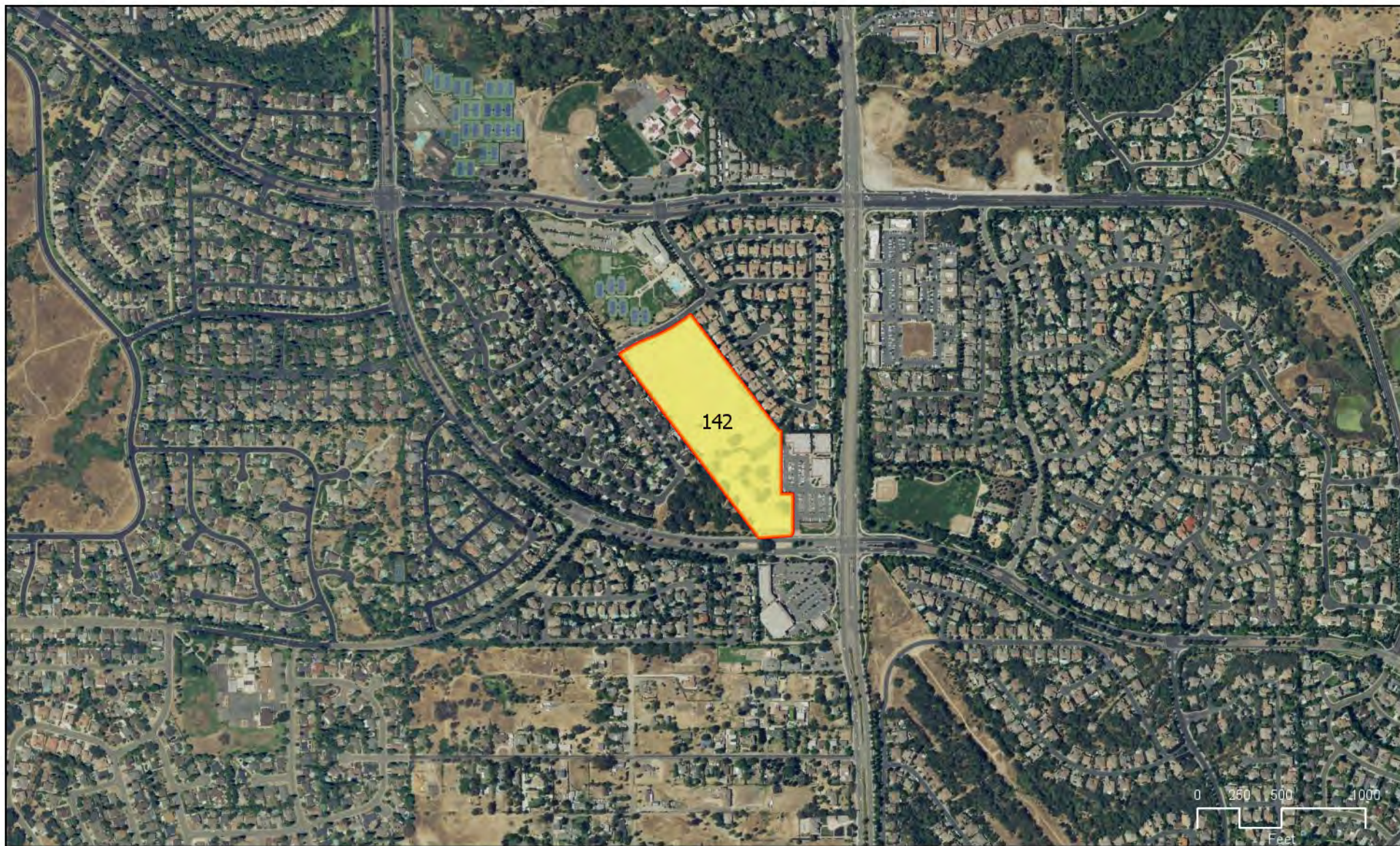
According to the Natural Resources Conservation Service (NRCS), the entire Study Area is comprised of cometa-ramona sandy loams (1 to 5% slopes) (Figure 4 and Appendix A). Cometa-ramona is deep, well drained soil that occurs on low terraces in the Roseville area and west of Lincoln where the average annual temperature is approximately 62 degrees Fahrenheit and annual precipitation is roughly 20 inches. The surface layer is comprised of brown sandy loam about 14 to 18 inches thick. The subsoil is a mix of brown to reddish yellow sandy clay approximately 20 to 41 inches thick. The permeability and surface run off is slow with available water capacity of four to nine inches.

4.2 Hydrology

The Study Area is located in the Lower American watershed (HUC 18020111). There are two intermittent drainages located in the southeastern portion of the Study Area that originate on the southwestern edge of the adjacent parcel to the east and enters the Study Area by a culvert at the northeast corner of the property and exits the southwest border. Additionally, there is a small pond centrally located in the lower intermittent drainage. The predominant hydrologic regime is driven by direct precipitation and sheet flow from adjacent parcels.

4.3 Wetlands & Other Waters of the United States

We mapped a total of 0.017 acre of "other waters of the U.S.," comprising the two (0.163 acres) intermittent drainages and single (0.007 acre) pond (see Table 1 and Figure 5). Each intermittent drainage is defined by the culvert



Project Area



142: Cometa-Ramona sandy loams, 1 to 5 percent slopes

USDA FSA, GeoEye, CNES/Airbus DS, City of Roseville, USDA FSA, GeoEye, CNES/Airbus DS, Esri, USDA Farm Service Agency. USDA NRCS Soil Survey accessed 2/19/19, <https://datagateway.nrcs.usda.gov/GDGOOrder.aspx> Original report scale 1:10,000, 8.5x11.

FIGURE 4 - SOILS MAP

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Date: March 10, 2019





FIGURE 5a - WETLAND DELINEATION



outfall at the upstream end, the OHWM on the left and right sides of the channel, and the downstream property boundary. The OHWM on each side of the stream was delineated on the basis of a break in slope and change in the type and amount of vegetative cover.

Vegetation along the intermittent drainage 1 at the upper end near the culvert outfall consists of a dense thicket of willow saplings (*Salix* sp., not identified to species because still in winter dormancy during the site visit on 01 March 2019). The banks of the middle section of this drainage are covered by grasses with scattered valley oaks (*Quercus lobata*), or by dense thickets of Himalayan blackberry (*Rubus armeniacus*).

Table 1: Wetlands and “Other Waters of the U.S.” within the Study Area

Description	Area (sf)	Area (AC)
Intermittent Drainage 1	24,294	0.558
Intermittent Drainage 2	9,365	0.215
Total	33,659	0.773
Intermittent Drainage 1 (Project Footprint)	3,476	0.08
Intermittent Drainage 2 (Project Footprint)	3,598	0.083
Total	7,074	0.163
Pond	312	0.007

There are some mature trees of red willow (*Salix laevigata*) with dense blackberry in the understory further downstream, near where the drainage exits the parcel.

Vegetation along intermittent drainage 2 consists of grasses with scattered valley oaks (*Quercus lobata*) or dense blackberry thickets (*Rubus armeniacus*). The pond vegetation could not be characterized because the site visit on March 1, 2019 took place too early in the growing season.

4.4 Vegetation

Vegetation onsite consists primarily of non-native annual grassland with scattered blue oak (*Quercus lobata, deciduous*), valley oak (*Q. lobata, deciduous*) and interior live oak (*Q. wislizenii, evergreen*). Common to abundant grasses include soft chess (*Bromus hordeaceus*), ripgut (*B. diandrus*) and wild oat (*Avena fatua*). A list of vascular plant species observed on the project site is provided in Appendix D.

4.5 Wildlife

We saw no terrestrial wildlife during the March 1, 2019 field survey, likely because the current level of disturbance of the area precludes the presence of many species that would commonly otherwise use this grassland habitat type in a more undisturbed environment, such as reptiles like the western fence lizard (*Sceloporus occidentalis*), common garter snake (*Thamnophis sirtalis*), and western rattlesnake (*Crotalus viridis*), mammals like the

California ground squirrel (*Spermophilus beecheyi*) and western harvest mouse (*Reithrodontomys megalotis*). We did not see, but would expect generally common birds to visit the site, like the western scrub jay (*Aphelocoma californica*), western meadowlark (*Sturnella neglecta*), killdeer (*Charadrius vociferus*), and western kingbird (*Tyrannus verticalis*). Raptors such as the burrowing owl (*Athene cunicularia*) short-eared owl (*Asio flammeus*), northern harrier (*Circus cyaneus*), American kestrel (*Falco sparverius*) black-shoulder kite (*Elanus axillaris*), and the prairie falcon (*Falco mexicanus*) are also possible here, but less likely because of the limited size of available foraging habitat and current level of disturbance.

5.0 Special Status Species

Special status species are those that fall into one or more of the following categories:

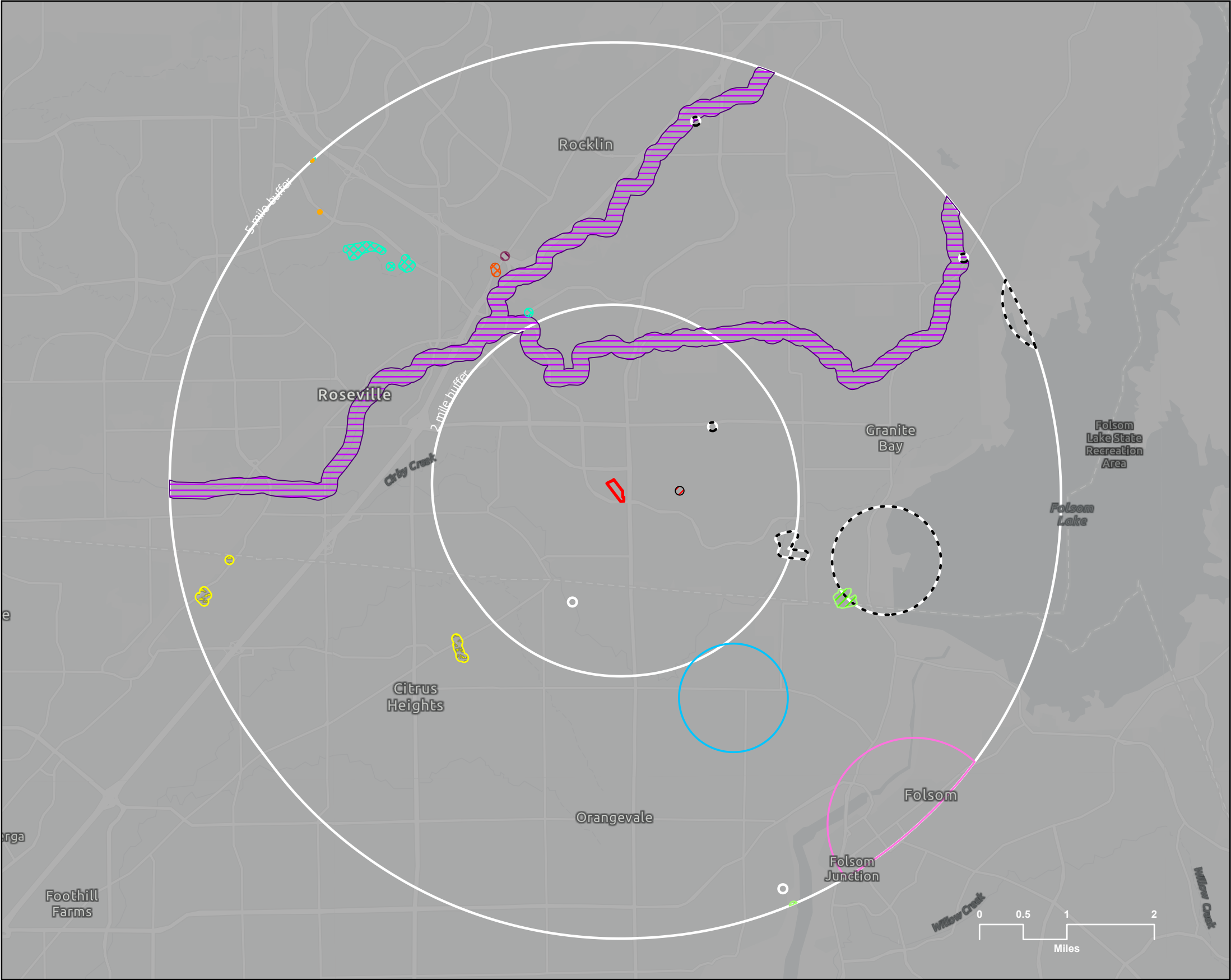
- Listed as endangered or threatened under the Federal Endangered Species Act (FESA) (50 CFR 17.11/17.12) (or formally proposed for listing) (64 FR 205, October 25, 1999; 57533-57547),
- Designated as a Species of Concern by the Sacramento District of the U.S. Fish and Wildlife Service,
- Listed as endangered, threatened or rare under the California Endangered Species Act (CESA) or proposed for such listing (14 California Code of Regulations [CCR] 670.5),
- Designated as rare, protected, or fully protected pursuant to California Fish and Game Code (FGC, Section 3511 [birds], 4700 [mammals], and 5050 [reptiles and amphibians]).
- Designated a Species of Special Concern by the California Department of Fish and Wildlife,
- Defined as rare or endangered under the California Environmental Quality Act (CEQA), or
- Placed on List 1 or 2 maintained by the California Native Plant Society.

A query of the California Natural Diversity Database (RareFind 5) resulted in no record of any special-status species observations within the Study Area (Appendix B) and we found during the March 1, 2019 site visit. CNDDB occurrences within a 2- and 5-mile radius of the Study Area are shown in Figure 6. Those species that could occupy regional habitats according to the USFWS IPaC Database are listed in Appendix C. While there may be a number of plant and animal species occurring within a 5-mile radius of the Study Area (Figure 6), we can better refine the list of those species with any real potential of occurring in the Study Area by filtering for relevant onsite habitats, locations, and elevations. A summary of the results is given in (Table 2).

Table 2: Special Status Species with Potential to Occur in the Project Area

Species	Federal	State	CNPS	Habitat	Potential for Occurrence	Rationale for Assessing Potential of Occurrence
Plants						
Dwarf downingia <i>Downingia pusilla</i>	None	None	2B	Valley and foothill grassland and vernal pools.	None	The Study Area lacks suitable vernal pool habitat. This species was not observed during the March 2019 site survey. Additionally, there are two documented CNDDB occurrences within five miles of the Study Area with the nearest occurrence 4.5 miles northwest.

Species	Federal	State	CNPS	Habitat	Potential for Occurrence	Rationale for Assessing Potential of Occurrence
Plants						
Sanford's arrowhead <i>Sagittaria sanfordii</i>	None	None	1B	Marches and other wetlands	None	The Study Area does not contain suitable vernal pools and depressional wetlands habitat. This species was not observed during the March 2019 site survey. There are 3 documented CNDDDB occurrences within five miles of the Study Area with the nearest occurrence 2.4 miles south-west.
Insects						
Valley elderberry longhorn beetle <i>Desmocerus californicus dimorphus</i>	FT	None	None	Riparian and oak woodlands. Requires the presence of blue or Mexican elderberry shrubs.	None	The Study Area lacks suitable habitat such as the elderberry host plant and the host plant was not observed during the March 2019 site survey. According to CNDDDB, there are 6 occurrences within five miles of the Study Area with the nearest occurrence 1.2 miles northeast.
Invertebrates						
Conservancy fairy shrimp <i>Branchinecta conservatio</i>	FE	-	-	Endemic to the grasslands of the northern two-thirds of the Central Valley in large pools or swales.	None	The Study Area lacks suitable habitat like large cool-water vernal pools. Additionally, the Study Area is highly disturbed and routinely disked. This species was not observed during the March 2019 site visit nor are there any documented CNDDDB occurrences within five miles of the Study Area.
Vernal pool fairy shrimp <i>Branchinecta lynchi</i>	FT	-	-	Valley and foothill vernal pools. Small, clear-water sandstone-depression pools and grassed swale, earth slump, or basalt-flow depression pools.	None	The Study Area lacks suitable vernal or depressional pool habitat. Additionally, the Study Area is highly disturbed and routinely disked. This species was not observed during the March 2019 site visit nor are there any documented CNDDDB occurrences within five miles of the Study Area.



- Project Area
- Sanford's arrowhead
- Swainson's hawk
- dwarf downingia
- pallid bat
- purple martin
- steelhead - Central Valley DPS
- tricolored blackbird
- valley elderberry longhorn beetle
- vernal pool fairy shrimp
- western pond turtle
- western spadefoot
- white-tailed kite

California Natural Diversity Database (CNDDDB) 2019. California Department of Fish and Wildlife. <https://www.wildlife.ca.gov/Data/CNDDDB>, accessed March 10, 2019. Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

FIGURE 6 - CALIFORNIA NATIONAL DIVERSITY DATABASE (CNDDDB) RECORDED SPECIES OBSERVATIONS WITHIN FIVE MILES OF THE PROJECT AREA

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Date: March 10, 2019



Species	Federal	State	CNPS	Habitat	Potential for Occurrence	Rationale for Assessing Potential of Occurrence
Invertebrates						
Vernal pool tadpole shrimp <i>Lepidurus packardii</i>	FT	-		Vernal pools, seasonal wetlands and grass-bottomed swales in unplowed Valley and foothill grasslands in the Sacramento Valley, containing clear to highly turbid water.	None	The Study Area lacks suitable vernal pool or seasonal wetland habitat. Additionally, the Study Area is highly disturbed and routinely disked. This species was not observed during the March 2019 site visit nor are there any documented CNDDDB occurrences within five miles of the Study Area.
Fish and Reptiles						
Western pond turtle <i>Emmys marmorata</i>	None	CSC	None	Found in perennial ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation below 6000ft elevation.	None	The Study Area lacks suitable perennial pond, river, and stream habitat. This species requires deep flowing water. Western pond turtles were not observed during the March 2019 site survey. There are two CNDDDB occurrences within five miles of the Study Area with the nearest occurrence 2.6 miles east.
Western spadefoot toad <i>Spea hammondi</i>	None	None	None	Found in grasslands, scrub, chaparral, and oak woodlands within the central valley	Very low	The Study Area does contain suitable grasslands and oak woodland habitat. Additionally, there is a single occurrence 2.6 miles north of the Study Area. However, this species was not observed during the March 2019 site survey.
Steelhead-Central Valley DPS <i>Oncorhynchus mukiss irideus</i>	FT	None	None	Sacramento and San Joaquin rivers and their tributaries.	None	The Study Area lacks suitable perennial habitat. There are two intermittent drainages located on along the southern portion of the Study Area. This species was not observed during the March 2019 site survey. There is a single documented CNDDDB occurrence 1.2 miles north of the Study Area.

Species	Federal	State	CNPS	Habitat	Potential for Occurrence	Rationale for Assessing Potential of Occurrence
Birds						
Tricolored blackbird <i>Agelaius tricolor</i>	-	CE	-	Freshwater marsh, swamp, and wetlands. Most numerous in Central Valley and vicinity. Requires open water, protected nesting substrates, & foraging area with insect prey within a few km. of the nest.	None	The Study Area does not contain suitable swamp or wetlands habitat. This species is found in habitats that consists of dense willow, cattails, and blackberry shrubs. Additionally, the Study Area lacks nesting habitat. According to CNDDDB, there is a single documented species occurrence 0.6 miles east of the Study Area.
Swainson's hawk <i>Buteo swainsoni</i>	-	CT		Valley & foothill grasslands, riparian forest and woodlands, valley, and foothill grassland. Prefers to breed in large trees within grasslands or riparian habitats and forages over agricultural or annual grasslands in the Central Valley.	Very low	The Study Area does contain suitable grassland and woodland foraging habitat. There are a few scattered oak trees located within the southern portion of the Study Area that can provide nesting substrate. Additionally, there are two recorded occurrences within five miles of the Study Area with the nearest occurrence 4 miles southeast.

Special Status Species Codes:

Federal: FE = Federal Endangered

FT = Federal Threatened

State: CSC = California Species of Concern

CE = California Endangered

CFP = California Fully Protected

CT = California Threatened

CNPS: 1B = Rare or threatened in CA and elsewhere

2B = Rare, threatened, or Endangered in CA, but more common elsewhere

Potential for Occurrence Codes:

None:	No suitable habitat for the special status species within the Study Area
Very Low:	Either the special status species is known to occur within five miles but no suitable habitat exists in the Study Area, or the Study Area provides suitable habitat but the species is not known to occur within a five-mile radius.
Low:	Marginally suitable habitat exists in the Study Area and the special status species occurs within 5 miles, but surrounding urban land use conditions and regularity of human activity make it unlikely that the species occurs in the Study Area.
Moderate:	The special status species is known to occur within a five-mile radius and the Study Area contains suitable habitat, however surrounding urban land use conditions and onsite disturbance reduce the likelihood of occurrence.
High:	The Study area provides suitable habitat and there is either documentation of species occurrence within a five-mile radius or evidence gathered by a professional surveyor during an onsite field assessment.
Present:	Species known to occur within the Study Area

There are two special-status plant and nine special-status animal species that have recorded occurrences within a five-mile radius of the Study Area. However, the Study Area lacks suitable habitat for most of these species and there is little likelihood of their occurring on-site. The western spadefoot and Swainson's hawk have a very low potential to occur within the Study Area.

5.1 Critical Habitat for Special Status Species

The Federal Endangered Species Act (FESA) requires the federal government to designate critical habitat for any listed species. Critical habitat is defined as: (1) specific areas within the geographical area occupied by the species at the time of listing, if they contain physical or biological features essential to conservation, and those features may require special management considerations or protection; and (2) specific areas outside the geographical area occupied by the species if the agency determines that the area itself is essential for conservation. There is no designated critical habitat within the Study Area (Appendix C).

5.2 Special Status Wildlife

California (State) Listed Species

State listed species are plants and animals that are legally protected under the California Endangered Species Act (CESA). A single species has the potential to occur, but is not known to occur within the Study Area or surrounding vicinity:

Swainson's hawk (*Buteo swainsoni*) – The Swainson's hawk is a California threatened species that is a long-distance migrator that nests in the Central Valley from March 1 to September 15 and over-winters in Mexico or South America. This hawk forages almost exclusively in agricultural row-crops and grasslands. Its favored prey is voles and small rodents that are more readily available in suitable densities on agricultural lands. Unlike some other

local raptors, urban areas or dense vegetation do not provide suitable foraging habitat for this hawk. Sacramento, Yolo, and San Joaquin Counties support most of the Central Valley Swainson's hawk breeding population. Narrow riparian systems and scattered Valley oak trees, combined with suitable agricultural foraging habitat, provide high-quality habitat conditions in Sacramento County, where an estimated 100 pairs nest. Swainson's hawks have a very low potential to occur given their nesting and foraging grassland and oak woodland habitat requirements and that no Swainson's hawks were observed onsite during the March 2019 field survey of the Study Area. There are two documented CNDDDB Swainson's hawk occurrences within a five-mile radius, with the nearest occurrence 4 miles southeast of the Study Area (Figure 5).

California (State) Species of Concern

In addition to California rare, threatened, and fully protected species, the CDFW has also identified California Species of Concern (CSC), which could be a species, subspecies, or distinct population of an animal native to California that:

- Is extirpated from the State or, in the case of birds, in its primary seasonal or breeding role;
- Is listed as Federally-, but not State-, threatened or endangered;
- Meets the State definition of threatened or endangered, but has not formally been listed;
- Is experiencing, or formerly experienced, serious (nonscyclical) population declines or range retractions (not reversed) that, if continued or resumed, could qualify it for State threatened or endangered status; or
- Is part of naturally small populations exhibiting high susceptibility to risk from a factor(s), that if realized, could lead to declines that would qualify it for State threatened or endangered status.

A single species of special concern has the potential to occur onsite: western spadefoot toad (*Spea hammondi*), has the potential to occur but is not known to occur within the Study Area (Table 2).

1. Western spadefoot toad (*Spea hammondi*) - This toad is not federally and state listed but is ranked G3S3 which means it's rare and uncommon but not susceptible to extinction. The western spadefoot prefers grasslands, scrub and chaparral within the central valley but can also occur in oak woodland. This species has a very low potential to occur given the suitable grassland and oak wood land habitat. However, no western spadefoots were observed during March 2019 site survey. The CNDDDB results revealed a single recorded occurrence 2.6 miles north of the Study Area (Figure 6).

6.0 Effects of Proposed Action

6.1 Effects of Proposed Action on Wetlands and "Other Waters of the U.S."

We mapped a total of 0.17 acre of "other waters of the U.S." along the southern portion of the Study Area. Figure 5B shows the proposed site plan for development of the property. The applicant has prepared this plan to avoid potential impacts to wetland and "other waters of the U.S." through design. In particular the site plan illustrates that the development will construct two drainage crossings. Adverse impacts to these "other waters" and associated riparian habitat at these locations will be generally avoided by employing the clear span structure in Appendix F. This culvert's footing and base are placed outside the drainage's OHWM and off the top-of-bank to avoid disturbance to the waterway and wholesale clearing of associated riparian habitat, which would trigger U.S. Clean Water Act and CDFW LSA permitting requirements.



FIGURE 5b - SITE PLAN

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Map Date: May 14, 2019



6.2 Effects of Proposed Action on Wildlife and Habitat

No significant impacts on wildlife or their habitats are anticipated from the proposed commercial development of this site. No special status plant or wildlife species were observed during the March 1, 2019 site survey and the site's suburban residential setting, small size of portion of the parcel targeted for development, and lack of suitable special status species habitat on this portion of the site would seem to preclude adverse impacts to most native plant or wildlife species.

Since, however, there is a slight possibility of the presence of western spadefoot and Swainson's hawk, we are proposing the following mitigation measures:

Western Spadefoot Toad

The Study Area does provide suitable pond habitat for this species; however, no western spadefoot toads were observed during March 2019 field survey. According to the CNDDDB, there is a single recorded occurrence of this species 2.6 miles north of the Study Area. However, to determine the presence or absence of this species a pre-construction survey could be conducted two weeks prior to the proposed disturbance, to ensure no western spadefoot toads would be adversely affected.

Swainson's hawk

No Swainson's hawks were observed during the field survey conducted in March 2019. A focused survey during the hawk's breeding period would reveal its presence or absence within the Study Area. The CNDDDB results in Figure 6 show that there have been two documented occurrences of Swainson's hawk within a five-mile radius of the Study Area with the nearest occurrence 4 miles southeast. Therefore, prior to issuance of a grading permit for development:

1. a pre-construction nesting bird survey shall be conducted on-site within 15 days prior to construction if construction associated with the project would commence between March 1st and September 1st ("the nesting season"). If disturbance associated with the project would occur outside of the nesting season, no surveys shall be required.
2. If Swainson's hawk are identified as nesting on the project site, a non-disturbance buffer of 75-feet shall be established or as otherwise prescribed by a qualified ornithologist. The buffer shall be demarcated with painted orange lath or via the installation of orange construction fencing. Disturbance within the buffer shall be postponed until a qualified ornithologist has determined that the young have attained sufficient flight skills to leave the area or that the nesting cycle has otherwise completed.
3. If the proposed project requires a loss of potential foraging habitat than the project proponent shall be responsible for mitigating on the project site at a ratio of 1:1 if the project is within a mile, 0.5:1 ratio if the project is within a half-mile, 0.75:1 ratio if the project is within five miles, and 0.5:1 ratio if the project is within ten miles, per the CDFW's 1994 Guidance on Swainson's Hawk Mitigation.

7.0 Conclusion

1. We mapped a total of 0.17 acre of “other waters of the U.S.” A U.S. Clean Water Act, Section 404 permit from the U.S. Army Corps of Engineers and a Section 401 Water Quality Certification from the Regional Water Quality Control Board could be required if any activities are proposed that would adversely affect the intermittent drainages. Any disturbance of the intermittent drainages or riparian areas on the property would also need to obtain a Streambed Alteration Agreement from the California Department of Fish & Wildlife under Section 1602 of the California Fish & Game Code.
2. The California Natural Diversity Database (Rarefind) contains no records of any special status species in the Study Area. Most of the species listed in Table 2 are not expected to occur on-site, because of a lack of suitable habitat on-site. Both the western spadefoot toad and Swainson’s hawk have the potential to occur within the Study Area, but neither were observed during a site survey on March 1, 2019.

8.0 References

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- U.S. Natural Resources Conservation Service. Web Soil Survey. <https://websoilsurvey.sc.egov.usda.gov/> [accessed October 5, 2018]

**Appendix A -
Natural Resource
Conservation Services
(NRCS) Soil Report**



United States
Department of
Agriculture

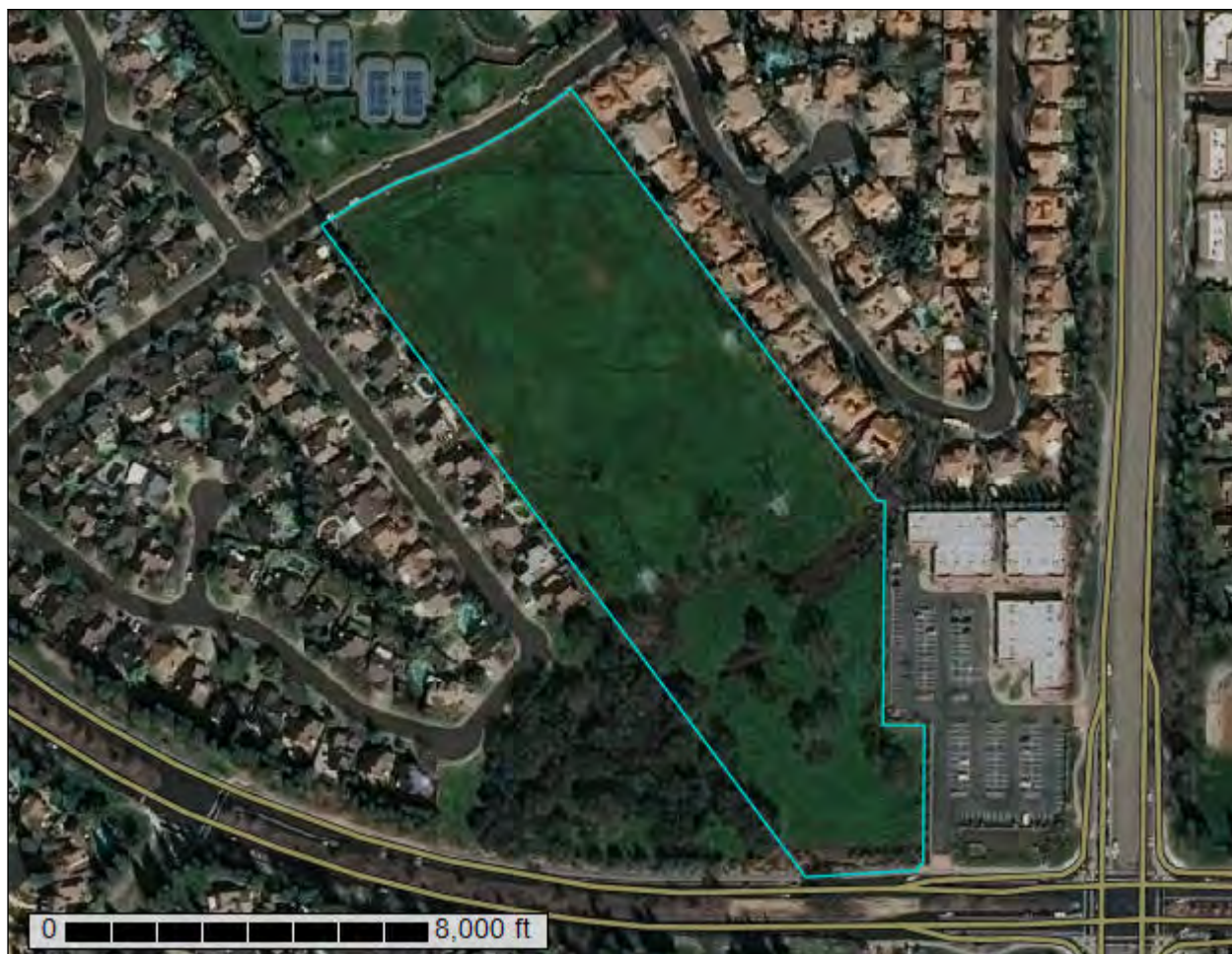
NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Placer County, California, Western Part

Ron Smith - Johnson Ranch



March 10, 2019

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Placer County, California, Western Part
Survey Area Data: Version 10, Sep 12, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 12, 2016—Mar 28, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
142	Cometa-Ramona sandy loams, 1 to 5 percent slopes	13.5	100.0%
Totals for Area of Interest		13.5	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Custom Soil Resource Report

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Placer County, California, Western Part

142—Cometa-Ramona sandy loams, 1 to 5 percent slopes

Map Unit Setting

National map unit symbol: hfzl
Elevation: 20 to 3,500 feet
Mean annual precipitation: 10 to 23 inches
Mean annual air temperature: 63 degrees F
Frost-free period: 230 to 320 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Cometa and similar soils: 50 percent
Ramona and similar soils: 30 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Cometa

Setting

Landform: Terraces
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from granite

Typical profile

H1 - 0 to 18 inches: sandy loam
H2 - 18 to 29 inches: clay
H3 - 29 to 60 inches: sandy loam

Properties and qualities

Slope: 1 to 5 percent
Depth to restrictive feature: About 18 inches to abrupt textural change
Natural drainage class: Well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Very low (about 2.2 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: D
Hydric soil rating: No

Description of Ramona

Setting

Landform: Terraces
Landform position (two-dimensional): Backslope

Custom Soil Resource Report

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Alluvium derived from granite

Typical profile

H1 - 0 to 6 inches: sandy loam

H2 - 6 to 14 inches: loam

H3 - 14 to 55 inches: sandy clay loam

H4 - 55 to 73 inches: gravelly sandy loam

Properties and qualities

Slope: 1 to 5 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Moderate (about 8.2 inches)

Interpretive groups

Land capability classification (irrigated): 3e

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: C

Hydric soil rating: No

Minor Components

San joaquin

Percent of map unit: 5 percent

Hydric soil rating: No

Fiddymment

Percent of map unit: 5 percent

Hydric soil rating: No

Alamo

Percent of map unit: 5 percent

Landform: Depressions

Hydric soil rating: Yes

Xerofluvent

Percent of map unit: 5 percent

Landform: Drainageways

Hydric soil rating: Yes

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Appendix B - California Natural Diversity Database Report



Multiple Occurrences per Page
California Department of Fish and Wildlife
California Natural Diversity Database



Query Criteria: Quad IS (Folsom (3812162))
 AND (Federal Listing Status IS (Endangered OR Threatened) OR State Listing Status IS (Endangered OR Threatened OR Rare))

<i>Buteo swainsoni</i>			Element Code: ABNKC19070	
Swainson's hawk				
Listing Status:	Federal:	None	CNDDB Element Ranks:	Global: G5
	State:	Threatened		State: S3
	Other:	BLM_S-Sensitive, IUCN_LC-Least Concern, USFWS_BCC-Birds of Conservation Concern		
Habitat:	General:	BREEDS IN GRASSLANDS WITH SCATTERED TREES, JUNIPER-SAGE FLATS, RIPARIAN AREAS, SAVANNAHS, & AGRICULTURAL OR RANCH LANDS WITH GROVES OR LINES OF TREES.		
	Micro:	REQUIRES ADJACENT SUITABLE FORAGING AREAS SUCH AS GRASSLANDS, OR ALFALFA OR GRAIN FIELDS SUPPORTING RODENT POPULATIONS.		
Occurrence No.	2662	Map Index: 68576	EO Index: 91833	Element Last Seen: 1962-05-19
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen: 1962-05-19
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 2013-10-25
Quad Summary:	Folsom (3812162)			
County Summary:	Sacramento			
Lat/Long:	38.67716 / -121.16626		Accuracy:	1 mile
UTM:	Zone-10 N4282547 E659510		Elevation (ft):	290
PLSS:	T10N, R07E, Sec. 36 (M)		Acres:	0.0
Location:	VICINITY OF FOLSOM.			
Detailed Location:	MAPPED TO LOCALITY "NEAR FOLSOM," PROVIDED IN REPORT. EXACT COLLECTION LOCATION UNKNOWN.			
Ecological:	NEST TREE WAS A BLACK OAK.			
General:	ACTIVE NEST OBSERVED BY GARY BEEMAN ON 19 MAY 1962, AS REPORTED IN BLOOM (1979).			
Owner/Manager:	UNKNOWN			



Multiple Occurrences per Page
California Department of Fish and Wildlife
California Natural Diversity Database



***Oncorhynchus mykiss irideus* pop. 11**

Element Code: AFCHA0209K

steelhead - Central Valley DPS

Listing Status: Federal: Threatened

CNDDB Element Ranks: Global: G5T2Q

State: None

State: S2

Other: AFS_TH-Threatened

Habitat: General: POPULATIONS IN THE SACRAMENTO AND SAN JOAQUIN RIVERS AND THEIR TRIBUTARIES.

Micro: ☐

Occurrence No.	3	Map Index:	90973	EO Index:	92020	Element Last Seen:	2007-XX-XX
Occ. Rank:	Poor	Presence:	Presumed Extant	Site Last Seen:		Record Last Updated:	2014-03-28
Occ. Type:	Natural/Native occurrence	Trend:	Decreasing				

Quad Summary: Folsom (3812162), Citrus Heights (3812163), Rio Linda (3812164), Pilot Hill (3812171), Rocklin (3812172), Roseville (3812173)

County Summary: Placer, Sacramento

Lat/Long:	38.76061 / -121.25324	Accuracy:	nonspecific area
UTM:	Zone-10 N4291660 E651767	Elevation (ft):	
PLSS:	T11N, R06E, Sec. 36 (M)	Acres:	4977.0

Location: DRY CREEK AND ITS TRIBUTARIES SECRET RAVINE AND MINERS RAVINE.

Detailed Location: MAPPED TO REACHES OF DRY CREEK & OCCUPIED TRIBUTARIES CURRENTLY NAVIGABLE BY STEELHEAD. COTTONWOOD DAM WAS TOTAL BARRIER ON MINERS PRIOR TO ITS FAILURE IN 2009. ALL SPAWNING REPORTS FROM U/S OF WASTEWATER TREATMENT PLANT (38.736, -121.316).

Ecological: MAINSTEM DRY CREEK (DC) USED AS MIGRATORY CORRIDOR, BUT WATER QUALITY & SUBSTRATE TOO DEGRADED TO SUPPORT SPAWNING. SPAWNING & REARING HABITAT UPSTREAM, IN SECRET (SR) & MINERS (MR) RAVINES.

General: 1998-2000: ESTIMATED RUN TO UPPER DC "A FEW 100"; JUVENILES CAUGHT AT MR/SR CONFLUENCE, PRESUMED PRESENT IN BOTH TRIBS. '04-05 ELECTROFISHING SURVEYS CAUGHT 136 O. MYKISS IN SR, 0 IN DC & MR. EVIDENCE OF SPAWNING OBS IN SR IN 2007.

Owner/Manager: UNKNOWN

Occurrence No.	5	Map Index:	90985	EO Index:	92033	Element Last Seen:	2012-XX-XX
Occ. Rank:	Poor	Presence:	Presumed Extant	Site Last Seen:		Record Last Updated:	2014-02-26
Occ. Type:	Natural/Native occurrence	Trend:	Decreasing				

Quad Summary: Carmichael (3812153), Sacramento East (3812154), Folsom (3812162), Citrus Heights (3812163)

County Summary: Sacramento

Lat/Long:	38.62828 / -121.29761	Accuracy:	nonspecific area
UTM:	Zone-10 N4276902 E648185	Elevation (ft):	
PLSS:	T09N, R06E, Sec. 14 (M)	Acres:	2592.0

Location: LOWER AMERICAN RIVER, FROM ITS MOUTH IN THE SACRAMENTO RIVER TO THE NIMBUS HATCHERY DAM (RM23).

Detailed Location: MAPPED TO 23 MI OF RIVER CURRENTLY NAVIGABLE BY STEELHEAD (SH). OLD FOLSOM DAM (RM27) BUILT 1895; NIMBUS AND FOLSOM DAMS BUILT 1955, CUT OFF NEARLY ALL OF SPAWNING HABITAT. RSTS FISHED BELOW WATT BRIDGE AT RM9.

Ecological: 80-100% OF ADULTS OBSERVED IN RIVER DURING 2003-2012 SPAWNING SURVEYS & 92-99% OF RETURNS TO HATCHERY 2001-10 WERE HATCHERY-ORIGIN (HO). NIMBUS HATCHERY SH EXCLUDED FROM DPS; EGGS IMPORTED FROM EEL RIVER (1955-62) WA & OR (1969-73, '80-81).

General: 1944-47: SUMMER RUN OF 400-1,246; GONE BY 1955. WINTER RUN ESTS: 3K-5K (LATE 60S); >19K (1971-72); >12K (1973-74); 255-1,462 (1990-93). RST CATCH 1994-99: 30-145; >2K IN 2012. # REDDS/YEAR: 155-215 (2002-05), 172 ('07), 89 ('11), 76 ('12).

Owner/Manager: SAC COUNTY, CITY OF SACRAMENTO



Multiple Occurrences per Page
California Department of Fish and Wildlife
California Natural Diversity Database



Branchinecta lynchi

Element Code: ICBRA03030

vernal pool fairy shrimp

Listing Status: **Federal:** Threatened

CNDDB Element Ranks: **Global:** G3

State: None

State: S3

Other: IUCN_VU-Vulnerable

Habitat: **General:** ENDEMIC TO THE GRASSLANDS OF THE CENTRAL VALLEY, CENTRAL COAST MOUNTAINS, AND SOUTH COAST MOUNTAINS, IN ASTATIC RAIN-FILLED POOLS.

Micro: INHABIT SMALL, CLEAR-WATER SANDSTONE-DEPRESSION POOLS AND GRASSED SWALE, EARTH SLUMP, OR BASALT-FLOW DEPRESSION POOLS.

Occurrence No.	135	Map Index:	34808	EO Index:	12630	Element Last Seen:	1996-01-30
Occ. Rank:	Good	Presence:	Presumed Extant	Site Last Seen:		1996-01-30	
Occ. Type:	Natural/Native occurrence	Trend:	Unknown	Record Last Updated:		2014-09-24	

Quad Summary: Folsom (3812162)

County Summary: Sacramento

Lat/Long:	38.63534 / -121.23497	Accuracy:	80 meters
UTM:	Zone-10 N4277789 E653623	Elevation (ft):	100
PLSS:	T09N, R07E, Sec. 17, NW (M)	Acres:	0.0

Location: JUST WEST OF ILLINOIS AVE, 0.1 MILE NORTH OF ITS SOUTHERN END, AMERICAN RIVER PARKWAY, N OF AMERICAN RIVER, FAIR OAKS.

Detailed Location: SOUTHEAST OF PARKING LOT AT FIRST FISHING ACCESS ROAD; ADJACENT LAND USE: PUBLIC PARKWAY, GRAVEL STORAGE AREA FOR COUNTY.

Ecological: VERNAL POOL IN DREDGE TAILINGS WITH GRAVEL AND COBBLED SOIL. SCATTERED LIVE OAKS AND COTTONWOOD TREES BORDERING RIPARIAN AREA.

General: MORE THAN 50 ADULTS OBSERVED IN 1 POOL. 5 COLLECTED AND DEPOSITED IN CAS (CASIZ #104524). LINDERIELLA OCCIDENTALIS ALSO PRESENT.

Owner/Manager: SAC COUNTY

Occurrence No.	744	Map Index:	32324	EO Index:	94745	Element Last Seen:	1981-12-01
Occ. Rank:	Unknown	Presence:	Presumed Extant	Site Last Seen:		1981-12-01	
Occ. Type:	Natural/Native occurrence	Trend:	Unknown	Record Last Updated:		2014-08-26	

Quad Summary: Folsom (3812162)

County Summary: Sacramento

Lat/Long:	38.65123 / -121.21958	Accuracy:	nonspecific area
UTM:	Zone-10 N4279578 E654929	Elevation (ft):	270
PLSS:	T09N, R07E, Sec. 09, NW (M)	Acres:	47.4

Location: PHOENIX PARK, EAST FAIR OAKS.

Detailed Location: MAPPED TO GIVEN LOCALITY, "PHOENIX FIELD PARK."

Ecological: SEASONALLY ASTATIC VERNAL POOL IN GRASSLAND.

General: 5 COLLECTED ON 1 DEC 1981 (BELK #411, USNM #1156058).

Owner/Manager: CITY OF FAIR OAKS



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California Department of Fish and Wildlife
California Natural Diversity Database



Lepidurus packardii

Element Code: ICBRA10010

vernal pool tadpole shrimp

Listing Status: **Federal:** Endangered

CNDDDB Element Ranks: **Global:** G4

State: None

State: S3S4

Other: IUCN_EN-Endangered

Habitat: **General:** INHABITS VERNAL POOLS AND SWALES IN THE SACRAMENTO VALLEY CONTAINING CLEAR TO HIGHLY TURBID WATER.

Micro: POOLS COMMONLY FOUND IN GRASS-BOTTOMED SWALES OF UNPLOWED GRASSLANDS. SOME POOLS ARE MUD-BOTTOMED AND HIGHLY TURBID.

Occurrence No.	95	Map Index:	95190	EO Index:	30662	Element Last Seen:	1990-01-01
Occ. Rank:	Unknown	Presence:	Presumed Extant	Site Last Seen:		Site Last Seen:	1990-01-01
Occ. Type:	Natural/Native occurrence	Trend:	Unknown	Record Last Updated:		Record Last Updated:	2015-02-10

Quad Summary: Buffalo Creek (3812152), Folsom (3812162)

County Summary: Sacramento

Lat/Long:	38.61872 / -121.15935	Accuracy:	nonspecific area
UTM:	Zone-10 N4276074 E660243	Elevation (ft):	300
PLSS:	T09N, R07E, Sec. 24 (M)	Acres:	657.0

Location: NORTHWEST OF THE INTERSECTION OF WHITE ROCK ROAD AND PRAIRIE CITY ROAD.

Detailed Location: A "NATURAL STOCK POND" SOMEWHERE IN SECTION 24.

Ecological: "NATURAL STOCK POND." NORTHERN HARDPAN VERNAL POOLS KNOWN FROM THIS SAME AREA.

General: LEPIDURUS PACKARDI OBSERVED IN ONE FEATURE ON 1 JAN 1990 (SUGNET ID #180).

Owner/Manager: PVT-GENCORP AEROJET

Desmocerus californicus dimorphus

Element Code: IICOL48011

valley elderberry longhorn beetle

Listing Status: **Federal:** Threatened

CNDDDB Element Ranks: **Global:** G3T2

State: None

State: S2

Other:

Habitat: **General:** OCCURS ONLY IN THE CENTRAL VALLEY OF CALIFORNIA, IN ASSOCIATION WITH BLUE ELDERBERRY (SAMBUCUS MEXICANA).

Micro: PREFERS TO LAY EGGS IN ELDERBERRIES 2-8 INCHES IN DIAMETER; SOME PREFERENCE SHOWN FOR "STRESSED" ELDERBERRIES.



Multiple Occurrences per Page
California Department of Fish and Wildlife
California Natural Diversity Database



Occurrence No.	57	Map Index:	24044	EO Index:	14209	Element Last Seen:	1992-01-14
Occ. Rank:	Fair			Presence:	Presumed Extant	Site Last Seen:	1992-01-14
Occ. Type:	Natural/Native occurrence			Trend:	Unknown	Record Last Updated:	1993-08-24
Quad Summary:	Folsom (3812162)						
County Summary:	Placer						
Lat/Long:	38.74345 / -121.20825				Accuracy:	80 meters	
UTM:	Zone-10 N4289831 E655714				Elevation (ft):	260	
PLSS:	T10N, R07E, Sec. 09, NE (M)				Acres:	0.0	
Location:	SOUTH OF DOUGLAS BLVD WHERE IT INTERSECTS WITH KINGSGATE, GRANITE BAY.						
Detailed Location:	SITE INCLUDES TWO GROUPS OF ELDERBERRY SHRUBS: ONE IS 100 FEET EAST OF KINGSGATE INTERSECTION & THE SECOND IS 200 FEET WEST OF THE KINGSGATE INTERSECTION.						
Ecological:	HABITAT CONSISTS OF TWO SMALL OUTCROPS OF ELDERBERRY SHRUBS; ONE GROUP OF 6 PLANTS WITH STEMS <1" AND THE OTHER GROUP OF 2 PLANTS WITH STEMS UP TO 4".						
General:	WEATHERED BOREHOLES FOUND IN BOTH PLANT GROUPINGS.						
Owner/Manager:	PVT						

Occurrence No.	169	Map Index:	39545	EO Index:	34547	Element Last Seen:	1999-06-29
Occ. Rank:	Unknown			Presence:	Presumed Extant	Site Last Seen:	1999-06-29
Occ. Type:	Natural/Native occurrence			Trend:	Unknown	Record Last Updated:	2000-05-03
Quad Summary:	Clarksville (3812161), Folsom (3812162)						
County Summary:	Sacramento						
Lat/Long:	38.67053 / -121.12783				Accuracy:	specific area	
UTM:	Zone-10 N4281879 E662870				Elevation (ft):	340	
PLSS:	T09N, R08E, Sec. 05, SW (M)				Acres:	13.9	
Location:	WILLOW CREEK, 0.1 MILE WEST OF PREWETT DRIVE, FOLSOM.						
Detailed Location:	FOUND IN AREA "E" AND JUST EAST OF AREA "H" IN THE LAKE NATOMA SHORES VELB MITIGATION MONITORING PROJECT AREA. ALSO THE LEXINGTON HILLS PRESERVE SITE.						
Ecological:	ELDERBERRY AND ASSOCIATED NATIVE HABITAT.						
General:	1 EXIT HOLE OBSERVED IN 1994, NO CHANGE 1995. 2 PLANTS WITH NEW EXIT HOLES JUST OUTSIDE MONITORING AREA, 1996. 16 PLANTS WITH NEW EXIT HOLES & 1 ADULT, 1999. SAME AREA, 1997. EXIT HOLES IN PRESERVE, 1999.						
Owner/Manager:	UNKNOWN						



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Occurrence No.	170	Map Index:	39550	EO Index:	34552	Element Last Seen:	2006-04-XX
Occ. Rank:	Unknown			Presence:	Presumed Extant	Site Last Seen:	2006-04-XX
Occ. Type:	Natural/Native occurrence			Trend:	Unknown	Record Last Updated:	2015-03-12
Quad Summary:	Folsom (3812162)						
County Summary:	Placer						
Lat/Long:	38.72375 / -121.19299				Accuracy:	nonspecific area	
UTM:	Zone-10 N4287671 E657084				Elevation (ft):	310	
PLSS:	T10N, R07E, Sec. 15, NE (M)				Acres:	43.0	
Location:	ABOUT 0.4 MI SW OF ROSEVILLE PKWY & BARTON RD INTERSECTION, CENTRAL & SOUTH SECTION OF GRANITE BAY GOLF COURSE.						
Detailed Location:	MITIGATION SITE SET UP AND MONITORED BY JONES & STOKES ASSOCIATES FOR THE CONSTRUCTION OF THE GRANITE BAY GOLF CLUB. 10 OF 20 PLANTS WERE RELOCATED DUE TO PROJECT DURING WINTER OF 1933-94. MAPPED TO PROVIDED PROJECT MAP.						
Ecological:	108 ELDERBERRY SEEDLINGS WERE INITIALLY PLANTED FOR MITIGATION. BUCK BRUSH, COFFEEBERRY, COYOTE BRUSH, BUCKEYE, INTERIOR LIVE OAK, AND BLUE OAK WERE ALSO PLANTED. SURVIVALSHIP BELOW 80% FOR FIRST 5 YEARS, ADDITIONAL SEEDLINGS PLANTED.						
General:	20 ELDERBERRIES, 8 WITH "HISTORICAL" EXIT HOLES OBSERVED IN 1991 & 1992. YEARLY SURVEYS CONDUCTED 1993-1999 BUT NO ADULTS OR NEW EXIT HOLES OBSERVED. VELB REPORTED AS "PRESENT" DURING 2005-2006 STUDY OF MITIGATION SITE SUCCESS.						
Owner/Manager:	PVT						
Occurrence No.	191	Map Index:	48761	EO Index:	48761	Element Last Seen:	1996-XX-XX
Occ. Rank:	Unknown			Presence:	Presumed Extant	Site Last Seen:	2006-04-XX
Occ. Type:	Natural/Native occurrence			Trend:	Unknown	Record Last Updated:	2015-05-13
Quad Summary:	Folsom (3812162)						
County Summary:	Sacramento						
Lat/Long:	38.65983 / -121.15538				Accuracy:	specific area	
UTM:	Zone-10 N4280642 E660496				Elevation (ft):	300	
PLSS:	T09N, R07E, Sec. 01 (M)				Acres:	35.0	
Location:	SOUTH OF WILLOW CREEK, EAST OF PRAIRIE CITY ROAD ABOUT 0.9 MILE NORTH OF INTERSECTION WITH HWY 50, PRAIRIE OAKS.						
Detailed Location:	3 MITIGATION AREAS (VILLAGES 5B, 2 AND 3) WITHIN PROJECT SITE. TRANSPLANTS DONE BETWEEN FALL OF 1995 & SPRING OF 1996. OF 730 ADDITIONAL ELDERBERRY MITIGATION PLANTINGS 94 ARE >5 FT IN HEIGHT, 231 2-5 FT. ELDERBERRY SURVIVAL AT 63% IN 2001.						
Ecological:	HABITAT CONSISTS OF A PRESERVE (9.47 ACRES) WITH 27 TRANSPLANTED ELDERBERRY SHRUBS (SAMBUCUS MEXICANA), 1,155 ELDERBERRY SEEDLINGS AND 462 OTHER ASSOCIATED TREE AND SHRUB SPECIES (BOX ELDER, FREMONT COTTONWOOD, WILLOW SPECIES, ETC.).						
General:	10 OF 27 TRANSPLANTED SHRUBS HAD EVIDENCE OF VELB IN 1995-1996. 2001 MONITORING REPORT HAD NO MENTION OF VELB. REPORTED AS "NOT PRESENT" DURING 2005-2006 STUDY EVALUATING THE SUCCESS OF MITIGATION SITES.						
Owner/Manager:	UNKNOWN						



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Occurrence No.	286	Map Index:	95236	EO Index:	96372	Element Last Seen:	2005-09-07
Occ. Rank:	None			Presence:	Possibly Extirpated	Site Last Seen:	2005-09-07
Occ. Type:	Natural/Native occurrence			Trend:	Unknown	Record Last Updated:	2015-05-20
Quad Summary:	Folsom (3812162)						
County Summary:	Sacramento						
Lat/Long:	38.65791 / -121.18701			Accuracy:	specific area		
UTM:	Zone-10 N4280375 E657748			Elevation (ft):	155		
PLSS:	T09N, R07E, Sec. 02, SW (M)			Acres:	21.0		
Location:	VICINITY OF PARKSHORE DR, ABOUT 0.3 MI WSW OF INTERSECTION W/ FOLSOM BLVD, 1.3 MI NNE OF HWY 50 AT FOLSOM BLVD, NATOMA.						
Detailed Location:	MAPPED TO PROVIDED MAP FOR PROJECT SITE. 2001 LOCATION AT W END OF FEATURE. 2005 SURVEYS CONDUCTED BY ENTOMOLOGICAL CONSULTING SERVICES, LTD. SITE SURVEYED DUE TO PROPOSED CONSTRUCTION. REMOVED PLANTS WERE MITIGATED OFF-SITE.						
Ecological:	2005-2013 AERIAL IMAGERY SHOWS THAT SITE HAS BEEN DEVELOPED. 39 ELDERBERRY SHRUBS WERE REMOVED. GENERAL HABITAT CHARACTERIZED BY AN URBAN, RUDERAL PLANT COMMUNITY, WITH DEGRADED REMNANTS OF SCRUB AND OAK WOODLAND VEGETATION.						
General:	AN ELDERBERRY SHRUB WITH SEVERAL APPARENTLY RECENT EXIT HOLES OBSERVED ON 16 APR 2001. 0 EXIT HOLES OBS ON 8 MAY 2002. 1 "BONA FIDE" VELB EXIT HOLE OBSERVED NEAR THE BASE OF ONE RESIDENT ELDERBERRY PLANT DURING 7 SEP 2005 SURVEYS.						
Owner/Manager:	PVT						

Occurrence No.	295	Map Index:	95286	EO Index:	96425	Element Last Seen:	1987-04-23
Occ. Rank:	Unknown			Presence:	Presumed Extant	Site Last Seen:	1987-04-23
Occ. Type:	Natural/Native occurrence			Trend:	Unknown	Record Last Updated:	2015-02-23
Quad Summary:	Folsom (3812162)						
County Summary:	Sacramento						
Lat/Long:	38.63565 / -121.21215			Accuracy:	nonspecific area		
UTM:	Zone-10 N4277862 E655609			Elevation (ft):	135		
PLSS:	T09N, R07E, Sec. 16 (M)			Acres:	78.0		
Location:	NIMBUS DAM RECREATION AREA, JUST UPSTREAM OF NIMBUS DAM, S BANK OF AMERICAN RIVER/LAKE NATOMA, 5.8 MI SW OF FOLSOM DAM.						
Detailed Location:	MAPPED TO PROVIDED MAP FOR SURVEY AREA AND TREE LOCATIONS. 1987 LOCATION DESCRIPTION: LAKE NATOMAS - NIMBUS FLAT AREA, APPROX. 0.5 TO 2 MI UPSTREAM FROM THE DAM ON SOUTHEAST SHORE.						
Ecological:	1987: A MIXTURE OF OLD AND NEW ELDERBERRY TREES IN EACH CLUMP. CLUMP LOCATED ABOUT 25-100 YARDS APART FROM EACH OTHER.						
General:	1-5 ADULTS OBSERVED ON 23 APR 1987; ABOUT 18 "CURRENT YEAR" EXIT HOLES AND NUMEROUS OLD EXIT HOLES ALSO OBSERVED.						
Owner/Manager:	DPR-FOLSOM LAKE SRA						



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Occurrence No.	296	Map Index:	95289	EO Index:	96428	Element Last Seen:	1985-06-XX
Occ. Rank:	Unknown			Presence:	Presumed Extant	Site Last Seen:	1985-06-XX
Occ. Type:	Natural/Native occurrence			Trend:	Unknown	Record Last Updated:	2015-02-23
Quad Summary:	Folsom (3812162), Citrus Heights (3812163)						
County Summary:	Sacramento						
Lat/Long:	38.63638 / -121.24264			Accuracy:	nonspecific area		
UTM:	Zone-10 N4277891 E652953			Elevation (ft):	100		
PLSS:	T09N, R07E, Sec. 17 (M)			Acres:	277.0		
Location:	AMERICAN RIVER, VICINITY OF SAILOR BAR, ABOUT 1.3 AIR MILES W OF NIMBUS DAM, 1.3 MILES E OF SUNRISE BLVD, SACRAMENTO.						
Detailed Location:	MAPPED BY CNDDDB IN THE VICINITY OF SAILOR BAR ALONG THE AMERICAN RIVER; EXACT LOCATION OF BEETLES UNKNOWN.						
Ecological:							
General:	3 BEETLES OBSERVED DURING MAY-JUN 1985 SURVEYS CONDUCTED BY R. ARNOLD.						
Owner/Manager:	UNKNOWN						

Occurrence No.	303	Map Index:	95491	EO Index:	96626	Element Last Seen:	2006-09-XX
Occ. Rank:	Unknown			Presence:	Presumed Extant	Site Last Seen:	2006-09-XX
Occ. Type:	Natural/Native occurrence			Trend:	Unknown	Record Last Updated:	2015-03-16
Quad Summary:	Folsom (3812162)						
County Summary:	Placer, Sacramento						
Lat/Long:	38.72099 / -121.17169			Accuracy:	3/5 mile		
UTM:	Zone-10 N4287402 E658942			Elevation (ft):	480		
PLSS:	T10N, R07E, Sec. 14 (M)			Acres:	0.0		
Location:	ABOUT 1 MI S OF AUBURN-FOLSOM RD & EUREKA RD INTERSECTION, 1.2 MI NW OF FOLSOM DAM, BEALS POINT, W SHORE OF FOLSOM LAKE.						
Detailed Location:	MAPPED GENERALLY TO PROVIDED LOCATION DESCRIPTION OF "FOLSOM LAKE SRA, (BEALES POINT)." SITE WAS A "NATURAL SITE" ACCORDING TO STUDY.						
Ecological:							
General:	VALLEY ELDERBERRY LONGHORN BEETLES REPORTED AS "PRESENT" DURING APR-SEP 2006 SURVEYS. SURVEYS CONDUCTED BY M. HOLYOAK & M. KOCH-MUNZ AS PART OF STUDY EVALUATING THE EFFECTS OF SITE CONDITIONS ON THE SUCCESS OF VELB.						
Owner/Manager:	DPR-FOLSOM LAKE SRA, USBOR						

<i>Orcuttia viscida</i>				Element Code: PMPOA4G070			
Sacramento Orcutt grass							
Listing Status:	Federal:	Endangered		CNDDDB Element Ranks:	Global:	G1	
	State:	Endangered			State:	S1	
	Other:	Rare Plant Rank - 1B.1					
Habitat:	General:	VERNAL POOLS.					
	Micro:	15-85 M.					



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Occurrence No.	4	Map Index:	11886	EO Index:	22369	Element Last Seen:	1958-07-07
Occ. Rank:	None	Presence:	Extirpated	Site Last Seen:		1993-12-XX	
Occ. Type:	Natural/Native occurrence	Trend:	Unknown	Record Last Updated:		2013-04-26	

Quad Summary: Folsom (3812162)

County Summary: Sacramento

Lat/Long:	38.67823 / -121.19606	Accuracy:	1/5 mile
UTM:	Zone-10 N4282614 E656917	Elevation (ft):	240
PLSS:	T10N, R07E, Sec. 34 (M)	Acres:	0.0

Location: 0.4 MI EAST OF THE JUNCTION OF MAIN AVE & GREENBACK LN, ABOUT 2 MILES EAST OF ORANGEVALE, 2.1 MILES NW OF FOLSOM.

Detailed Location: MAPPED AS BEST GUESS BY CNDDDB BASED ON A 1958 CRAMPTON LOCATION DESCRIPTION.

Ecological: NEARLY BARREN AREA IN THE MIDDLE OF LARGE VERNAL POOL WITH ERYNGIUM. OPEN ROLLING PLAINS WITH BLUE OAKS.

General: ONLY SOURCE OF INFORMATION FOR THIS OCCURRENCE IS A 1958 CRAMPTON COLLECTION. SITE VISITED IN 1981, 1986, AND 1993; AREA DEVELOPED, NO INDICATION OF REMAINING VERNAL POOL HABITAT.

Owner/Manager: PVT

Occurrence No.	5	Map Index:	71464	EO Index:	18718	Element Last Seen:	2013-05-28
Occ. Rank:	Good	Presence:	Presumed Extant	Site Last Seen:		2013-05-28	
Occ. Type:	Natural/Native occurrence	Trend:	Fluctuating	Record Last Updated:		2013-05-29	

Quad Summary: Folsom (3812162)

County Summary: Sacramento

Lat/Long:	38.65557 / -121.21525	Accuracy:	specific area
UTM:	Zone-10 N4280067 E655296	Elevation (ft):	270
PLSS:	T09N, R07E, Sec. 09, N (M)	Acres:	4.0

Location: PHOENIX VERNAL POOLS, NORTH OF SUNSET BLVD, JUST EAST OF PHOENIX FIELD AIRPORT, FAIR OAKS.

Detailed Location: MAPPED ACCORDING TO A 1996 MOREY MAP AND 2013 WITHAM DIGITAL DATA. POOLS WITH A LOT OF ERYNGIUM DO NOT HAVE O. VISCIDA ACCORDING TO COCHRANE (1982). POOL ACQUIRED & FENCED BY CDFG AS ECOLOGICAL RESERVE.

Ecological: IN SILICA-IRON HARDPAN IN VERNAL POOLS IN BLUE OAK WOODLAND W/ ERYNGIUM VASEYI, PSILOCARPUS BREVISSIMUS, BRODIAEA MINOR, SIDALCEA CALYCOSA. NAVARRETIA MYERSII ALSO AT THIS SITE.

General: 59,160 IN '80, 29,835 IN '81, 154,048 IN '82, 57,248 IN '83, 146,160 IN '84, 46,446 IN '85, 215,853 IN '86, ABUNDANT IN '87, 1000S IN '91, >100,000 IN '94-'96, 9,457 IN '97, 100,000 IN '07, ~5,300 IN '10, 9,500 IN '13. INCL FRMR EO#2.

Owner/Manager: DFG-PHOENIX FIELD ER



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Occurrence No.	15	Map Index:	11839	EO Index:	30943	Element Last Seen:	2010-09-08
Occ. Rank:	Fair	Presence:	Presumed Extant	Site Last Seen:	2010-09-08		
Occ. Type:	Introduced Back into Native Hab./Range	Trend:	Unknown	Record Last Updated:	2013-05-08		
Quad Summary:	Folsom (3812162)						
County Summary:	Sacramento						
Lat/Long:	38.65173 / -121.21820			Accuracy:	specific area		
UTM:	Zone-10 N4279636 E655048			Elevation (ft):	270		
PLSS:	T09N, R07E, Sec. 09, NW (M)			Acres:	1.0		
Location:	PHOENIX PARK, SOUTH OF SUNSET AVE, 0.5 MILE EAST OF HAZEL AVE, FAIR OAKS.						
Detailed Location:	EO #5 AND 15 ARE WITHIN A QUARTER MILE OF EACH OTHER BUT WERE KEPT AS SEPARATE OCCURRENCES BECAUSE EO #5 IS NATIVE/NATURAL AND EO #15 IS INTRODUCED. THIS SITE IS COMPLETELY SURROUNDED BY DEVELOPMENT W/ NO BUFFER ZONE.						
Ecological:	ON REDDING SERIES SOILS. ASSOCIATES INCLUDE ELEOCHARIS MACROSTACHYA, PLAGIOBOTHRYS STIPITATA, DOWNINGIA BICORNUTA, TRICHOSTEMA LANCEOLATUM, PSILOCARPHUS BREVISSIMUS, ERYNGIUM VASEYI, LILAEA SCILLOIDES, AND BRODIAEA MINOR.						
General:	THIS EO ESTABLISHED FROM SEED COLLECTED FROM NEARBY NATIVE EO #5 IN 1978. 1000+ PLANTS IN 1985, 10,000+ IN 1986, 1000+ IN 1991, ABOUT 100,000 IN 1995, 35 IN 1996, 1000 IN 1997, UNK # SEEN IN 2002, 1000S IN 2007, 1500 IN 2010.						
Owner/Manager:	CITY OF FAIR OAKS-PARKS & REC						

**Appendix C -
U.S. Fish & Wildlife
Service's iPaC Report**

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Placer County, California



Local office

Sacramento Fish And Wildlife Office

☎ (916) 414-6600

📅 (916) 414-6713

Federal Building

2800 Cottage Way, Room W-2605

Sacramento, CA 95825-1846

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population, even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information.
2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Reptiles

NAME	STATUS
Giant Garter Snake <i>Thamnophis gigas</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/4482	Threatened

Amphibians

NAME	STATUS
California Red-legged Frog <i>Rana draytonii</i> There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/2891	Threatened
California Tiger Salamander <i>Ambystoma californiense</i> There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/2076	Threatened

Fishes

NAME	STATUS
Delta Smelt <i>Hypomesus transpacificus</i> There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/321	Threatened

Insects

NAME	STATUS
Valley Elderberry Longhorn Beetle <i>Desmocerus californicus dimorphus</i> There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/7850	Threatened

Crustaceans

NAME	STATUS
Conservancy Fairy Shrimp <i>Branchinecta conservatio</i> There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/8246	Endangered
Vernal Pool Fairy Shrimp <i>Branchinecta lynchi</i> There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/498	Threatened
Vernal Pool Tadpole Shrimp <i>Lepidurus packardii</i> There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/2246	Endangered

Flowering Plants

NAME	STATUS
Sacramento Orcutt Grass <i>Orcuttia viscida</i> There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/5507	Endangered

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the

relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME

BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)

Bald Eagle *Haliaeetus leucocephalus*

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

<https://ecos.fws.gov/ecp/species/1626>

Breeds Jan 1 to Aug 31

California Thrasher *Toxostoma redivivum*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds Jan 1 to Jul 31

Clark's Grebe *Aechmophorus clarkii*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds Jan 1 to Dec 31

Common Yellowthroat *Geothlypis trichas sinuosa*

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

<https://ecos.fws.gov/ecp/species/2084>

Breeds May 20 to Jul 31

Costa's Hummingbird *Calypte costae*

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

<https://ecos.fws.gov/ecp/species/9470>

Breeds Jan 15 to Jun 10

Lawrence's Goldfinch *Carduelis lawrencei*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9464>

Breeds Mar 20 to Sep 20

Lewis's Woodpecker *Melanerpes lewis*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9408>

Breeds Apr 20 to Sep 30

Long-billed Curlew *Numenius americanus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/5511>

Breeds elsewhere

Marbled Godwit *Limosa fedoa*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9481>

Breeds elsewhere

Nuttall's Woodpecker *Picoides nuttallii*

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

<https://ecos.fws.gov/ecp/species/9410>

Breeds Apr 1 to Jul 20

Oak Titmouse *Baeolophus inornatus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9656>

Breeds Mar 15 to Jul 15

Rufous Hummingbird *selasphorus rufus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/8002>

Breeds elsewhere

Song Sparrow *Melospiza melodia*

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Breeds Feb 20 to Sep 5

Spotted Towhee *Pipilo maculatus clementae*

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

<https://ecos.fws.gov/ecp/species/4243>

Breeds Apr 15 to Jul 20

Tricolored Blackbird *Agelaius tricolor*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/3910>

Breeds Mar 15 to Aug 10

Wrentit *Chamaea fasciata*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds Mar 15 to Aug 10

Yellow-billed Magpie *Pica nuttalli*

Breeds Apr 1 to Jul 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9726>

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (I)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

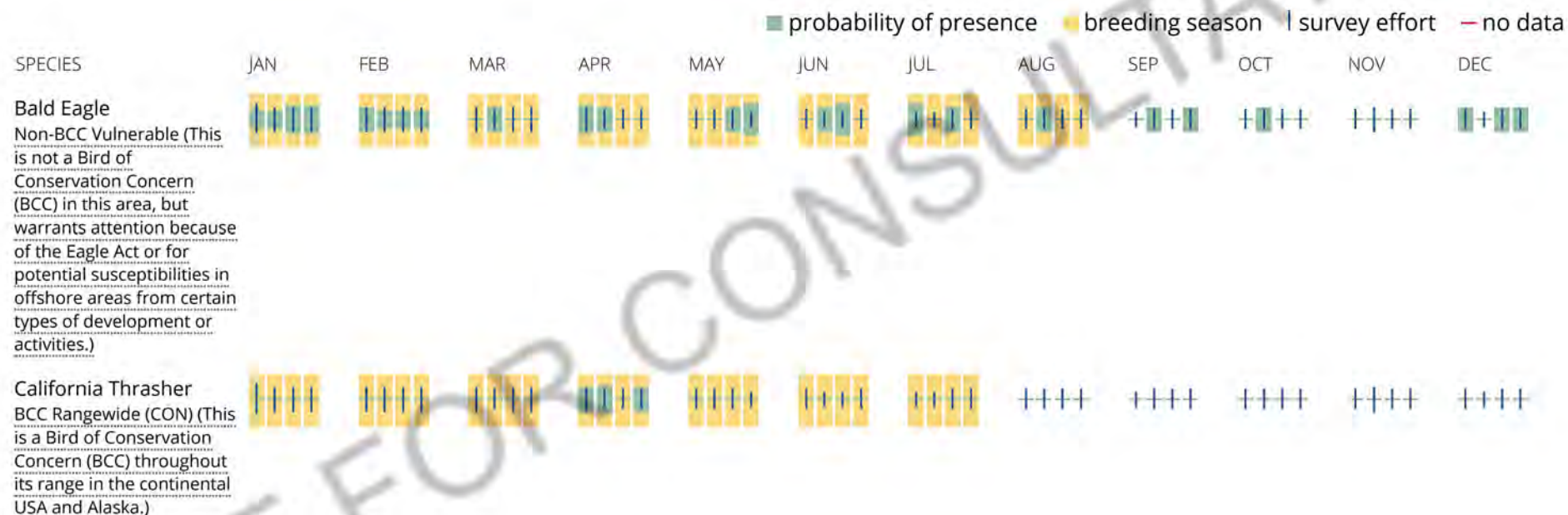
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



Clark's Grebe

BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

**Common Yellowthroat**

BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)

**Costa's Hummingbird**

BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)

**Lawrence's Goldfinch**

BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

**Lewis's Woodpecker**

BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

**Long-billed Curlew**

BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

**Marbled Godwit**

BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



Nuttall's Woodpecker
BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)



Oak Titmouse
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



Rufous Hummingbird
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



SPECIES

JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC

Song Sparrow
BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)

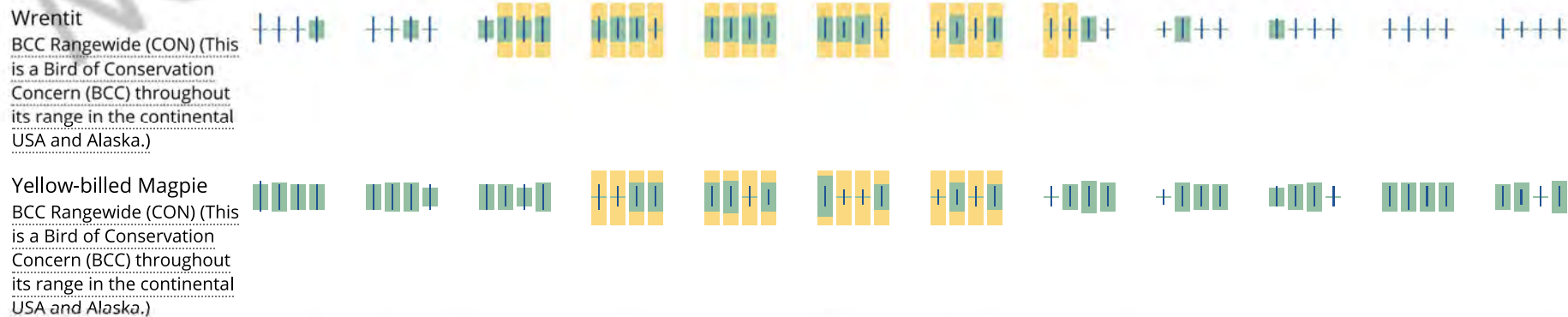


Spotted Towhee
BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)



Tricolored Blackbird
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)





Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) and/or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [AKN Phenology Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

THERE ARE NO KNOWN WETLANDS AT THIS LOCATION.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of

any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

Appendix D - List of Plant Species Observed On-site

March 1, 2019

Johnson Ranch Self-Storage project site, 1851 E. Roseville Parkway, Roseville, Placer County, CA.

Wetland Plant Indicator Status Categories		
Indicator Category	Symbol	Ecological Description
Obligate	OBL	Plant almost always occurs in wetlands.
Facultative	FACW	Plant usually occurs in wetlands, but may occur in non-wetlands.
Facultative	FAC	Plant occurs in wetlands and non-wetlands.
Facultative	FACU	Plant usually occurs in non-wetlands, but may occur in wetlands.
Upland	UPL	Plant almost never occurs in wetlands.

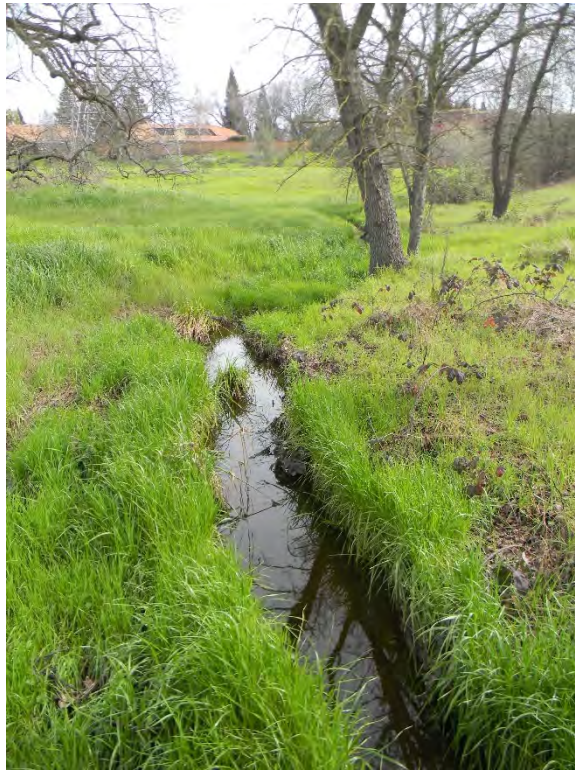
** Based on the Army Corps of Engineers' National Wetland Plant List 2016 Wetland Ratings (Lichvar et al., 2016).*

Family name	Species name	Vernacular name	Wetland indicator status
Amaryllidaceae	<i>*Narcissus pseudonarcissus</i> (escaped cultivar)	daffodil	—
Apocynaceae	<i>Asclepias</i>	tba	—
Asteraceae	<i>Baccharis pilularis</i>	coyote brush	—
Asteraceae	<i>*Silybum marianum</i>	milk-thistle	—
Brassicaceae	<i>*Brassica rapa</i>	field mustard	FACU
Brassicaceae	<i>*Raphanus sativus</i>	wild radish	—
Caryophyllaceae	<i>*Stellaria media</i>	chickweed	FACU
Fabaceae	<i>*Vicia sativa</i> subsp. <i>nigra</i>	narrow-leaved vetch	FACU
Fagaceae	<i>Quercus douglasii</i>	blue oak	—
Fagaceae	<i>Quercus lobata</i>	valley oak	FACU
Fagaceae	<i>Quercus wislizeni</i>	interior live oak	—
Geraniaceae	<i>*Erodium botrys</i>	filaree	FACU
Geraniaceae	<i>*Erodium moschatum</i>	greenstem filaree	—
Geraniaceae	<i>*Geranium</i> (no flowers)	annual geranium	—
Lamiaceae	<i>*Rosmarinus officinalis</i> (escaped cultivar)	rosemary	—
Poaceae	<i>*Avena fatua</i>	wild oat	UPL
Poaceae	<i>*Bromus diandrus</i>	ripgut grass	—
Poaceae	<i>*Bromus hordeaceus</i>	soft chess	FACU
Polygonaceae	<i>*Rumex crispus</i>	curly dock	FAC
Polygonaceae	<i>*Rumex pulcher</i>	fiddle dock	FAC
Rosaceae	<i>*Prunus</i> cf. <i>mahaleb</i> (escaped cultivar)	mahaleb cherry	—
Rosaceae	<i>*Rubus armeniacus</i>	Himalayan blackberry	FAC
Rubiaceae	<i>*Galium</i> sp. (no flowers)	annual bedstraw	—
Salicaceae	<i>Salix laevigata</i>	red willow	FACW
Salicaceae	<i>Salix</i> sp.	willow	FACW
Solanaceae	<i>*Solanum elaeagnifolium</i>	white horse-nettle	—

Nomenclature follows the Jepson e-Flora (<http://ucjeps.berkeley.edu/eflora/>)

* denotes introduced, naturalized species

Appendix E - Site Photos



1. Southeastern part of site, view to northeast along larger of two intermittent streams showing dense grass cover and scattered trees of valley oak (*Quercus lobata*).



2. Southeastern part of site, view to southwest along larger of two intermittent streams showing dense thicket of Himalayan blackberry (*Rubus armeniacus*) in middle ground and larger trees of red willow (*Salix laevigata*) in background.

Barnett Environmental, Inc.
1851 E. Roseville Pkwy; March 2019



3. Southeastern part of site, view to northeast along smaller of two intermittent streams showing small pond and dense blackberry in middle ground, scattered oaks in background.



4. Southwestern property boundary, view to southeast showing artificial drainage ditch (temporarily inundated, non-wetland) in middle ground, larger trees of red willow in background along larger of two intermittent streams.

Barnett Environmental, Inc.
1851 E. Roseville Pkwy; March 2019



5. Southeastern part of site, view to southwest along larger of two intermittent streams showing scattered oaks and dense blackberry thicket in middle ground, larger trees of red willow in background.



6. Southeastern part of site, view to northeast showing culvert outfall along smaller of two intermittent streams.

Barnett Environmental, Inc.
1851 E. Roseville Pkwy; March 2019



7. Southeastern part of site, view to east showing culvert outfall along larger of two intermittent streams, surrounded by dense thicket of sapling willows (*Salix* sp.).

Barnett Environmental, Inc.
1851 E. Roseville Pkwy; March 2019

Appendix F - Data Sheets

Arid West Ephemeral and Intermittent Streams OHW M Datasheet

Project: *Winger Drive self storage* **Date:** *2019.03.01* **Time:**
Project Number: *Roseville (Placer Co.)* **Town:** *Roseville* **State:** *CA*
Stream: *(CA)* **Photo begin file#:** **Photo end file#:**
Investigator(s): *R.D. Stone*

Y ☒ / N ☐ Do normal circumstances exist on the site?

Y ☐ / N ☒ Is the site significantly disturbed?

Location Details:

1851 E. Roseville Parkway

Projection:

Datum:

Coordinates:

Potential anthropogenic influences on the channel system:

inflows from culvert originating off-site to east

Brief site description:

*intermittent drainage #1
tributary of ...*

Checklist of resources (if available):

☒ Aerial photography

Dates:

☒ Topographic maps

☐ Geologic maps

☐ Vegetation maps

☒ Soils maps

☐ Rainfall/precipitation maps

☐ Existing delineation(s) for site

☒ Global positioning system (GPS)

☐ Other studies

☐ Stream gage data

Gage number:

Period of record:

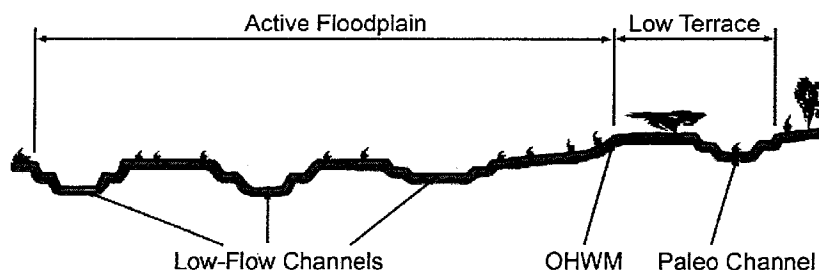
☐ History of recent effective discharges

☐ Results of flood frequency analysis

☐ Most recent shift-adjusted rating

☐ Gage heights for 2-, 5-, 10-, and 25-year events and the most recent event exceeding a 5-year event

Hydrogeomorphic Floodplain Units



Procedure for identifying and characterizing the floodplain units to assist in identifying the OHWM:

1. Walk the channel and floodplain within the study area to get an impression of the geomorphology and vegetation present at the site.
2. Select a representative cross section across the channel. Draw the cross section and label the floodplain units.
3. Determine a point on the cross section that is characteristic of one of the hydrogeomorphic floodplain units.
 - a) Record the floodplain unit and GPS position.
 - b) Describe the sediment texture (using the Wentworth class size) and the vegetation characteristics of the floodplain unit.
 - c) Identify any indicators present at the location.
4. Repeat for other points in different hydrogeomorphic floodplain units across the cross section.
5. Identify the OHWM and record the indicators. Record the OHWM position via:

☐ Mapping on aerial photograph

☒ GPS

☐ Digitized on computer

☐ Other:

Wentworth Size Classes

Inches (in)	Millimeters (mm)	Wentworth size class
10.08	256	Boulder
2.56	64	Cobble
0.157	4	Pebble
0.079	2.00	Granule
0.039	1.00	Very coarse sand
0.020	0.50	Coarse sand
1/2 0.0098	0.25	Medium sand
1/4 0.005	0.125	Fine sand
1/8 0.0025	0.0625	Very fine sand
1/16 0.0012	0.031	Coarse silt
1/32 0.00061	0.0156	Medium silt
1/64 0.00031	0.0078	Fine silt
1/128 0.00015	0.0039	Very fine silt
		Clay



Project ID:

Cross section ID:

Date:

Time:

Floodplain unit:

☐ Low-Flow Channel

☐ Active Floodplain

☐ Low Terrace

GPS point: _____

Characteristics of the floodplain unit:

Average sediment texture: _____

Total veg cover: _____% Tree: _____% Shrub: _____% Herb: _____%

Community successional stage:

☐ NA

☐ Early (herbaceous & seedlings)

☐ Mid (herbaceous, shrubs, saplings)

☐ Late (herbaceous, shrubs, mature trees)

Indicators:

☐ Mudcracks

☐ Ripples

☐ Drift and/or debris

☐ Presence of bed and bank

☐ Benches

☐ Soil development

☐ Surface relief

☐ Other: _____

☐ Other: _____

☐ Other: _____

Comments:

Floodplain unit:

☐ Low-Flow Channel

☐ Active Floodplain

☐ Low Terrace

GPS point: _____

Characteristics of the floodplain unit:

Average sediment texture: _____

Total veg cover: _____% Tree: _____% Shrub: _____% Herb: _____%

Community successional stage:

☐ NA

☐ Early (herbaceous & seedlings)

☐ Mid (herbaceous, shrubs, saplings)

☐ Late (herbaceous, shrubs, mature trees)

Indicators:

☐ Mudcracks

☐ Ripples

☐ Drift and/or debris

☐ Presence of bed and bank

☐ Benches

☐ Soil development

☐ Surface relief

☐ Other: _____

☐ Other: _____

☐ Other: _____

Comments:

Project ID: Winder (Roseville) Cross section ID: DP 1 Date: 2019.03.01 Time: _____

Cross section drawing

OHWM

GPS point: DP 1

Indicators:

- | | |
|--|---|
| ☐ Change in average sediment texture | ☒ Break in bank slope |
| ☒ Change in vegetation species | ☐ Other: _____ |
| ☐ Change in vegetation cover | ☐ Other: _____ |

Comments:

Floodplain unit: ☒ Low-Flow Channel ☐ Active Floodplain ☐ Low Terrace

GPS point: _____

Characteristics of the floodplain unit:

Average sediment texture: clay

Total veg cover: 100 % Tree: 35 % Shrub: _____ % Herb: 100 %

Community successional stage:

- | | |
|---|---|
| ☐ NA | ☐ Mid (herbaceous, shrubs, saplings) |
| ☐ Early (herbaceous & seedlings) | ☒ Late (herbaceous, shrubs, mature trees) |

Indicators:

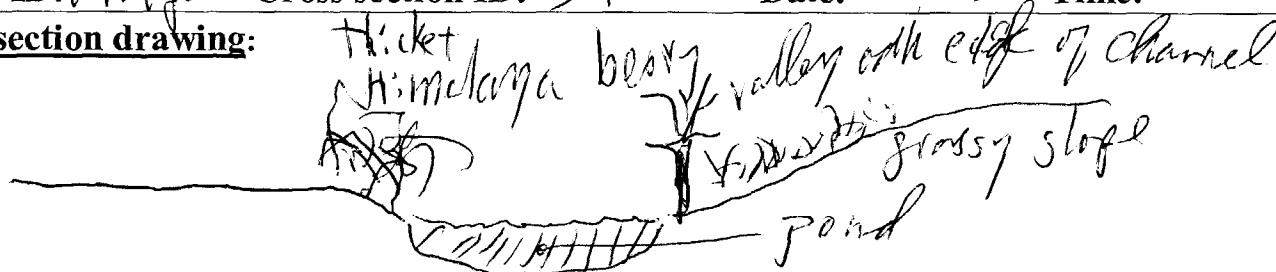
- | | |
|--|--|
| ☐ Mudcracks | ☐ Soil development |
| ☐ Ripples | ☐ Surface relief |
| ☒ Drift and/or debris | ☒ Other: _____ |
| ☒ Presence of bed and bank | ☐ Other: _____ |
| ☐ Benches | ☐ Other: _____ |

Comments:

standing / gently flowing water in channel
after several days of heavy rain;
upland soils also highly saturated (wet winter).

Project ID: Winger Cross section ID: DP2 Date: 2019.03.02 Time: _____

Cross section drawing:



OHWM

GPS point: DP2

Indicators:

- ☐ Change in average sediment texture
☒ Change in vegetation species
☒ Change in vegetation cover

☒ Break in bank slope

☐ Other: _____

☐ Other: _____

Comments:

Floodplain unit:

☒ Low-Flow Channel

☐ Active Floodplain

☐ Low Terrace

GPS point: DP2

Characteristics of the floodplain unit:

Average sediment texture: clay

Total veg cover: _____ % Tree: 5 % Shrub: 25 % Herb: 25 %

Community successional stage:

☐ NA

☒ Early (herbaceous & seedlings)

☒ Mid (herbaceous, shrubs, saplings)

☐ Late (herbaceous, shrubs, mature trees)

Indicators:

☐ Mudcracks

☐ Ripples

☐ Drift and/or debris

☒ Presence of bed and bank

☐ Benches

☐ Soil development

☐ Surface relief

☒ Other: _____

☐ Other: _____

☐ Other: _____

Comments:

beery flowing water down drain of pond.
standing water 12 inches deep in pond,
w/ suspended green algae (part of mallard
ducks also seen here when I first arrived).

Project ID:

Cross section ID:

Date:

Time:

Floodplain unit:

☐ Low-Flow Channel

☐ Active Floodplain

☐ Low Terrace

GPS point: _____

Characteristics of the floodplain unit:

Average sediment texture: _____

Total veg cover: _____ % Tree: _____ % Shrub: _____ % Herb: _____ %

Community successional stage:

☐ NA

☐ Early (herbaceous & seedlings)

☐ Mid (herbaceous, shrubs, saplings)

☐ Late (herbaceous, shrubs, mature trees)

Indicators:

☐ Mudcracks

☐ Ripples

☐ Drift and/or debris

☐ Presence of bed and bank

☐ Benches

☐ Soil development

☐ Surface relief

☐ Other: _____

☐ Other: _____

☐ Other: _____

Comments:

Floodplain unit:

☐ Low-Flow Channel

☐ Active Floodplain

☐ Low Terrace

GPS point: _____

Characteristics of the floodplain unit:

Average sediment texture: _____

Total veg cover: _____ % Tree: _____ % Shrub: _____ % Herb: _____ %

Community successional stage:

☐ NA

☐ Early (herbaceous & seedlings)

☐ Mid (herbaceous, shrubs, saplings)

☐ Late (herbaceous, shrubs, mature trees)

Indicators:

☐ Mudcracks

☐ Ripples

☐ Drift and/or debris

☐ Presence of bed and bank

☐ Benches

☐ Soil development

☐ Surface relief

☐ Other: _____

☐ Other: _____

☐ Other: _____

Comments:

Arid West Ephemeral and Intermittent Streams OHWB Datasheet

Project: *Wrinker Drive self storage* **Date:** *2019.03.01* **Time:**
Project Number: **Town:** *Roseville* **State:** *CA*
Stream: **Photo begin file#:** **Photo end file#:**
Investigator(s): *R.D. Stone*

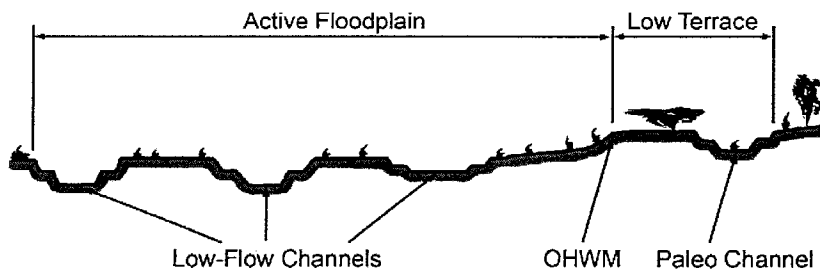
Y ☐ / N ☐ Do normal circumstances exist on the site?
 Y ☐ / N ☐ Is the site significantly disturbed?
Location Details: *1851 E. Roseville Parkway*
Projection: **Datum:**
Coordinates:

Potential anthropogenic influences on the channel system:
inflows from culvert originating off-site to east

Brief site description: *intermittent drainage #2*
tributary of ...

Checklist of resources (if available):
☒ Aerial photography ☐ Stream gage data
 Dates: Gage number:
☒ Topographic maps Period of record:
☐ Geologic maps ☐ History of recent effective discharges
☐ Vegetation maps ☐ Results of flood frequency analysis
☒ Soils maps ☐ Most recent shift-adjusted rating
☐ Rainfall/precipitation maps ☐ Gage heights for 2-, 5-, 10-, and 25-year events and the most recent event exceeding a 5-year event
☐ Existing delineation(s) for site
☒ Global positioning system (GPS)
☐ Other studies

Hydrogeomorphic Floodplain Units



Procedure for identifying and characterizing the floodplain units to assist in identifying the OHWM:

1. Walk the channel and floodplain within the study area to get an impression of the geomorphology and vegetation present at the site.
2. Select a representative cross section across the channel. Draw the cross section and label the floodplain units.
3. Determine a point on the cross section that is characteristic of one of the hydrogeomorphic floodplain units.
 - a) Record the floodplain unit and GPS position.
 - b) Describe the sediment texture (using the Wentworth class size) and the vegetation characteristics of the floodplain unit.
 - c) Identify any indicators present at the location.
4. Repeat for other points in different hydrogeomorphic floodplain units across the cross section.
5. Identify the OHWM and record the indicators. Record the OHWM position via:

☐ Mapping on aerial photograph ☒ GPS
☐ Digitized on computer ☐ Other:

Wentworth Size Classes

Inches (in)	Millimeters (mm)	Wentworth size class	
10.08	256	Boulder	Gravel
2.56	64	Cobble	
0.157	4	Pebble	
0.079	2.00	Granule	
0.039	1.00	Very coarse sand	Sand
0.020	0.50	Coarse sand	
1/2 0.0098	0.25	Medium sand	
1/4 0.005	0.125	Fine sand	
1/8 0.0025	0.0625	Very fine sand	
1/16 0.0012	0.031	Coarse silt	Silt
1/32 0.00061	0.0156	Medium silt	
1/64 0.00031	0.0078	Fine silt	
1/128 0.00015	0.0039	Very fine silt	
		Clay	Mud

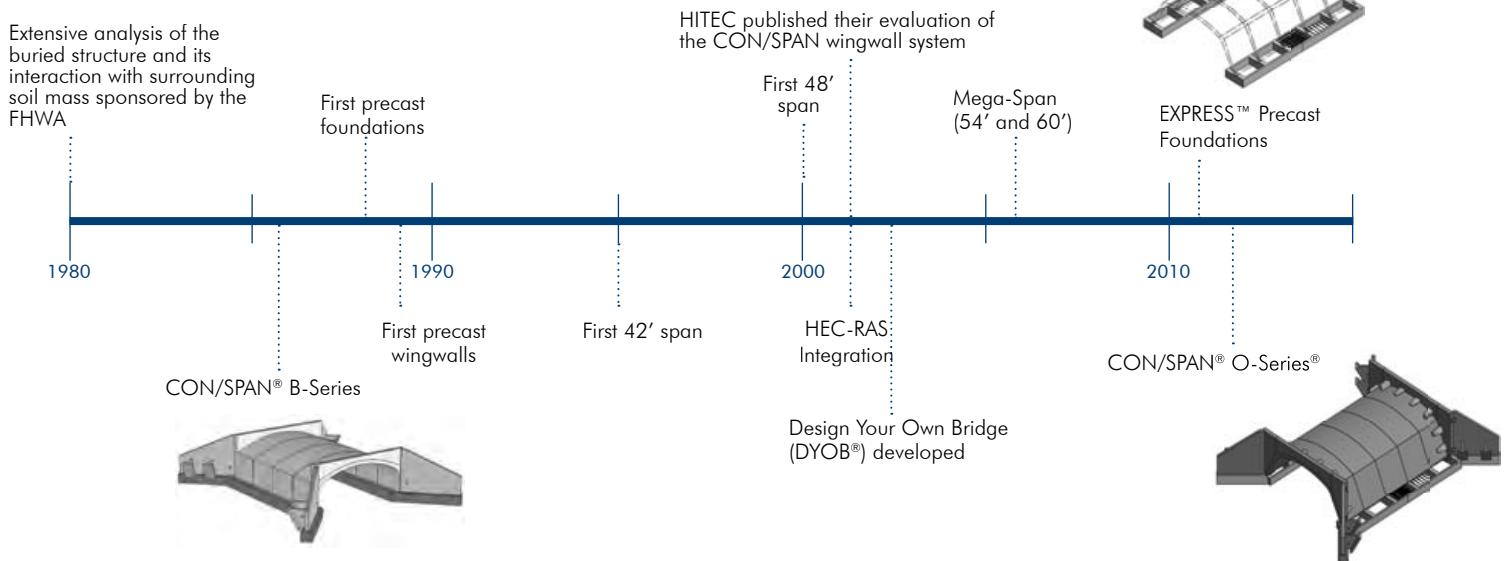


Appendix G - Clear Span Optimization Details

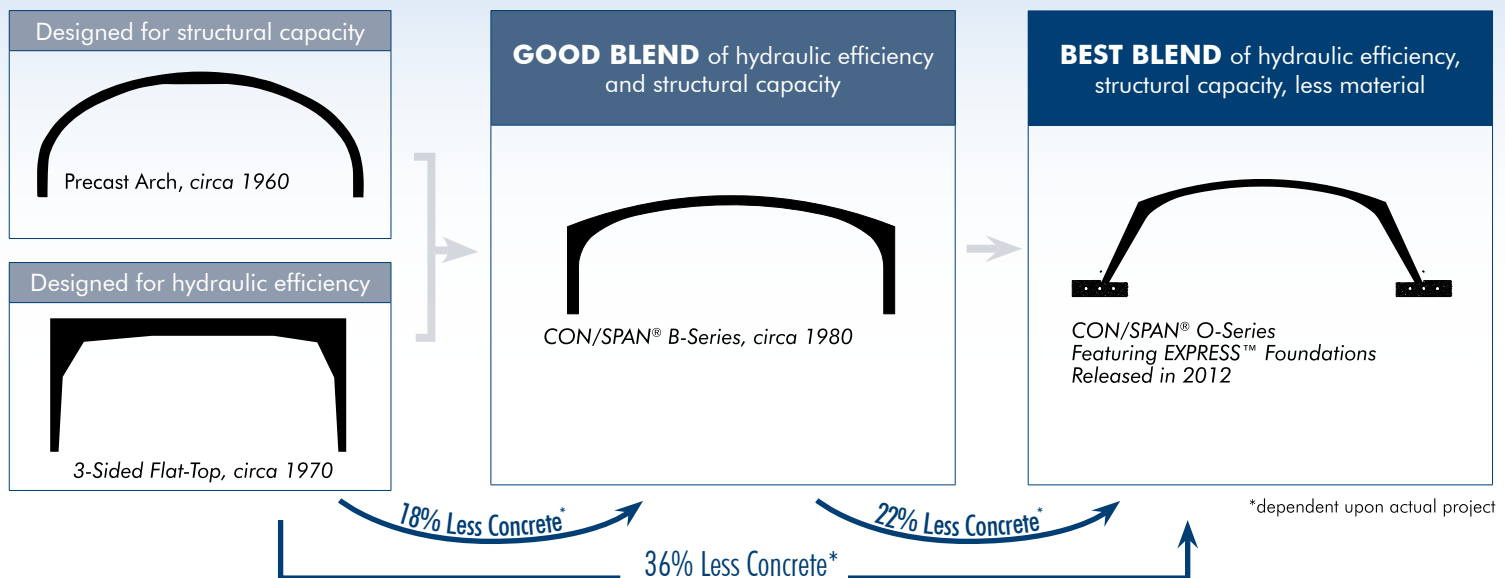


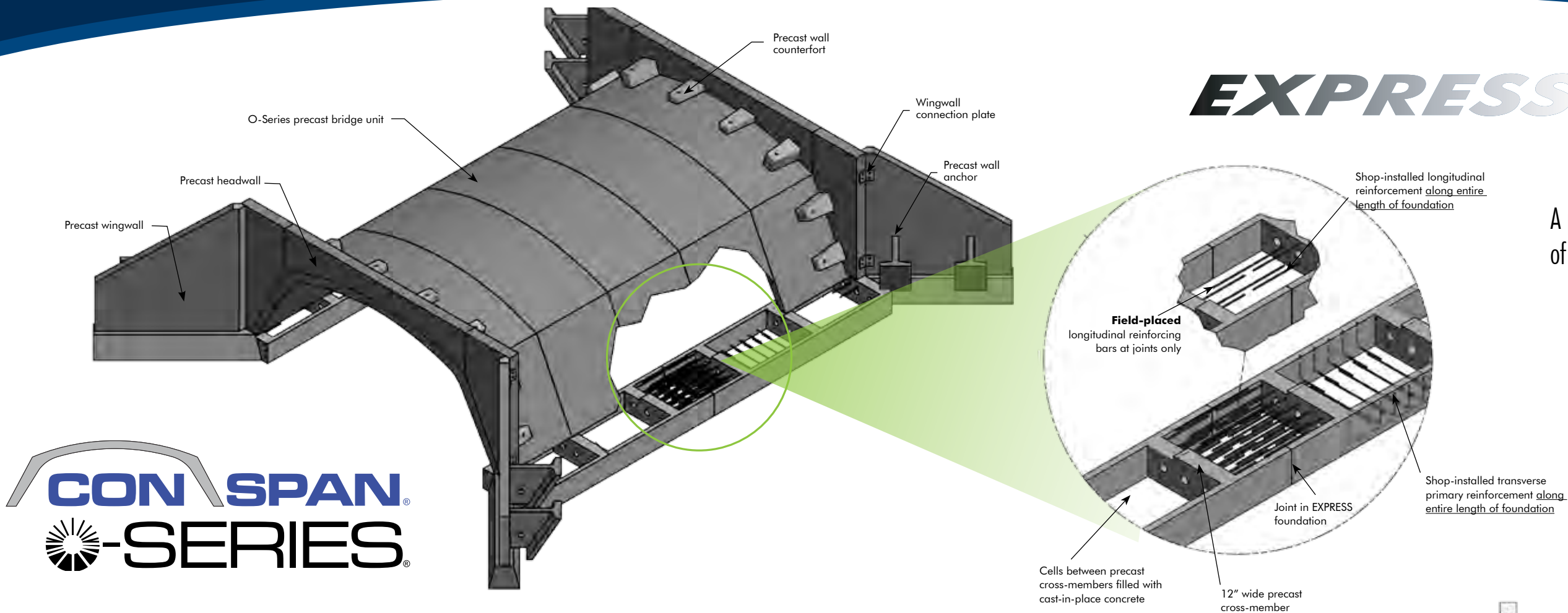
With a history of innovation and experience, Contech has taken precast buried bridge systems to the next level with the optimization of the **CON/SPAN® O-Series®**. Requiring less concrete per open area than any other precast buried bridge structure, the O-Series is the ideal blend of hydraulic efficiency and structural capacity.

A Legacy of Innovative Technologies...



Taken to the Next Level of Optimization...





EXPRESS Foundations

A precast foundation system that blends the speed of precast with the economy of cast-in-place

Benefits to You

- Provides ease and speed of installation
- Alleviates hazardous working conditions
- Trapezoidal foundation reduces wingwall concrete quantities
- Minimal reinforcement to be placed on site
- Pick weights and sizes customized to your equipment

Construction Process

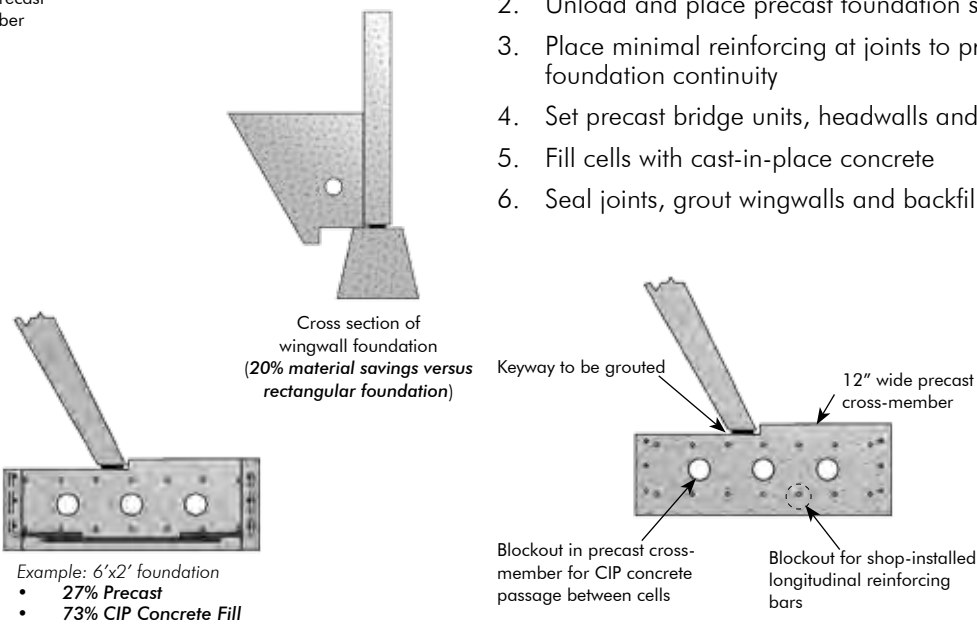
1. Excavate and prepare foundation subgrade
2. Unload and place precast foundation sections
3. Place minimal reinforcing at joints to provide foundation continuity
4. Set precast bridge units, headwalls and wingwalls
5. Fill cells with cast-in-place concrete
6. Seal joints, grout wingwalls and backfill



Features & Benefits of the Optimized Series

- Complete system – precast foundations, units, headwalls and wingwalls
- Rapid installation
- Material savings – concrete and steel
- Lighter piece weights or longer lay lengths for most projects
- Cost savings
- Outward horizontal reactions – one-sided keyway, reduced forming and grouting
- Maximized clear span and clear distance between footings
- Lower maintenance cost
- Proven design methodology
- Total reliability

Design Challenges »	CLEAR SPANNING			HYDRAULICS		
	O-Series	B-Series	% Diff	O-Series	B-Series	% Diff
Shape	0425	-		0327	-	
Span (ft)	25	28	-11%	27	28	-4%
Rise (ft)	5	6	-17%	9.4	8	18%
WW Area (sf)	-	-		194	195	
Concrete (tons/ft)	1.96	2.84	-31%	2.46	3.14	-22%
Steel (lb/ft)	108	211	-49%	137	227	-40%
Piece lay length (ft)	8	6	33%	8	6	33%
Trucks loads (total pieces)	3	4	-25%	9	12	-25%
Weight (tons/unit)	15.68	17.04	-8%	21.12	18.84	12%



ACCELERATED BRIDGE CONSTRUCTION

ABC is bridge construction that uses innovative planning, design, materials and construction methods in a safe and cost-effective manner to reduce the onsite construction time that occurs when building new bridges or replacing and rehabilitating existing bridges.

ABC improves

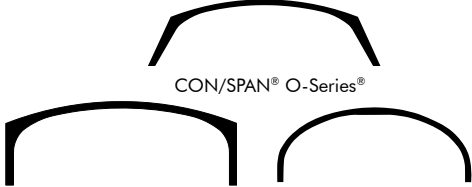
- Site constructability
- Total project delivery time
- Work-zone safety for the traveling public

ABC reduces

- Traffic impacts
- Onsite construction time
- Weather-related time delays



Application Optimization

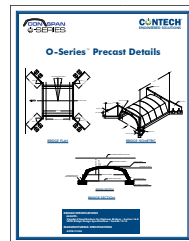
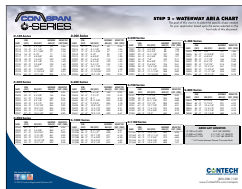
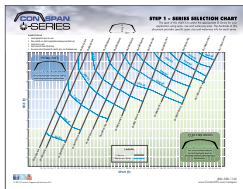
Wetlands & Clear Spanning Optimization	Hydraulic Optimization	Clearance Box/Grade Separation Optimization
		
 CON/SPAN® O-Series®	 CON/SPAN® O-Series®	 CON/SPAN® O-Series® CON/SPAN® B-Series BEBO® Arch
Maximizing span for sensitive environmental conditions.	Maximizing waterway and span area for hydraulic efficiency.	Minimizing excess materials, while closely matching clearance diagram.

Contech. Your Project Partner.

Experience the value of Contech's products and extensive technical support. Our proven innovative approach and engineering resources can help you discover the most economical solution for your site without compromising your expectations for safety, reliability and performance.

CONTECH can provide design tools and info to help optimize your project:

- Series Selection Chart
- Waterway Area Charts
- O-Series Drawing Details
- Hydraulic Coordinates for HEC-RAS and HY-8
- Wetted Perimeter Charts
- Vertical and Horizontal Foundation Reactions



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Kurt Stegen Consulting Arborist

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kurststegen@sbcglobal.net



Date: June 7, 2018

Location: East Roseville Parkway

Roseville, CA 95661

APN: 468-010-044-000

Customer: PRAXIS PROPERTIES LLC

5701 Lonetree Blvd Ste. 102

Rocklin, CA 95765

(916) 257-9377

ASSIGNMENT: Kurt Stegen is to do the following:

- Evaluate forty one trees on a commercial lot in the City of Roseville, California and write an arborist report to satisfy the city requirements.
- Number, tag and update site map with approximate locations of trees.
- The report will also include evaluations of the health of listed trees along with arborists' recommendations.

SUMMARY:

A storage complex is proposed for a lot in Roseville, California. Trees #25, #32, #33, #34, #35, #36 and #37 are in the footprint of the construction and will need to be removed and mitigated. Trees # 8, #9, #10, #17, #18, #35 and #40 are in poor condition and could be removed. The trees are hazardous; people and property should be kept away. All the remaining trees will be retained. Intrusion into to the dripline of the trees should not exceed 20 percent. Fencing is required to protect the trees during construction.

THIS REPORT IS LIMITED BY:

- Most of the inspection was done from the ground. As a result, not all tree defects may be visible from the ground.
- Visual Tree Assessment (VTA) did not include diagnostic testing.

METHOD:

Visual Tree Assessment was used to inspect trees. Species, diameter, and condition were recorded. The diameter at standard height (DSH, rounded to the inch) was taken using a Spencer Diameter Tape. Tree species, diameter, identification number and condition were recorded in a data dictionary and transferred to the "Tree Evaluation Form."

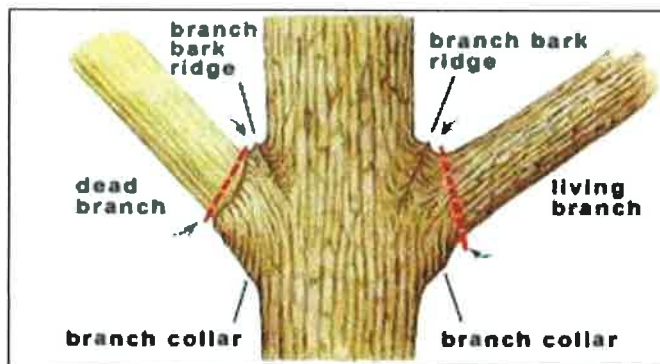
OBSERVATIONS:

The lot is located in Roseville, California. It is a rectangular with rolling hills and a swale that drains an adjacent parking lot. The lot is bordered by residential on one side and commercial on the other. It consists of mostly native oaks with some riparian trees and vegetation in the wet areas. There are power lines that run the length of the lot. Some of the trees have been topped, trimmed or removed to provide clearance from adjacent power lines.

DISCUSSION:

The lot is located in Roseville, California. It is rectangular with rolling hills and a swale that drains an adjacent parking lot. There is a drainage pipe that appears to originate from the commercial parking lot that is located within the swale. The lot consists of mostly native oaks with some riparian trees and vegetation in the wet areas. There are power lines that run the length of the lot. Some of the trees have been topped, trimmed or removed for electrical line clearance. The lot is bordered by residential on one side and commercial on the other. Some of the iron fencing goes around trees and obstacles and is not in a straight line. One tree that is not included in the report, #54, is in heavy brush. The tree appears to be located in the neighboring lot. Trees #25, #32, #33, #34, #35, #36 and #37 are in the footprint of the construction and will need to be removed and mitigated. Trees, #8, #9, #10, #17, #18, #35 and #40 are in poor condition and could be removed. The trees are hazardous and people and property should be kept away. Care must be taken to preserve the existing trees.

Trimming limbs that will be interfering with the project should be kept to a minimum. Flush cutting and removing the branch collar will prevent healing and may result in the formation of cavities. When removing any limbs, leave a small stub to retain the branch collar. (See diagram below)



Preventing physical damage to the tree is vital. Damaging the tree's vascular system will cause the tree to go into decline and eventually die. Damage to the trunk of the tree can lead to the tree's decline. Striking the

tree with equipment and damaging the bark will leave open wounds that can lead to infection, decay and the tree's decline.

Protecting the soil under the tree's drip line is important. Compaction of the soil can damage the root system. The roots are the support system for the tree and damaging them will compromise the stability of the tree. If a tree falls, it could cause personal harm and property damage.

Changing the grade by removing soil or adding soil can damage roots. Adding more than six inches of heavy soil can suffocate the root system. If roots are encountered during soil removal, cutting any roots measuring larger than an inch in diameter should be avoided. Severed roots should be trimmed in a manner leaving no ragged edges or tears. Normally, this can be accomplished by using pruning shears or handsaws. If excavations are made and trenches are left open with tree roots exposed, wet burlap tarps should cover the exposed roots until the soil is replace. Covering the roots will help prevent further root damage. The root system is the support system for the tree and removing large roots can create stability problems for the tree that may become a hazard to public safety. Fencing the "Tree Protection Zone" is important to protect the roots from soil compaction and damage.

Tree Protection Zone (TPZ), must be established prior to construction to protect the remaining trees from damage. It is calucated by the longest horizontal branch, also known as the dripline radius (DLR), measured from the center point of the tree to the furthest point of the dripline, plus one foot (1'), shall be used as the radius of a circle around a protected tree.

The (TPZ) shall be fenced prior to construction. The following are the City of Roseville regulations for fencing.

F. Protective Fencing.

- 1. Type of Fencing.** A minimum five-foot high chain link or substitute fence approved by the Manager shall be installed at the outermost edge of the protected zone of each protected tree or groups of protected trees. Exceptions to this policy may occur in cases where protected trees are located on slopes that will not be graded. However, approval must be obtained from the Planning Division to omit fences in any area of the project.

2. Fence Installation. The fences shall be installed in accordance with the approved fencing plan prior to the commencement of any grading operations or such other time as determined by the review body. The developer shall call the Planning Division for an inspection of the fencing prior to grading operations.

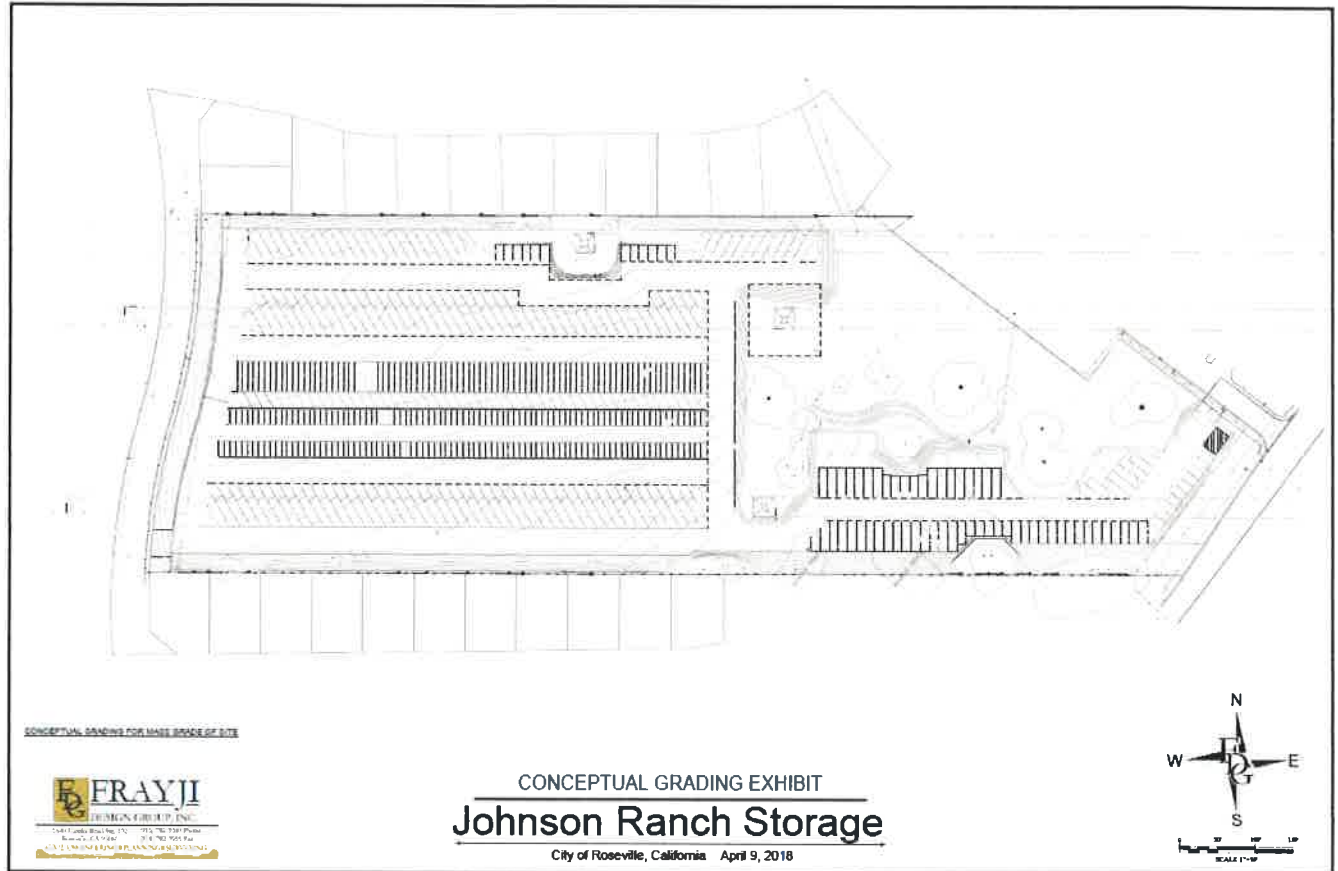
3. Signing. Signs shall be installed on the fence in four equidistant locations around each individual protected tree. The size of each sign must be a minimum of two feet by two feet and must contain the following language:

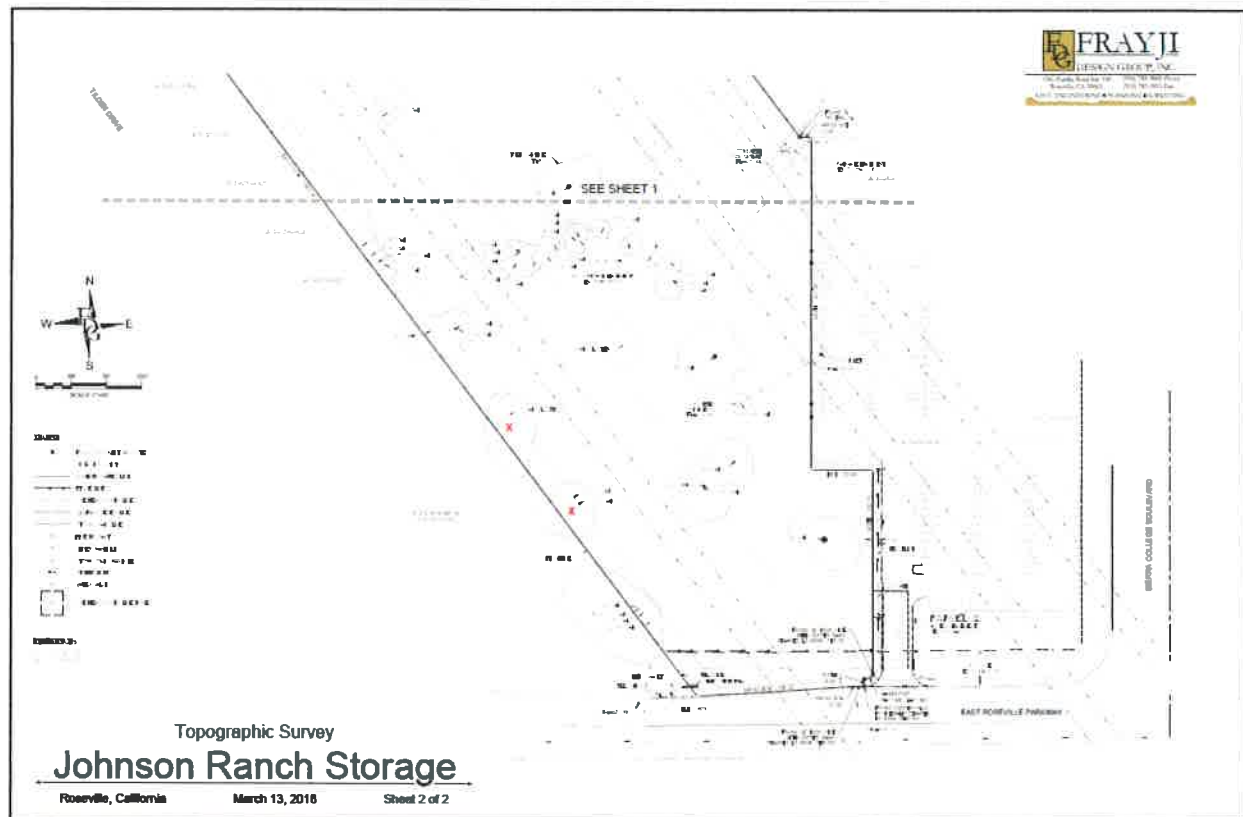
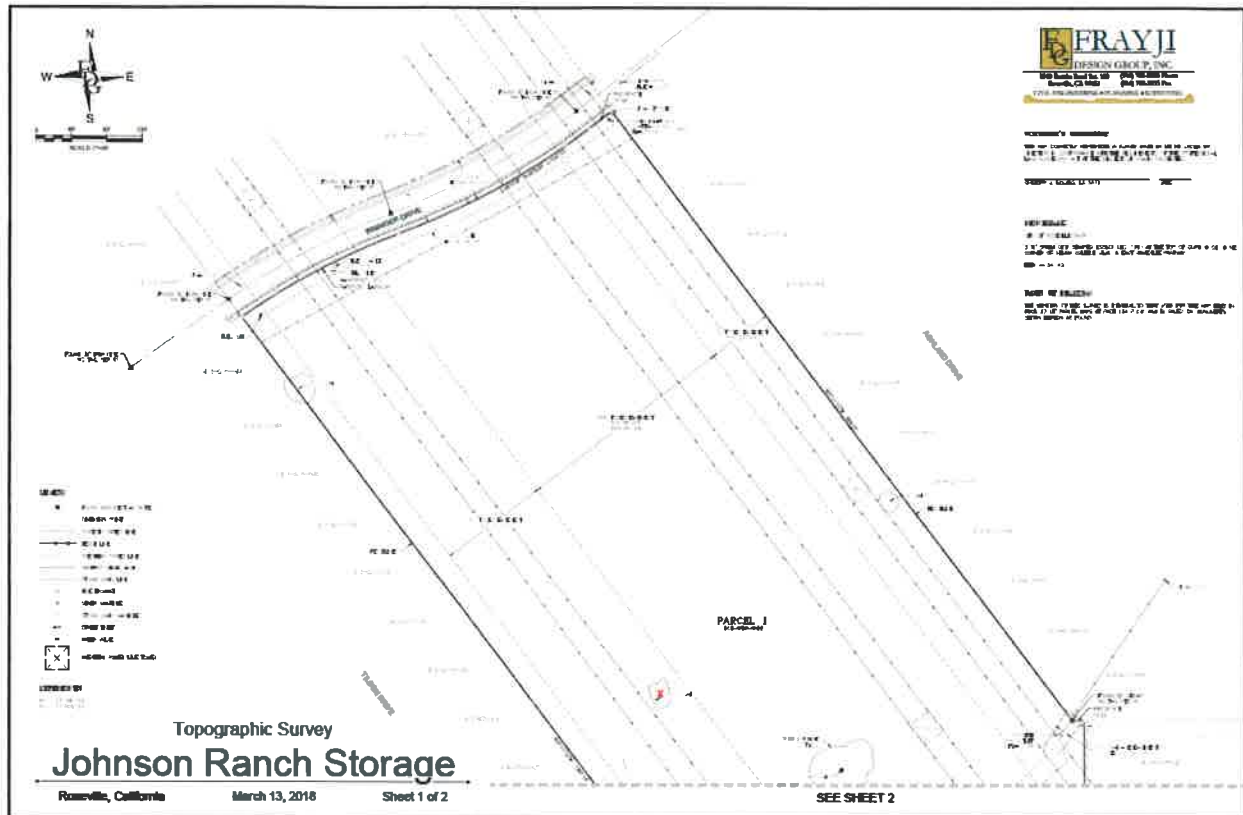
“WARNING, THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE ROSEVILLE PLANNING DIVISION.”

Signs placed on fencing around a grove of protected trees shall be placed at approximately 50-foot intervals.

4. Fence Maintenance. Once approval has been obtained, the fences shall remain in place throughout the entire construction period and shall not be removed, relocated, taken down, or otherwise modified in whole or in part without prior written authorization from the Planning Division.

GRADING PLAN:

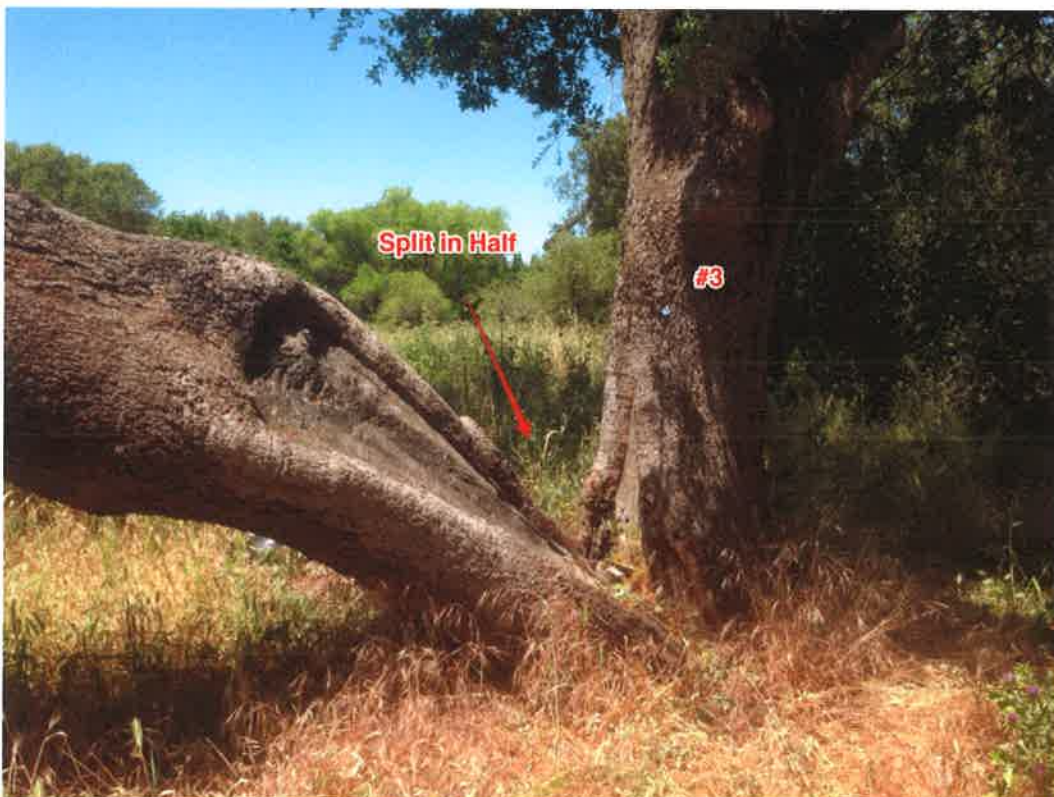
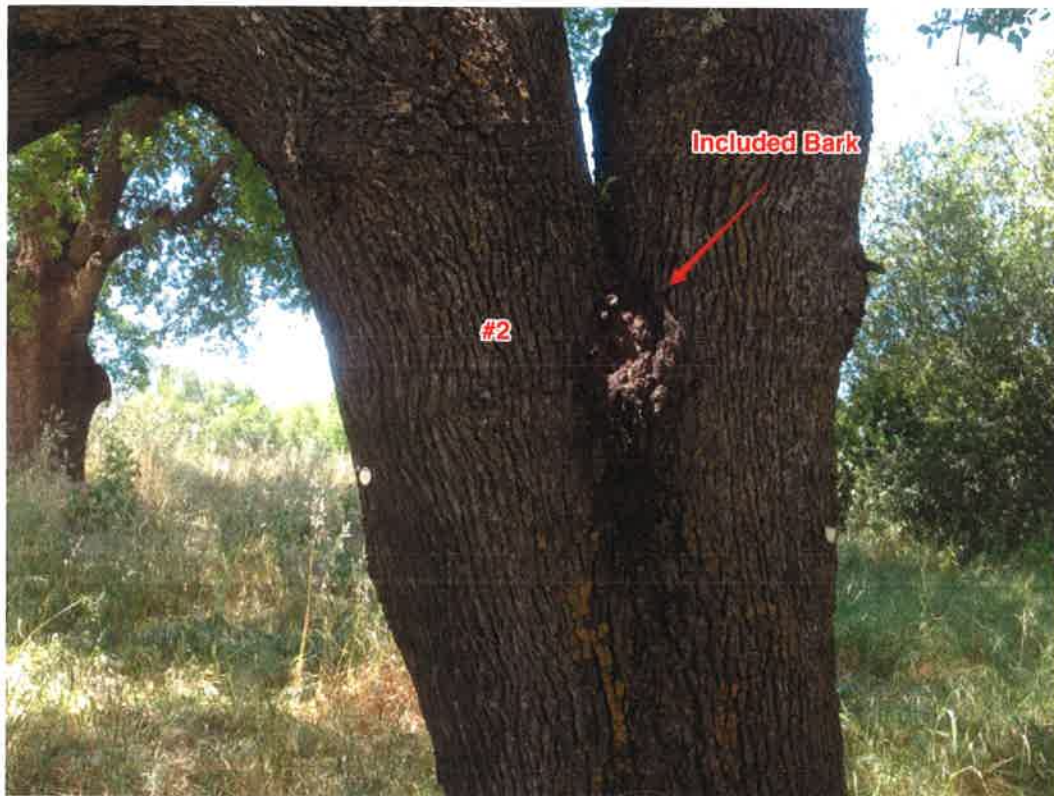




SITE MAP:



PHOTOS:



EVALUATION FORM:

Tree Number	Botanical Name	Common Name	West 121	North 39	DBH Inches	Critical Root Zone Feet	Height	Number of Trunks	Rating Health	Defects Trunk	Defect Scaffolds	Defects Branches	Comments
1	Quercus lobata	Valley Oak			61	40		1	Fair		Bee Hive / Broken	Flicker Holes	
2	Quercus douglasii	Blue Oak			28	28		1	Fair	Included Bark	Dead		
3	Quercus douglasii	Blue Oak			36	26		1	Poor	Split in Half			Potential to Fall
4	Quercus wislizeni	Live Oak			8/3.5/4.5/4/2/3	12		6	Good				
5	Quercus wislizeni	Live Oak			5/3.5/3.5	10		3	Good	Included Bark			Next to Concret Drainage Pipe
6	Quercus lobata	Valley Oak			9	11		1	Good				
7	Quercus lobata	Valley Oak			49	38		1	Fair/Good			Decay	
8	Quercus wislizeni	Live Oak			23	20		1	Poor	Decay	Topped		Under Power Lines
9	Quercus wislizeni	Live Oak			12/13.5	18		2	Poor	Decay	Topped		Under Power Lines
10	Quercus douglasii	Blue Oak			18/21/13/17/11	30		6	Poor	Split/Decay	Decay/Broken		
11	Quercus lobata	Valley Oak			14/14	27		2	Poor/Fair	Included Bark		Thinning Foliage	
12	Quercus wislizeni	Live Oak			6/6	9		2	Fair/Good	Included Bark			
13	Quercus lobata	Valley Oak			10/5.5	14		2	Poor/Fair			Thinning Foliage	
14	Quercus lobata	Valley Oak			15.5	16		1	Poor/Fair			Thinning Foliage	
15	Quercus lobata	Valley Oak			7.5/8	13		2	Poor/Fair	Included Bark			
16	Quercus lobata	Valley Oak			8	17		1	Poor/Fair			Thinning Foliage	
17	Quercus lobata	Valley Oak			14	15		1	Poor			Declining Canopy	
18	Quercus lobata	Valley Oak			6	7		1	Poor				
19	Quercus lobata	Valley Oak			12	13		1	Poor/Fair		Decay		
20	Quercus lobata	Valley Oak			15	20		1	Fair				Near Overhead Lines
21	Quercus lobata	Valley Oak			11.5	13		1	Fair				Near Overhead Lines

EVALUATION FORM:

Tree Number	Botanical Name	Common Name	West 121	North 38	DBH Inches	Drip Line Feet	Height	Number of Trunks	Rating Health	Defects Trunk	Defect Scaffolds	Defects Branches	Comments
22	Quercus lobata	Valley Oak			13	12		1	Fair				Near Overhead Lines
23	Quercus lobata	Valley Oak			6.5/2.5	13		2	Fair	Included Bark	Decay		Near Overhead Lines
24	Quercus lobata	Valley Oak			49	28		1	Fair				Fallen Trunk at Base of Tree
25	Quercus lobata	Valley Oak			20	12		1	Poor	Topped			Under Power lines
26	Quercus wislizeni	Live Oak			11/6	17		2	Fair/Good				Slope Next to Home
27	Quercus douglasii	Blue Oak			7/2.5	11		2	Fair/Good				Slope Next to Home
28	Quercus wislizeni	Live Oak			4/4/2.5	13		3	Fair/Good				Slope Next to Home
29	Quercus lobata	Valley Oak			12	20		1	Good				Slope Next to Home
30	Quercus douglasii	Blue Oak			25	25		1	Fair				Property Line
31	Quercus lobata	Valley Oak			8	12		1	Fair	Included Bark			
32	Quercus wislizeni	Live Oak			23	26		1	Fair	Lean			In Heavy Brush
33	Quercus lobata	Valley Oak			18	18		1	Fair/Good				
34	Quercus wislizeni	Live Oak			19	22		1	Poor/Fair		Diseased		
35	Quercus wislizeni	Live Oak			15	18		1	Poor	Decay	Understory		Next to 32 Property Line
36	Quercus wislizeni	Live Oak			6/10/3	12		3	Poor/Fair		Decay		
37	Quercus wislizeni	Live Oak			12	12		1	Poor/Fair				
38	Quercus lobata	Valley Oak			16.5	19		1	Good				
39	Quercus wislizeni	Live Oak			9/4/4	18		3	Poor/Fair	Included Bark	Lean		
40	Quercus douglasii	Blue Oak			9.5	12		1	Poor	Lean Crack			
41	Quercus lobata	Valley Oak			14/14	18		2	Poor/Fair	Included Bark			

TREE REMOVALS: #25, #32, #33, #34, #35, #36 and #37

CERTIFICATION OF PERFORMANCE:

I, Kurt Stegen, Certify:

- That I have personally inspected the tree(s) and/or the property referred to in this report and have stated my findings accurately. The extent of the evaluation or appraisal is stated in the attached report and the Terms of Assignment;
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;
- That the analysis, options and conclusions stated herein are my own and are based on current scientific procedures and facts;
- That my analysis, opinions and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to me, except as indicated within the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a state licensed Tree Trimming Contractor (State License Number 494115), a Certified Arborist (ISA# WE-6356), and a member to the International Society of Arboriculture and American Society of Consulting Arborists. I have been involved in the field of Arboriculture in a full time capacity for a period of more than thirty years.

Signed: **Kurt Stegen**

Date: June 7, 2018,

The ITE Generation manual does not provide a land use category specifically for the storage of recreation vehicles or boats. As such, the most applicable land use category was deemed to be Mini-Warehouse (IOTE Land Use Code 151). ITE defines mini-warehouses as “buildings in which a number of storage units or vaults are rented for the storage of goods.” As the proposed project is anticipated to operate in a similar manner, where patrons would rent spaces to store their recreation vehicles/boats and storage of personal items, ITE Land Code 151 was found to be the most applicable land use category for the purpose of determining trip generation.

MITIGATION MONITORING AND REPORTING PROGRAM

Project Title/File Number:	SERSP PCL 81 – Johnson Ranch Storage / File # PL18-0355
Project Location:	1851 E. Roseville Parkway, Roseville, Placer County; APN 468-010-044-000
Project Description:	The project proposes the construction of a self-storage facility with RV and boat storage on 13.49 acres in the Southeast Roseville Specific Plan area. The project includes two phases. The first phase includes the installation of an approximately 600 square foot office building, approximately 12,955 square feet of modular storage pods, and 98,957 square feet of parking for RVs and boats. Phase 2 would result in an additional 37,400 square feet of storage, and an additional 37,482 square feet of parking. In total, 305 parking spaces for RV and boat storage are proposed, with an additional six (6) parking spaces adjacent to the front office for customers. The project includes grading the subject property, resulting in the removal of 13,760 net cubic yards of fill from the project site. Landscaping and lighting associated with the self-storage use are also proposed as a part of the project. The land use entitlements include a Rezone to amend the Planned Development Ordinance (PD240) to allow a personal storage facility with RV and boat storage on 13.49 acres, as well as a Rezone of 0.05 acres from PD240 to R1 (Residential); a Conditional Use Permit for a personal storage facility with RV and boat storage in the PD240 zone; a Design Review Permit for the proposed facility; a Lot Line Adjustment to amend property boundaries; and a Tree Permit for the removal of oak trees.
Environmental Document	Mitigated Negative Declaration
Project Applicant:	Tim Alatorre, Domum Architecture
Property Owner:	Dennis Spangler Trust, et al
Lead Agency Contact Person:	Shelby Vockel, Associate Planner, City of Roseville; (916) 746-1347

Section 21081.6 of the California Public Resources Code requires public agencies to "adopt a reporting and monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment." This Mitigation Monitoring and Reporting Program has been adopted for the purpose of avoiding environmental impacts

MONITORING PROCESS: Existing monitoring mechanisms are in place that assist the City of Roseville in meeting the intent of CEQA. These existing monitoring mechanisms eliminate the need to develop new monitoring processes for each mitigation measure. These mechanisms include grading plan review and approval, improvement/building plan review and approval and on-site inspections by City Departments. Given that these monitoring processes are requirements of the project, they are not included in the mitigation monitoring program.

It shall be the responsibility of the project applicant/owner to provide written notification to the City using the Mitigation Verification Cover Sheet and Forms, in a timely manner, of the completion of each Mitigation Measure as identified

on the following pages. The City will verify that the project is in compliance with the adopted Mitigation Monitoring and Reporting Program. Any non-compliance will be reported by the City to the applicant/owner, and it shall be the project applicant's/owner's responsibility to rectify the situation by bringing the project into compliance. The purpose of this program is to ensure diligent and good faith compliance with the Mitigation Measures which have been adopted as part of the project.

TABLE OF MITIGATION MEASURES					
Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to City	Staff Use Only
Mitigation Measure CUL-1: Post-Review Discovery Procedures If subsurface deposits believed to be cultural or human in origin, or tribal cultural resources, are discovered during construction, all work shall halt within a 100-foot radius of the discovery, and the Construction Manager shall immediately notify the City of Roseville Development Services Director by phone. The Construction Manager shall also immediately coordinate with the monitoring archeologist or project archaeologist and (if present) tribal monitor, or, in the absence of either, contact a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for archaeology and subject to approval by the City, to evaluate the significance of the find and develop appropriate management recommendations. All management recommendations shall be provided to the City in writing for the City's review and approval. If recommended by the qualified professional and approved by the City, this may include modification of the no-work radius. The professional archaeologist must make a determination, based on professional judgement and supported by substantial evidence, within one business day of being notified, as to whether or not the find represents a cultural resource or has the potential to be a tribal cultural resource. The subsequent actions will be determined by the type of discovery, as described below. These include: 1) a work pause that, upon further investigation, is not actually a discovery and the work pause was simply needed in order to allow for closer examination of soil (a "false alarm"); 2) a work pause and subsequent action for discoveries that are clearly not related to tribal resources, such as can and bottle dumps, artifacts of European origin, and remnants of built environment features; and 3) a work pause and subsequent action for discoveries that are likely related to tribal resources, such as midden soil, bedrock mortars, groundstone, or other similar expressions. Whenever there is question as to whether or not the discovery represents a tribal resource, culturally affiliated tribes shall be consulted in making the determination. Whenever a tribal monitor is present, the monitor shall be consulted. The following processes shall apply, depending on the nature of the find, subject to the review and approval of the City: • <u>Response to False Alarms</u>: If the professional archaeologist determines that the find is negative for any cultural indicators, then work may resume immediately upon notice to proceed from the City's representative. No further notifications or tribal consultation is necessary, because the discovery is not a cultural resource of any kind. The professional archaeologist shall provide written documentation of this finding to the City. • <u>Response to Non-Tribal Discoveries</u>: If a tribal monitor is not present at the time of discovery and a professional archaeologist determines that the find represents a non-tribal cultural resource from any time period or cultural affiliation, the City shall be notified immediately, to consult on a finding of eligibility and implementation of appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines. The professional archaeologist shall provide a photograph of the find and a written description to the City of Roseville. The City of Roseville will notify any	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.	<i>Construction:</i> Measure applies if resources are discovered during construction. Add as note on Improvement Plans and Building Plans	Engineering and Building	None	

[tribe(s)] who, in writing, requested notice of unanticipated discovery of non-tribal resources. Notice shall include the photograph and description of the find, and a tribal representative shall have the opportunity to determine whether or not the find represents a tribal cultural resource. If a response is not received within 24 hours of notification (none of which time period may fall on weekends or City holidays), the City will deem this portion of the measure completed in good faith as long as the notification was made and documented. If requested by the UAIC, the City may extend this timeframe, which shall be documented in writing (electronic communication may be used to satisfy this measure). If a notified tribe responds within 24 hours to indicate that the find represents a tribal cultural resource, then the Response to Tribal Discoveries portion of this measure applies. If the tribe does not respond or concurs that the discovery is non-tribal, work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) that the treatment measures have been completed to its satisfaction. • <u>Response to Tribal Discoveries</u>: If the find represents a tribal or potentially tribal cultural resource that does not include human remains, the UAIC and City shall be notified. The City will consult with the tribe(s) on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be either a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines, or a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code. Preservation in place is the preferred treatment, if feasible. Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) not a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code; or 3) that the treatment measures have been completed to its satisfaction. • <u>Response to Human Remains</u>: If the find includes human remains, or remains that are potentially human, the construction supervisor or on-site archaeologist shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641) and shall notify the City and Placer County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California Public Resources Code, and Assembly Bill 2641 shall be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (§ 5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. Public Resources Code § 5097.94 provides structure for mediation through the NAHC if necessary. If the					
---	--	--	--	--	--

landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the Public Resources Code). If no agreement is reached, the landowner must rebury the remains in a respectful manner where they will not be further disturbed (§ 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.					
--	--	--	--	--	--

MITIGATION VERIFICATION SUBMITTAL COVER SHEET

Project Title/Planning File # _____
 Project Address _____
 Property Owner _____
 Planning Division Contact _____

SUMMARY OF VERIFICATION MATERIALS INCLUDED IN THIS SUBMITTAL

Mitigation Measure	Supporting Attachments Included	Date Complete

I HAVE ATTACHED THE FOLLOWING REQUIRED ITEMS:

- ☐ Table of Applicable Mitigation Measures
☐ Mitigation Verification Form(s)
☐ Specific supporting documentation required by measure(s), if applicable (e.g. biologist's report)

I hereby certify under penalty of perjury under the laws of the State of California that I am the property owner or an agent of the property owner and am authorized to submit this Mitigation Verification Form. I also certify that the above-listed mitigation measures have been completed in the manner required, and that all of the information in this submittal is true and correct, to the best of my knowledge:

 Signature and Date Print Name Contact Number

MITIGATION VERIFICATION FORM

Mitigation Measure _____

Description of Monitoring and Verification Work Performed. The following information is a required part of the description: dates, personnel names or titles, and the stage/phase of construction work. Additional notes sheets may be attached, if necessary, or the below may simply reference a separate attachment that provides the required information.

INSTRUCTIONS

COVER SHEET:

A Cover Sheet for the project/development is prepared by City staff, with the top portion filled out. Each time Mitigation Verification Forms(s) are being submitted, a Cover Sheet completed by the Developer, Contractor, or Designee is required. An example of a completed summary table is provided below. The signature on the Cover Sheet must be *original wet ink*.

EXAMPLE MITIGATION VERIFICATION SUBMITTAL COVER SHEET

Project Title/Planning File #	New Coffee Shop, PL15-0000
Project Address	10 Justashort Street
Property Owner	Jane Owner
Planning Division Contact	Joe Planner, Associate Planner, (916) 774-####

SUMMARY OF VERIFICATION MATERIALS INCLUDED IN THIS SUBMITTAL

Mitigation Measure	Supporting Attachments Included	Date Complete
MM-3	Copy of survey report signed by biologist	5/10/2016
MM-4	All information included in Mitigation Verification Form	5/12/2016
MM-5	E-mail from Air District approving Dust Control Plan	5/05/2016

MITIGATION VERIFICATION FORM:

A Mitigation Verification Form is provided by City staff, along with the Cover Sheet and Table of Applicable Mitigation Measures. A form is filled in and submitted for each mitigation measure by the Developer, Contractor, or Designee. The form needs only the mitigation number to be filled in, along with the Description of Monitoring and Verification Work Performed. Multiple forms may be submitted simultaneously, under one cover sheet. It is also permissible to submit a form for each part of a measure, on separate dates. For instance, in the example measure MM-4 in the table above, the actual mitigation requires informing construction workers *and* retaining a qualified archeologist if resources are uncovered. Thus, a developer may submit a form in May certifying that construction workers have been informed, and also submit a second copy of the form in July because resources were discovered and additional actions had to be undertaken.

Each mitigation measure specifies the type of supporting documentation required; this must be submitted in order for the City to accept the mitigation as complete. An example of a completed Mitigation Verification Form is provided below.

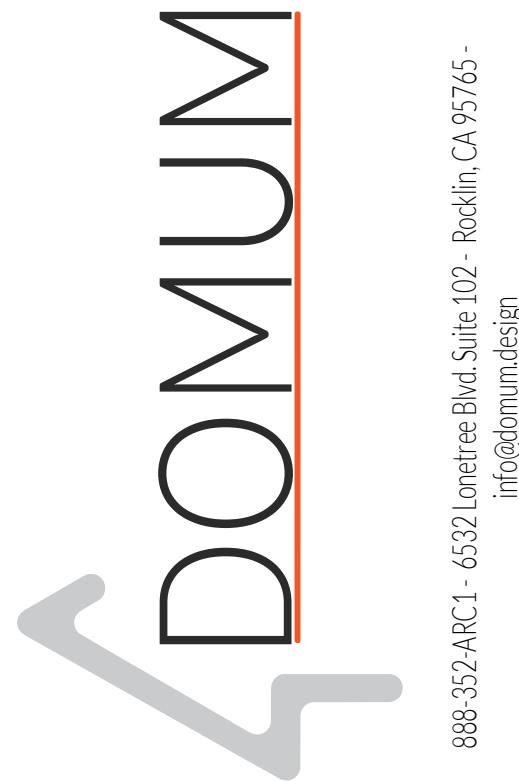
EXAMPLE **MITIGATION VERIFICATION FORM**

Mitigation Measure MM3

Description of Monitoring and Verification Work Performed. The following information is a required part of the description: dates, personnel names or titles, and the stage/phase of construction work. Additional notes sheets may be attached, if necessary, or the below may simply reference a separate attachment that provides the required information.

The mitigation measure text is included on the Improvement Plans General Notes page (Improvement Plan EN15-0001). On May 4, 2016, prior to any ground-disturbing activities (the pre-construction phase), a site meeting was held. At this meeting, workers on the site were informed of the potential to unearth remains, and were instructed to cease work and notify their supervisor immediately if any resources were observed.

1851 E. ROSEVILLE PKWY.
ROSEVILLE, CA 95661
APN: 468-010-044-000



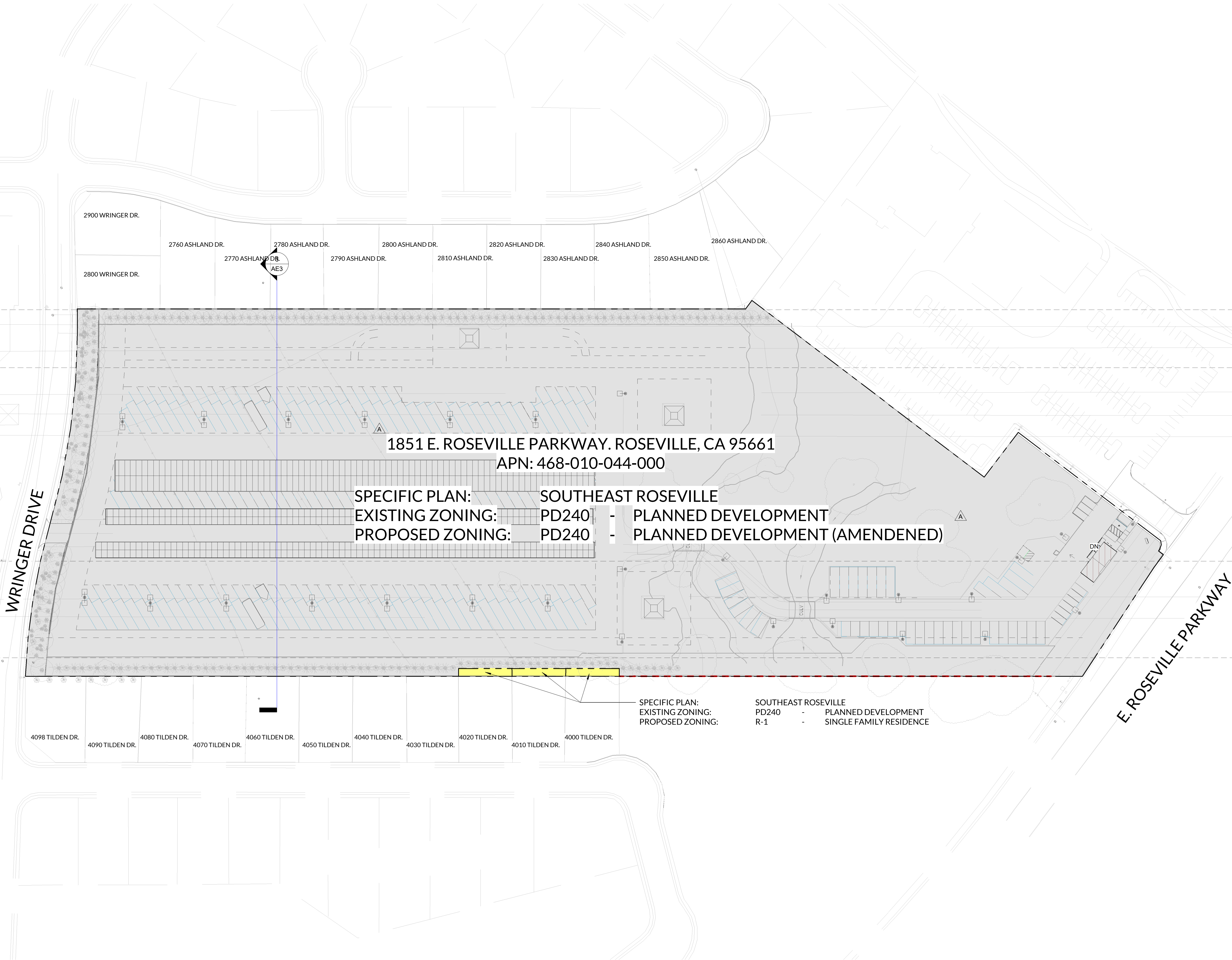
Stamp

Proj. No: 2018.395
Drawn By: Author
Reviewed By: Checker

Issue/Revision Schedule:		
No.	Date	Description
A	01/17/19	PLANNING RESPONSE

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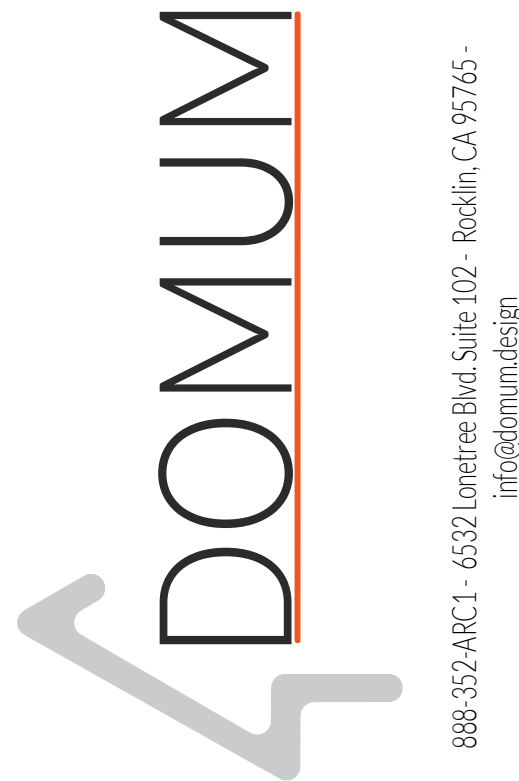
ZONING EXHIBIT



PC EXHIBIT C

PRAXIS
JOHNSON RANCH
SELF STORAGE

1851 E. ROSEVILLE PKWY.
ROSEVILLE, CA 95661
APN: 468-010-044-000



Stamp

Proj. No: 2018.395
Drawn By: Author
Reviewed By: Checker

Issue/Revision Schedule:

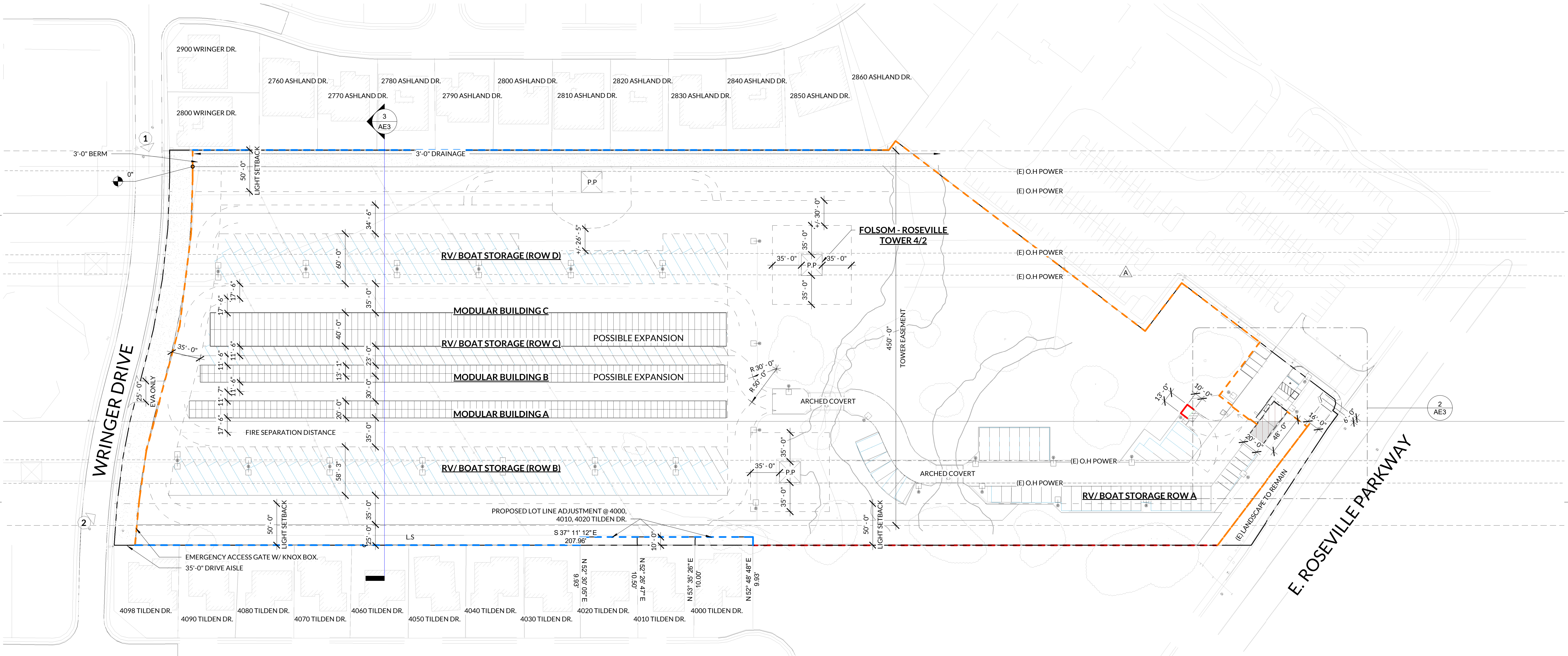
No.	Date	Description
A	01/17/19	PLANNING RESPONSE
B	04/09/19	PLANNING RESPONSE 2

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CONCEPTUAL
SITE PLAN



7/9/2020 11:56:54 AM



1 SCHEMATIC LAYOUT

SCALE: 1" = 60'-0"

UNIT MIX

BUILDING	UNIT SIZE	UNIT AREA	AREA	UNIT COUNT	% OF UNITS
BUILDING A	5 x 5	25 SF	100 SF	4	5%
	10 x 10	100 SF	12,800 SF	128	19%
		125 SF	12,900 SF	132	24%
BUILDING B	10 x 10	100 SF	12,600 SF	126	19%
		100 SF	12,600 SF	126	19%
BUILDING C	10 x 10	100 SF	800 SF	4	19%
	10 x 20	200 SF	24,000 SF	120	38%
		300 SF	24,800 SF	124	57%
GRAND TOTAL		525 SF	50,300 SF	382	100%

SITE DATA

PARCEL		589,421 SF
Grand total		589,421 SF
NAME	AREA	PHASE DEMOLISHED
PHASE I		
SITE	439,427 SF	
OFFICE	600 SF	
STORAGE	12,955 SF	
PARKING	98,957 SF	
PARKING	37,482 SF	PHASE II
	589,421 SF	
PHASE II		
STORAGE	37,482 SF	
	37,482 SF	
GRAND TOTAL	626,903 SF	

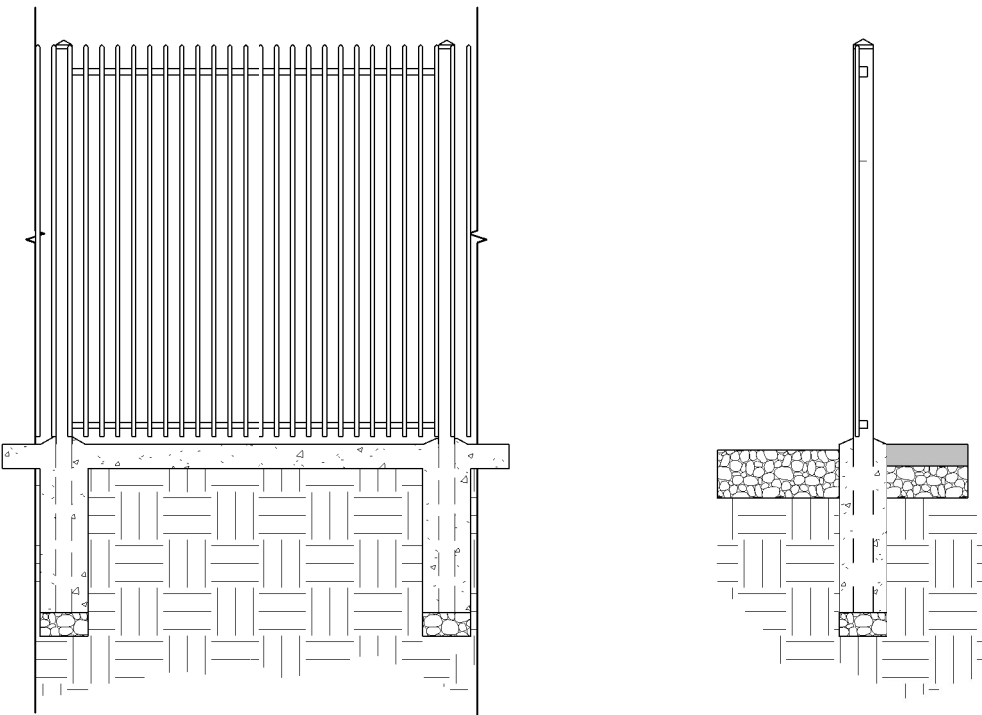
STORAGE/ SITE RATIO:
219,823 SF / 589,421 SF = 37% COVERAGE

PARKING SCHEDULE

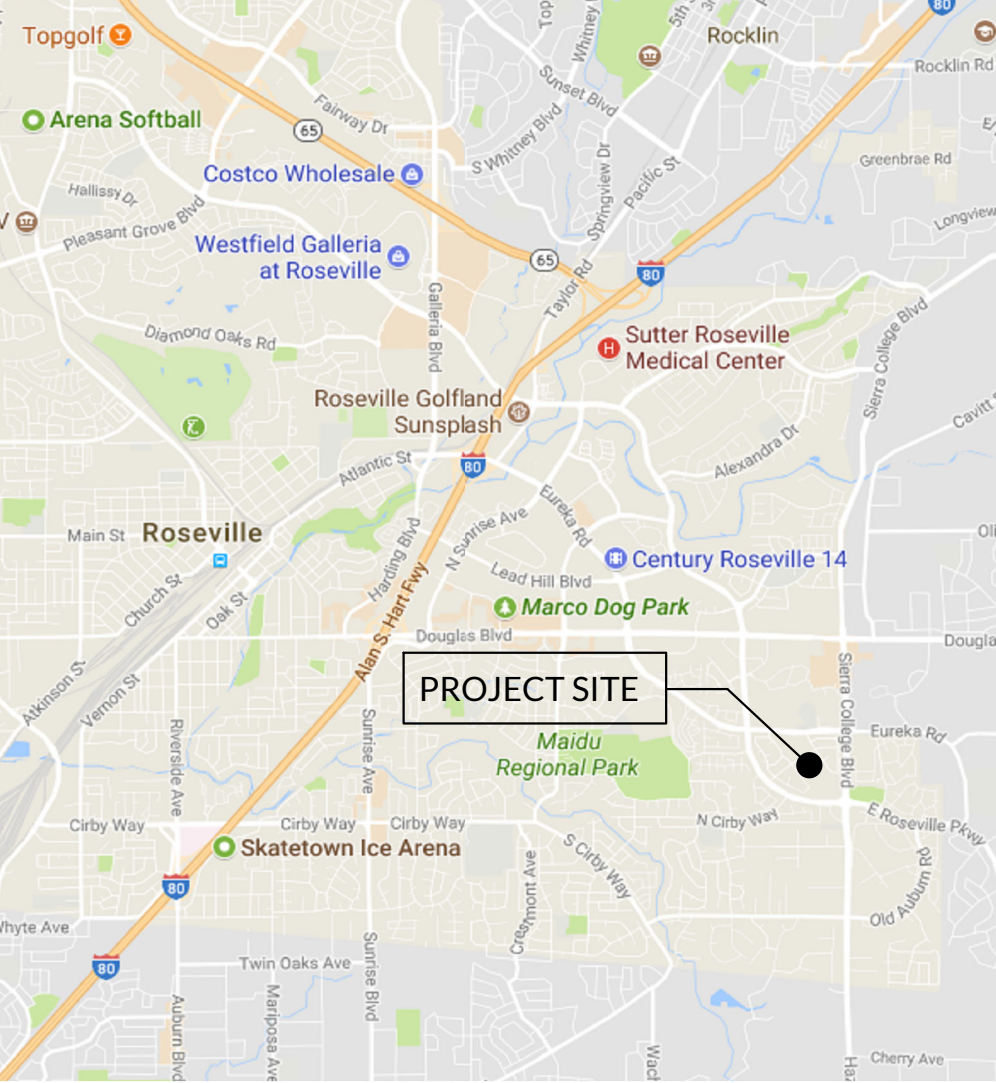
PROPOSED PARKING (STORAGE)	Count
SIZE	Count
BUSINESS	
9' x 20'	5
9' x 20' (8' AISLE)	1
	6
STORAGE	
9' x 20'	4
12' x 20'	85
12' x 30	80
12' x 40	130
	299
GRAND TOTAL	305

FENCE LEGEND AND THUMBNAIL

- ORNAMENTAL FENCE
- CMU WALL
- WOOD FENCE



VICINITY MAP



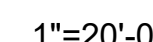
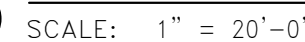
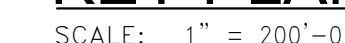
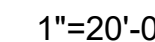
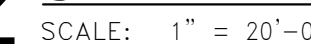
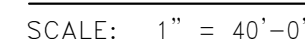
1851 E. ROSEVILLE PKWY
ROSEVILLE, CA 95661
APN: 468-010-044-000



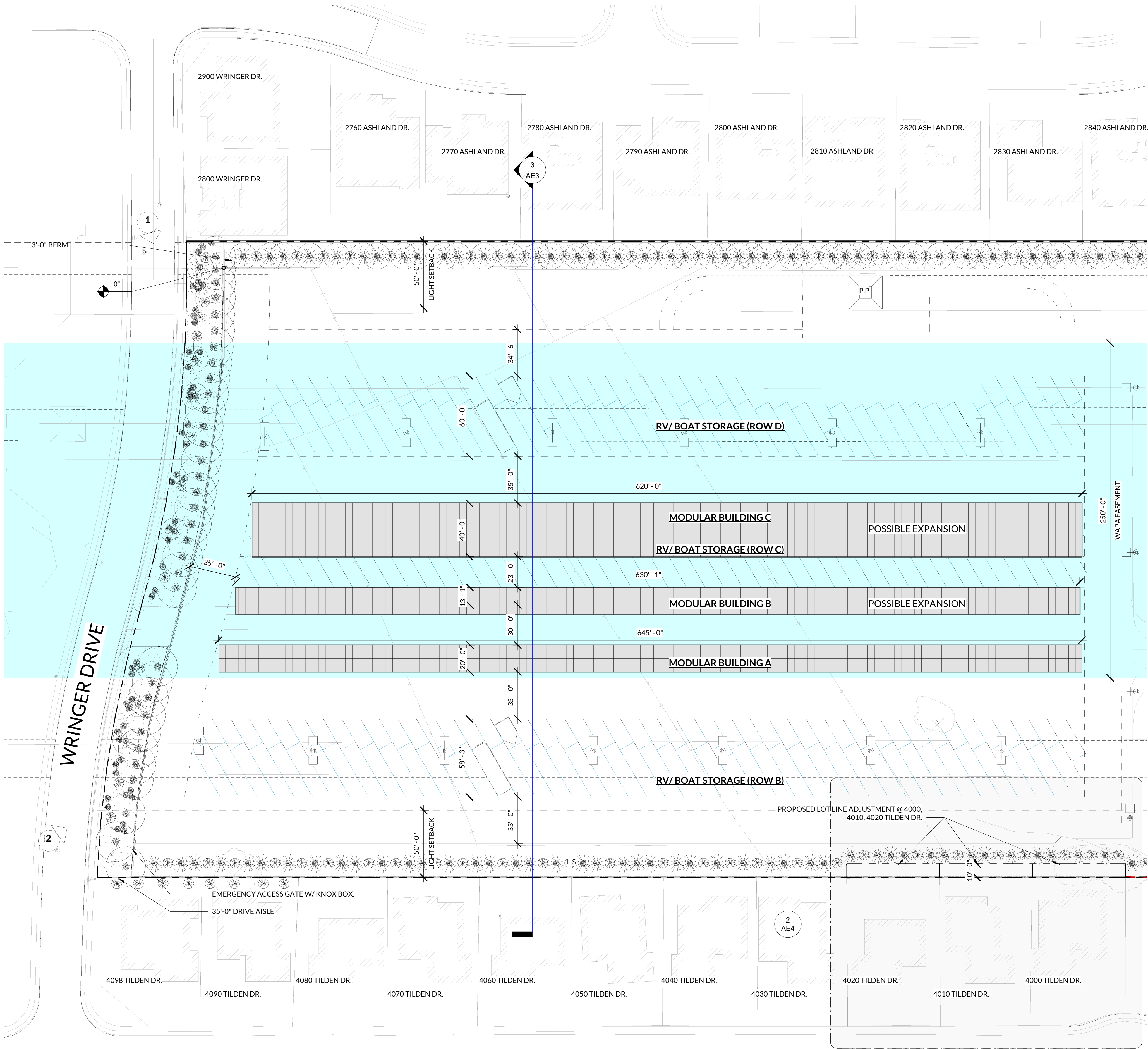
No.	Date	Description
B	04/09/19	PLANNING RESPONSE 2

CONCEPTUAL SITE PLAN

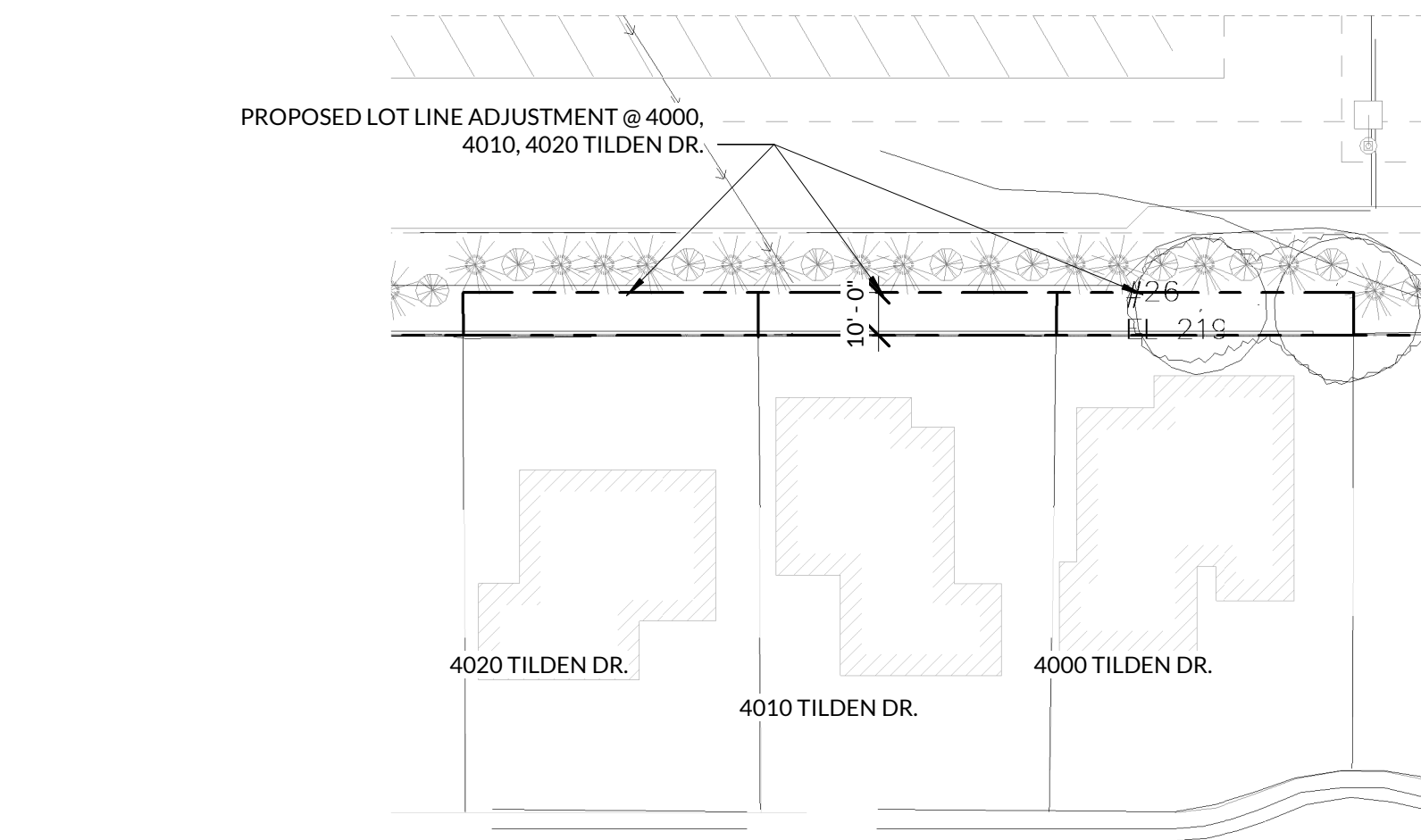
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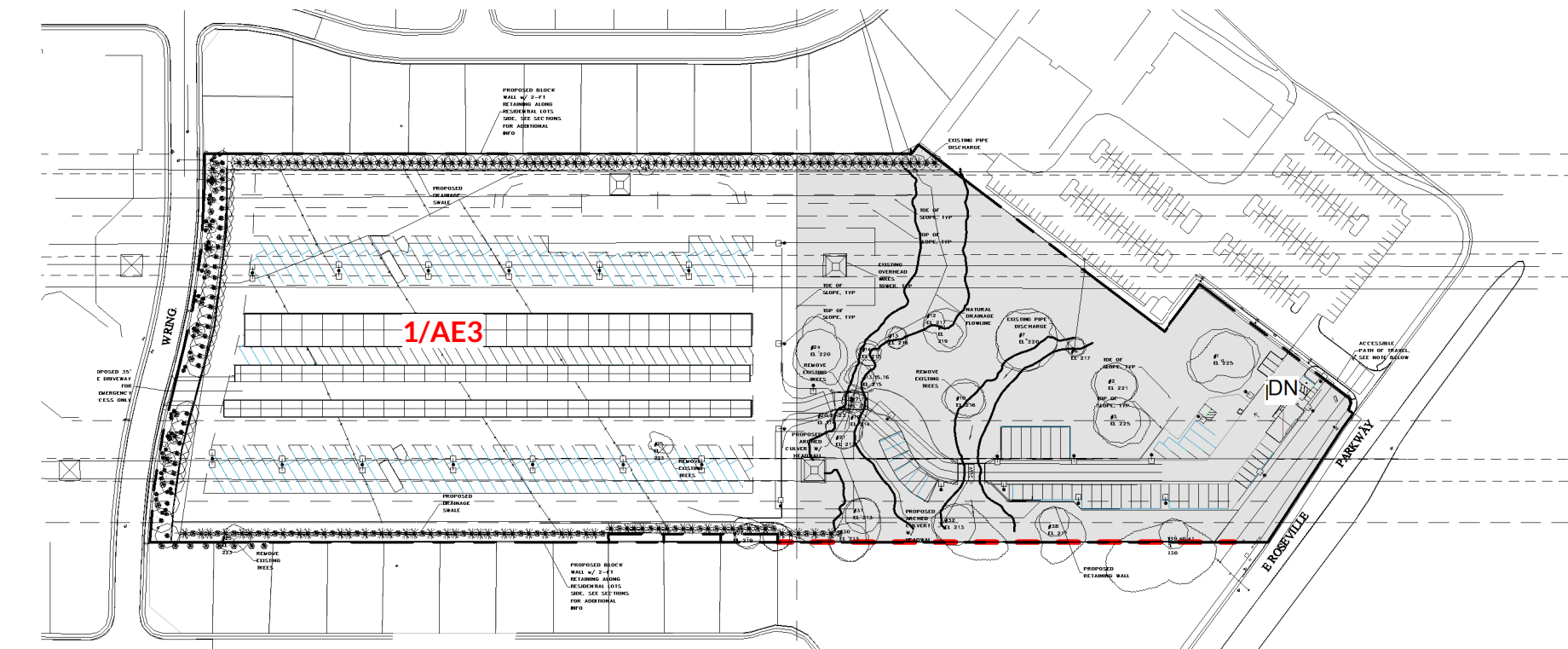
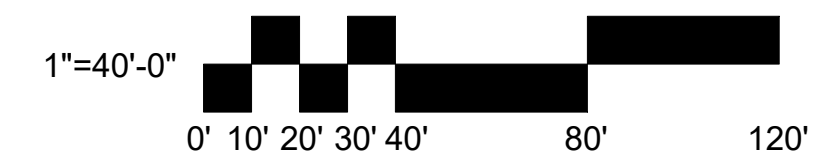
Z:\Active\2018.395 - Praxis - Roseville - Johnson Ranch\CAD\18-1203 - Praxis - Granite Bay RV Storage PC2.rvt



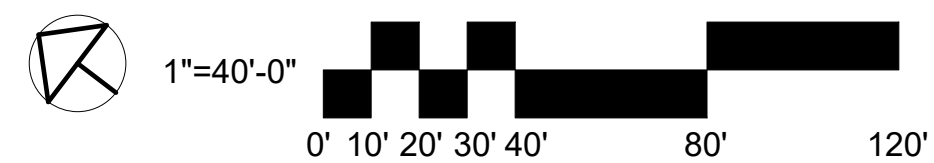
1 SITE PLAN - NORTH
SCALE: 1" = 40'-0"



2 ENLARGED LOT LINE ADJUSTMENT
SCALE: 1" = 40'-0"



KEY PLAN
SCALE: 1" = 200'-0"



PRAXIS JOHNSON RANCH SELF STORAGE

1851 E. ROSEVILLE PKWY.
ROSEVILLE, CA 95661
APN: 468-010-044-000



Stamp

Proj. No: 2018.395
Drawn By: Author
Reviewed By: Checker

Issue/Revision Schedule:
No. Date Description

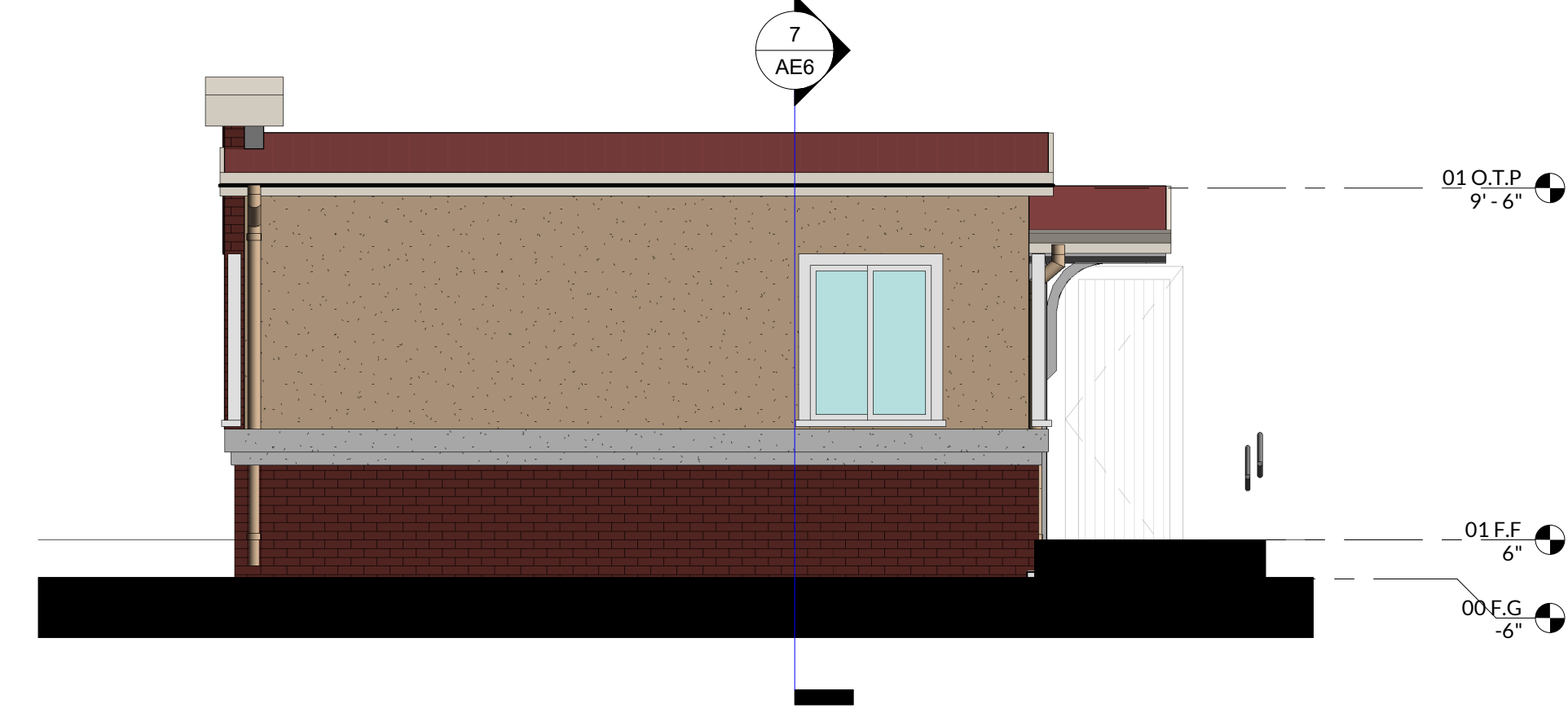
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CONCEPTUAL SITE PLAN

AE4

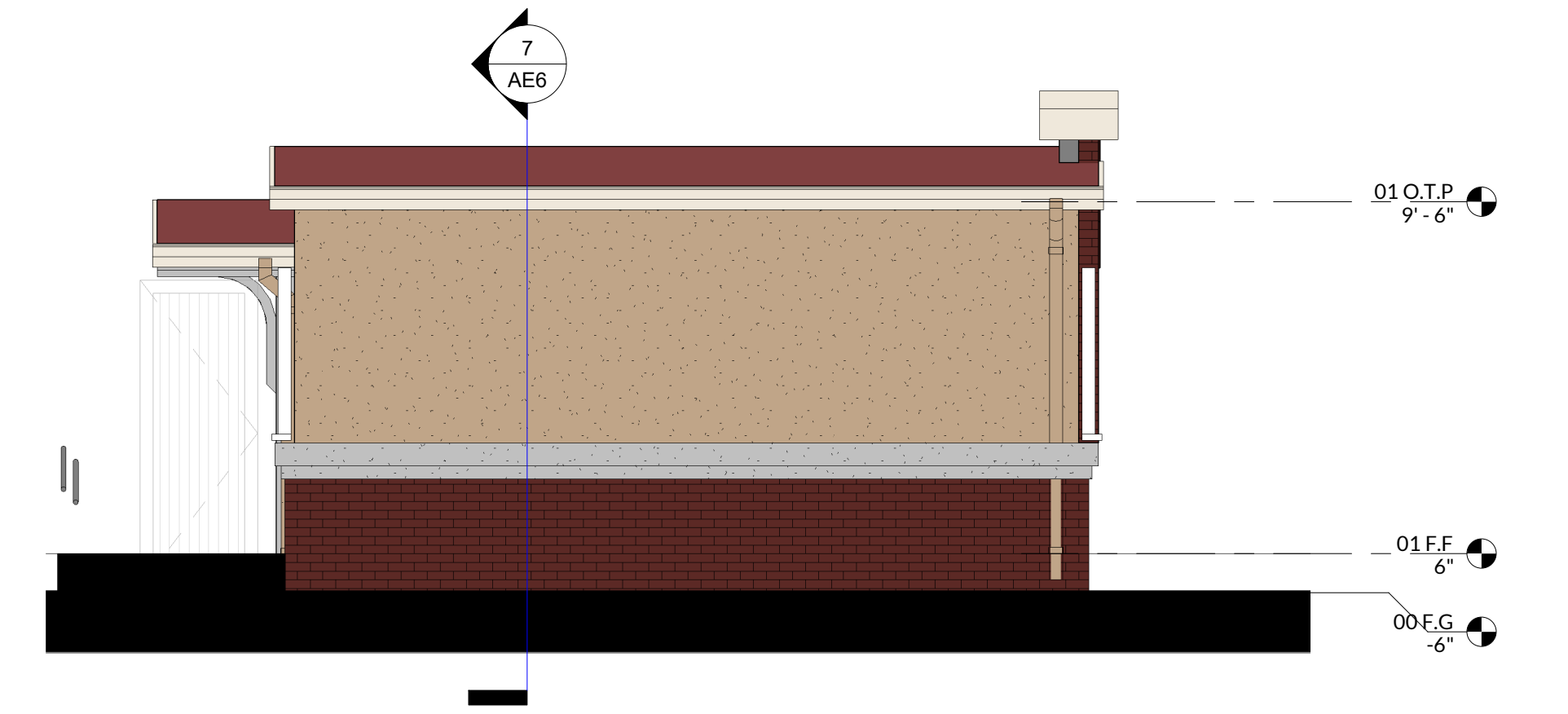
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PC EXHIBIT D



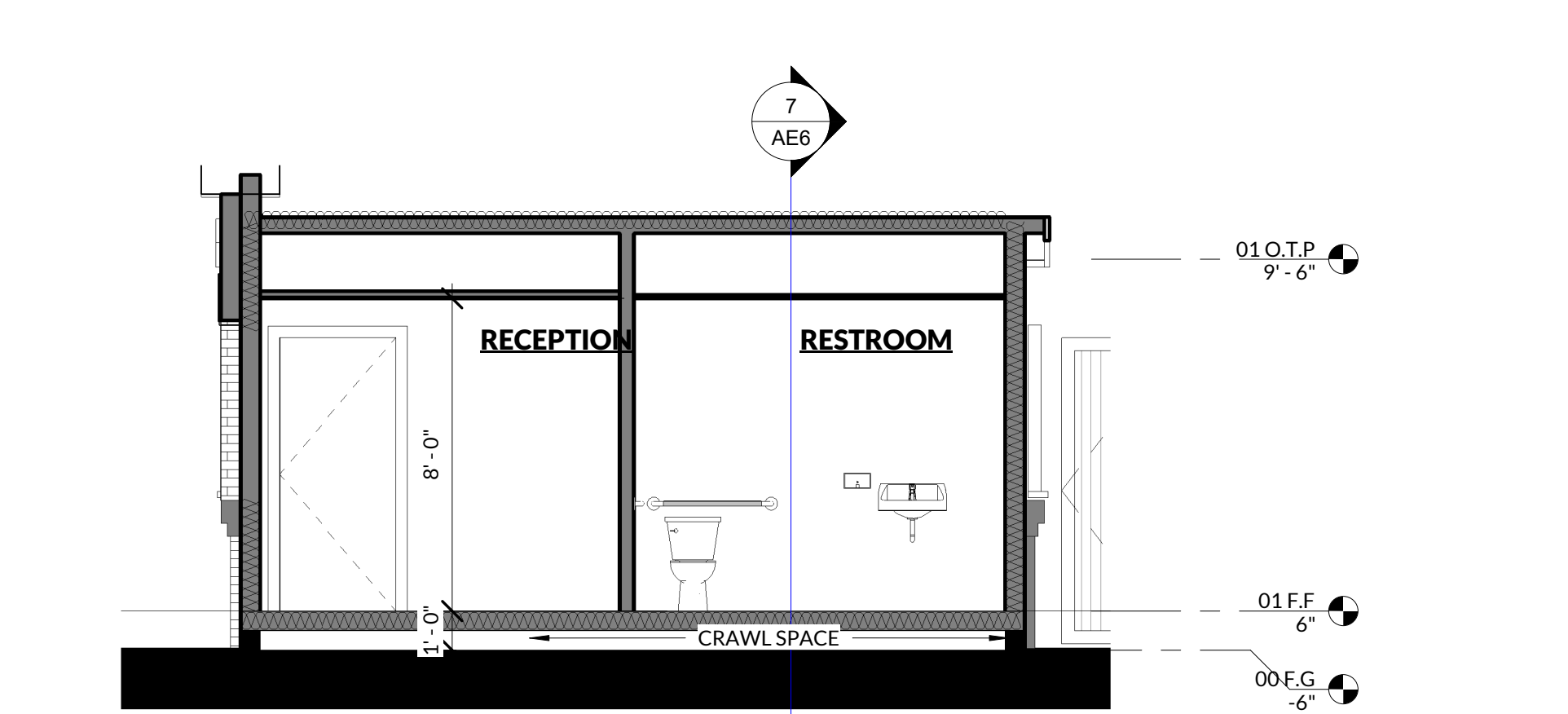
4 ELEVATION - EAST

SCALE: 1/4" = 1'-0"



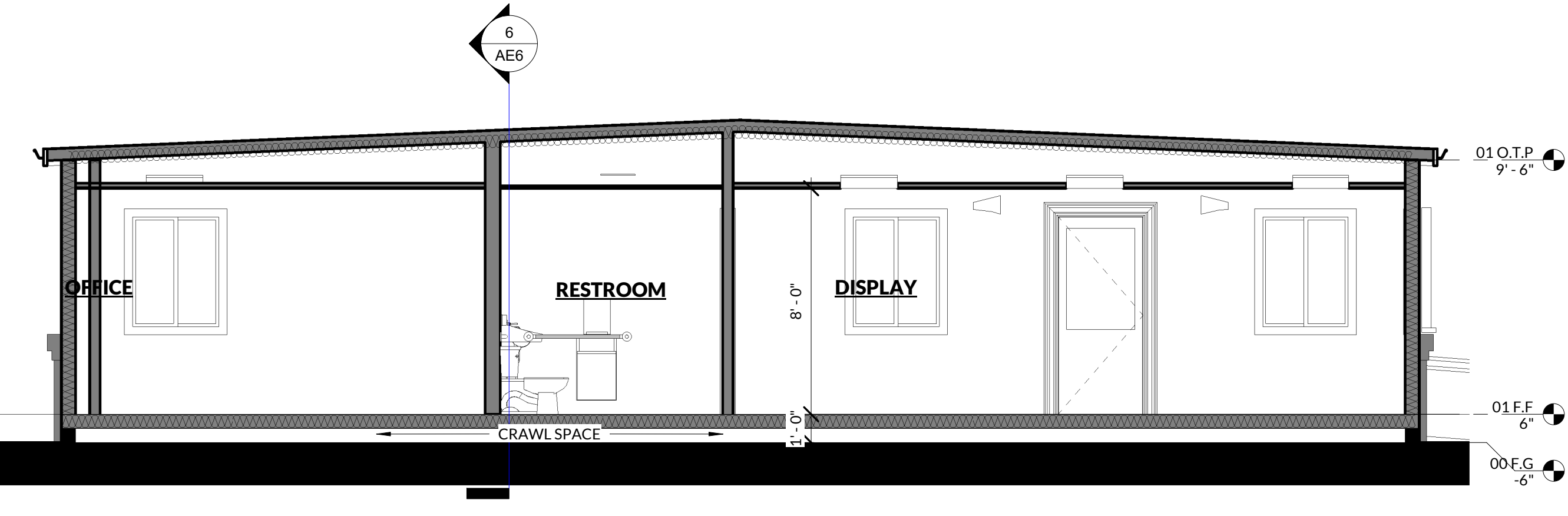
5 ELEVATION - WEST

SCALE: 1/4" = 1'-0"



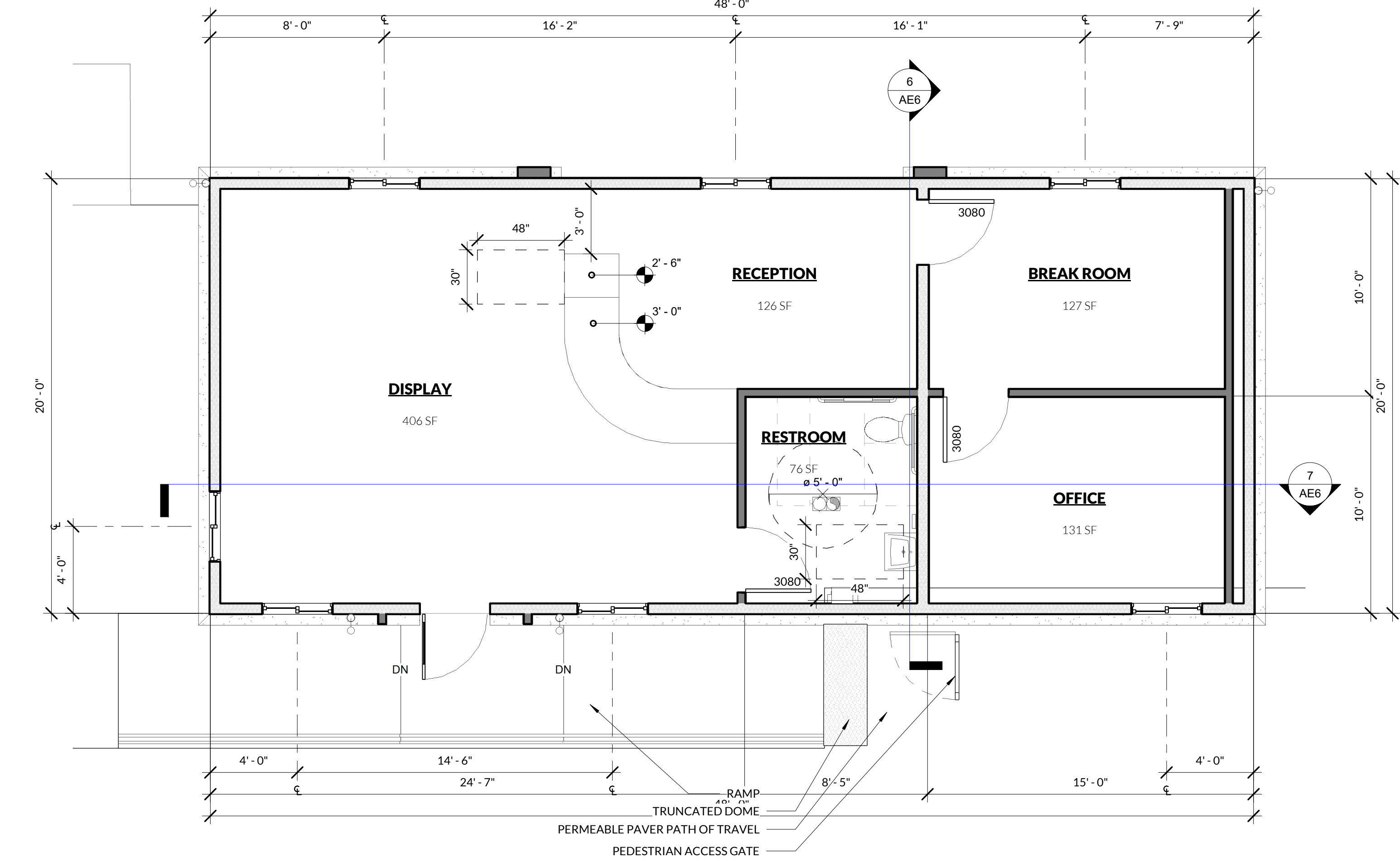
6 CROSS SECTION

SCALE: 1/4" = 1'-0"



7 LONGITUDINAL SECTION

SCALE: 1/4" = 1'-0"



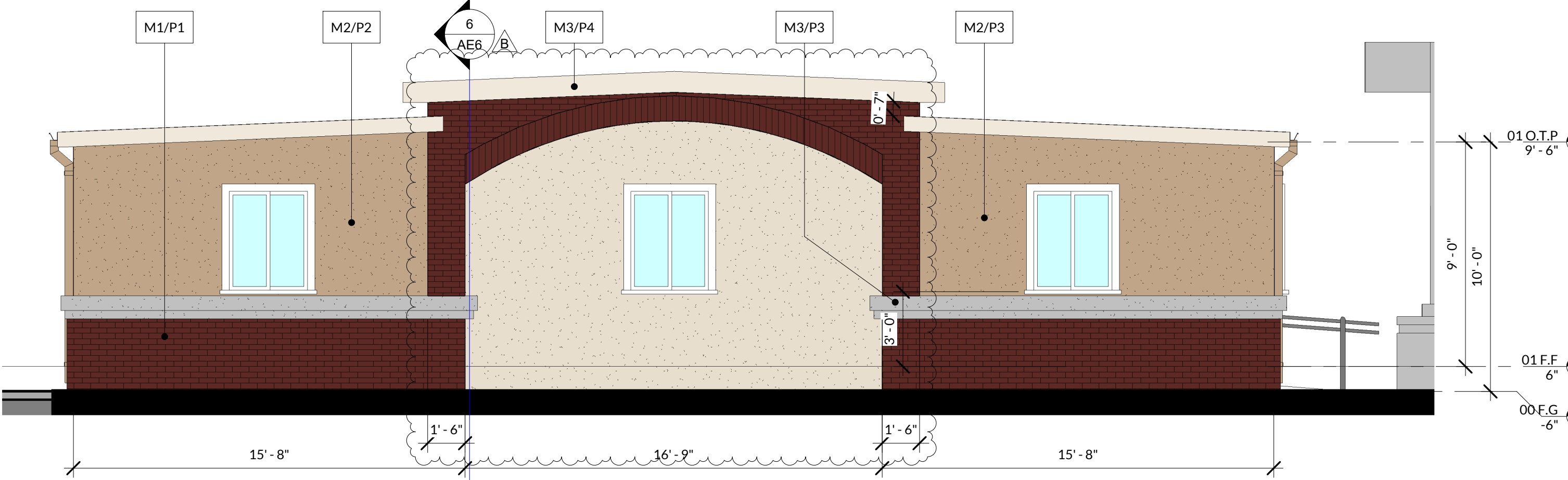
1 PARTITION PLAN - MODULAR OFFICE

SCALE: 1/4" = 1'-0"

(PRODUCT BY OTHERS)

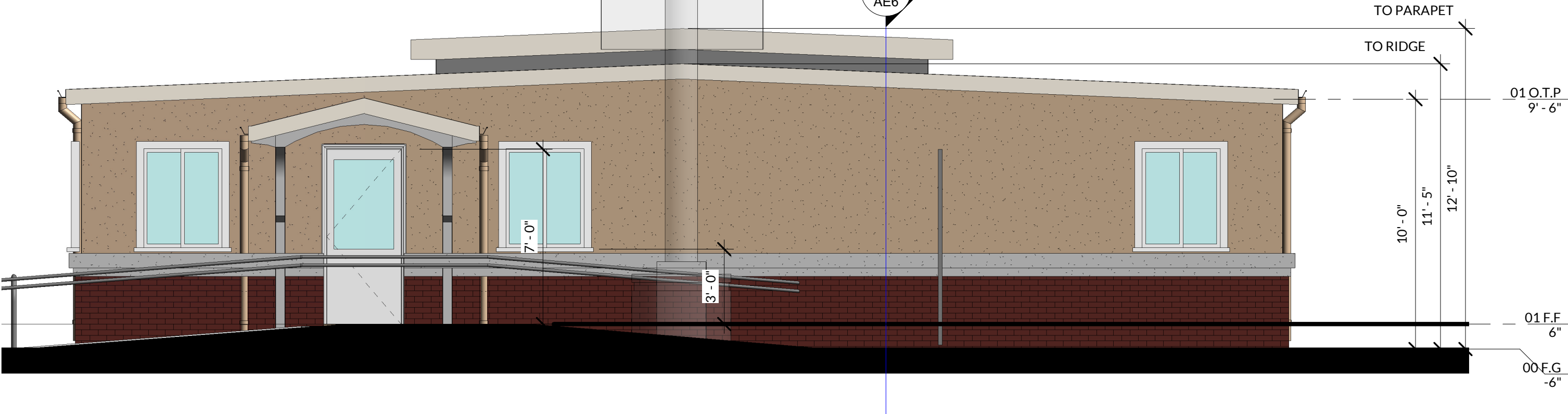
COLORS & MATERIALS

- | | |
|----|---|
| M1 | BRICK VENEER
- BRICK IT
- RUSTIC BURGUNDY |
| M2 | WOOD SIDING
- PERFORMANCE MODULAR INC. |
| M3 | FOAM TRIM
- PERFORMANCE MODULAR INC. |
| M4 | DECORATIVE METAL POST
- PERFORMANCE MODULAR INC. |
| M5 | METAL ROOFING
- PERFORMANCE MODULAR INC.
- FOREST GREEN |
| P1 | BRICK VENEER
- BRICK IT
- RUSTIC BURGUNDY |
| P2 | SHERWIN-WILLIAMS
- AGED WHITE
- SW 9180 |
| P3 | SHERWIN-WILLIAMS
- TAMARIND
- SW 7538 |
| P4 | SHERWIN-WILLIAMS
- CREAMY
- SW 7102 |



2 ELEVATION - E. ROSEVILLE PARKWAY

SCALE: 1/4" = 1'-0"



3 ELEVATION - NORTH

SCALE: 1/4" = 1'-0"

PRAXIS
JOHNSON RANCH
SELF STORAGE

1851 E. ROSEVILLE PKWY.
ROSEVILLE, CA 95661
APN: 468-010-044-000



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Proj. No: 2018.395
Drawn By: Author
Reviewed By: Checker

Issue/Revision Schedule:

No.	Date	Description
B	04/09/19	PLANNING RESPONSE 2

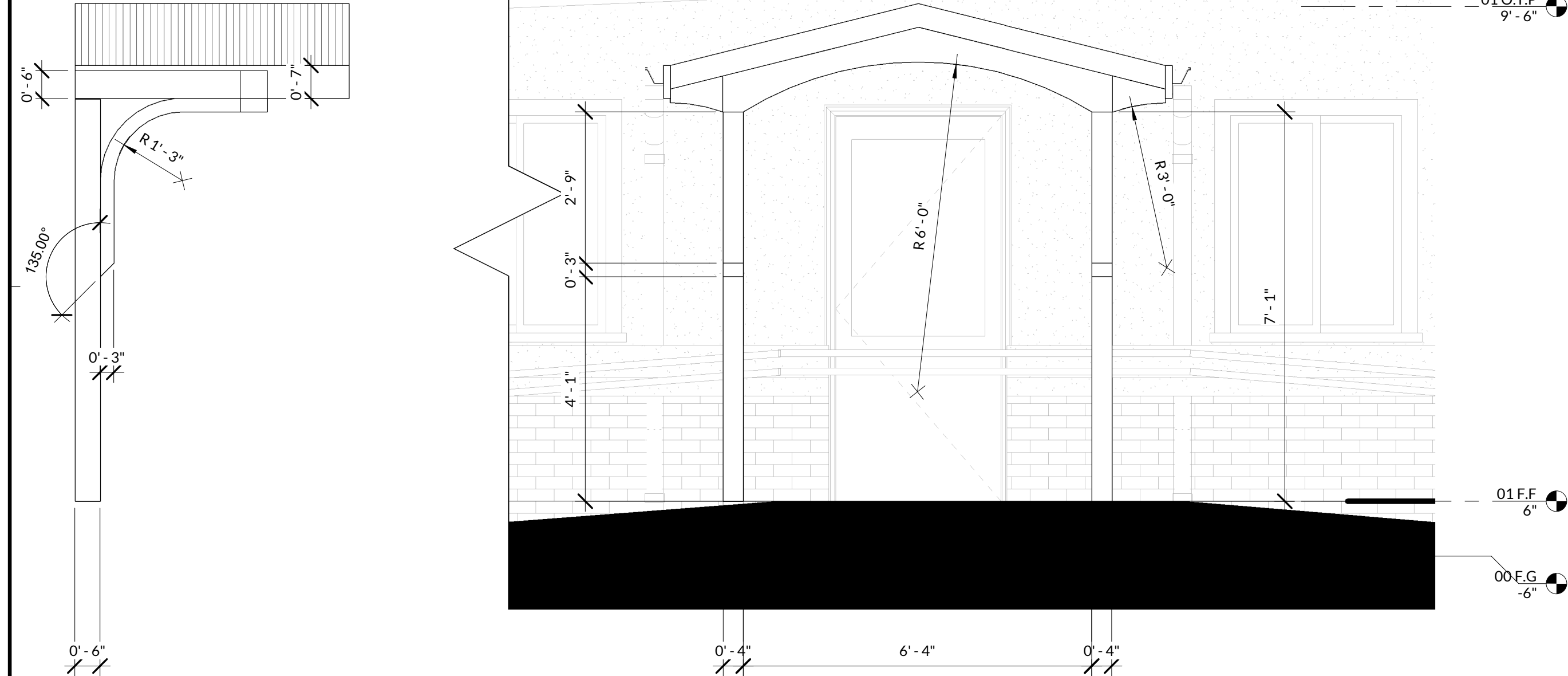
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PARTITION PLAN

AE6

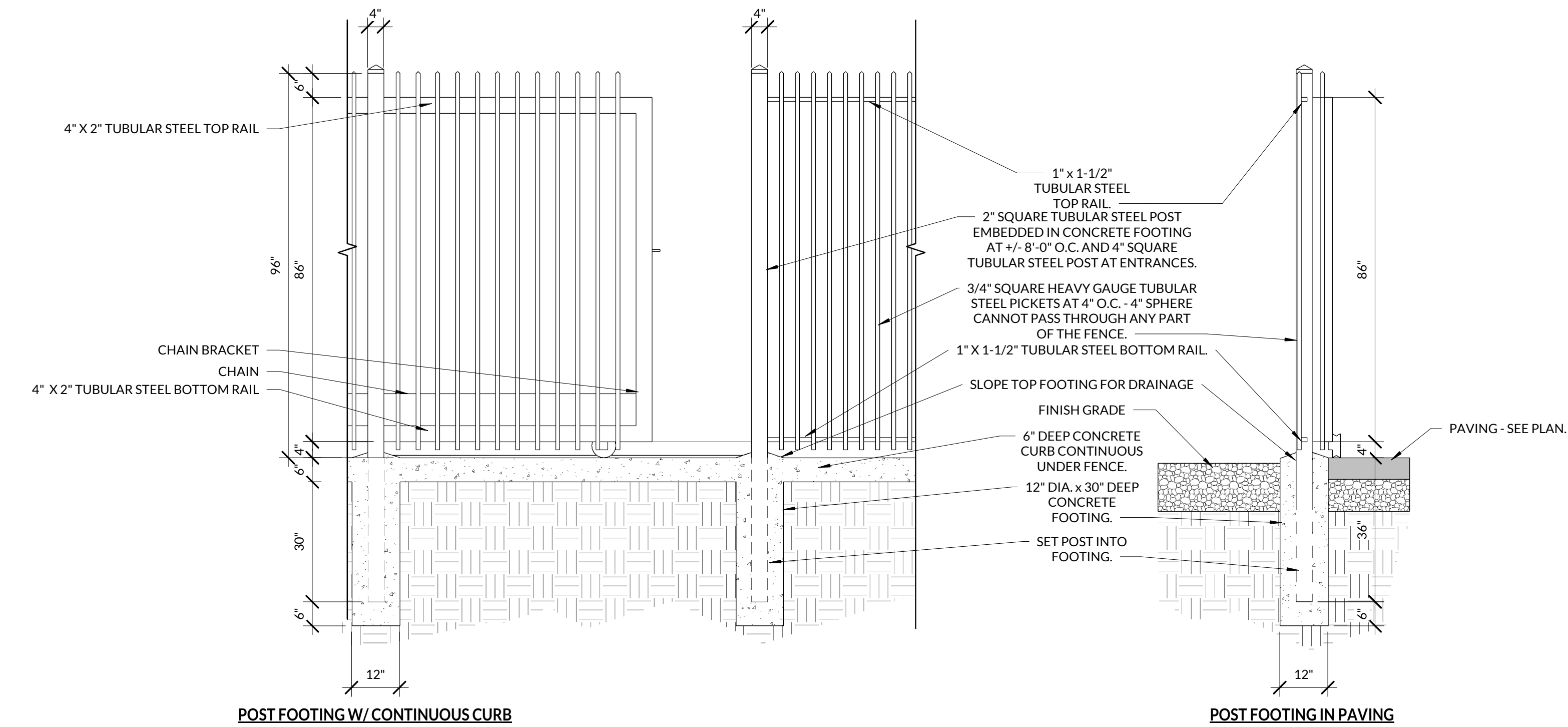
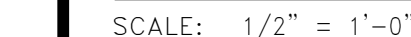
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SCALE: 1/2" = 1'-0"



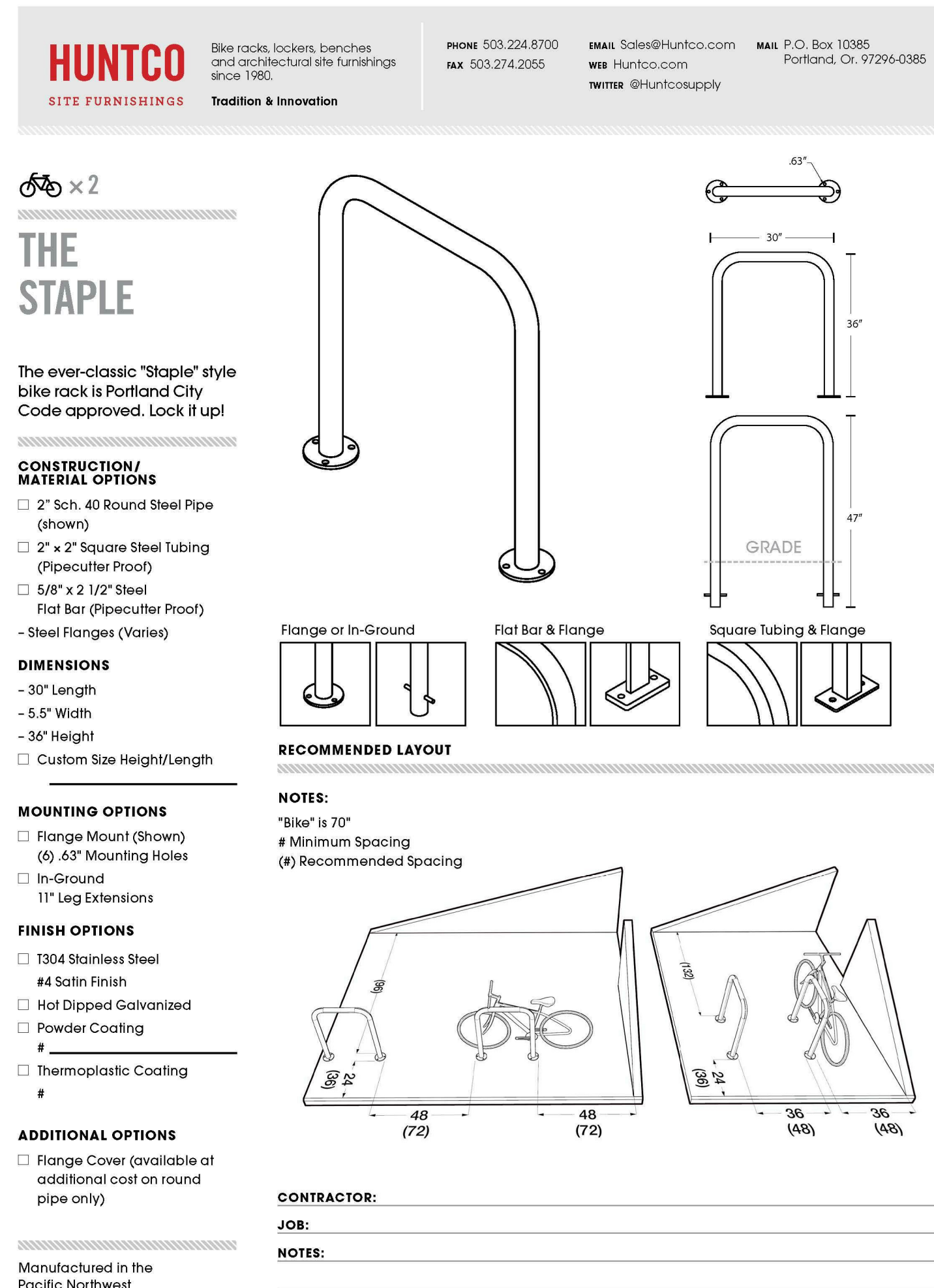
1 ROLLING GATE

SCALE: 1/2" = 1'-0"

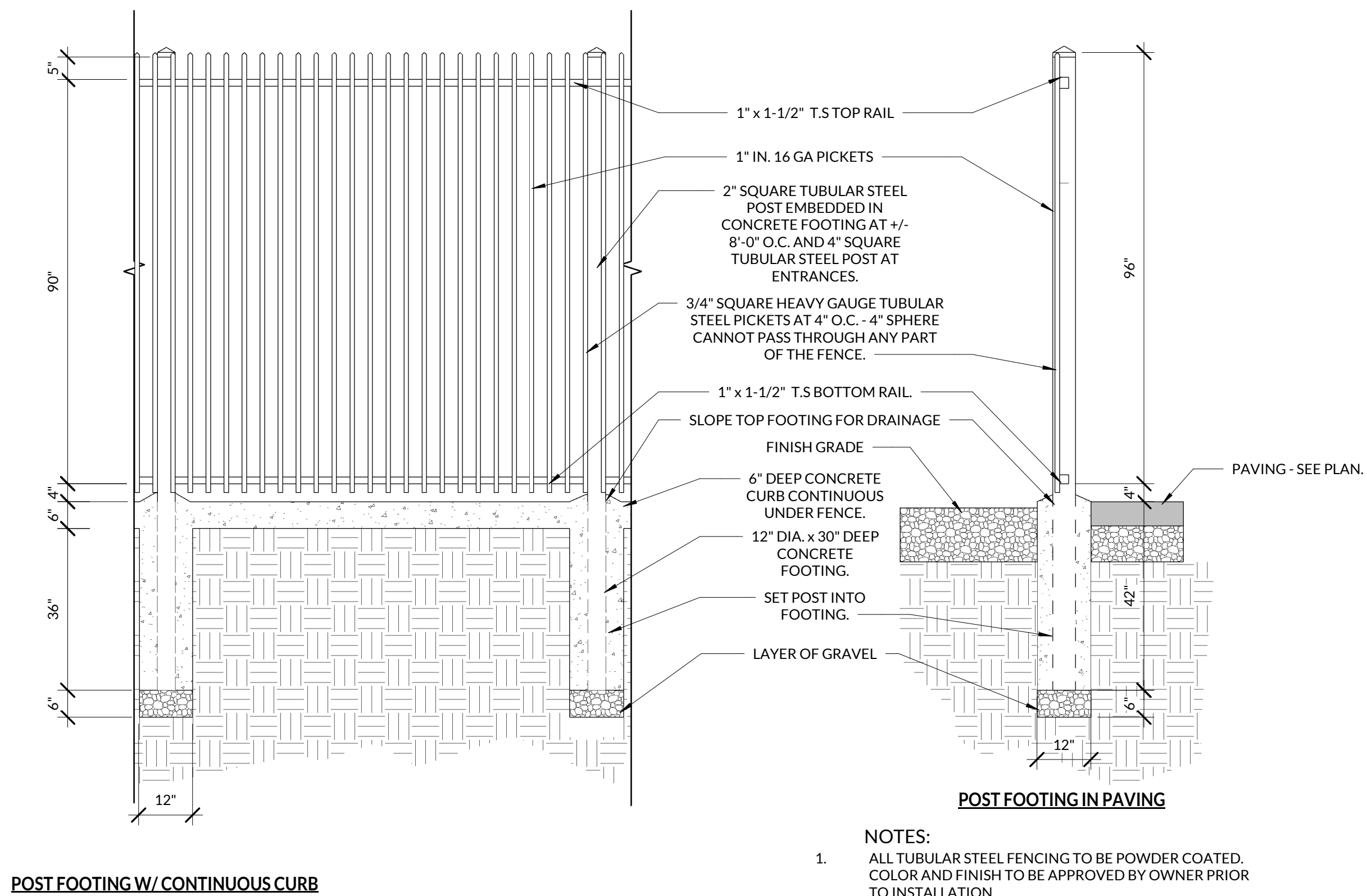


- NOTES:**
1. ALL TUBULAR STEEL FENCING TO BE POWDER COATED. COLOR AND FINISH TO BE APPROVED BY OWNER PRIOR TO INSTALLATION.
 2. ALL WELDS TO BE GROUND SMOOTH.
 3. FENCE IS TO BE INDEPENDENT WITH NO BOLTS OR ATTACHMENT TO BUILDINGS UNLESS SPECIFICALLY SHOWN ON DETAILS AND APPROVED BY OWNER.
 4. FENCE TO MEET ALL LOCAL AND STATE REQUIREMENTS.

4 BICYCLE RACK - STAPLE STYLE



2 FENCING DETAIL - ORNAMENTAL



- NOTES:**
1. ALL TUBULAR STEEL FENCING TO BE POWDER COATED. COLOR AND FINISH TO BE APPROVED BY OWNER PRIOR TO INSTALLATION.
 2. FENCE IS TO BE INDEPENDENT WITH NO BOLTS OR ATTACHMENT TO BUILDINGS UNLESS SPECIFICALLY SHOWN ON DETAILS AND APPROVED BY OWNER.
 3. FENCE TO MEET ALL LOCAL AND STATE REQUIREMENTS.

PRAXIS JOHNSON RANCH SELF STORAGE

1851 E. ROSEVILLE PKWY.
ROSEVILLE, CA 95661
APN: 468-010-044-000



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info@domum.com • 916-223-1111

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Proj. No:	2018.395
Drawn By:	Author
Reviewed By:	Checker

Issue/Revision Schedule:

No.	Date	Description
B	04/09/19	PLANNING RESPONSE 2

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DETAILS



Relocatable Storage Units

MASS self storage allows owners more flexibility than traditionally constructed building structures. Relocatable storage units are an *attractive* and *cost-effective alternative* to new construction, particularly if you are in need of just a few more storage units. And because they are movable, they can be placed in areas where you would not typically build permanent structures. These multipurpose structures can be placed in a variety of applications, including home use or outbuilding storage for businesses.



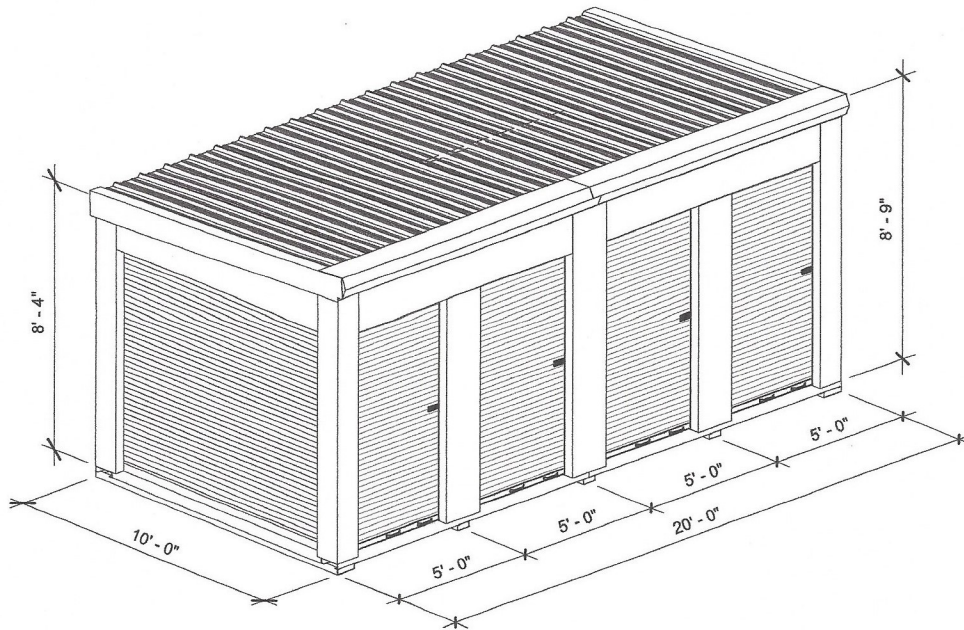
Movable
Additional
Storage
Structures

Benefits:

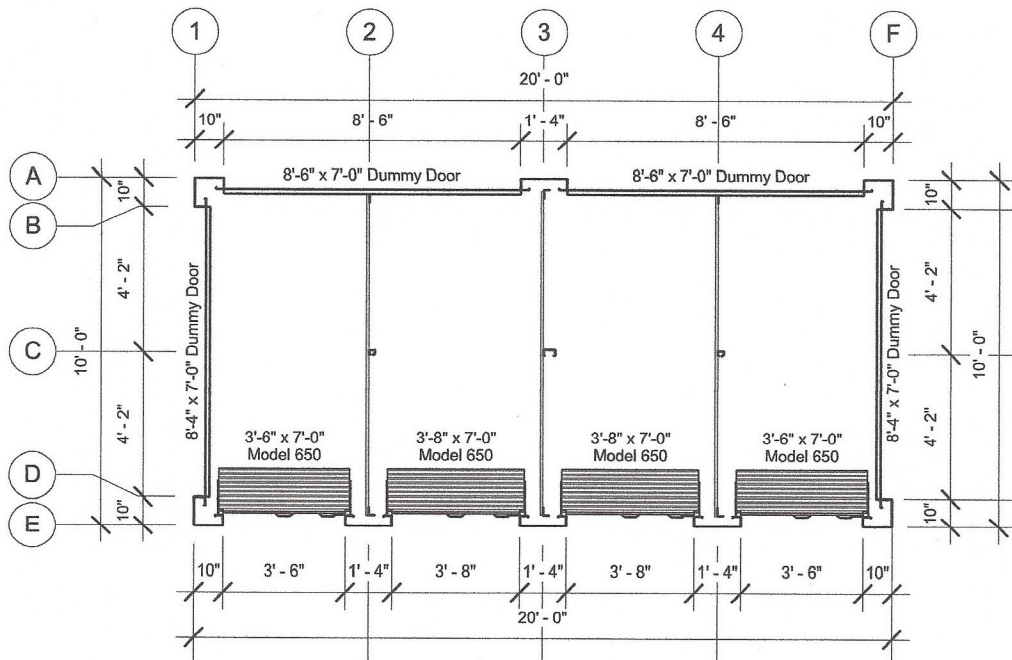
- MASS offers the same look and benefits of traditional storage
- Able to quickly generate additional income
- Easily movable by a 5,000 lb. forklift with extended forks
- Utilizes easy-to-operate roll up doors which require virtually no maintenance
- Secure and convenient for storage renters
- Built with special features to reduce moisture
- Easy to expand to accommodate growth
- Adaptable to odd-sized lots or slightly sloping land/driveways
- Standard building permits may not be required (check local ordinances)
- Economical—increased rental income with minimal investment
- Classified as equipment, MASS units can be depreciated over seven years
- Are often allowed where containers are restricted due to design and aesthetics



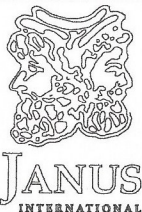




1 3D View



2 Floor Plan
3/16" = 1'-0"



135 East Luke Road
Temple, Georgia 30179
(866) 562-2580 Toll-Free
(770) 562-0686
www.janusintl.com

20 x 10 R-4/5 x 10 F
(4) - 5'-0" x 10'-0" Units

MASS Storage (20 x 10)
(4 - 5'-0" x 10'-0" Units)

Drawn On:
5-20-2014

Drawn By B. Johnson
Checked By D. Theut

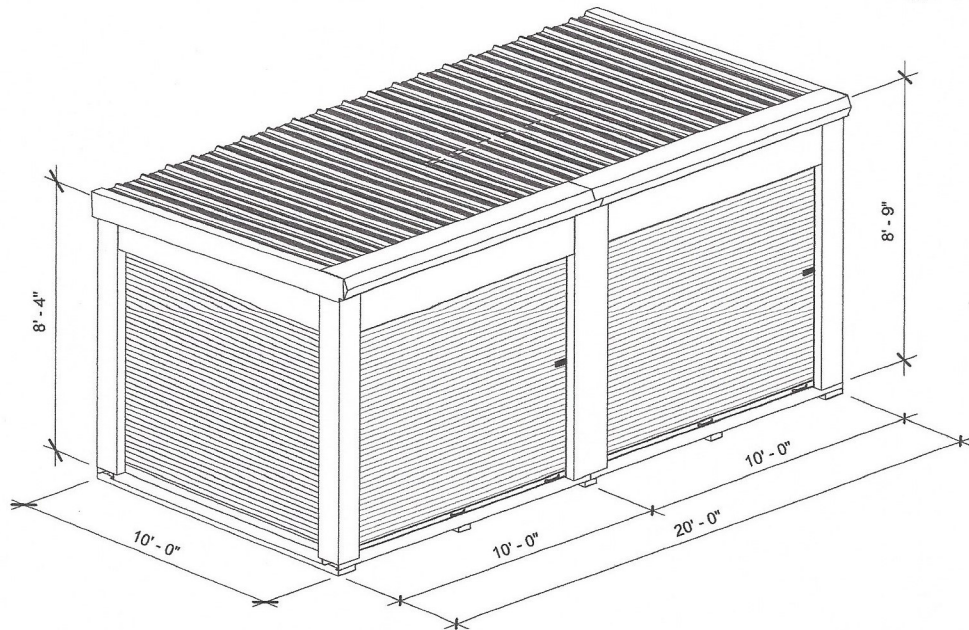
Building Layout

Project #

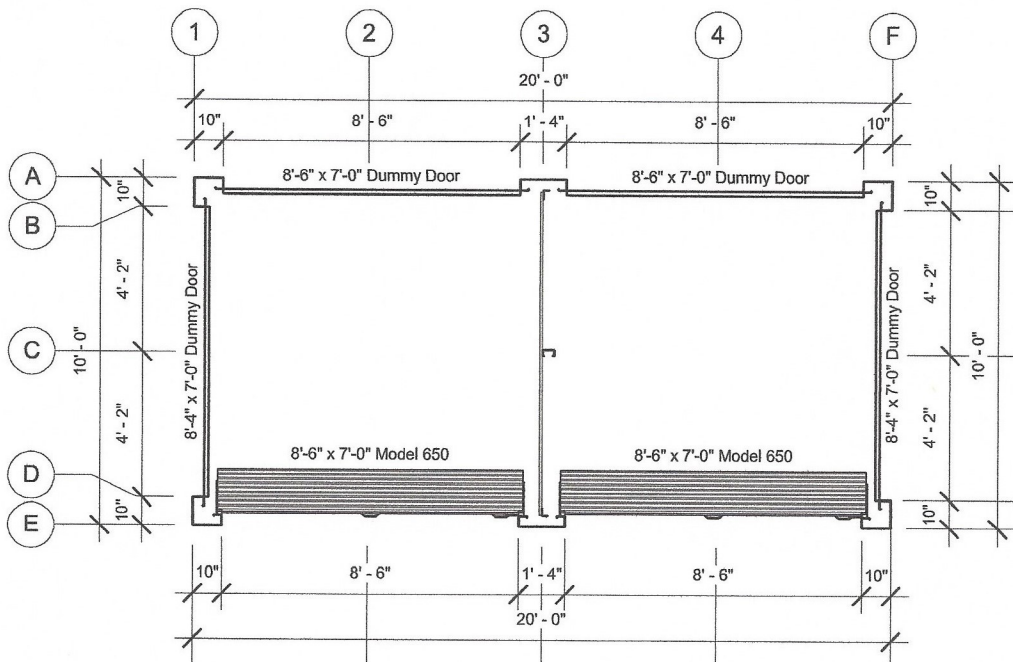
XXXX

BL - 1

QTY: _____



1 3D View



2 Floor Plan
3/16" = 1'-0"



135 East Luke Road
Temple, Georgia 30179
(866) 562-2580 Toll-Free
(770) 562-0686
www.janusintl.com

20 x 10 R- 2/10 x 10 F
20 x 10 W/(2) 10 x 10 Units Front

MASS Storage

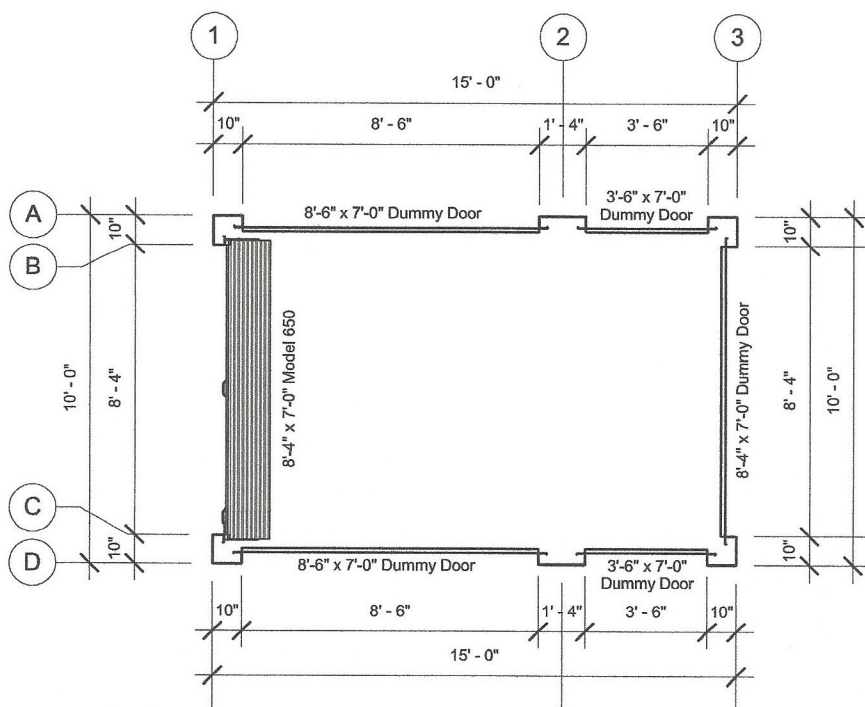
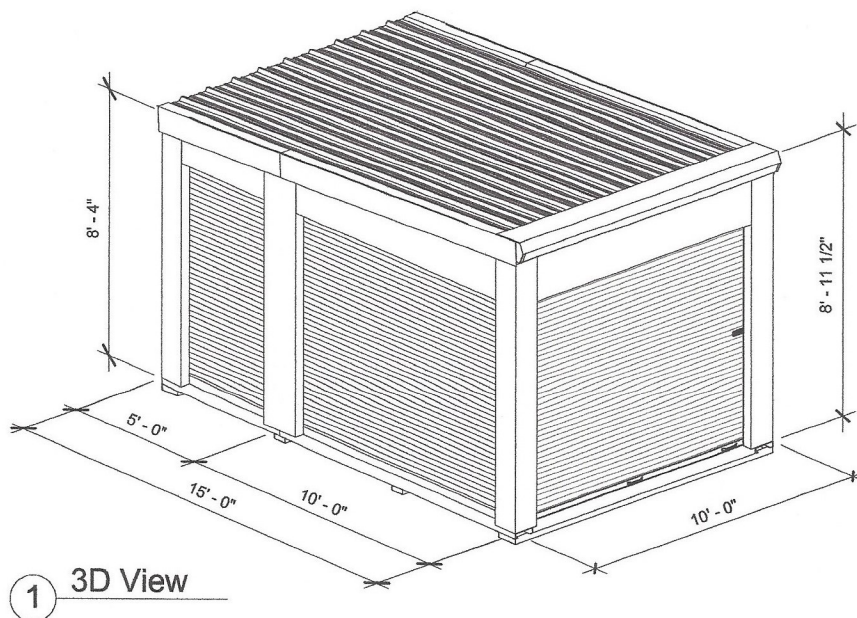
Drawn On:
4-14-2015

Project #

Drawn By B. Johnson
Checked By D. Theut

Building Layout

BL - 1



135 East Luke Road
Temple, Georgia 30179
(866) 562-2580 Toll-Free
(770) 562-0686
www.janusintl.com

10 x 15 R-1/F
10 x 15 Single Unit Front Door

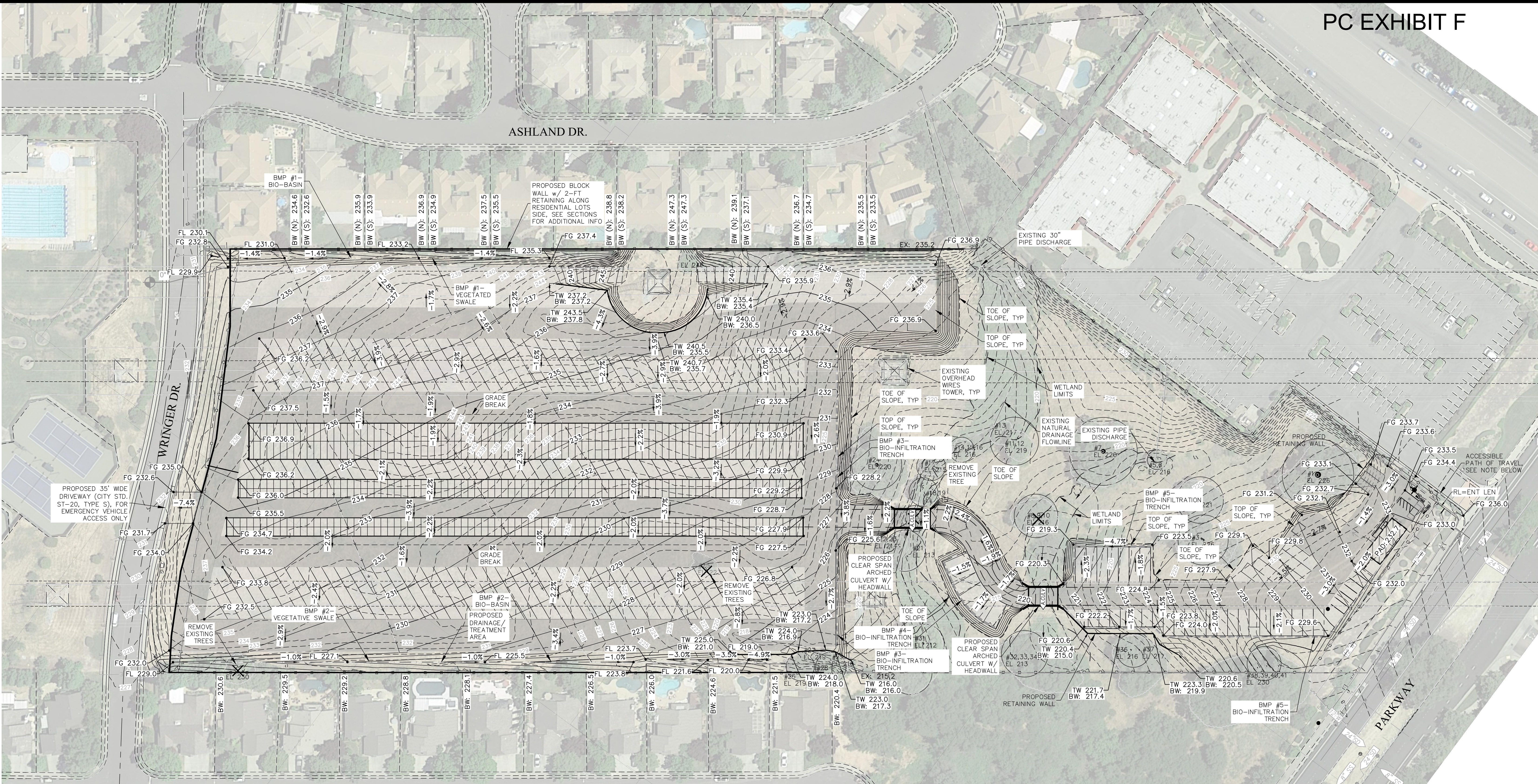
Drawn On:
4-22-2014

Drawn By B. Johnson
Checked By D. Theut

Building Layout

Project #
XXXX

BL - 1



Earthwork Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
EG VS FG	1.00	1.00	42,3210 Sq. Ft.	33,870 Cu. Yd.	17,485 Cu. Yd.	16,385 Cu. Yd.<Cut>
				w/ 15% Shrink	20,110 Cu. Yd.	13,760 Cu. Yd.<Adj. Export>

AERIAL IMAGE IS BEST FIT - NOT ORTHOGRAPHICALLY RECTIFIED

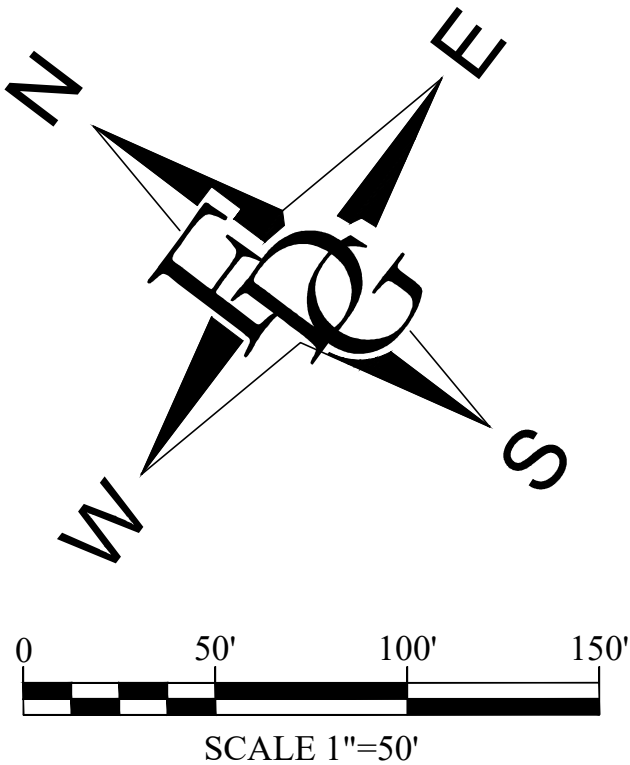


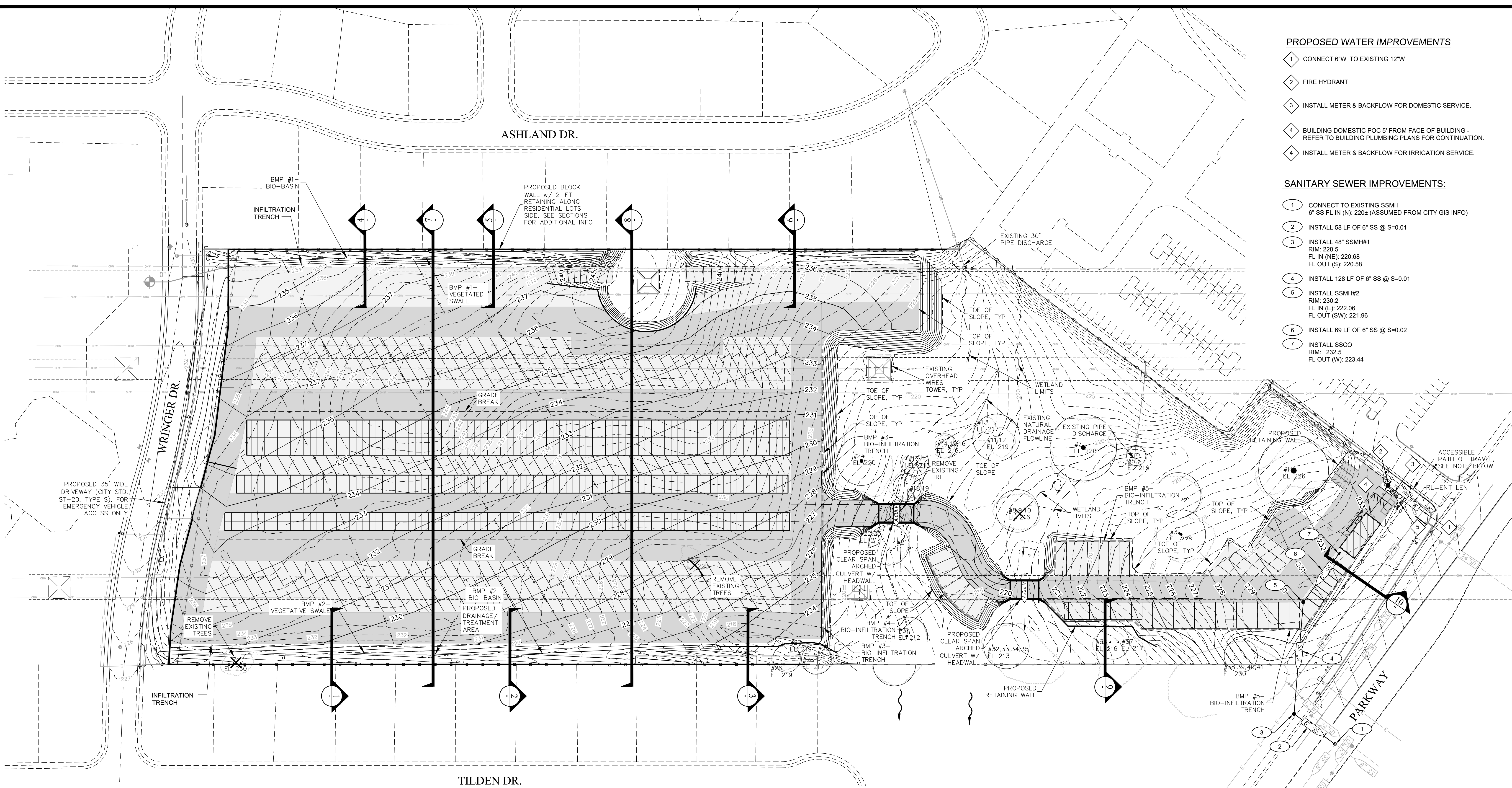
CONCEPTUAL GRADING EXHIBIT

Johnson Ranch Storage

City of Roseville, California July 3, 2020

- LEGEND:**
- EXISTING DRAINAGE PATTERN (OFF-SITE DOWNSTREAM)
 - PROPOSED RETAINING WALL
 - OAK TREE w/ TREE# & ELEVATION
 - OAK TREE TO BE REMOVED
 - EXISTING FENCE
 - PROPOSED CMU WALL
 - PROPOSED ARCH CULVERT AND HEADWALLS
 - RE-FIBER TRENCH
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - ASPHALT DRIVE ASILE
 - GRAVEL SURFACE





PROPOSED WATER IMPROVEMENTS

- 1 CONNECT 6"W TO EXISTING 12"W
- 2 FIRE HYDRANT
- 3 INSTALL METER & BACKFLOW FOR DOMESTIC SERVICE.
- 4 BUILDING DOMESTIC POC 5' FROM FACE OF BUILDING - REFER TO BUILDING PLUMBING PLANS FOR CONTINUATION.
- 4 INSTALL METER & BACKFLOW FOR IRRIGATION SERVICE.

SANITARY SEWER IMPROVEMENTS:

- 1 CONNECT TO EXISTING SSMH 6" SS FL IN (N): 220± (ASSUMED FROM CITY GIS INFO)
- 2 INSTALL 58 LF OF 6" SS @ S=0.01
- 3 INSTALL 48" SSMH#1 RIM: 228.5 FL IN (NE): 220.68 FL OUT (S): 220.58
- 4 INSTALL 128 LF OF 6" SS @ S=0.01
- 5 INSTALL SSMH#2 RIM: 230.2 FL IN (E): 222.06 FL OUT (SW): 221.96
- 6 INSTALL 69 LF OF 6" SS @ S=0.02
- 7 INSTALL SSCO RIM: 232.5 FL OUT (W): 223.44

SURFACE TREATMENT NOTES:

- ALL DRIVE ASILES ARE TO BE PAVED.
- STORAGE AND PARKING AREA/SURFACES ARE TO BE BASE ROCK (UNPAVED).

UTILITY LEGEND:

- PROPOSED FIRE HYDRANT
- PROPOSED BACKFLOW DEVICE & WATER METER
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT

GENERAL NOTES:

- ACCESSIBLE PATH OF TRAVEL WILL NOT EXCEED 5% LONGITUDINAL & 2% CROSS SLOPE.
- TREE #'s ARE BEST ESTIMATE OF MATCHING TO THE ARBORIST STUDY.

LEGEND:

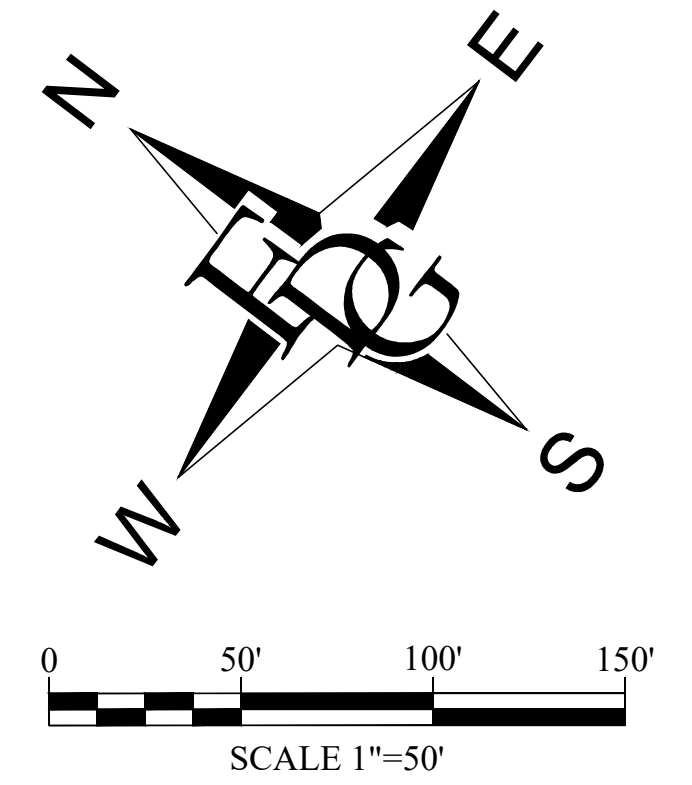
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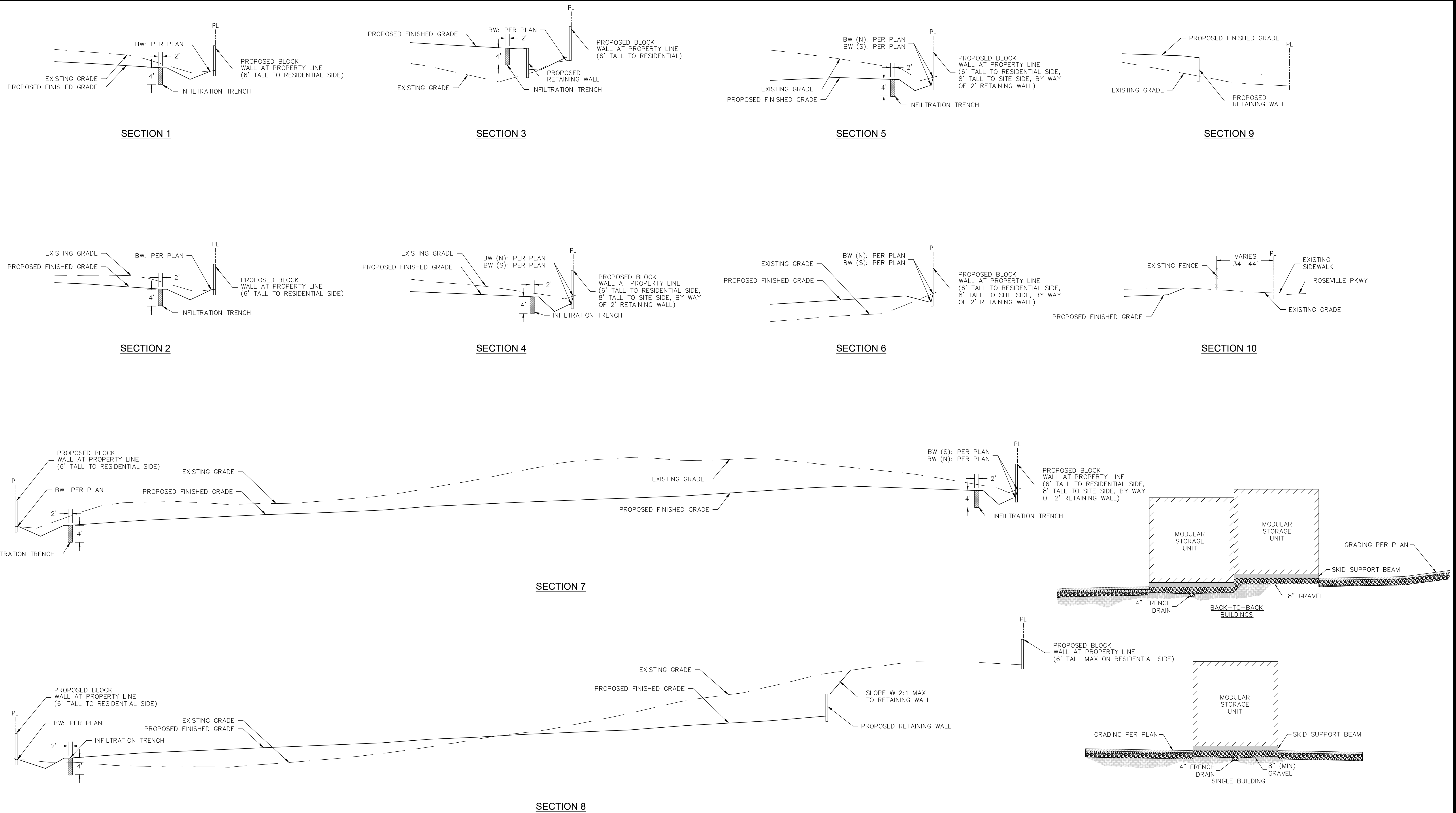


UTILITY PLAN & SECTION LOCATION KEYMAP

Johnson Ranch Storage

City of Roseville, California July 3, 2020





CONCEPTUAL SECTIONS

Johnson Ranch Storage

City of Roseville, California July 3, 2020

SCALE (ALL SECTIONS):
HORIZONTAL: 1"=20'
VERTICAL: 1"=10'
(VERTICAL EXAGGERATION FOR CLARITY)

BASED ON CONCEPTUAL GRADING FOR MASS GRADE OF SITE

JOHNSON RANCH SELF STORAGE

E. ROSEVILLE PARKWAY
ROSEVILLE, CALIFORNIA

Landscape Development Plans

PLANTING NOTES

- Installing Contractor shall verify quantities and areas to be planted prior to start of job. Notify Landscape Architect of any discrepancies prior to starting work.
- All planting areas shall be completely free of trash, debris, rocks, and construction materials larger than 2", and shall be brought to finish grade before planting begins. Finish grade shall be 2" below surface of walks, curbs, and paved areas in planting areas where bark is to be installed. Grades shall be flush at catch basins. Surfaces shall be sloped with regard to drainage requirements so that water does not puddle or stand.
- If additional soil is required, it shall be approved loam as similar to the existing soil as possible, free of debris and noxious weeds. Prior to placing additional soil, disc or scarify the sub-grade to a depth of at least 8" to permit bonding to the sub-grade. Spread and rototill a one inch layer of new soil, then proceed to place remaining soil and establish finish grade.
- Landscape contractor must conduct a soils test to determine amendment quantities. For bid purposes, assume the following soil preparation for all planting areas: Apply nitrified wood product amendment at a minimum rate of 6 cubic yards per 1000 sq. ft. and commercial fertilizer (16-16-16 NPK or equal) at a rate of 30 lbs. per 1000 sq.ft. for shrub and ground cover areas, 20 lbs. per 1000 sq.ft. for lawn areas. Rototill to a depth of 6" to 10". Compact and settle all areas by application of heavy irrigation to a minimum depth of 12".
- All plants shall be top quality nursery stock, free of disease and insect pests. Plants shall be normal size for container, vigorous, and true to name and variety. Plant holes shall be the same depth as the root ball, and three times the width for shrubs and four times the width for trees, see details.
- Backfill for the plant holes shall be existing soil which has been previously amended. Apply Osmocote Controlled Release Formula fertilizer (18-6-12, 4 month formula) per manufacturer's recommendations.
- When planted, crown of plant shall be 1-1/2" above finish grade. Prepare a water basin by forming a soil ring at least 3" high and as wide around the outer edge of the new plant hole. Water thoroughly to eliminate air pockets.
- Upon completion of planting all containerized material, rake all shrub and ground cover areas to smooth grade, leaving watering basins intact. Prior to placement of bark mulch, all shrub and ground cover areas shall be treated with a pre-emergent herbicide (Ronstar or equal) per manufacturer's directions. Contractor to verify with manufacturer that pre-emergent will not adversely affect plant health.
- Place a 3" layer of shredded bark mulch in all shrub and ground cover areas. Shredded redwood is not acceptable.
- Ground cover plants shall be planted in straight rows and evenly triangularly spaced at intervals noted in plant legend. Plant each rooted plant with its proportionate amount of rooting soil in a manner that will insure minimum disturbance of the root system.
- For trees that require staking, use two 3" diameter treated lodgepole stakes set at minimum of 12" into undisturbed subgrade below the root ball. Place ties and stakes only to the level which will hold the tree upright; proper height is 6" above the point where the tree will snap to an upright position by itself if the top is pulled to one side as if wind loaded and then released. Ties shall be cinch-tie flexible vinyl (or equal) nailed to stake with galvanized nails, see details.
- Contractor shall furnish all labor, material, equipment, and services required to maintain the landscape in an attractive condition as specified herein for a period of 60 days after final acceptance by Owner. Maintenance Period shall commence after all planting and related work has been completed in accordance with Plans and Notes. A prime requirement is that all lawn areas shall show an even, healthy stand of grass which shall have been mown at least twice. Any materials found to be dead, missing, or in poor condition during the Maintenance Period shall be replaced within 10 days of written notification by the Owner. Contractor shall not be held responsible for damage arising from acts of God, vandalism, theft, or negligence by Owner during the Maintenance Period.

IRRIGATION NOTES

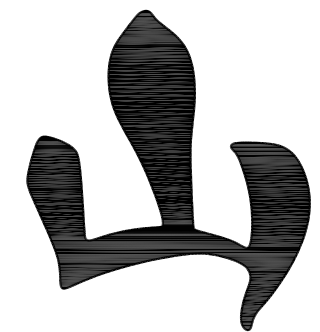
- Installing Contractor shall verify all dimensions and areas prior to start of job. Intent is for full coverage of planting. Notify Landscape Architect of any discrepancies prior to trenching.
- Plan is diagrammatic and not intended to show exact locations of piping and valves. Install valves and piping in landscape areas wherever possible. Install valves near curbs and sidewalks whenever possible. Sprinkler head spacings are shown accurately and shall be installed as indicated by the center of the symbol. Contractor is responsible for pipe sizing the irrigation system correctly.
- All materials shall be new and in perfect condition. No deviations from the specifications will be allowed without prior written approval of Landscape Architect.
- Mainline shall be SCH 40 PVC or CL315 at a minimum depth of 18" below finish grade. Lateral lines shall be SCH 40 PVC at a minimum depth of 12" below grade. Use only the solvent supplied and recommended by the pipe manufacturer to make plastic pipe joints. Allow 15 minutes set-up curing time before moving or handling, and 24 hour curing time before water is placed in PVC pipe. Center load pipe with a small amount of backfill to prevent arching and whipping under pressure.
- Where more than one pipe is installed in a trench, place pipe side by side at a minimum of 2" apart. Where soil conditions are rocky, place a 4" layer of fine material on bottom of trench prior to installation of pipe.
- All valves shall be installed in Carson poly-plastic valve boxes with flush covers, or approved equal. Remote control valves shall be installed in Carson 1419 12" depth standard rectangular valve boxes; Drip zone remote control valves with filters and PRVs shall be installed in Carson 1220 12" depth jumbo rectangular valve boxes; Ball valves shall be installed in Carson 0011 10" diameter round valve boxes. Top of valve boxes shall be 1" above finish grade.
- Install pop-up shrub heads and lawn spray heads 2" from curbs and walks.
- Securely mount controller as directed by manufacturer. Complete all electrical connections to controller. All control wire shall be #14 U.L. direct burial. Taped and bundled every 20'. Place at a minimum depth of 18", installing in common trenches with mainline whenever possible. Where wire crosses paving, encase wire in a SCH 40 PVC sleeve. For extra mainline, label, and leave in last valve box for future access.
- At valves, both wires shall be brought into valve box and shall have an excess loop of 24" before being spliced into the solenoid pigtails using Pentite connectors.
- After valves have been installed, test all mainlines for leaks at full line pressure for a period of 2 hours with couplings exposed and pipe sections center loaded. Before testing, fill line with water for at least 24 hours. Provisions shall be made for thoroughly bleeding the line of air and debris. Correct all defects and retest.
- All excavations shall be backfilled with fine material to 4" above crown of pipe and tamped; then fill with earth and tamp. All trenches shall be left flush with adjoining grade and in a firm unyielding condition. Any subsequent settling shall be corrected by the Contractor.
- Install systems without spray nozzles or drip emitters. Flush and operate each valve system at full pressure until all debris is removed. Install drip emitters and spray heads.
- Test to determine that all sprinklers function according to manufacturer's data and give full coverage according to intent of drawing. Replace and adjust as necessary. Additional heads shall be provided by the Contractor to cover areas shown to be deficient by test.
- Contractor shall set initial program for the controller. Contractor shall provide Owner with the instruction manual and demonstrate its operation to the Owner.
- Contractor shall guarantee all parts and labor for one year with exception of damage caused by vandalism, theft, adverse natural conditions, or anything beyond the control of the Contractor.

GENERAL NOTES

- Landscape areas not covered with live material shall be covered with a 3" shredded bark layer.
- Adjust location of plant material to avoid interference with building numbers and addresses at mature height.
- Provide a minimum three foot clearance around all fire protection equipment and associated landscape apparatus.
- All trees planted adjacent to fire lanes shall have their canopies maintained at 13'-6" or higher where they overhang into the required width of the fire lane.
- Landscaping shall be placed and pruned as to retain the required clearance for ladder access to windows around the building and to not interfere at maturity with 13'-6" emergency vehicle access clearance.
- Turf slopes cannot exceed 4:1.
- Maintain a minimum distance of 18" between edge of lawn and trunk of tree(s).
- Landscape contractor shall provide protection for all concrete surfaces when installing landscape materials. Staining of concrete from dirt, tire marks and damaged curbs will not be permitted. All damaged surfaces shall be cleaned or replaced.
- Landscape contractor shall coordinate and install the sleeving and stubbing for irrigation crossing parking lots and paved areas.
- Landscape contractor shall grade all landscape areas 2% min. to drain to the street. Landscape contractor is responsible to provide positive drainage away from all buildings. All planters and planter islands should be crowned to prevent standing water.
- Root barriers are required in all locations where trees are placed closer than 48" from curbs, sidewalks, concrete or asphalt refer to detail for specification and installation.
- Quantities found in the plant legend are for contractor convenience. In the event that the quantities in the legend differ from those found on the plans, the quantities found on the plans will take precedence.
- Contractor to hand dig only under existing tree canopies, no mechanical excavation will be allowed, do not cut any roots 2" or larger in diameter, if it is necessary to prune roots 2" in diameter or larger, contractor shall hire the services of a licensed arborist to supervise and direct the work, follow all recommendations of the arborist.

DRAWING INDEX

- L0.1 - COVER SHEET
- L1.1 - IRRIGATION PLAN 'A'
- L1.2 - IRRIGATION PLAN 'B'
- L2.1 - PLANTING PLAN 'A'
- L2.2 - PLANTING PLAN 'B'
- L3.1 - IRRIGATION DETAILS
- L3.2 - PLANTING DETAILS



YAMASAKI
LANDSCAPE ARCHITECTURE

JEFF AMBROSIA, ASLA C4057

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

JOHNSON RANCH SELF STORAGE
LANDSCAPE DEVELOPMENT PLANS
E. ROSEVILLE PKWY
ROSEVILLE, CALIFORNIA 95661

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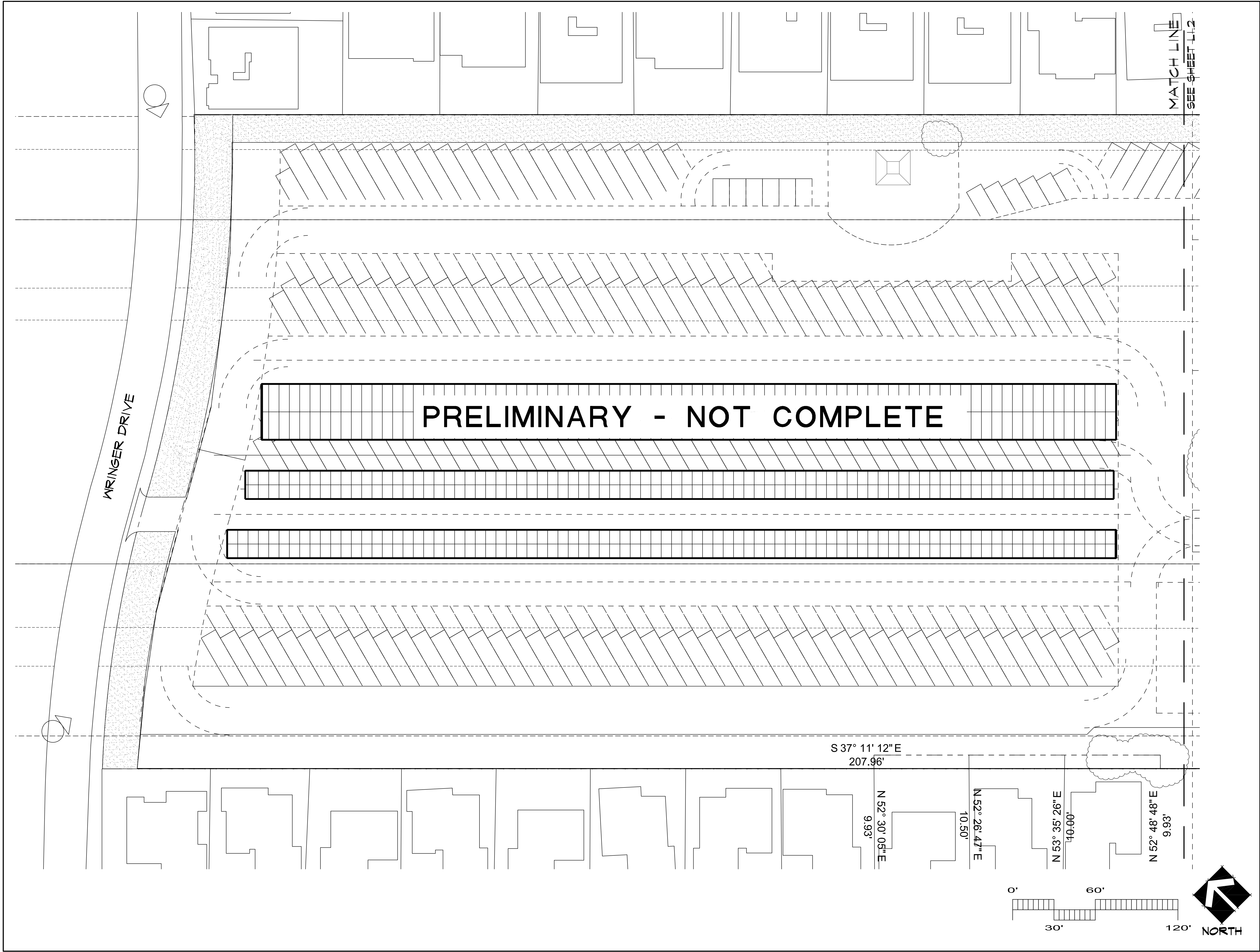
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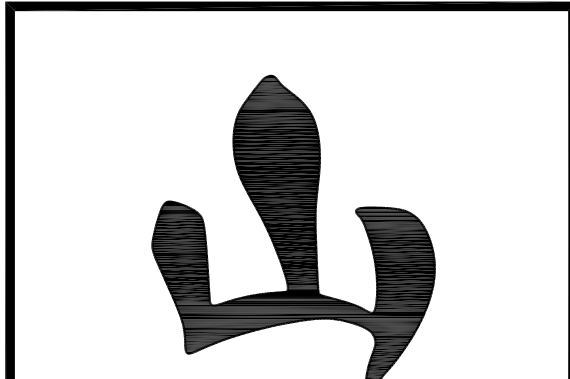


No.	Date	Revision
△	2/21/19	2nd Round City Comments
△	4/16/19	New Site Plan
△		
△		

Project Mgr.: JMA	Sheet No.:
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Date: 07 AUG 18	
File Name: JRSS-CV	of 5 sheets

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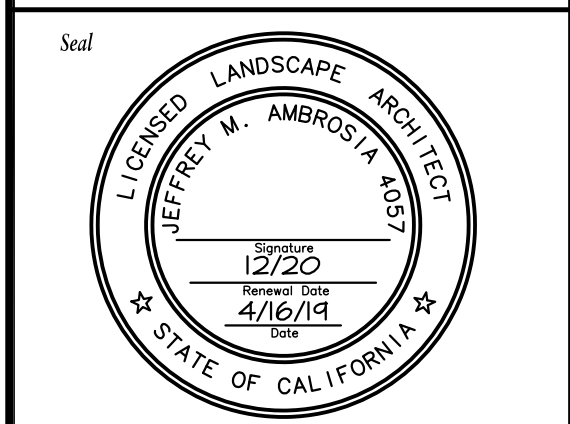
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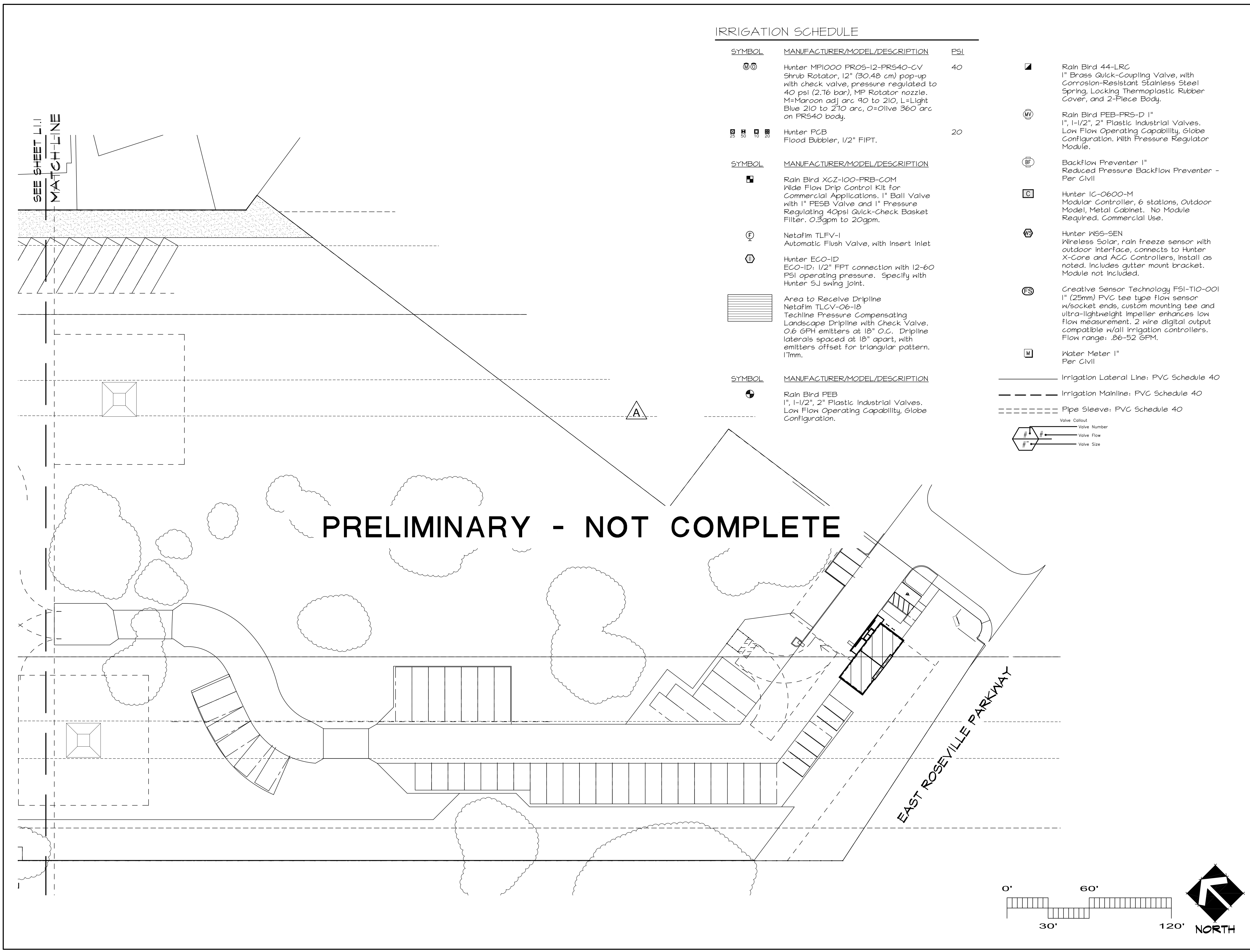
Sheet Title
IRRIGATION PLAN



No.	Date	Revision
1	2/21/19	2nd Round City Comments
2	4/16/19	New Site Plan

Project Mgr.: JMA	Sheet No.: L1.1
Drawn By: JMA	
Scale: 1" = 30'	
Date: 07 AUG 18	
File Name: JRSS-1R	of 5 sheets

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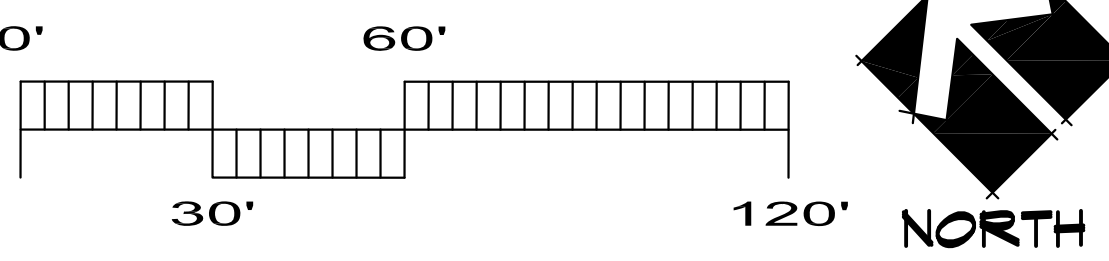


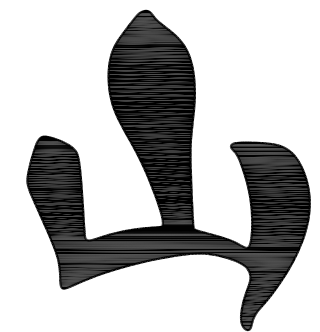
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	Hunter MPI000 PRO5-12-PR540-CV Shrub Rotator, 12" (30.48 cm) pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc on PR540 body.	40
	Hunter PCB Flood Bubbler, 1/2" FIPT.	20
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	
	Rain Bird XCB-100-PRB-COM Wide Flow Drip Control Kit for Commercial Applications. 1" Ball Valve with 1" PEB Valve and 1" Pressure Regulating 40psi Quick-Check Basket Filter. 0.3gpm to 20gpm.	
	Netafim TLFV-I Automatic Flush Valve, with Insert Inlet	
	Hunter ECO-ID ECO-ID: 1/2" FPT connection with 12-60 PSI operating pressure. Specify with Hunter SJ swing joint.	
	Area to Receive Dripline Netafim TLCV-06-18 Techline Pressure Compensating Landscape Dripline with Check Valve. 0.6 GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. 17mm.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	
	Rain Bird PEB 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	
	Rain Bird 44-LRC 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.	
	Rain Bird PEB-PRS-D 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulator Module.	
	Backflow Preventer 1" Reduced Pressure Backflow Preventer - Per Civil	
	Hunter IC-0600-M Modular Controller, 6 stations, Outdoor Model, Metal Cabinet. No Module Required. Commercial Use.	
	Hunter W55-SEN Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter X-Core and ACC Controllers, install as noted. Includes gutter mount bracket. Module not included.	
	Creative Sensor Technology FSI-TIO-001 1" (25mm) PVC tee type flow sensor w/socket ends, custom mounting tee and ultra-lightweight impeller enhances low flow measurement. 2 wire digital output compatible w/all irrigation controllers. Flow range: .86-52 GPM.	
	Water Meter 1" Per Civil	
—————	Irrigation Lateral Line: PVC Schedule 40	
-----	Irrigation Mainline: PVC Schedule 40	
-----	Pipe Sleeve: PVC Schedule 40	
	Valve Callout Valve Number Valve Flow Valve Size	

PRELIMINARY - NOT COMPLETE

EAST ROSEVILLE PARKWAY





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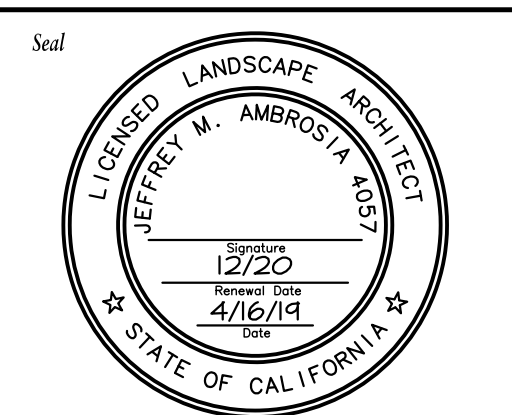
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Sheet Title
IRRIGATION PLAN [B]

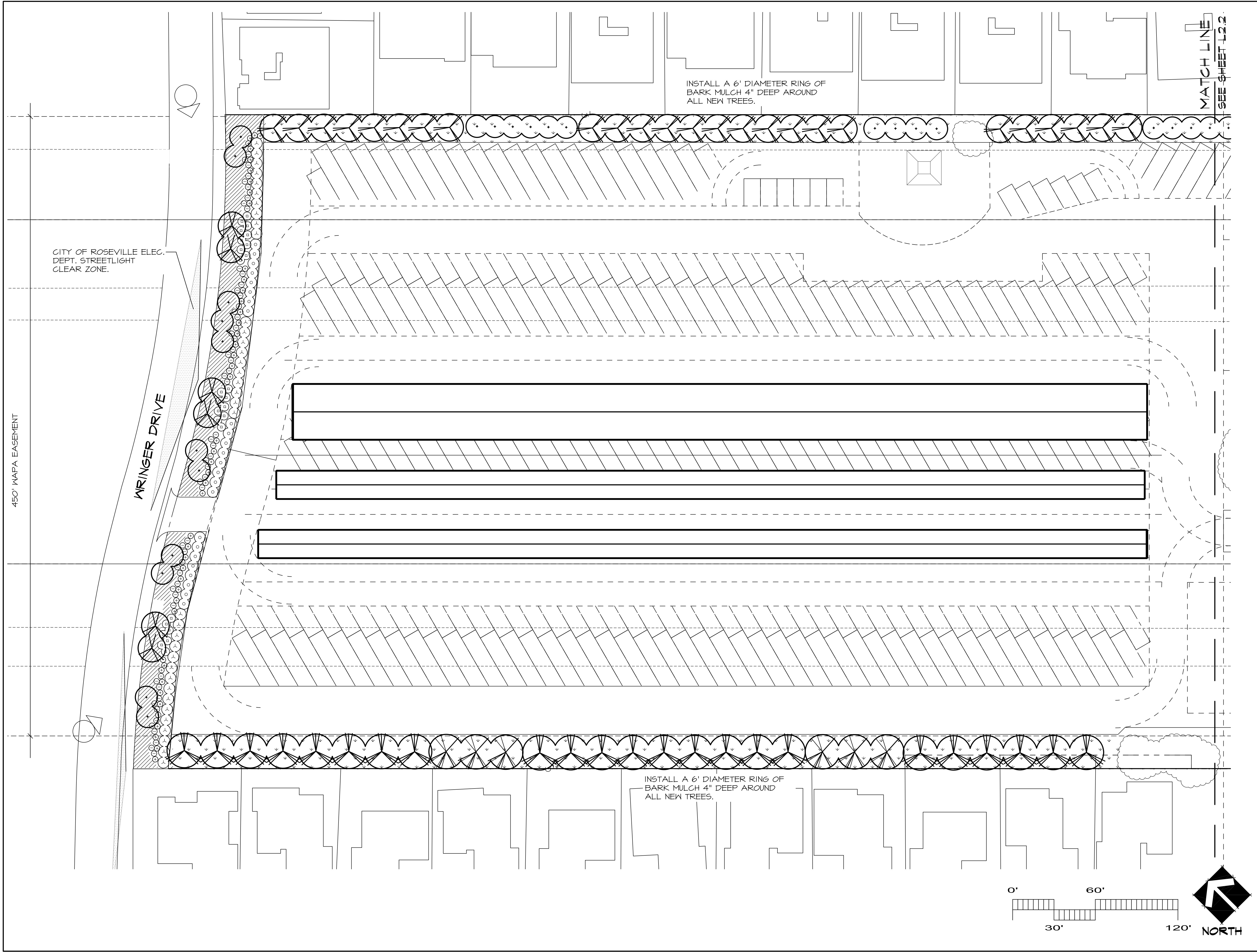


No.	Date	Revision
1	2/21/19	2nd Round City Comments
2	4/16/19	New Site Plan

Project Mgr.: JMA Sheet No.:
Drawn By: JMA
Scale: 1" = 30'
Date: 07 AUG 18
File Name: JRSS-1R of 5 sheets

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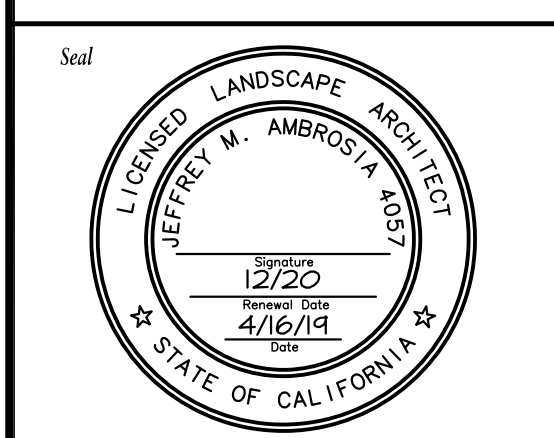
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Sheet Title
PLANTING PLAN



No.	Date	Revision
1	2/21/19	2nd Round City Comments
2	4/16/19	New Site Plan
3		
4		
5		

Project Mgr.: JMA Sheet No.: **L2.1**

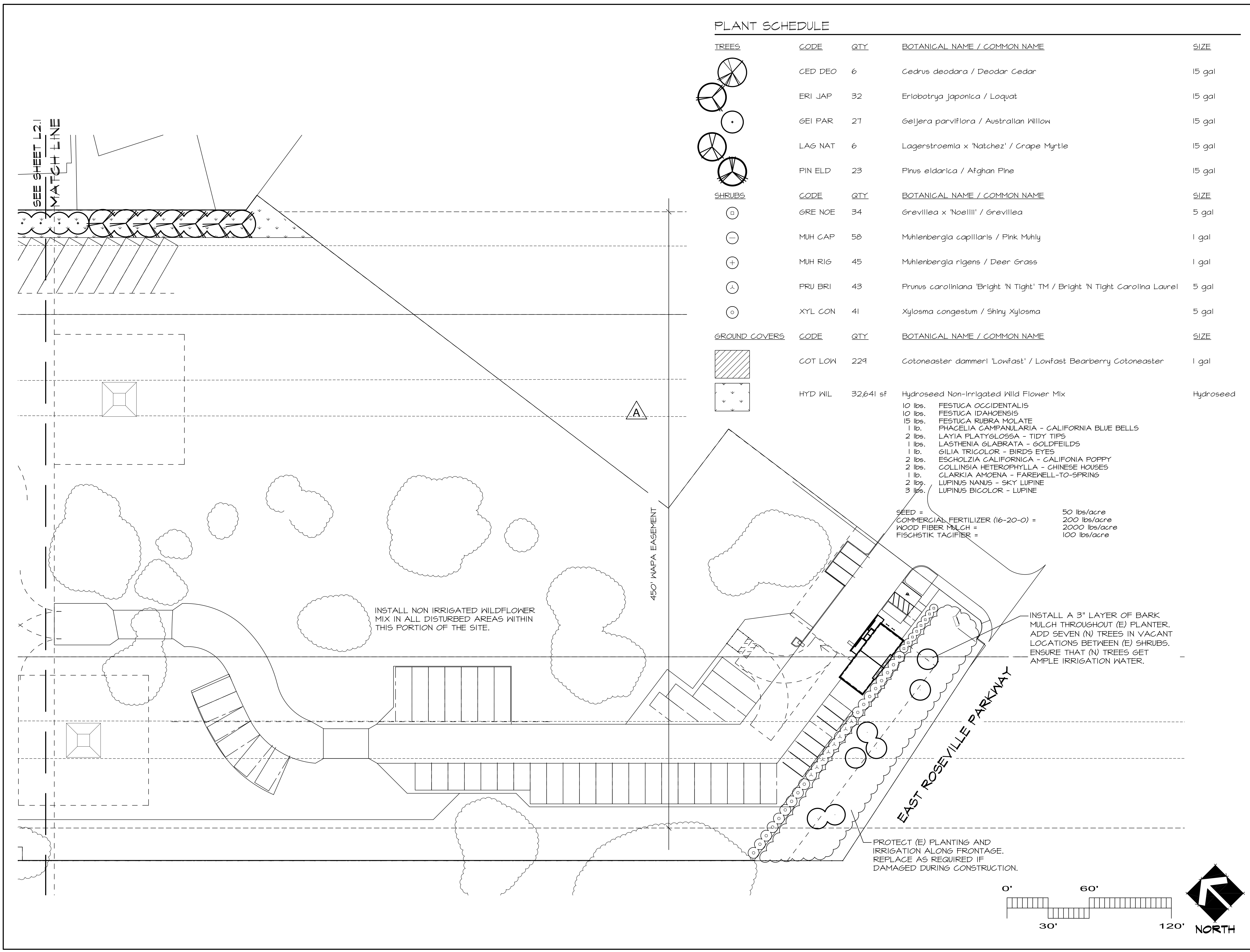
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Date: 07 AUG 18

File Name: JRSS-PL of 5 sheets

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PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	CED DEO	6	Cedrus deodara / Deodar Cedar	15 gal
	ERI JAP	32	Eriobotrya japonica / Loquat	15 gal
	GEI PAR	27	Geijera parviflora / Australian Willow	15 gal
	LAG NAT	6	Lagerstroemia x 'Natchez' / Grape Myrtle	15 gal
	PIN ELD	23	Pinus eldarica / Afghan Pine	15 gal
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	GRE NOE	34	Grevillea x 'Noellii' / Grevillea	5 gal
	MUH CAP	58	Muhlenbergia capillaris / Pink Muhly	1 gal
	MUH RIG	45	Muhlenbergia rigens / Deer Grass	1 gal
	PRU BRI	43	Prunus caroliniana 'Bright 'N Tight' TM / Bright 'N Tight Carolina Laurel	5 gal
	XYL CON	41	Xylosma congestum / Shiny Xylosma	5 gal
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	COT LOW	229	Cotoneaster dammeri 'Lowfast' / Lowfast Bearberry Cotoneaster	1 gal
	HYD WIL	32,641 sf	Hydroseed Non-Irrigated Wild Flower Mix	Hydroseed

10 lbs. FESTUCA OCCIDENTALIS
10 lbs. FESTUCA IDAHOENSIS
15 lbs. FESTUCA RUBRA MOLATE
1 lb. PHACELIA CAMPANULARIA - CALIFORNIA BLUE BELLS
2 lbs. LAYIA PLATYGLOSSA - TIDY TIPS
1 lbs. LASTHENIA GLABRATA - GOLDFIELDS
1 lb. GILIA TRICOLOR - BIRDS EYES
2 lbs. ESCHOLZIA CALIFORNICA - CALIFORNIA POPPY
2 lbs. COLLINSIA HETEROPHYLLA - CHINESE HOUSES
1 lb. CLARKIA AMOENA - FAREWELL-TO-SPRING
2 lbs. LUPINUS NANUS - SKY LUPINE
3 lbs. LUPINUS BICOLOR - LUPINE

SEED =
COMMERCIAL FERTILIZER (16-20-0) = 50 lbs/acre
WOOD FIBER MULCH = 200 lbs/acre
FISCHSTIK TACIFIER = 2000 lbs/acre
100 lbs/acre



YAMASAKI
LANDSCAPE ARCHITECTURE

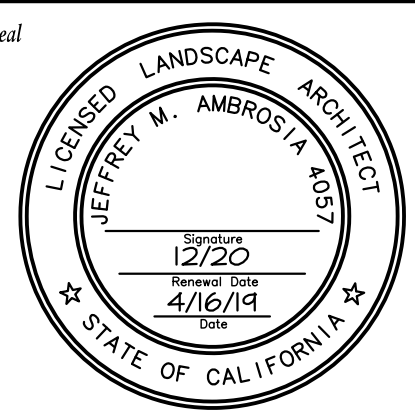
JEFF AMBROSIA, ASLA C4057

1223 HIGH STREET
AUBURN, CALIFORNIA 95603
(530) 885-0040
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JOHNSON RANCH SELF STORAGE
LANDSCAPE DEVELOPMENT PLANS
E. ROSEVILLE PKWY
ROSEVILLE, CALIFORNIA 95661

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Sheet Title
PLANTING PLAN



Seal

No.	Date	Revision
1	2/21/19	2nd Round City Comments
2	4/16/19	New Site Plan
3		
4		
5		

Project Mgr.: JMA

Drawn By: JMA

Scale: 1" = 30'

Date: 07 AUG 18

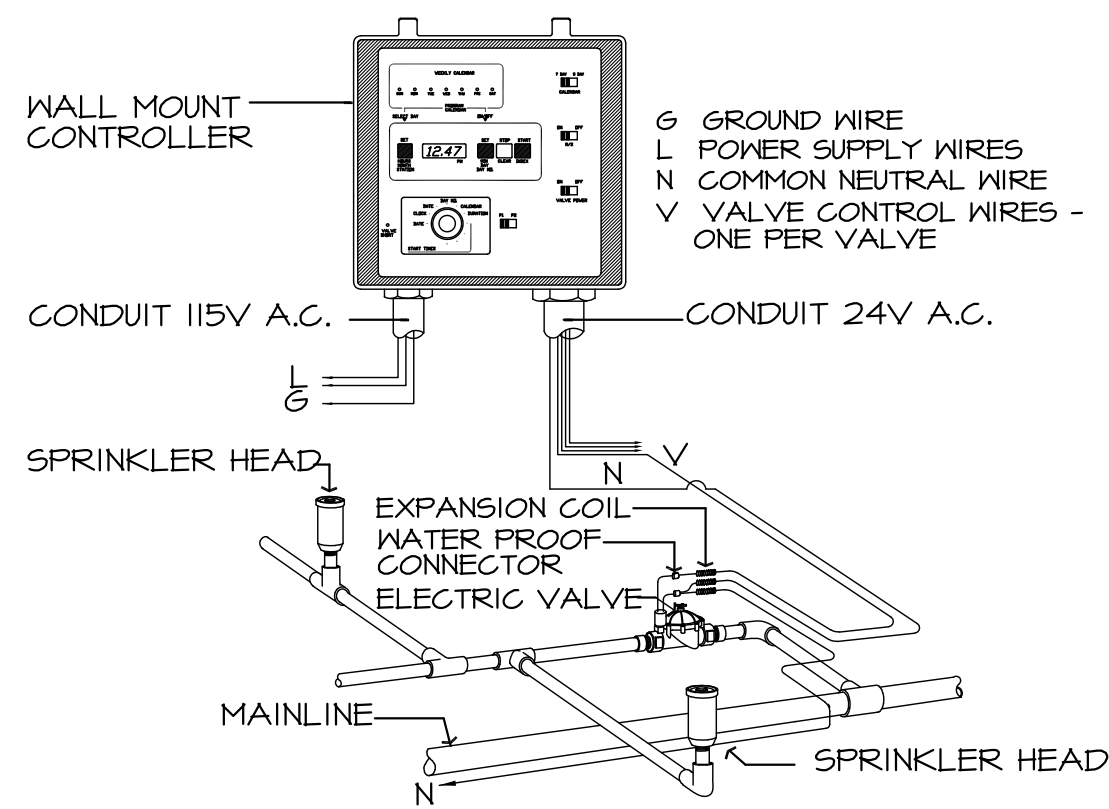
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Sheet No.: **L2.2**

07 AUG 18

of 5 sheets

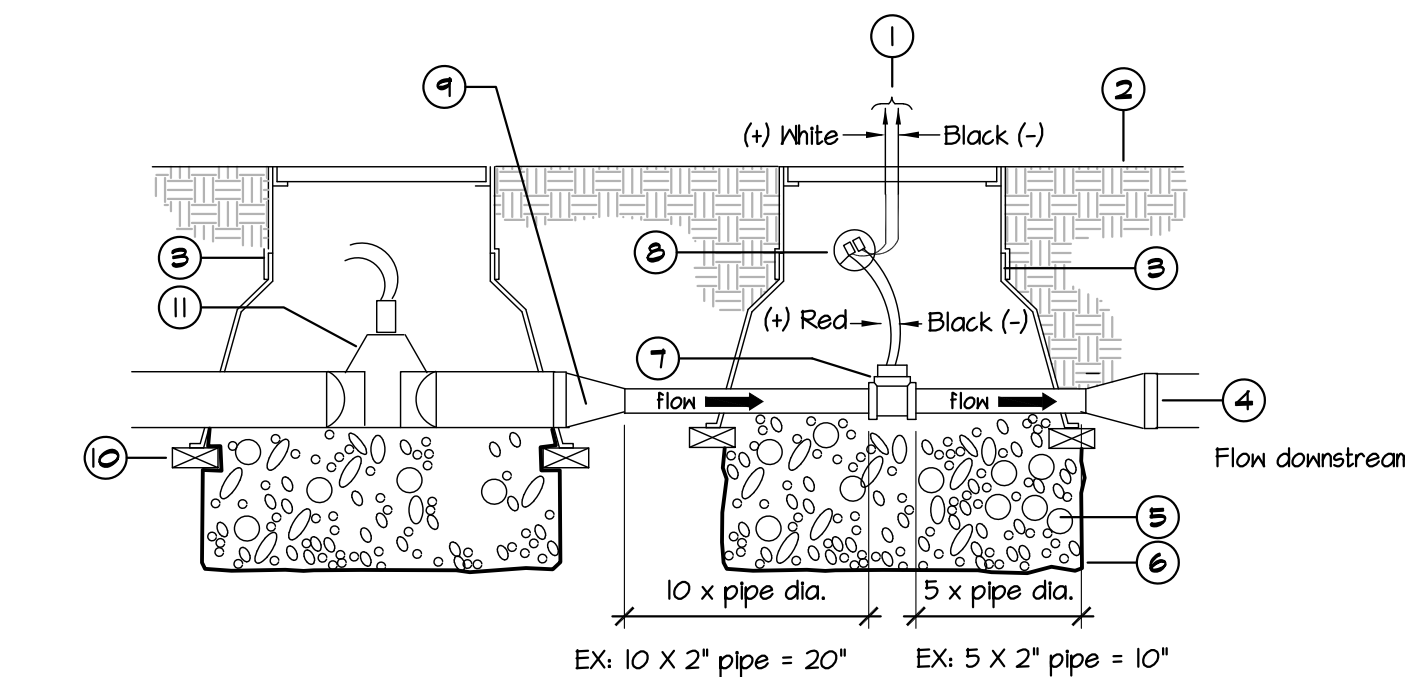
S:\Veg Johnson Ranch Self Storage\JRSS-PL.dwg\2.2.18 Apr 2019 4:45 PM by: Jeff Ambrosia



CONTROLLER INSTALLATION

CTRL-I

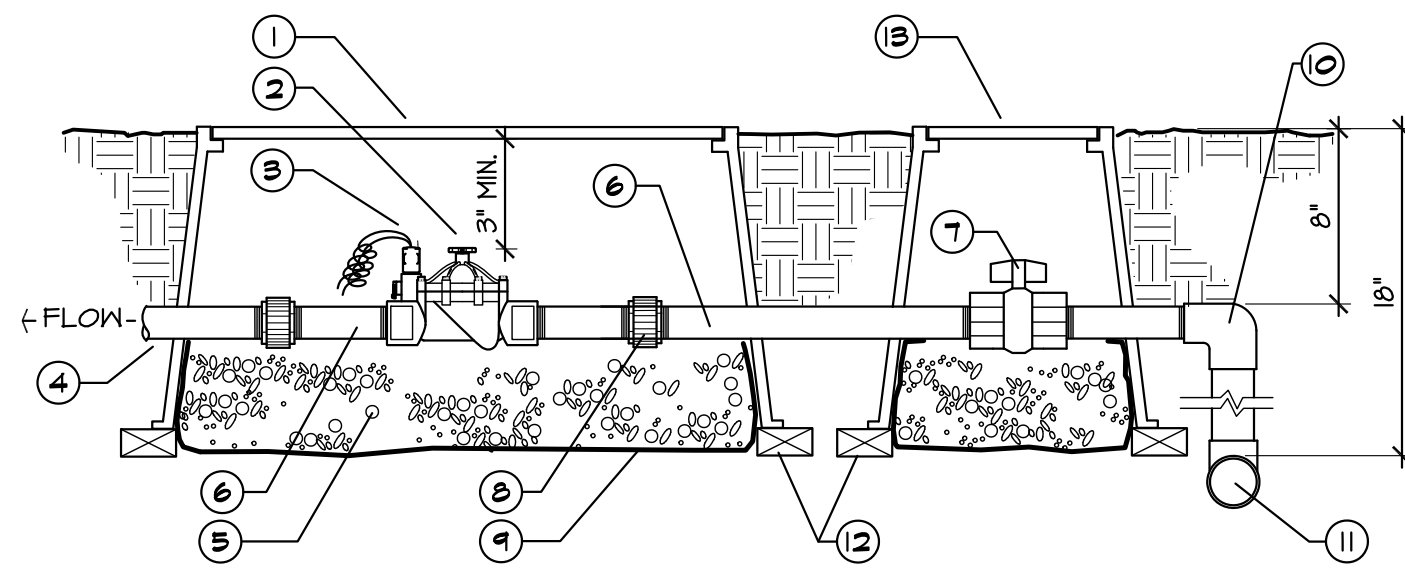
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FLOW SENSOR/MASTER VALVE

FLN-SENS-MST-VLV

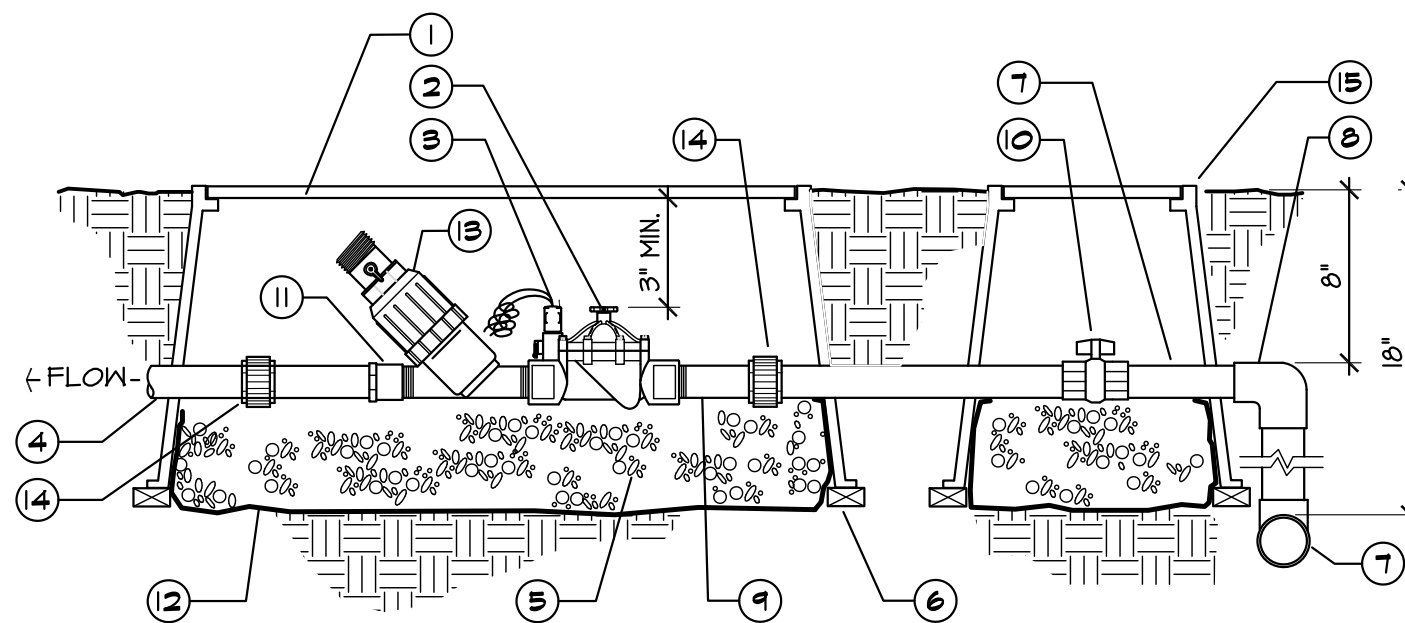
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REMOTE CONTROL VALVE

VLV-RMT-2

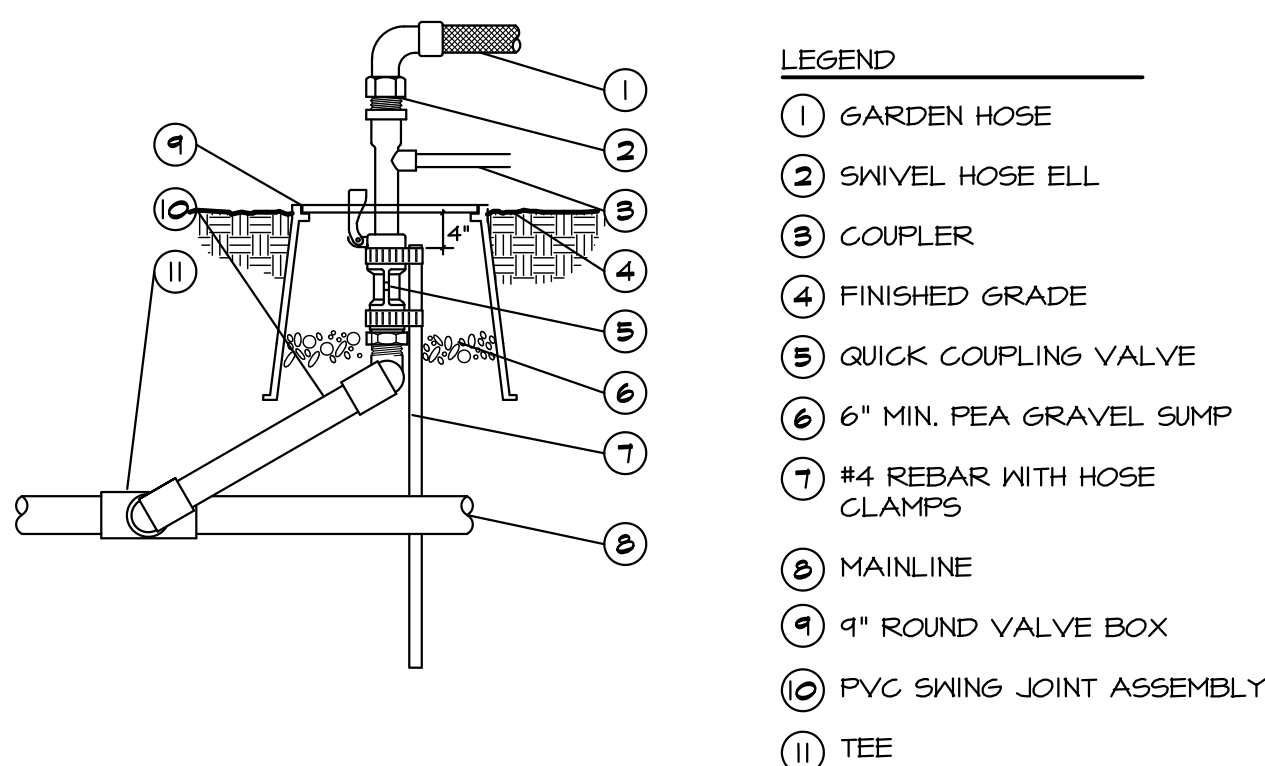
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REMOTE CONTROL VALVE FOR DRIP

VLV-PRV-2

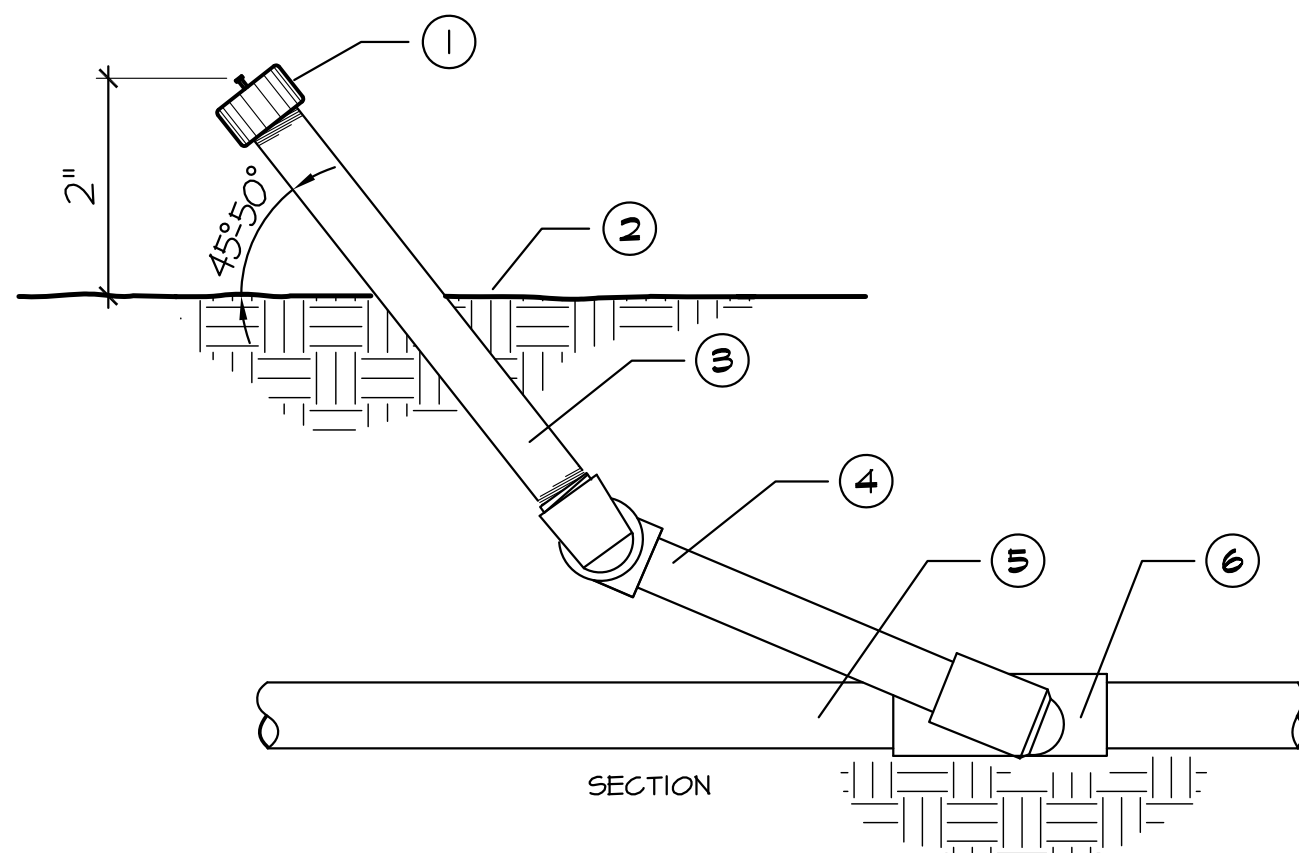
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QUICK COUPLING VALVE

VLV-QKCPL

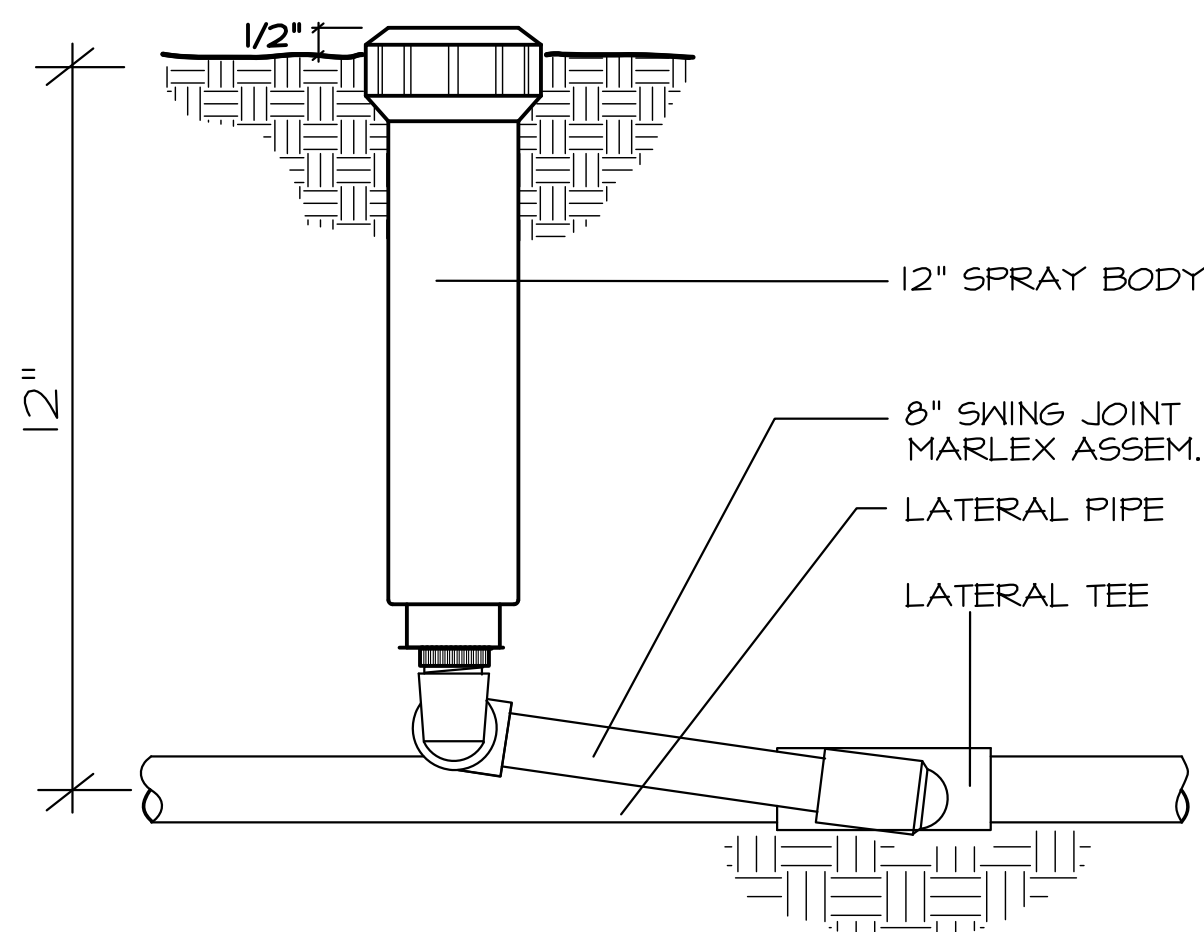
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TREE BUBBLER

BBLR-I at angle

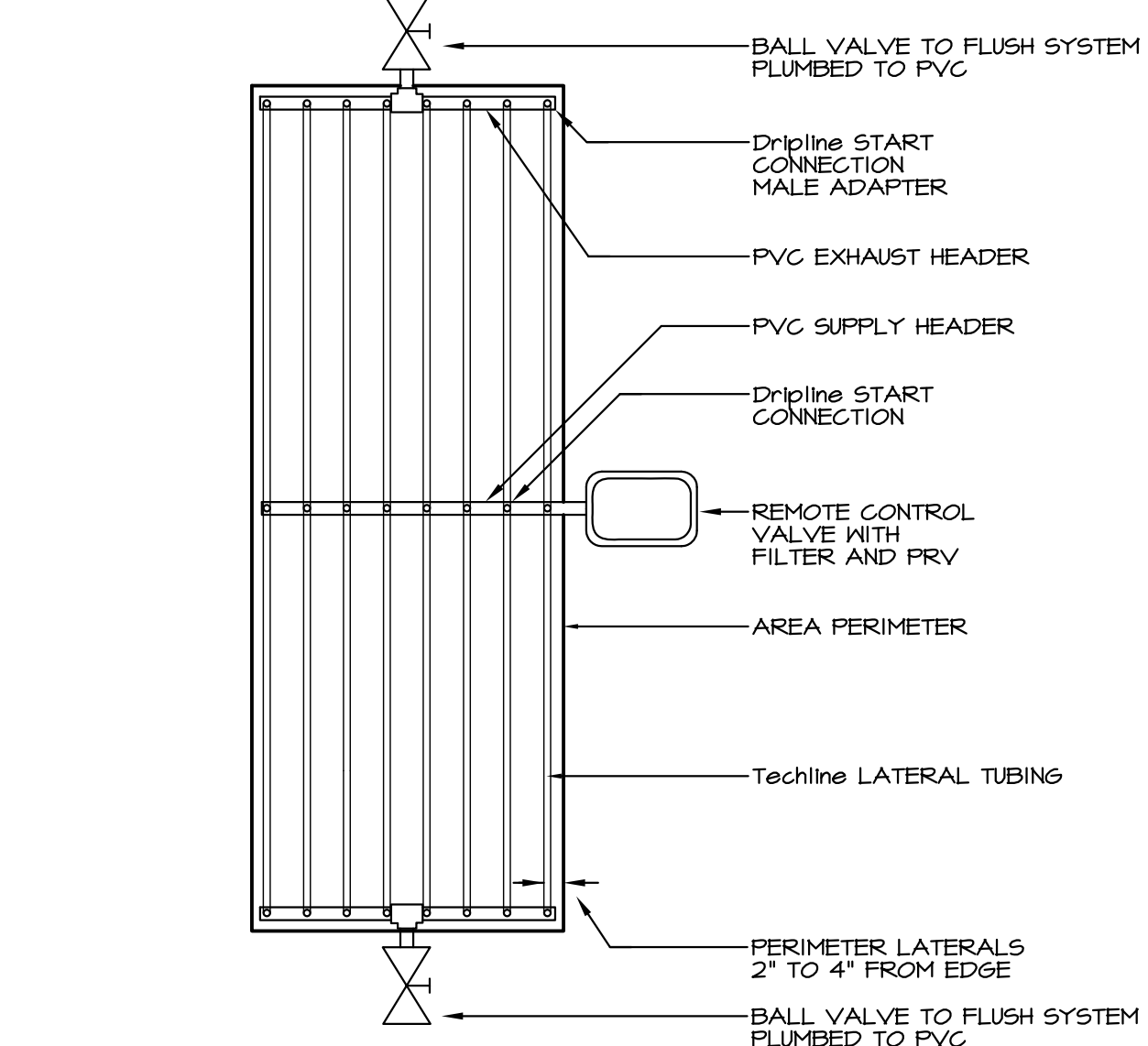
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12" POP-UP SPRAY HEAD

HDS-1.0

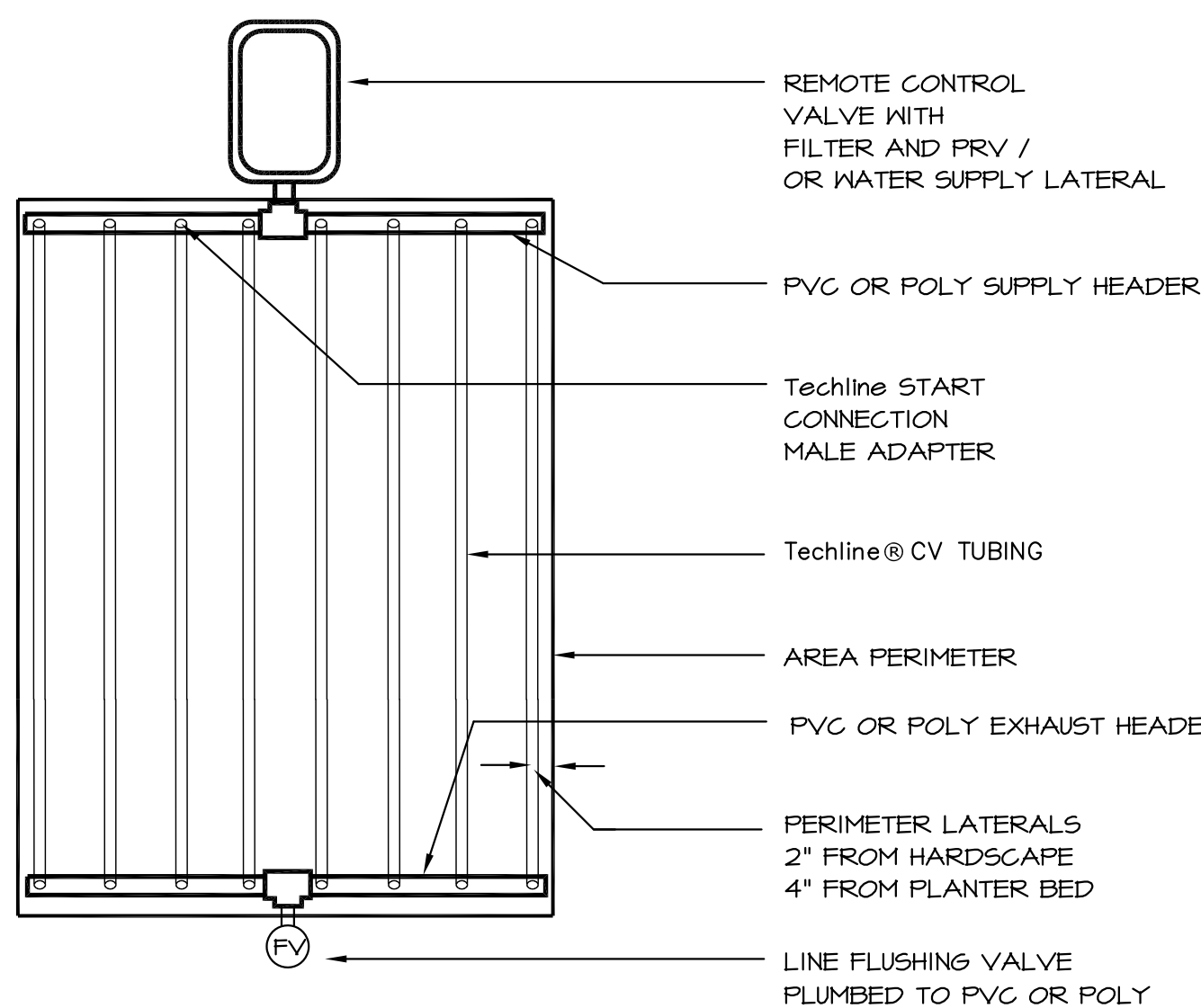
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NETAFIM TECHLINE CV LAYOUT

DRP-NTFM

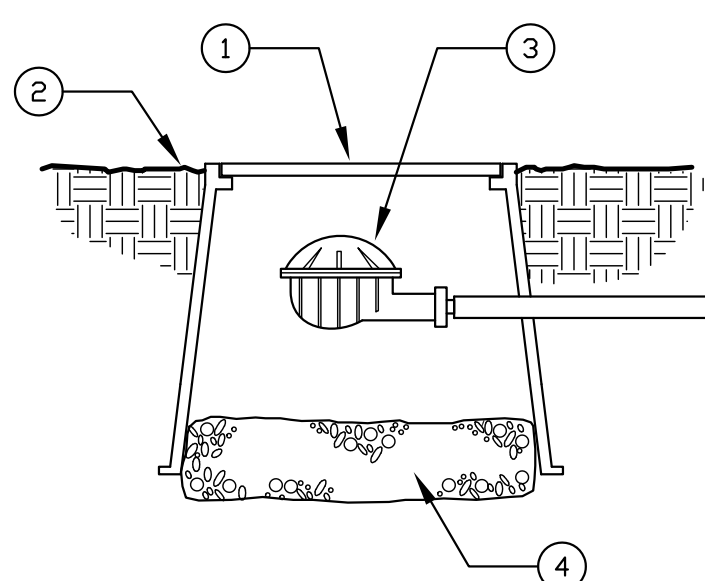
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NETAFIM TECHLINE CV END FEED LAYOUT

NTFM-CV

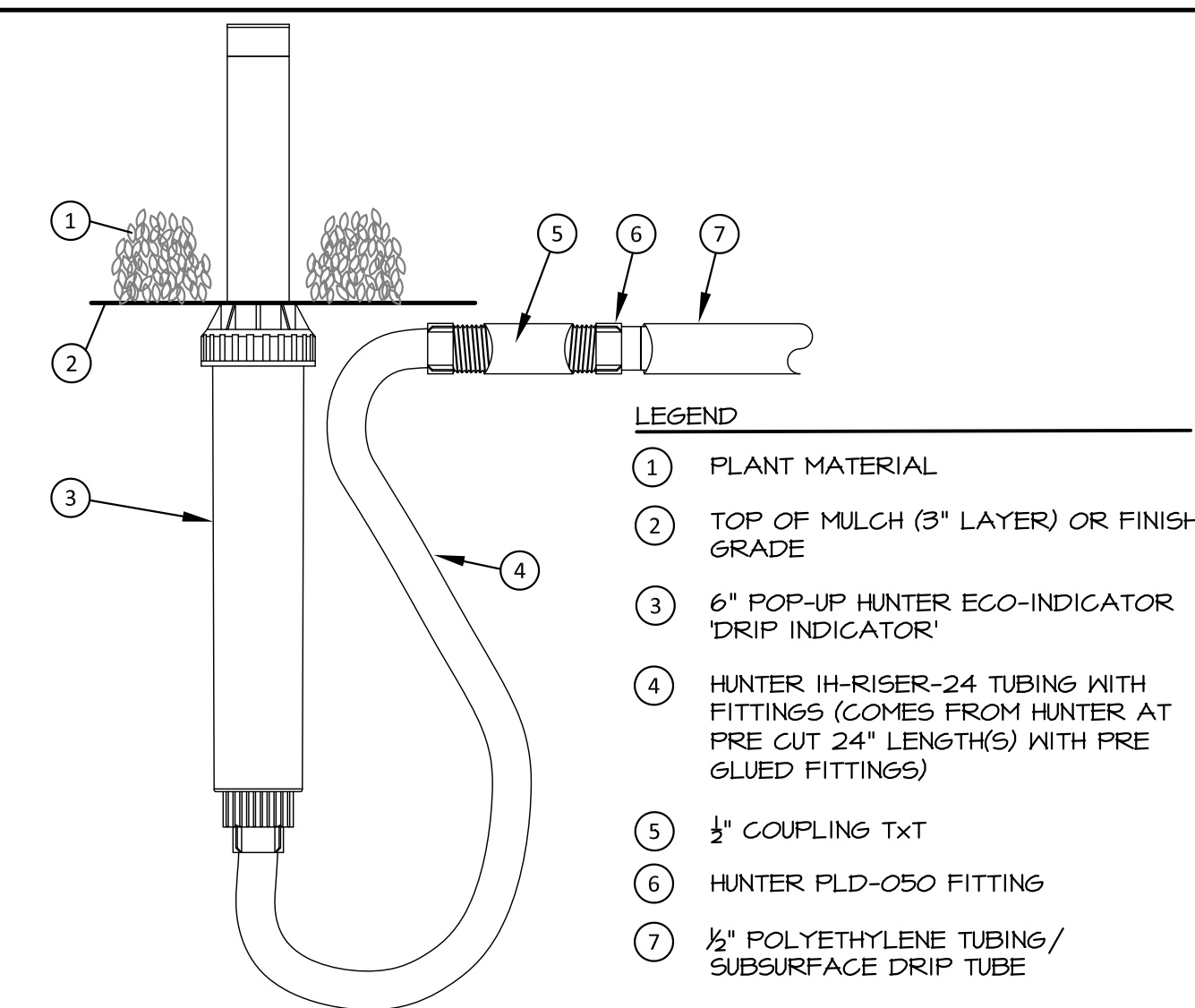
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FLUSH VALVE

VLV-FLSH

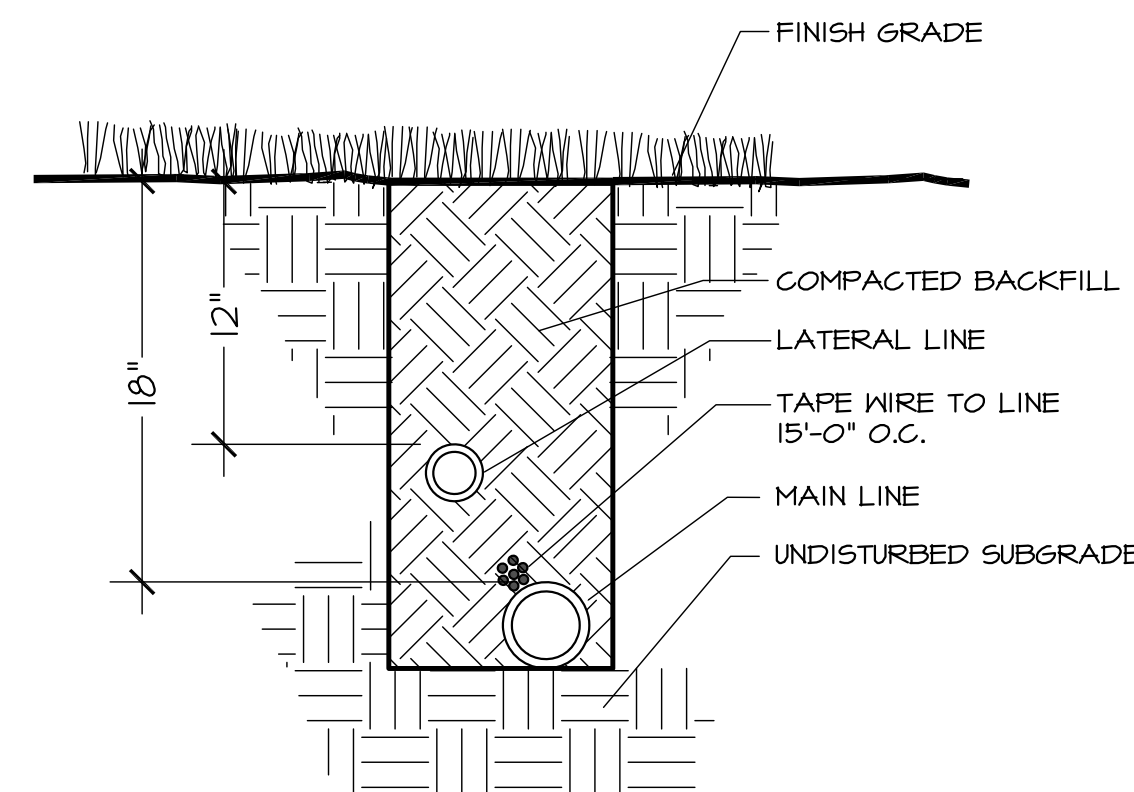
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6" POP-UP DRIP INDICATOR

DRP IND

SCALE: N.T.S.



IRRIGATION TRENCH

TRNCHI

SCALE: N.T.S.

PLT-TREEI

SCALE: N.T.S.

TREE PLANTING AND STAKING

A

PLT-BARR

SCALE: N.T.S.

TREE ROOT BARRIER

B

PLT-SHRBI

SCALE: N.T.S.

SHRUB PLANTING

C

PLT-GRDCVR

SCALE: N.T.S.

GROUNDCOVER PLANTING

D

YAMASAKI
LANDSCAPE ARCHITECTURE

JEFF AMBROSIA, ASLA C4057

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Sheet Title
PLANTING DETAILS

Seal

No.	Date	Revision
1	2/21/19	2nd Round City Comments
2	4/16/19	New Site Plan
3		
4		
5		

Project Mgr.:	JMA	Sheet No.:	L3.2	
Drawn By:	JMA			
Scale:				
Date:	07 AUG 18			
File Name:	JRSS-PLDT	of	5	sheets

SS:\wg\Johnson Ranch Self Storage\JRSS-PLDT.dwg, 2/21/19 4:03 PM by: Jeff Ambrosia

Vockel, Shelby

From: Leon Casaubon <leon@casaubon.com>
Sent: Sunday, September 6, 2020 3:49 PM
To: Vockel, Shelby
Subject: Johnson Ranch Storage Facility

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Please do not allow a storage facility to be built near our Courtside subdivision. The reason we bought in this subdivision was due to approved plans for a nursery and this change would not be consistent with the pledge for the original approved plans under which residents purchased their properties. I can't imagine how you could do this. Consider putting the storage facility in the location within which you reside. The financial impact for this decision is not small and can form the basis for significantly lowering tax assessments for associated properties. Such facilities already exist on Douglas Blvd within less than a mile away to exacerbate the impact.

Leon Casaubon
(916) 765-2884 cell

Vockel, Shelby

From: Jody Kobayashi <jodykobayashi@gmail.com>
Sent: Sunday, September 6, 2020 4:27 PM
To: Vockel, Shelby
Subject: Zoning Change for property adjacent to Courtside development in Roseville

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Shelby Vockel and others involved,

We have lived in our Courtside neighborhood for over 25 years and find it disturbing that consideration is being given to a storage facility adjacent to our residential property. I am hoping that this zoning change will be denied as it will definitely affect the safety, residential feel, and property values in our neighborhood. This was not what we signed up for when purchasing our homes and it doesn't seem right to be changing the rules to allow such a commercial venture in the midst of our residential neighborhood.

Thank you for your consideration in this matter,

Jody & Linda Kobayashi
Homeowners in Courtside Residential Neighborhood

Vockel, Shelby

From: Ben Dhaliwal <bhdhaliwal@msn.com>
Sent: Monday, September 7, 2020 12:20 PM
To: Vockel, Shelby
Subject: Johnson Ranch Storage

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Please know I'm imposing Johnson Ranch Storage. I believe this project will greatly effect our family life style and bring our Realestate values down. Bring in unwanted thugs and thieves in the Nabour hood. I urge the city planing to deny this application for zone change and a storage facility. Thank you!

Best Regards!
Ben Dhaliwal
2800 Ashland dr.
Roseville, 95661
Ph 916-616-2800
Fax 916-772-2800

Vockel, Shelby

From: Lyn <lynfarr.peuler@gmail.com>
Sent: Monday, September 7, 2020 8:44 AM
To: Vockel, Shelby
Subject: Thursday Planning Commission agenda

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Although I am not in favor of the recommendation to approve the rezoning and use permit for the storage yard in my Johnson Ranch neighborhood, I am pleased that the recommendation comes with many requirements. Would you please send me digital copies of those recommendations or let me know how I can access them prior to the Thursday meeting? Thanks in advance.

Lyn Peuler

Sent from my iPhone

Vockel, Shelby

From: Leah Snyder <leahsnyder43@gmail.com>
Sent: Monday, September 7, 2020 10:06 PM
To: Vockel, Shelby
Subject: Johnson Ranch Storage Facility

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Good Evening Shelby,

My family and I wanted to take the time to reach out to you as we were recently made aware of a proposal with the City of Roseville that greatly affects the property we just purchased.

I'm sure that many of our neighbors have reached out to you regarding their disappointment with the proposal, but I personally wanted to take a moment to express how distraught we are as this is a complete surprise and not something we take lightly.

My family and I purchased the property (2900 Wringer Dr.) which backs up against the open field and remains the only thing adjacent to Johnson Ranch and the property line on that side. When we bought the home, we felt comfortable purchasing in this area because we have two young children (a first and fourth grader) and were told that the neighborhood was extremely safe, full of young families and considered a highly sought after area for the Johnson Ranch amenities and of course the school district.

We were initially concerned that the electrical lines that ran next to our property would be a hazard; but were assured by our realtor that it was once considered a good place for a nursery but nothing came of it. Not once were we told that a storage facility was being considered by the city, and it was never disclosed that it would be in our backyard.

We would have NEVER bought the home and would have never felt safe moving our children here had we known that we would be living next door to a facility of this type. The whole situation is genuinely heartbreaking.

Having moved from Southern California, we had our belongings in storage between moves and it was a shocking experience to say the least. It was surprising to see how many homeless people tried to occupy units, the general break-ins and just the overall problems storage facilities attract. While storage facilities are to-be-expected in business areas, I am shocked to hear it is being considered so close to an elementary school, health club and more importantly- sandwiched between a prestigious neighborhood that prides itself on remaining part of a premier school district. Having grown up in a family involved in newspaper publishing, it was my job as a young adult to cover city council meetings, planning commission briefings; etc. and not once have I heard of such a proposal. My family still owns papers in the neighboring towns and I presented the proposal to have an unbiased opinion as we have been known to advocate for businesses in the past. To put it bluntly, they were shocked that the planning commission was approving the proposal and asked that further information about the developer and landowner's ties to the city be disclosed.

We know there has to be another solution that doesn't devalue the property in the way a storage facility would, nor provide the safety concerns for children living in the neighborhood attending an elementary school so close to the site. Otherwise, we remain hopeful that a comprehensive plan by the city would be presented to ensure

severe safety measures would be put in place to protect residents with adjoining properties, especially since our communities aren't gated and provide easy access to the open property.

I ask you to please consider the people you plan to build next to. We have children, our homes would be mere feet from the problems storage facilities present, and the proposal isn't for a corner in a business park. It is planted in the center of residential living, schools and a health club. We are just asking that all of those factors be considered.

Kind Regards,
Leah Herburger-Snyder

Vockel, Shelby

From: David Art <davidalanart@yahoo.com>
Sent: Tuesday, September 8, 2020 1:47 PM
To: Vockel, Shelby; Public Comment
Subject: Johnson Ranch Storage

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Greeting,

I own the property at 5000 Tilden dr. bordering the proposed storage facility.

I strongly object to the rezoning of this property. This proposed action completely defeats the purpose of civic zoning.

We made the purchase of this home largely based it's location. The preexisting zoning of the surrounding property played a large part in this decision.

Rezoning this property is at the very least breaking an implicit contract with the individual surrounding homeowners.

I feel the City of Roseville is doing harm to my family by altering the usage of this property.

Introducing a large scale high density vehicle storage completely alters the character of the neighborhood in a negative way.

- * It decreases our sense of (and real) security within our homes by introducing a pool of attractive targets for crime.

- * Visually alter the neighborhood by replacing an area dominated by greenery to a large parking lot.

This developer has been disingenuous about the negative impacts this project will have on the homes in close proximity to this storage and the nearby neighborhoods.

I believe this change will decrease the value of the neighboring homes and as a result harm the city financially by lowering tax revenues, increase the need for policing

and overall decreasing the attractiveness and welfare of this area.

Sincerely,

Ruth and David Art

Vockel, Shelby

From: Leah Koukol <leahkoukol@gmail.com>
Sent: Tuesday, September 8, 2020 2:41 PM
To: Vockel, Shelby
Subject: Johnson Ranch Storage Project

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hi Shelby,

I see that the online agenda for Thursday, September 10th shows the planning division recommending approval of this project subject to a determined set of conditions. Are you able to send a file that includes what those conditions are? I would also like to know what the process is for appealing a potential approval by the planning commission. Obviously those of us in the neighborhood are deeply disappointed with the recommendation for approval as it is so clear that this project does not belong in the small parcel of space between 2 residential neighborhoods.

Thank you,

Leah Koukol

Vockel, Shelby

From: Helena Letunic <hpieretti@gmail.com>
Sent: Tuesday, September 8, 2020 11:23 AM
To: Vockel, Shelby
Subject: Johnson Ranch Storage Facility Mitigated Negative Declaration

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hi Shelby,

I have included some concerns regarding the Johnson Ranch Storage Facility Mitigated Negative Declaration. First and foremost, most of the neighbors do not support this project and fear it will decrease their home values, aesthetics, and safety. There are numerous storage facilities within 10 miles of this location. It violates many of the City of Roseville General Plan regulations and WAPA/PG&E/SMUD development under power line regulations. I am not sure why this project is continuing when it is in violation of so many regulations and not in line with the General Plan or a smart land use of limited resources (since there are so many nearby). Looking at Treelake Storage Facility which is closeby and in a residential area, it is clear that storage facilities are not a good fit for a community commercial zoning. This storage facility has been subject to numerous lawsuits due to its violations and negative impact on the surrounding neighbors.

This is a summary of the primary concerns:

- Home devaluation/aesthetics
- Noise
- Safety/Security: especially fire risk
- Traffic congestion
- Air quality impact – automobile exhaust emissions
- Drainage/grading/Oak preservation
- Once approved – further plans for expansion do not always require public hearings
 - o Typical for storage units to develop smaller at first and then seek approval for expansion later

General Plan

City of Roseville's General Plan: Mixed residential and commercial areas to provide employment to reduce traffic congestion and improve air quality/serve the basic needs of the surrounding residents

Conditional Use Permit (CUP) Requirements:

Roseville Municipal Code

Title 19 ZONING

Article V. Administration and Procedures

Chapter 19.78 PUBLIC REVIEW PROVISIONS AND APPROVAL STANDARDS

19.78.060 Required findings for approval or conditional approval of permits and variances.

The Approving Authority may approve or conditionally approve an application for a permit or variance, as defined in Section 19.74.010, only if all of the following applicable findings, in addition to those findings that are applicable in this title are made.

Findings for an Administrative Permit or a Conditional Use Permit. The Approving Authority shall make the following findings to approve an Administrative Permit or a Conditional Use Permit:

1. The proposed use or development is consistent with the City of Roseville General Plan and any applicable specific plan;
2. The proposed use or development conforms with all applicable standards and requirements of this title; and
3. The location, size, design and operating characteristics of the use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.

City of Roseville Zoning Ordinance:

Article II: Primary Uses Commercial

Z. Storage, personal storage facility, includes a structure or group of structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces. **This use type does not include the outdoor storage of boats, cars, recreational vehicles, or equipment, and does not include the rental of trucks or other equipment.** (Also see Chapter 19.54.) (Ord. 5428 § 1, 2014.)

19.12.010 Purpose.

C. Community Commercial (CC) District. The community commercial district is intended to serve the principal retail shopping needs of the entire community by providing areas for shopping centers, and other retail and service uses.

19.18.050

E. Establishment of Planned Development District. In adopting a PD district, the Council shall consider whether the proposed PD district achieves the intended purpose of this section and the recommendations of the Planning Commission. In submitting its recommendation to the Council, the Planning Commission shall make findings on the following:

1. Whether the proposal is consistent with the General Plan and any applicable specific plan and the extent to which the PD district is necessary to implement policies and objectives of any applicable plan;
2. Whether the PD district provides for building types and uses which are well designed, well coordinated, and attractive;
3. Whether the PD district is compatible with the surrounding land uses; and
4. Whether the PD district is consistent with adopted design guidelines.

Article III: 19.22

E. Permitted Accessory Uses for Commercial and Industrial Use Types.

5. Outdoor storage, provided that:
 - a. All outdoor storage in commercial zones shall be screened from public view through a combination of building design, landscaping and berming, and or location. Any outdoor storage that is not completely screened, as determined by the Planning Manager, is subject to an Administrative Permit;

b. There shall be no visible storage of motor vehicles, trailers, airplanes, boats, or their composite parts except where authorized by an automobile, trailer, airplane, or boat sales business in commercial zones.

Article III: Off street loading and parking

- Personal storage facilities are allowed 4 parking spaces plus 2 spaces for managers quarters

When adjacent to residential land uses the hours of operations shall be as follows:

1. 7:00 a.m. until 7:00 p.m. (Monday through Friday).
2. 8:00 a.m. until 8:00 p.m. (Saturday, Sunday and holidays). (Ord. 5428 § 1, 2014.)

Mitigated Negative Declaration:

Aesthetics

- a) Have a substantial adverse effect on a scenic vista?
 - a. Potentially Significant Impact
 - i. Storage Facilities are eye sores that do not belong in residential neighborhoods. This would significantly impact resale value of homes in close proximity.
 - ii. Plant height restrictions due to power line easement regulations cause the maximum height of plant barriers to be shorter than the maximum height of boats on trailers
- b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
 - a. Potentially Significant Impact
 - i. Due to Oak Tree Removal
- c) In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.)
If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?
 - a. Potentially Significant Impact
 - i. Storage Facility vs natural grasses significantly reduces exiting visual character, quality and home value
 - ii. Storage of boats and cars is not applicable with a Community Commercial zoning, even with a CUP
- d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?
 - a. Less Than Significant With Mitigation
 - i. New lights will impose glare but are mitigated with orientation
 - ii. Not ideal in a residential neighborhood

Air Quality

a) Increased car and boat emissions will impact air quality for neighbors in the close proximity. Boat and car storage is located along the border of the proposed plan, next to homes. Carbon monoxide and TACs have no thresholds provided. According to the report “Toxic Air Contaminants (TAC) are also of public health concern, but no thresholds or standards are provided because they are considered to have no safe level of exposure.” Increased car and boat use will cause generation of unpleasant odors which can negatively affect sensitive groups.

Biological Resources

- a) 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?
- a. Removal of oak trees, grading, and increased traffic through the area will have a potentially significant impact on riparian land
 - b. What is the plan for leakage of fuels from vehicles to prevent them from seeping into the water drainage on the property, associated riparian habitats and houses adjacent to the natural water drainage?
- b) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- a. Why are we removing oak trees, grading near and into their root systems (which will inevitably weaken many trees causing injury and death) in order to put in a storage facility in an area that has multiple storage facilities within a 10 mile radius?
 - b. Do grading plans stay outside the tree diameter recommended in the City of Roseville’s Master Plan?

Geology and Soils

- a) Will the grading plans impact the stability of soil surrounding and supporting power line bases?

Hazards and Hazardous Materials

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- a. Less Than Significant With Mitigation
 - i. What is the plan to keep fuels from cars and boats from seeping into neighboring properties or into the water drainage?
- b) Expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?
- a. Potentially Significant Impact
 - i. Contents of storage facilities are unknown and often do not comply with regulations that no hazardous material be stored. Numerous storage facilities have caused fires or explosions due to unlawful containment of hazardous materials. Location of a storage facility in a residential neighborhood and underneath 3 major power lines puts the public at a significant risk.
 - ii. This project is in violation of the 3 major power lines’ regulations that serve to protect the public from disastrous fires.

Land Use and Planning

- a) Storage Facilities are allowed in a community commercial zoning with a CUP. However, the purpose of granting this CUP is to allow a use that benefits the community. There are numerous storage facilities within close proximity.
- b) RV and boat storage is not permissible even with a CUP in a Community Commercial zoning.
- c) This project creates a detriment to residents living nearby due to decrease of home values, aesthetics and creates possible hazardous exposure. This is not in line with the purpose of a Community Commercial zoning.

Noise

- a) Less Than Significant With Mitigation noise will be generated. It appears that the applicant is proposing extended hours outside the regulations for a Community Commercial hours of operation delineated in the City of Roseville's regulations. This will increase noise exposure and is not in line with the Master Plan.

Public Service

- a) As discussed above, this project increases the area's fire risk and would create a significant fire if one started underneath the power lines.

Transportation

- a) I am concerned that people will try to access the storage facility from Wringer Drive and traffic will increase on our residential road. We have many families with small children.

Wildfire

- a) This project does not comply with the 3 major power lines regulations regarding allowable uses underneath the power lines. These regulations are in place to prevent disastrous wildfires.

Design:

- The office appears to be in the SMUD easement. There are no structures allowed in the SMUD easement. This is a permanent structure.
- Line of Sight from the Tilden side is from the perspective of a 5'3" person. It does not factor in a taller vantage point or if one is standing back or across the street. Even at 5'3" the storage facility is still visible in the line of sight over the vegetation barrier.
- Grading outside of the WAPA base appears to be within 20 feet of the structure. This is a violation of the WAPA regulation and may decrease the integrity of the structure's footing.
- Per WAPA regulations, no lighting shall be placed directly under the conductor wires.
- The proposed grading appears to increase water drainage to the Tilden side.
- Landscape, setbacks, and fence design are not included.
- What type of fence will be used on Wringer?
- I see that the plans no longer include any land usage under the PG&E lines. Is this because PG&E will no longer allow uses knowing that it has gone wrong in the past? We should use the lessons we have learned from the PG&E fires over the last several years and not repeat mistakes. Homes, lives, and land has been lost due to inappropriate land use around utility lines. Many of these communities have not been able to rebuild. This has also led to increases in utility cost and the necessity to shut off power to prevent future events. Why continue to promote these unsafe practices? It is not smart land development.

- PG&E/WAPA/SMUD do not allow structures in the easements per their regulations. How has a waiver been granted? I was told the modular storage units are considered temporary/moveable which is still not an allowable use.
 - o How are these modular storage units moved quickly in the case of an emergency and especially when filled with unknown contents?
 - o How quick can a forklift get there?
 - o How fast can the forklift move the units?
 - o Where does the forklift put the moved units?
 - o Who will operate the forklift in a fire? Firefighters?

This is not an exhaustive list of all the violations and concerns with this project. I understand the power lines limit usage on this parcel. I also understand that Bushnell decided not to develop a nursery and no longer wanted to pay taxes/HOA dues on this property. However pushing a project that is not a good fit for the community in order for the landowners to make a profit is irresponsible. The original General Plan was creative and came up with a use of the land that complied with the General Plan purposes and goals and was for the benefit of the community. This project does none of those things. As a public department, I ask you to put the long term needs of the community over the short-sighted needs of some businessmen trying to turn a profit.

Thank you,

Helena Letunic

(858) 531-2429

Dear Ms. Vockel:

Thank you for your hard work on this project, and I appreciate your patience with my questions and comments.

As you know, I submitted an email with comments on the proposed project and the Initial Study (see page 92 of 118 in Attachment 1, Letters of Opposition. However, I never received a response beyond acknowledgement of receipt. In addition, the August Initial Study does not call out changes made from the March Initial Study, so it takes a tremendous amount of work to see how my comments were considered and/or implemented. For your reference, my comments on the project included:

- The proposed storage is a commercial, auto oriented use. We are used to seeing these uses along freeways or in light industrial areas. They are not placed adjacent to residential uses.
- This site has a 200 foot frontage along E. Roseville Parkway but extends 1,400 feet along residential uses. The vast majority of the site is in proximity to residential uses, not commercial uses.
- The residential neighborhoods adjacent to the site include restrictions on outdoor parking and storage. If it is not appropriate within a neighborhood on a street or in a driveway, it is not appropriate in the effected back yards.

My comments on the Initial Study noted that one of the basic purposes of CEQA is to inform the decision makers and the public about potential environmental effects, especially without a comprehensive description of the project. There is not a clear discussion of the grading work or how drainage from the site will be capture and treated for a project of this scale. There may practices or engineering standards, but without a description or idea of options for meeting requirements and reducing impacts, the conclusions are unsubstantiated and the document does not provide the evidence needed for informed decisions. I raised concerns around noise, and I see the hours of operation have been slightly changed, perhaps in response.

There is nothing in the Staff Report or Initial Study that changes our thoughts --

This project is NOT compatible with adjacent residential uses, and implementation will be detrimental to the health, safety, and welfare of persons residing in the area. Contrary to the recommendation of the staff report, the Findings required for the Conditional Use Permit cannot be made.

In addition, I have the following addition comments and concerns:

I request that the mitigation measures related to archaeological resources and human remains be called out more clearly, referencing them in the project conditions of approval, and having them printed on the grading plan (similar to condition of approval 20: A note shall be added to the grading plans that states...) I am sure that the City wants to do all that they can to be sure these mitigation measures are followed.

The 8 foot CMU (concrete masonry unit) wall on the residential property lines is unacceptable. This wall will enclose backyards, making them feel small and reduce access to sunlight in the yards and in the residences. This wall needs to be as far away from neighbors as possible, sited between the landscaping and the storage area. If the Planning Commission finds it critical that this be on the property line than we request it be four feet in height, the same height as our existing wooden fence.

And there is confusion/inconsistency around the landscaping and drainage:

The attached landscape plan (PC Exhibit G dated August 7, 2018) is inconsistent with the site plan (PC Exhibit C, dated July 9, 2020). Focusing on the north-northeast edge, there is an additional row of RV/boat parking, approximately 30 feet from the property line in the landscape plan. The landscape plan must be updated to match the 2020 site plan, which is the plan described in the staff report, which includes an approximately 100 foot buffer area between the property line and the RV/boat storage lot in this area.

The site plan includes dashed lines in the area of the 100 foot setback. These lines should be removed or clarified.

Looking at the site plan and cross section 7, it is not clear to me what is planned for the approximately 8-15 feet from the property line. The site plan notes a 3 foot berm as well as 3 foot drainage. The cross section shows the 8 foot property line wall, then a dip area with landscape magically floating above, and then perhaps a



subsurface retaining wall? Please work with the applicant team and/or city team in advance of the Thursday hearing to clarify what is going on in this area. It is imperative that the Planning Commission, Neighbors and Applicant Team (and their future contractors) understand what is being approved.

As you review this area, also please review the following conditions of approval to ensure that they have been incorporated, or that their future incorporation would not substantially change the drainage/berm/landscape area.

Condition of Approval for Design Review:

- 13.f) Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or

allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries).

13. h) Within the Western Area Power Administration (WAPA) easement, plantings shall be limited to species that do not exceed 12 feet in height at maturity (15 years). (Planning, WAPA).

As the City Team reviews the landscape plan, I request that the replacement oak trees, or other native trees be planted sporadically within the 100 foot setback, to better replicate the natural area that is currently present.

The landscape plan must clarify what will be planted in all setback areas, not just landscape proposed for screening. There must also be a clear management plan for the maintenance of that landscape, and to reduce fire risk as necessary.

Page 40 of 118 of Attachment 1, letters of opposition includes an email from Ron Smith to the neighbors. His email includes offers of cash for landscaping, as well as flexibility around the height of the "fence" and location of the landscape screening. While perhaps well intentioned, all parties need to understand that what is approved by the Planning Commission is what must be constructed. The flexibility to revise location, height, and type of fence cannot be negotiated outside of/after the City's process, and the same goes for the landscape plan. What is reviewed and approved by the City is what is analyzed in the Initial Study and Staff Report.

The screening and landscape for this project is instrumental in reducing impacts and meeting City plans, ordinances and guidelines. However, as seen in condition 67, there are no ramifications if an applicant does not maintain their landscape. This condition must be strengthened to include steps so that neighbors can report to planning staff if a dead plant is not replaced. If after one notice, requiring replacement within 14 calendar days, the city shall replace the plant material and bill the property owner for the plant material and labor.

67. Following the installation of the landscaping, all landscape materials shall be maintained in a healthy and weed-free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)

In addition, I request the proposed lighting study, that includes the light fixtures, be referenced in Condition of Approval for Design Review. This will increase the likelihood that what is proposed and approved will be implemented.

12. Light standards shall not exceed fifteen (15) feet in height, and 30 feet of clearance must be maintained under the power lines. (Planning, WAPA)

Given the proximity of residential uses, and to ensure site preparation and construction is not detrimental to the health, safety, or welfare of persons residing or working in the

area, **conditions of approval must be added for noticing of adjacent neighbors.**

The information in the notice will already be known by the applicant team, and the adjacent neighbors are approximately 25 in number. This will allow neighbors to plan (schedule/reschedule) any outdoor activities or events that may be unhealthy if extensive grading is happening. Please add the following:

Condition of Approval ##: One month prior to the beginning of any site work (such as grading, construction of site drainage, planting of landscape, or construction of fences), and again one week prior to beginning, the applicant team shall send a letter to adjacent residential owners and tenants with a project schedule and a name and phone number of the general contractor or other responsible for site work. The City of Roseville planning staff shall be cc'ed on this notice to ensure the timeliness and completeness of the notice.

Thank you,

Shannon and Sandy Allen

Vockel, Shelby

From: Vangie Fernandez <begelbegel1@yahoo.com>
Sent: Wednesday, September 9, 2020 5:01 PM
To: Vockel, Shelby; Vangie Fernandez
Subject: Eureka Village neighbors

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Vockel,

We E-mail you today in time for the City of Roseville, Planning Commission Public Hearing for the the proposed Johnson Ranch Storage Facility has been scheduled for tomorrow, September 10, 2020

We are residence here in the Eureka Village for several years. We've known since we moved here that Southwest Roseville Specific Plan has been zoned and is intended for a retail-or wholesale nursery only. Therefore there should no need a rezoning on this open space of any kind of personal storage facility with recreational vehicle and boat storage.

As residence we have a CC& R in our neighborhood, example; RV's and boat are not to be parked overnight within the neighborhoods, etc, etc.

Lastly, we don't want our property to go down in value because of the re zone they are asking for. Thank you.

Respectfully yours,
Franco and Evangelina

Sent from my iPad

Vockel, Shelby

From: Leah Snyder <leahsnyder43@gmail.com>
Sent: Wednesday, September 9, 2020 6:33 PM
To: Leah Snyder
Cc: Vockel, Shelby
Subject: Re: Johnson Ranch Storage Facility

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

My apologies- *gating the community. Is that an option?

I just read that we are allowed to ask a few questions prior to the planning commission meeting tomorrow/ since in person questions aren't an option.

1. What is the timeline for building?

3. Is the land owner willing to sell the land if a storage facility isn't seen as feasible or if the city believes it's not in the best interests of the community and it's residents?

4. What is being done to ensure that anyone that breaks into the facility won't use our yards as an escape? We heard of the increase of break-ins at the Treelake Storage Facility and that facility doesn't have a slew of homes that back up against every corner.

5. What will the entrance and surrounding fence line look like and will it uphold /exceed the standard of design residents expect in this area of Granite Bay / Roseville?

6. Will the residents that border the facility be compensated in anyway and what will be the disruption look like to homeowners?

7. Why is it's current zoning enough to support options that would be less disruptive (farming nursery) and why did the landowner purchase it knowing the zoning didn't support this type of facility?

Thanks for your time,
Leah

On Sep 9, 2020, at 6:11 PM, Leah Snyder <leahsnyder43@gmail.com> wrote:

Hi Shelby,

Thank you. Is that it? I'm so sorry, I thought you have been involved with the project for quite sometime and that you were the one to reach out to for answers. Is there someone else I can reach out to that can let me know what our options are? As I said, we wouldn't have purchased this home knowing that a storage facility was being built next door. We aren't trying to be difficult - we are just trying to understand how we will be protected when breaking occur and

people jump into our backyard to escape? Our home especially. Is faring our community a consideration? Making it more difficult to park at the exit and wait for people to jump the fence? It's scary, and while understandable and I'm sure the owner wants to do something with the land, we just want to feel like we are being considered and not having our safety or the children's left out in lieu of just getting the project done.

Kindly,
Leah

On Sep 8, 2020, at 8:38 PM, Vockel, Shelby <SVockel@roseville.ca.us> wrote:

Good evening Leah,

Thank you for your comments. Your letter will be added to the project record and shared with the Planning Commission.

Sincerely,

Shelby Vockel

Associate Planner

Development Services - Planning

o: (916) 746-1347

f: (916) 774-5129

Working together to build a quality community.

<image001.png>

Civic Center | 311 Vernon Street | Roseville, CA | 95678

[<image002.jpg>](#)

[<image003.jpg>](#)

<image004.jpg>

<image005.jpg>

<image006.jpg>

<image007.jpg>

From: Leah Snyder <leahsnyder43@gmail.com>

Sent: Monday, September 7, 2020 10:06 PM

To: Vockel, Shelby <SVockel@roseville.ca.us>

Subject: Johnson Ranch Storage Facility

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Good Evening Shelby,

My family and I wanted to take the time to reach out to you as we were recently made aware of a proposal with the City of Roseville that greatly affects the property we just purchased.

I'm sure that many of our neighbors have reached out to you regarding their disappointment with the proposal, but I personally wanted to take a moment to express how distraught we are as this is a complete surprise and not something we take lightly.

My family and I purchased the property (2900 Wringer Dr.) which backs up against the open field and remains the only thing adjacent to Johnson Ranch and the property line on that side. When we bought the home, we felt comfortable purchasing in this area because we have two young children (a first and fourth grader) and were told that the neighborhood was extremely safe, full of young families and considered a highly sought after area for the Johnson Ranch amenities and of course the school district.

We were initially concerned that the electrical lines that ran next to our property would be a hazard; but were assured by our realtor that it was once considered a good place for a nursery but nothing came of it. Not once were we told that a storage facility was being considered by the city, and it was never disclosed that it would be in our backyard.

We would have NEVER bought the home and would have never felt safe moving our children here had we known that we would be living next door to a facility of this type. The whole situation is genuinely heartbreaking.

Having moved from Southern California, we had our belongings in storage between moves and it was a shocking experience to say the least. It was surprising to see how many homeless people tried to occupy units, the general break-ins and just the overall problems storage facilities attract. While storage facilities are to-be-expected in business areas, I am shocked to hear it is being considered so close to an elementary school, health club and more importantly- sandwiched between a prestigious neighborhood that prides itself on remaining part of a premier school district. Having grown up in a family involved in newspaper publishing, it was my job as a young adult to cover city council meetings, planning commission briefings; etc. and not once have I heard of such a proposal. My family still owns papers in the neighboring towns and I presented the proposal to have an unbiased opinion as we have been known to advocate for businesses in the past. To put it bluntly, they were shocked that the planning commission was approving the proposal and asked that further information about the developer and landowner's ties to the city be disclosed.

We know there has to be another solution that doesn't devalue the property in the way a storage facility would, nor provide the safety concerns for children living in the neighborhood attending an elementary school so close to the site. Otherwise, we remain hopeful that a comprehensive plan by the city would be presented to ensure severe safety measures would be put in place to protect residents with adjoining properties, especially since our communities aren't gated and provide easy access to the open property.

I ask you to please consider the people you plan to build next to. We have children, our homes would be mere feet from the problems storage facilities present, and the proposal isn't for a corner in a business park. It is planted in the center of residential living, schools and a health club. We are just asking that all of those factors be considered.

Kind Regards,
Leah Herburger-Snyder

Vockel, Shelby

From: JJ Stiff <jjstiff@hotmail.com>
Sent: Wednesday, September 9, 2020 10:42 AM
To: Vockel, Shelby
Subject: RE: SERSP PCL 81 - Johnson Rance Storage, File #PL18-0355

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hi Shelby-

Doug Herrenshmidt has informed me of the meeting tomorrow, September 9th at 6:30pm and of this fact that it will be broadcast and the only method for the public to communicate live is via the phone number provided (916) 774-5353

I do not have access to Comcast, Consolidated or ATT. Unfortunately, we subscribe to Dish network.

May I call the phone number to listen into the meeting? Or, is there any other way to connect to the meeting through the internet?

I would like to participate. Do you have any meeting space available for me to attend in person?

In case I am unable to participate: I want to voice my opinion here:

Please vote NO to rezoning the property into a Storage facility.

A storage facility with RV and boat parking sounds like a homeless encampment waiting to happen. Sure you may have provisions to prevent this by law, but homelessness, theft, and vandalism do not care about laws, obviously. I strongly urge the Governing Board to dismiss or deny the request for zone change into a storage facility.

While it is not my position to make this judgement: I am curious what is the demand for storage facilities? If there is a strong demand for storage in this area, can we seek a suitable location for such a storage facility and rezone in that location.

I also understand the plight of the land owner who must continue to pay property tax and HOA dues without any ability to generate income. What can the governing board(s) do to accommodate this plight? Or, what entity would be able to acquire this property and absorb this financial drain?

Finally, I would like to recommend that the land owner offer alternative use recommendations for the board to consider. I suggest that the land owner seek public comment for recommendations so that the Governing Board can understand what are the potential alternative uses for this property.

Thank you for your consideration,

- JJ Stiff
- 2913 Nelson Drive, Roseville
- (650) 279-4287

- JJ Stiff
- jjstiff@hotmail.com
- http://jjsland.com

From: [Vockel, Shelby](#)
Sent: Thursday, July 16, 2020 11:52 AM
To: [JJ Stiff](#)
Subject: RE: SERSP PCL 81 - Johnson Rance Storage, File #PL18-0355

Hello JJ,

Thank you for following up. I wanted to make sure I adequately addressed all of your questions and comments.

- “ I am certainly concerned about “Recreational Vehicle Storage” because I have a difficult time to understand how this would not lead to recreation vehicle usage. I am sure there is language in the plan to convey such a restriction but, again, I have difficulty understanding how it can be enforced. I am mostly concerned about increased foot traffic leading to increased theft and vandalism...”
Here is the draft condition of approval recommended by staff regarding restrictions on the use:
 1. The following uses or activities are prohibited in personal storage facilities:
 - a) Automotive repair which includes, but is not limited to, auto body and paint shop facilities.
 - b) Practice facilities for musical bands.
 - c) Wood, metal, or other working shops whether for business or hobby.
 - d) Office and other business uses, except for the office for the facility and the storage of personal belongings.
 - e) Living quarters for human habitation or the keeping of animal life.
 - f) Storage of hazardous materials as listed in Title 8, California Code of Regulations, Section 5194 as amended, or its successor section or statute.
 - i) Rental agreements shall contain language prohibiting the storage of hazardous materials as outlined above.
 - ii) The operator of the facility shall maintain a copy of said section and ensure compliance with these regulations.

The site will also be surrounded by fences and masonry walls, with gated access. The nature of the use is not conducive to pedestrian activity, and most access to the site will be vehicular. Additionally, the applicant has provided an exhibit showing the presence of a security monitoring system.

- “Do you have examples in neighboring communities where RV storage is currently approved? I would like to evaluate these sites by touring on foot or by bike, if possible? But, it would be most helpful if you could direct me where these locations might be.”
I created this list using Google maps, so it is possible there may be other facilities. They include DR Storage, Green Valley Storage, Folsom RV and Boat Storage, Roseville RV Storage, Westpark Storage, Placer RV Storage, and Treelake Storage.
- “I would like to attend the public hearing on July 23.”

Due to the updated state restrictions for gathering, the in-person Planning Commission meeting has been canceled. A new public notice will be recirculated for the next hearing date, August 13.

- “Somehow I received this notice today from a neighbor, even though the publish date is marked for tomorrow? (See attached) Did the owner already change? Is Bushnell no longer the owner of this property? Is Dennis Spangler Trust, et al the titled owner to this property?”

I set the publication date for the date I expected the notice to be published, but the administrative staff sent it out earlier than I expected. Dennis Spangler Trust is the owner of the property.

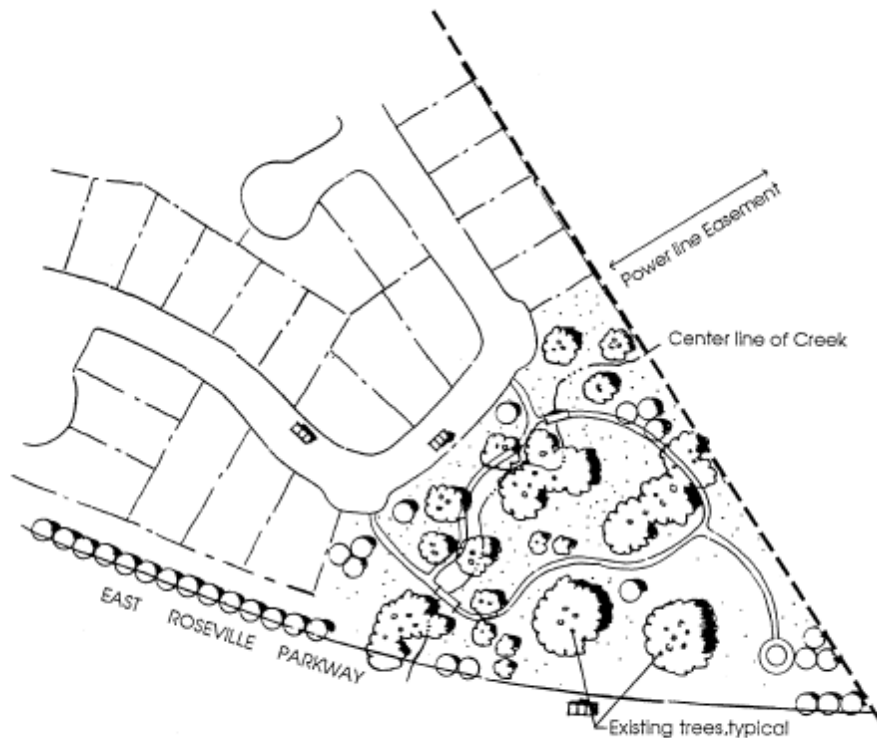
- “Is the IS/MND for this project available for review? How do I obtain a copy?”

The Mitigated Negative Declaration may be reviewed online at:

<https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8774505> You can also find the webpage via the City of Roseville website, www.roseville.ca.us, and use the page subheadings to navigate to Government> Departments & Divisions> Development Services> Planning> Environmental Documents & Public Notices> Private Development Projects (see link for Johnson Ranch Storage).

- “I understand there is a park in the vicinity of this property. Can you please confirm this existence of this park. I see no entrance from Roseville Parkway. How does one enter this park? I learned this information while in a board meeting for Johnson Ranch Community with manager Jennifer Richardson; but because we are doing the remote meetings, I was not able to see the map, so I do not know where exactly this park is located.”

The parcel you indicated was intended as a neighborhood park in the Specific Plan (adopted in the late 1980’s), servicing the neighborhood north and east of East Roseville Parkway and west of Sierra College Bl. According to the Specific Plan, the park would provide a tot lot, a picnic area, a rest/seating area, and its main function is to preserve the oak woodland setting. Our parcel settings indicate that the site is a “park preserve”, and I am unaware of any plans to move forward with development of this park.



Area: 3.75 acres Parcel 62

Parkway Grove Park is a neighborhood park serving the neighborhood north and east of the East Roseville Parkway and west of Sierra College Boulevard. A prominent feature of the park is a small grove of oak trees along a minor drainage area.

The park provides a small tot lot, a picnic area, a rest/seating area, and serves to protect the oak woodland setting.

- “What authority does the Johnson Ranch Community Home Owners Association have in regard to this development proposal?”

The City welcomes input from the surrounding HOAs as well as the community; however, the HOA is not a government entity and does not have any approval/denial authority for land development projects.

- “I have the IS/MND provided by Doug H. I see that this document essentially finds no significant negative impact to the environment or community in regard to the construction and perceived operation of the facility. Is this a correct understanding of this document?”

That is correct. The Mitigated Negative Declaration finds that, with appropriate mitigation in the event of unanticipated discovery of cultural/paleontological/tribal cultural resources, impacts to the environment are less than significant per the California Environmental Quality Act.

Please let me know if you have any additional questions.

Sincerely,

Shelby Vockel

Associate Planner

Development Services - Planning

o: (916) 746-1347

f: (916) 774-5129

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From: JJ Stiff <jjstiff@hotmail.com>

Sent: Thursday, July 16, 2020 10:40 AM

To: Vockel, Shelby <SVockel@roseville.ca.us>

Subject: RE: SERSP PCL 81 - Johnson Rance Storage, File #PL18-0355

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Shelby-

I want to nudge you again on these inquiries.

I have the IS/MND provided by Doug H. I see that this document essentially finds no significant negative impact to the environment or community in regard to the construction and perceived operation of the facility. Is this a correct understanding of this document?

Do you have any information about the Open Space. Does the City of Roseville have any plan for this open space? What are the options here? Might it be advantageous to utilize the same heavy equipment to groom the open space while the main project commences?

I feel like I see clearly the open space well defined in the IS/MND.

What authority might JR Comm have in regard to any decision on this proposed zone change. I understand JR Comm receives payment from the property owner in the form of "HOA dues". From the City's perspective or other legal perspective, does this relationship bear any consequence to the decision to be made? Let me know if I should be asking this to somebody else..

Thank you for any assistance.

-JJ

- JJ Stiff

- jjstiff@hotmail.com

- <http://jjisland.com>

From: [Vockel, Shelby](#)

Sent: Tuesday, July 14, 2020 1:23 PM

To: [JJ Stiff](#)

Subject: RE: SERSP PCL 81 - Johnson Rance Storage, File #PL18-0355

Good afternoon JJ,

Thank you for your email. I apologize for the delayed response...I was on vacation until this morning, so I am still catching up. I will do my best to respond to your inquiry by the end of today, but it may be tomorrow morning.

Sincerely,

Shelby Vockel

Associate Planner

Development Services - Planning

o: (916) 746-1347

f: (916) 774-5129

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From: JJ Stiff <jjstiff@hotmail.com>

Sent: Tuesday, July 14, 2020 1:18 PM

To: Vockel, Shelby <SVockel@roseville.ca.us>

Subject: RE: SERSP PCL 81 - Johnson Rance Storage, File #PL18-0355

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Shelby. I am following up with you on this and the phone call I made today.

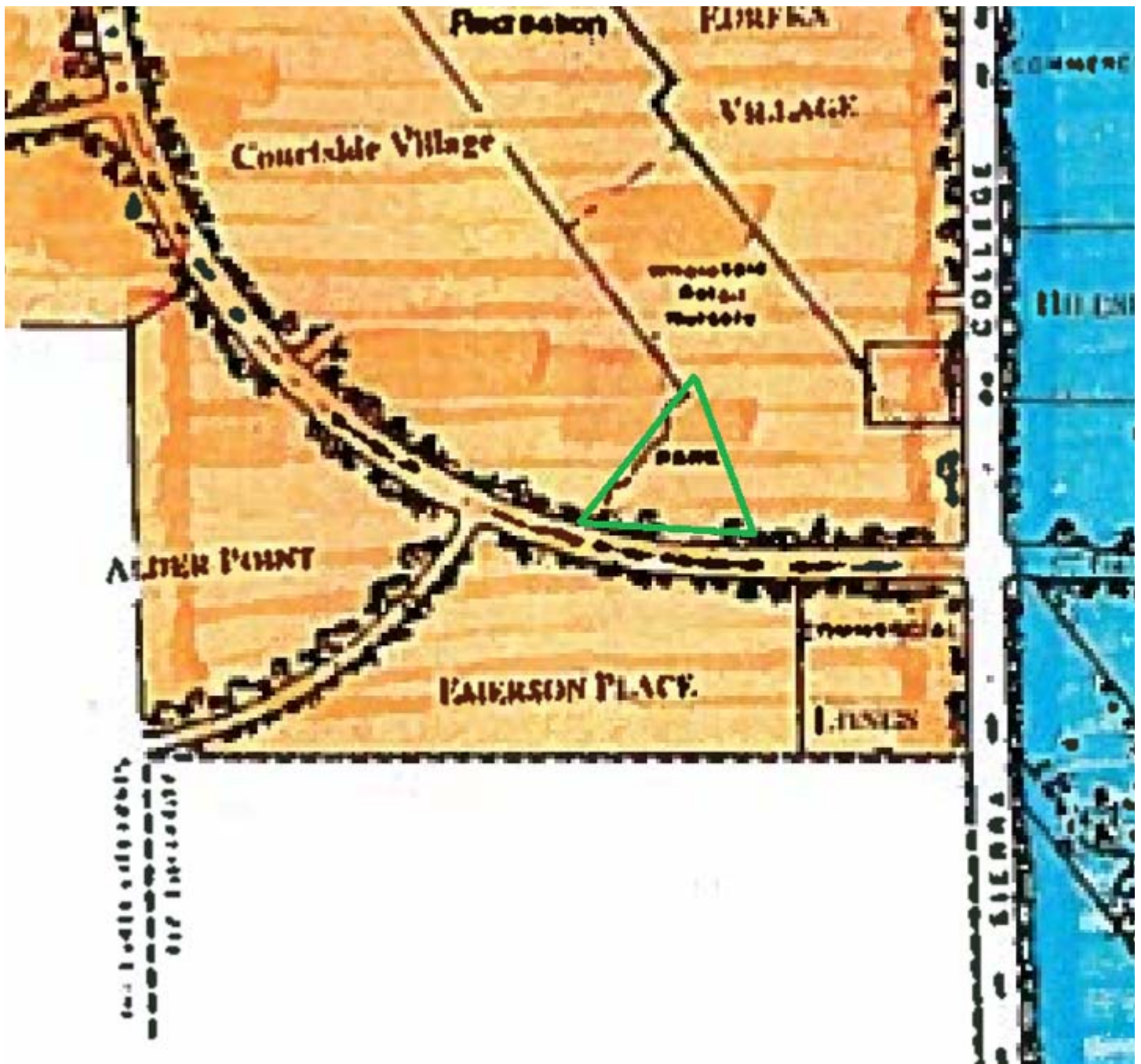
My name is JJ Stiff. (650) 279-4287 at 2913 Nelson Drive in Eureka Village.

Johnson Ranch Community has a board meeting this Thursday at 4pm hosted on Zoom. I would like to inquire about the Board's position in regard to SERSP PCL 81 – Johnson Ranch Storage, File #PL18-0335

What authority does the Johnson Ranch Community Home Owners Association have in regard to this development proposal?

I called you today to inquire about the “park” in the vicinity of this project.

Jennifer Richardson of Johnson Ranch Management provided me an image which I cropped to highlight the “park”. Can you confirm or deny the existence of this “park”. I know of no valid “entrance” to such a park. But Jennifer asserts that this is a park owned by the City of Roseville. Does the City have any purpose or plan for this “park”? I would like this to be a consideration in regard to PL18-0335.



Do you have a copy of the IS/MND for this project? Or how may I obtain this document?

Thank you for your help,

-JJ

- JJ Stiff
- jjstiff@hotmail.com
- <http://jjsland.com>

From: [JJ Stiff](#)

Sent: Thursday, July 9, 2020 10:21 AM

To: svockel@roseville.ca.us

Subject: Re: SERSP PCL 81 - Johnson Rance Storage, File #PL18-0355

Shelby-

My name is JJ Stiff. I live at 2913 Nelson Drive. I believe I have an interest in the decision making process for what is to become of 1851 E. Roseville Pw, but I am not sure.

I am certainly concerned about "Recreational Vehicle Storage" because I have a difficult time to understand how this would not lead to recreation vehicle usage. I am sure there is language in the plan to convey such a restriction but, again, I have difficulty understanding how it can be enforced. I am mostly concerned about increased foot traffic leading to increased theft and vandalism; but this may just be unfounded paranoia.

Do you have examples in neighboring communities where RV storage is currently approved? I would like to evaluate these sites by touring on foot or by bike, if possible? But, it would be most helpful if you could direct me where these locations might be.

I would like to attend the public hearing on July 23.

Somehow I received this notice today from a neighbor, even though the publish date is marked for tomorrow? (See attached) Did the owner already change? Is Bushnell no longer the owner of this property? Is Dennis Spangler Trust, et al the titled owner to this property?

Is the IS/MND for this project available for review? How do I obtain a copy?

I understand there is a park in the vicinity of this property. Can you please confirm this existence of this park. I see no entrance from Roseville Parkway. How does one enter this park? I learned this information while in a board meeting for Johnson Ranch Community with manager Jennifer Richardson; but because we are doing the remote meetings, I was not able to see the map, so I do not know where exactly this park is located.

Thank you very much for any information you can provide.

-JJ

- JJ Stiff

- jjstiff@hotmail.com

- <http://jjsland.com>

My name is Jennifer Jones and I reside at 2840 Ashland Drive, where I have lived for 22 years. My home backs up to the proposed Johnson Ranch Storage facility.

I am opposed to the project for many reasons.

Storage facilities like the one proposed are typically placed near freeways or commercial areas and for good reason – they are unsightly, increase traffic and noise, and attract criminals. The proposal for the Johnson Ranch Storage facility would place it directly between two wonderful, well-established Roseville neighborhoods. It would also place it in close proximity to a longtime fitness center that provides after school child-care and a nearby elementary school.

This location is ill-advised and will increase crime in the area. It is well-documented that storage facilities have significant criminal activity. This facility would have a fence that backs to residential homes, putting the residents in real risk. Criminals would easily jump the fence if trying to escape the storage units (if, for instance, police are called), or they would attempt to access the storage facility after hours by traversing through the backyards of residents and jumping the fence. There are also reports of fires being common at storage facilities, also putting the homes in the area at risk. Given these significant issues, it is frankly shocking that this proposal has not already been rejected.

Furthermore, putting the storage facility in this location shows total disregard for the longtime residents in the area who will have their home values plummet. I have been a Realtor for 20 years and know that this will have a serious impact on home values.

Please consider the resident and schoolchildren who will be impacted by this proposal and vote against it.

For a small sampling of information available about these risks, please see:

<https://abcnews.go.com/blogs/business/2013/05/storage-units-easy-prey-for-thieves/>

<https://boston.cbslocal.com/2012/02/03/i-team-storage-facility-fears/>

<https://firerescuemagazine.firefighternation.com/2008/02/01/sizing-up-storage-facilities/#gref>

<https://www.sacbee.com/latest-news/article225168935.html>

<https://www.psnews.us/blog/2015/11/02/three-fires-natomas-storage-facility-considered-suspicious/>

Vockel, Shelby

From: guruvardhan patibandla <guruvardhan2000@yahoo.com>
Sent: Thursday, September 10, 2020 1:20 PM
To: Vockel, Shelby
Subject: Johnson Ranch Storage ,1851 E. Roseville parkway (file#PL18-0355)

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hi Shelby Vockel,

We live in Eureka Village at 2952 Nelson Drive, Roseville,CA-95661

My comments/Concerns related to Rezone:

1. Safety

Increase in theft activity

2.Home value depreciation

Because of the proposed rezone, my home value will go down.

For the above two reasons we are against for rezoning, please consider our comments and take appropriate steps.

Thank you

Guruvardhan Patibandla

2952 Nelson Drive, Roseville, CA-95661

guruvardhan2000@yahoo.com

Phone:916-622-7269.

Vockel, Shelby

From: Judy Pinney <pinneyhome@gmail.com>
Sent: Thursday, September 10, 2020 3:02 PM
To: Vockel, Shelby
Subject: Tonight's Meeting 9/10/20

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Vockel,

We would like you to consider our comments regarding tonight's discussion of the proposed Johnson Ranch Storage facility. Common sense says that "planting" a storage facility in between two established groups of homes would surely increase crime, noise and dust, and decrease home values. It is not our fault that Mr. Bushnell finds himself with a piece of property that he bought and now doesn't want. Why should over 80 homeowners pay a price for one person's decision. We are against the zoning change that might allow this facility.

Respectfully,

Scott & Judy Pinney
130 Miller Court
Roseville, Ca. 95661

Vockel, Shelby

From: Pam Leyte <pam_leyte@yahoo.com>
Sent: Sunday, September 6, 2020 4:22 PM
To: Vockel, Shelby
Cc: Ron Smith
Subject: Johnson Ranch Storage

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Hello Shelby. I hope you're doing well.

I'm sending this message because I'm not able to attend the City Council meeting on the 10th, for I have a prior commitment.

I just want to re-iterate the fact that I'm **100% FOR the Johnson Ranch Storage development**. I know there are neighbors that are against it, thinking it will devalue our homes, increase traffic in the neighborhood, etc. First, I believe many of those against it, do not back up the site, and therefore, should not have as much weight in the decision as those of us who do. I don't think it will devalue our homes as much as the large towers behind us influence the value. I also don't believe it will increase traffic in the neighborhood, since the entrance to the units are off E. Roseville Parkway.

Below are some of my reasons for voting FOR the development:

1. First and foremost, it's a great **FIRE HAZARD**, with all the dry grass.
2. I'm an original owner and have lived here for 24 years. I've had to hire a pest control company (Neighborly Pest) since day one. I always have many bugs, spiders, rats, mice, skunks, raccoons, etc. in my yard.
3. We've had homeless people set up camps on and off throughout the years.

Regards,

Pam Leyte
4070 Tilden Drive (916-781-2634)
Courtside

MEMORANDUM

To: Planning Commission

From: Shelby Vockel, Associate Planner

Date: September 9, 2020

Re: SERSP PCL 81 – Johnson Ranch Storage (PL18-0355)

The purpose of this memorandum is to update the Planning Commission on the above-referenced project, which is Item 6.1 of the September 10, 2020 Planning Commission hearing. This memorandum addresses updated conditions of approval for the proposed Design Review Permit.

Following publication of the project staff report and the recommended conditions of approval, staff recognized the need to update three conditions of approval for the requested DRP. The affected conditions include DRP Condition #2, DRP Condition #9a, and DRP Condition #13.

In the sections below, new language for the proposed condition of approval will be shown in ***bold, italicized text***.

DRP Condition #2

Staff recommends that DRP Condition #2 be updated to add subsection a. The revised condition will read:

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

a. Project fencing along Wringer Drive shall be a masonry wall. Improvement plans shall be accompanied with engineered structural calculations for all walls greater than 4 feet in height. All walls shall be constructed of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. In addition, the fencing adjacent to the Park Preserve Parcel (SERSP Parcel 62) shall be ornamental wrought iron fencing, also consistent with Exhibit D. (Planning, Engineering)

DRP Condition #9a

Staff recommends that DRP Condition #9 be updated to modify subsection a. The revised condition will read:

9. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:

- a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall have a 6-inch raised curb or concrete bumper. ***All recreational vehicle and boat storage parking spaces shall be paved.*** (Planning)

DRP Condition #13

Staff recommends that DRP Condition #13 be updated to add subsection i. The revised condition will read:

13. The project Landscape Plans shall comply with the following:

- a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire-department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Public Works)
- b. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
- c. The landscape plan shall comply with the Landscape Guidelines for the Southeast Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. This includes landscaping that does not exceed 14 feet in height at maturity. (Planning, Environmental Utilities)
- d. Landscaping adjacent to preserve areas shall consist of California native, drought-tolerant groundcover, shrubs, plants, and trees. (Open Space, Planning)
- e. All landscaping in areas containing electric service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
- f. Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)
- g. All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
- h. Within the Western Area Power Administration (WAPA) easement, plantings shall be limited to species that do not exceed 12 feet in height at maturity (15 years). (Planning, WAPA)
- i. ***A dense, double row of screen trees (a mix of evergreen and deciduous) shall be installed and maintained in the landscape setback adjacent to Winger Dr. The tree species shall be consistent with the requirements in the SERSP***

Landscape Guidelines and will be subject to review and approval of the Planning Division prior to the approval of the project Improvement Plans.

Conclusion

At this time, Planning staff recommends that the Planning Commission take the recommended actions as listed in the staff report, with the proposed modified conditions.