CITY OF ROSEVILLE CALIFORNIA

AGENDA
September 9, 2021

PLANNING COMMISSION MEETING
6:30 p.m.
Council Chamber
311 Vernon Street
Roseville, California
www.roseville.ca.us

Members of the public may attend the meeting in-person, or view the meeting on Comcast Channel 14, Consolidated Communications Channel 73, and AT&T U-Verse. Planning Commission meetings are also video streamed live and are available on the City's website and YouTube channel. During the Public Hearing, members of the public may offer public comment in-person or via the telephone at (916) 774-5353.

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 26, 2021

5.2. INFILL PCL 10 – Dyer Variance, 328 Roseville St., File # PL21-0249

REQUEST

The applicant requests a variance to the required 20 foot front setback which will allow an addition to the home with a 12'1" front setback. The addition will maintain the same setback as the existing home. The variance request would also allow the front porch to be constructed with the addition that varies from the required front porch setback. The porch would provide an 8'4" setback to the front property line.

Applicant/Owner: Gary Dyer

RECOMMENDATION

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

A. Adopt the three (3) findings of fact and approve the Variance subject to two (2) conditions of approval.

6. REQUESTS/PRESENTATIONS

6.1. NCRSP PCL 40 – Roseville Junction MPP, 290 Conference Center Dr., File # PL21-0153

REQUEST

The applicant requests a Major Project Permit (MPP) Stage 1 to evaluate the site plan, civil improvements and landscape of a commercial development that includes five buildings: Hotel 1 (132 rooms, 5 stories, 80,100 sf), Hotel 2 (123 rooms, 5 stories, 61,500 sf), Restaurant 1 & 2 (6,000 sf each), Restaurant 3 (8,000 sf and 8 pickle ball courts), and an event space that will feature food trucks and modular container buildings in a configuration to be determined. A Tentative Parcel Map is also proposed to divide the site into six parcels. The development is proposed to be called Roseville Junction.

Applicant: Jeff Thompson, Morton & Pitalo, Inc.
Property Owner: Akki Patel, APRR Management, LLC

RECOMMENDATION

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

A. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 subject to eighty-two (82) conditions of approval;
B. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to sixty-six (66) conditions of approval.

7. COMMISSIONER / STAFF REPORT

8. ADJOURNMENT

PLANNING COMMISSION COMMUNICATION

Title:	Minutes of August 26, 2021
Contact:	Lupe Nelson, lnelson@roseville.ca.us, (916) 774-5281

Meeting Date: 9/9/2021
Item #: 5.1.

ATTACHMENTS:

Description

Minutes of August 26, 2021

DRAFT MINUTES
August 26, 2021

PLANNING COMMISSION MEETING
6:30 P.M.
Council Chamber
311 Vernon Street
Roseville, California
www.roseville.ca.us

Members of the public were able to attend the meeting in-person or could view the meeting on Comcast Channel 14, Consolidated Communications Channel 73 and AT&T U-verse. The meeting was video streamed live on the City's website and YouTube channel. Members of the public were able to offer public comment in-person or by phone.

1. **CALL TO ORDER**
   Vice-Chair Martin called the meeting to order at 6:30 p.m.

2. **ROLL CALL**
   Present: Brashears, Covington, Haggenjos, Prior, Martin
   Absent: Caporusso, Jensen

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

4. **PUBLIC COMMENTS**
   Vice-Chair Martin opened the public comment period. Hearing none, Vice-Chair Martin closed the public comment period.

5. **CONSENT CALENDAR**
   Motion by Commissioner Covington, seconded by Commissioner Prior, to approve the Consent Calendar.

   Roll call vote:
   Ayes: Brashears, Haggenjos, Prior, Covington, Martin
   Noes: None

   Motion passed.

5.1. Minutes of August 12, 2021

6. REQUESTS/PRESENTATIONS

6.1. SVSP PCL FD-2, FD-5, FD-9, FD-40, FD-63, FD-64 – Solaire Phase 6, 1260 Westbrook Bl, File # PL21-0111

REQUEST

The proposed project will create 294 single-family residential lots within the Sierra Vista Specific Plan (SVSP). The project entitlements include a General Plan Amendment to change the land use designation of Parcel FD-2 from Low Density Residential (LDR) to Medium Density Residential (MDR), a Specific Plan Amendment to reflect the land use change and to transfer units among several large lot parcels within the SVSP, a Tentative Subdivision Map to create single-family lots on parcels FD-2, FD-5, and FD-9, and a Major Grading Plan to allow rough grading for parcels FD-40, FD-64, and FD-63. Lastly, a Development Agreement Amendment is included to reflect the land use change and unit transfers.

Assistant Planner, Sean Morales, presented the staff report.

Vice-Chair Martin mentioned the Correction Memo that was sent to Commissioners and posted on the website. The staff report's project description incorrectly stated the proposed number of units within Parcel FD-2 and Parcel FD-5 of the Tentative Subdivision Map.

Vice-Chair Martin opened the Public Hearing and invited comments from the applicant and/or audience.

Applicant representative, Marcus Lo Duca, stated he was in agreement with staff's recommendation.

Commissioner Discussion with Applicant

- A Commissioner asked for the reasoning behind the requested transfer of units. Applicant responded that it allows for a greater range of housing which can adjust to meet marketplace demands.

Vice-Chair Martin opened the public comment period. Hearing none, Vice-Chair Martin closed the public comment period and Public Hearing.

Motion by Commissioner Brashears, seconded by Commissioner Haggenjos, to:

A. Consider the 5th Addendum to the Sierra Vista Specific Plan Environmental Impact Report (EIR);
B. Recommend the City Council approve the General Plan Amendment (Land Use Map);
C. Recommend the City Council approve the Specific Plan Amendment (Text and Land Use Map);

D. Recommend the City Council approve the Fifth Amendment of the Westpark Federico Development Agreement;
E. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to eighty (80) conditions of approval; and,
F. Adopt the three (3) findings of fact and approve the Major Grading Plan subject to twenty-seven (27) conditions of approval.

Roll call vote:
Ayes: Prior, Brashears, Covington, Haggenjos, Martin
Noes: None

Motion passed.

6.2. INFILL PCL 187 – Auto Repair & Car Wash, 106 Bonny Knoll Rd, File # PL21-0081

REQUEST

The project is a request for a Conditional Use Permit Modification and Design Review Permit Modification to convert two of the three existing car wash bays into auto repair uses, add one bay for auto repair, and modify the building exterior at 106 Bonny Knoll.

Associate Planner, Kinnie Shallow, presented the staff report.

Commissioner Discussion:

- A Commissioner asked if the noise, as conditioned, would be below the noise ordinance limits. Staff responded that the noise study determined that, based on the tools and equipment used in the service bays, noise would not exceed the noise ordinance thresholds if the roll-up doors were either up or down. However, staff is concerned that a change in operation or in ownership could create a situation where the noise levels did exceed the threshold. While the applicant has indicated the roll up doors would remain closed, there is no way to ensure they would not be open during business operations. There would be an enforcement obligation for the City.
- A Commissioner asked that if nothing were to be done to the site, the roll-up doors were to remain in place, what would preclude new ownership from doing something different with the building? Staff responded that without specific conditions of approval in the Conditional Use Permit, a change in operation is possible and that could lead to future noise complaints. Any such complaint would be referred to code enforcement.
- A Commissioner asked if the recent modifications to the building, specifically the addition of the roll-up doors, were completed without a permit. Staff responded that a Design Review Permit Modification should have been approved before the roll up doors, landscaping and fencing were installed.
- A Commissioner asked if there are other styles of doors that would be acceptable to the City. Staff responded that it is staff preference to have solid wall. The applicant has indicated that they plan to keep the doors closed and don't plan to use the doors to pull cars in and out of the bays.

- A Commissioner asked if the razor wire would be removed. Staff responded that the fence would remain.
- A Commissioner asked how the bays would be accessed. Staff responded that there is an opening in the fence along the rear portion of the property that would allow vehicular access to the service bays from this area of the property. .

Vice-Chair Martin opened the Public Hearing and invited comments from the applicant and/or audience.

The applicant representative, Michael Wixon, stated they were not in agreement with the condition to install solid walls in place of the currently installed roll-up doors. Mr. Wixon explained that the roll-up doors were installed to secure the property and to prevent the bays being used by the homeless and drug users. He also stated that they felt it was an appropriate way to design the building as the roll-up doors would allow vehicles to be pulled through the bays and it was important to the operations of the building. Although the business is in a neighborhood, it is not on a corner lot nor highly visible commercial street nor in an existing center where it will interrupt traffic flow or impact other operations on the site. Mr. Wixon stated that the noise study found that with the roll-up doors open the noise levels are in compliance of the noise ordinance thresholds. He indicated that the current design is supported by the neighborhood watch group. If the roll up doors were replaced with solid walls, there would be an additional cost to the applicant these walls would need to be designed to allow for ventilation. He also stated that landscaping in the front would help screen the area.

<u>Commissioner Discussion with the Staff:</u>

- A Commissioner requested clarification on whether the roll-up doors would remain open or closed during business hours. Staff respond that the applicant indicated that the doors would remain close however, there is no way to ensure that the doors would remain closed.
- A Commissioner stated that if the roll-up doors are kept closed there would still be a ventilation issue.
- A Commissioner asked for clarification on how the operation of moving vehicles through the facility will occur. Will the vehicles drive through from the front or will the vehicles pull around the back of the building and then reverse out?

<u>Commissioner Discussion with the Applicant:</u>

- A Commissioner asked what the plan of operations would be. Would the doors be open or closed? What would be the flow of traffic? The applicant responded that originally they planned to keep the roll up doors closed, but after the noise study was performed they decided to change the planned operations and now cars would enter through the front in to the service bays, have the repair work performed and then exit out the back.
- A Commissioner asked about the landscaping design. The applicant responded that a 3 foot high shrub barrier could be added as a condition.

- A Commissioner asked if the building addition with the new bay would also have a roll-up door. The applicant responded it would.
- A Commissioner commented about various types of auto service bays. The Commissioner asked what type of lifts would be used. Applicant responded two-post lifts.
- A Commissioner stated that security was mentioned as to why the roll-up doors were installed. However, roll-up doors can be easily damaged compared to a solid wall. The staff recommended condition provides more security than a roll up door. The Commissioner indicated the difference between roll up doors and a solid wall came down to meeting the design guidelines.
- A Commissioner asked for clarification from staff regarding the operation and the use of the roll up doors. Staff responded that the testimony from Mr. Wixon was the first time staff had been made aware that the applicant intended to keep the roll up doors (facing Bonny Knoll) open during business hours and to access the service bays from the front of the building. It was staff's understanding that the applicant did not want to replace the roll up doors with solid walls, but they were offering to keep these doors closed. Staff pointed out that there are two entitlements before the Commission, a Conditional Use Permit (CUP) which would allow the auto repair use to be located further into a residential neighborhood and the Design Review Permit for the site plan and design of the project. Staff indicated that when originally approached by the applicant there was concern about locating this use further into the neighborhood, but could support the CUP with the addition of landscaping along Bonny Knoll and closing up the openings facing Bonny Knoll, with the exception of the car wash bay. These two points were made clear to the applicant prior to the application being submitted to the City. Staff indicated that until the applicant's testimony, staff was lead to believe that vehicles would access the service bays from the rear of the building, pulling in and then backing out of the bays at the end of the service. Staff indicated their concerns were based on the location of this use on a residential street and the language in the Community Design Guidelines. Staff further indicated that based on the applicant's testimony, they could not tell the Commission if they could continue to support the CUP to allow auto repair at this location. The applicant's new description of the business operation would require additional review of the CUP. A Commissioner stated that the staff report was written to describe the operation as vehicles entering the service bays from the rear and then backing out to exit.
- A Commissioner asked if this Commission should consider to have this item continued so that staff and the applicant could "iron out" the door issue. Staff indicated that they would not change their position regarding the roll up doors and the need to replace these doors with solid walls with the appropriate ventilation.

Commissioner Martin called for a recess at 7:18 p.m. as the Council Chamber alarm went off. The meeting resumed at 7:26 p.m.

- A Commissioner asked about the status of the building since the self-service car wash had stopped operating and the roll up doors were installed. Staff indicated that only the one existing car wash bay was being used and the two remaining bays were vacant, with no current active use.
- A Commissioner asked if the noise study was based on the current use. The applicant responded that the noise study modeled anticipated noise based on the tools and equipment proposed to be used for auto repair services.
- A Commissioner stated that the real concern with noise is what could potentially occur if there was a change in the proposed operation. Staff confirmed that is the concern.
- The applicant asked to address the Commission and indicated he had conferred with the owner and they are willing to keep the roll up doors in the closed position during business hours.
- A Commissioner asked if the applicant was opposed to replace the roll up doors with solid walls. The applicant indicated they would prefer to keep the roll up doors.
- A Commissioner asked about the operation of the two properties, the auto service facility and the former car wash site. George Yandolino addressed the Commission. He gave a thorough history of the properties and how he has operated the existing auto repair facility on Douglas for many years and has recently purchased the current project site. My Yandolino described how he intends to operate the business across the two properties.

Vice-Chair Martin opened the public comment period.

Neil Clayborn spoke in support of the project. He stated Mr. Yandolino has been a good neighbor. We have enjoyed their service and like the proposal.

Vice-Chair Martin closed the public comment period and Public Hearing.

Commissioner Discussion:

- A Commissioner indicated that they understood the installation of the roll up doors as a stop gap measure to provide security for the site.
- A Commissioner indicated that Mr. Yandolino is providing a valuable service to the neighborhood and the City of Roseville.
- A Commissioner indicated that they have observed that the property is well maintained and clean.
- A Commissioner indicated that the razor-wire in a residential area is not very inviting and not really compatible with a residential neighborhood.

Motion by Commissioner Haggenjos, to:

A. Adopt the two (2) findings of fact and approve the Conditional Use Permit Modification subject to six (6) conditions of approval; and,

B. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to fifty-one (51) conditions of approval.

The motion failed as there was not a second.

Motion by Commissioner Prior, seconded by Commissioner Haggenjos, to:

A. Adopt the two (2) findings of fact and approve the Conditional Use Permit Modification subject to six (6) conditions of approval; and,
B. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to fifty-one (51) conditions of approval with a condition that requires the razor wire to be removed.

Roll call vote:
Ayes: Covington, Haggenjos, Prior, Martin
Noes: Brashears

Motion passed.

7. COMMISSIONER / STAFF REPORT

Staff Reports

- There will be Planning Commission meetings on September 9, September 23, and October 14, 2021.
- On September 18, 2021, the City Council approved the 2021-2029 Housing Element, the amendments to the Creekview Specific Plan and vacated several easements necessary to move forward with the Green Acres project that the Commission had approved earlier this year.
- As the regularly scheduled November Planning Commission meetings fall on holidays, Veterans Day (11-11-21) and Thanksgiving (11-25-21), staff will be polling Commissioners for availability to attend a November 18, 2021 Planning Commission meeting.
- On April 21, 2021, the Roseville City Council adopted a resolution to establish Objective Design Standards (ODS) to streamline the construction of qualified affordable housing projects. Qualified projects that comply with the ODS are subject to a non-discretionary ministerial permit process and can bypass the standard design review process and proceed directly to building permit and engineering permit review. Projects that meet the ODS standards will not be subject to a public notification and hearing process. Currently one (1) project has completed the process.

Commissioner Reports

- A moment of silence was observed to honor the 13 service members who gave their lives on August 26 in Kabul, Afghanistan.
- If Commissioners receive questions regarding the Objective Design Standards to whom should the individuals be directed to. Staff responded that a web page has been dedicated to ODS or individuals can be directed to contact the Planning Division.

8. ADJOURNMENT

Motion by Commissioner Brashears, seconded by Commissioner Prior, to adjourn the meeting. The motion passed unanimously at 8:01 p.m. with a voice vote.

PLANNING COMMISSION COMMUNICATION

Title:	INFILL PCL 10 – Dyer Variance, 328 Roseville St., File # PL21-0249
Contact:	Sean Morales, smorales@roseville.ca.us, (916) 774-5282

Meeting Date: 9/9/2021
Item #: 5.2.

ATTACHMENTS:

Description

Staff Report

Exhibit A Plans

CITY OF ROSEVILLE CALIFORNIA

Planning Division Staff Report
Planning Commission Meeting September 9, 2021

Prepared by: Sean Morales, Assistant Planner

ITEM 5.2: Variance – INFILL PCL 10 – Dyer Variance – File # PL21-0249

REQUEST

The applicant requests a variance to the required 20 foot front setback which will allow an addition to the home with a 12'1" front setback. The addition will maintain the same setback as the existing home. The variance request would also allow the front porch to be constructed with the addition that varies from the required front porch setback. The porch would provide an 8'4" setback to the front property line.

Applicant/Owner – Gary Dyer

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 Variance subject to two (2) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The project site is located on Roseville Street near the southeast corner with Valencia Avenue in the Infill area of the City (Figure 1). The property is zoned Single-Family Residential (R1) and has a land use designation of Low-Density Residential (LDR-5). Surrounding uses are all low-density residential. The property is a part of the Sierra Vista Park subdivision which was created in 1906, before the City incorporated in 1909. Many houses in the neighborhood were constructed in the early 20th century, prior to the City's first Zoning Ordinance.

The lot was created by subdividing a larger lot on the corner of Roseville Street and Valencia Avenue at some time prior to 1952 and has an irregular shape. The lot is eighty-five (85) feet wide at the front lot line and 60 feet wide on the rear lot line, though they are not parallel. The lot is approximately 80 feet deep at its longest point. The 4,776 square foot parcel is currently developed with an 800 square-foot single-family residence and a detached approximately 80 square-foot shed (see Exhibit A).

The current project request is for a variance to allow construction of an addition to the home with a 12'1" front setback. The addition will maintain the same setback as the existing home. The variance request would also allow the front porch to be constructed with the addition that varies from the required front porch setback. The porch would provide an 8'4" setback to the front property line. Each addition would vary from their respective development standards by approximately 40%. Chapter 19.74.020 of the Zoning Ordinance states that the Planning Commission shall be the approving authority for any variance exceeding 35% from a development standard.

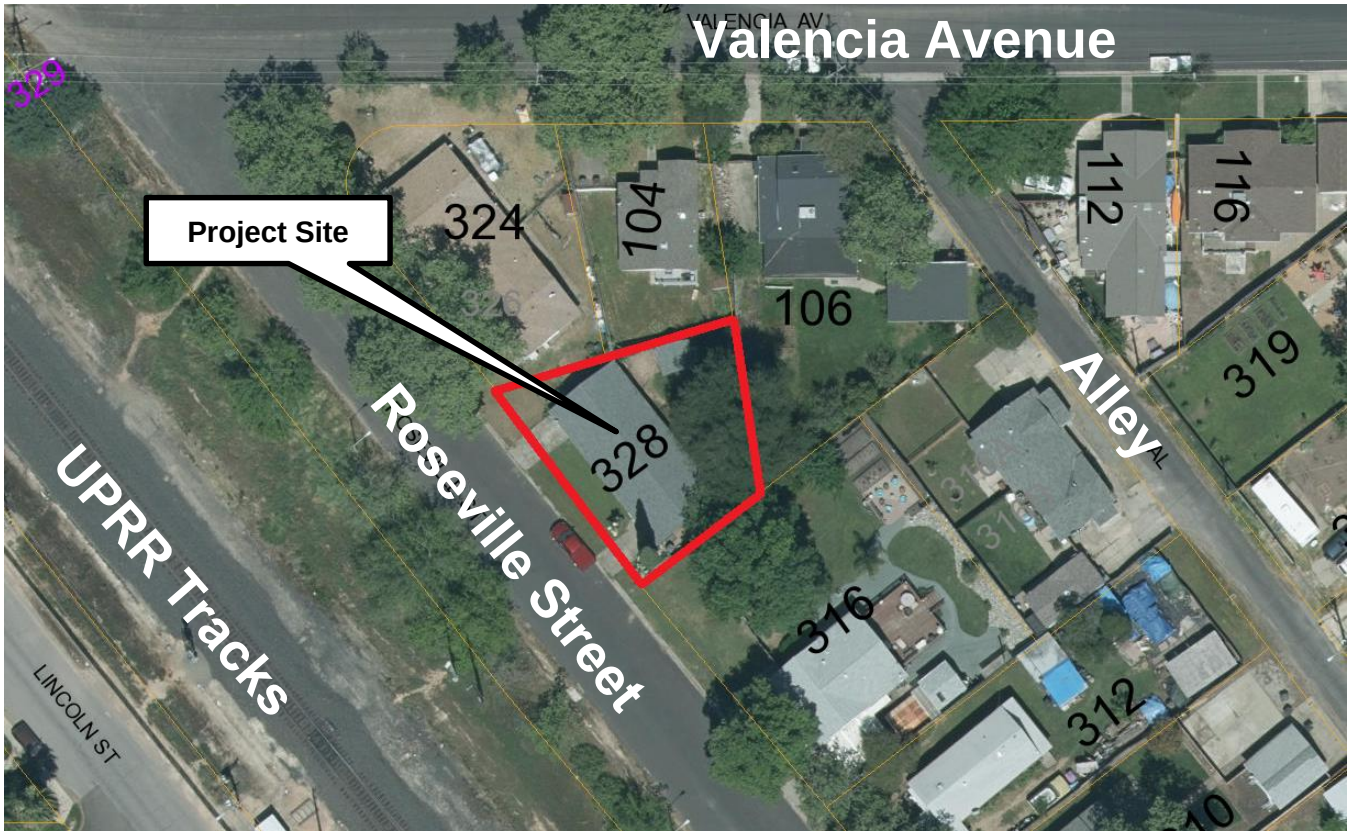
SITE INFORMATION

Address: 328 Roseville Street

Parcel Size: .11 acres (4,776 square feet)

Topography and Setting: The project site is a developed infill parcel on a generally flat lot.

Figure 1: Project Location



EVALUATION

In accordance with Chapter 19.78.060.G of the Zoning Ordinance, three (3) findings must be made in order to approve a Variance. The required findings for a Variance are listed below in ***italicized bold*** print and are followed by an evaluation:

1. ***There are special circumstances applicable to the property, including size, shape, topography, location or surroundings, such that the strict application of the provisions of this Zoning Ordinance deprives the property of privileges enjoyed by other property in the vicinity and under identical land use district classification.***

2. ***The granting of the variance will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in such vicinity and land use district in which the property is located.***

3. ***The granting of the variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel and will not constitute a grant of special privilege inconsistent with the limitations upon other property in the vicinity and under identical zoning classification.***

As previously referenced, the project site is located in the Sierra Vista Park subdivision, which was established in the early 1900s. As shown in Figure 1 the neighborhood is characterized by small lots and structures that are built within close proximity to property lines. This development pattern is typical of older neighborhoods of the City.

Because the subject property is located within a neighborhood that was largely developed prior to the establishment of zoning standards, many of the existing structures do not meet current setback

requirements. This is particularly true of setbacks from public streets. When the homes in the area were constructed, there was no standard front setback requirement and the results are homes with a range of front setback distances with some as little as 5 ft. The home at 328 Roseville Street has a front setback of 12 feet 1 inch. The existing home does not meet some of the key development standards that would be required if the same home were built today including minimum lot size and minimum front setback distance. Table 1 compares the existing home with proposed addition to the current Zoning Ordinance requirements.

Table 1. Zoning Ordinance Comparison

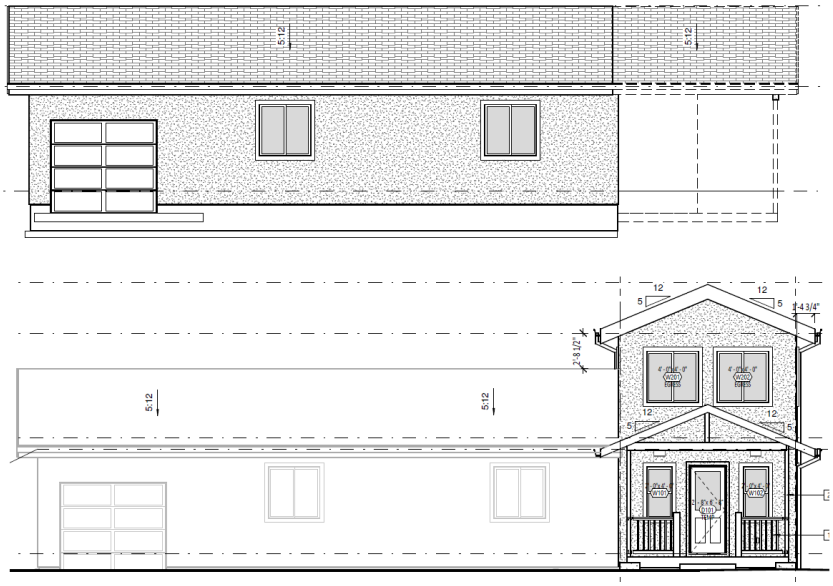
Development Standard	R1 Zoning Ordinance Requirement	Proposed 328 Roseville St	% Difference
Minimum Lot Area	6,000 sf	3,596 sf	40%
Minimum Lot Width	60 ft	76 ft	n/a
Lot Coverage	35%	24%	n/a
Building Height	35 ft	20 ft 8 in	n/a
Front Setback	20 ft	12 ft 1 in	40%
Side Yard Setback	5 ft	5 ft	n/a
Rear Yard Setback	20 ft	27 ft	n/a
Front Porch Setback	14 ft	8 ft 4 in	40%

The small lot area and existing reduced front setback for the home are a special circumstance that deprives the property of privileges enjoyed by other properties with the same land use designation. Enforcing the setbacks adhering to the current Zoning Ordinance would deprive the property owner from constructing an addition to their home in a way that is usable.

The granting of the variance will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in such vicinity and land use district in which the property is located because the addition is a minor expansion of an existing condition. The variance request is for a reduction in the required front yard setback. The project will increase the lineal width of the house by approximately 13 feet 4 inches. The project includes the demolition of an existing carport structure and replacement with a two-story addition. The design and materials of the addition will match those of the existing home to create a seamless front elevation. The existing carport area at the side of the home has already been informally enclosed to create more usable area for the home and replacing it with a new purpose-built structure will be an aesthetic and safety improvement. Figure 2 compares the existing and proposed front elevation.

The granting of the variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel and will not constitute a grant of special privilege inconsistent with the limitations upon other property in the vicinity because the addition does not change the use of the home or increase the land use density of the property.

Figure 2. Existing (above) and Proposed (below) Home



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 27th, 2021, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

Staff has reviewed the development plans for the variance and found them to be consistent with the applicable standards and guidelines. As discussed above and with the following conditions, staff supports approval of the proposed project.

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305, "Minor Alterations in Land Use Limitations". The project involves a minor setback variance not resulting in any changes to land use density and is therefore exempt per the CEQA guideline listed above.

RECOMMENDATION

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

A. Adopt the findings of fact as stated in the staff report and approve the **VARIANCE – INFILL PCL 10 – Dyer Variance – FILE # PL21-0249** subject to two (2) conditions of approval.

CONDITIONS OF APPROVAL FOR VARIANCE FILE # PL21-0249

1. This Variance approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **September 9, 2023**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **September 9, 2023**. (Planning)

2. A building permit is required for the new addition and remodel of the existing house.

Exhibits

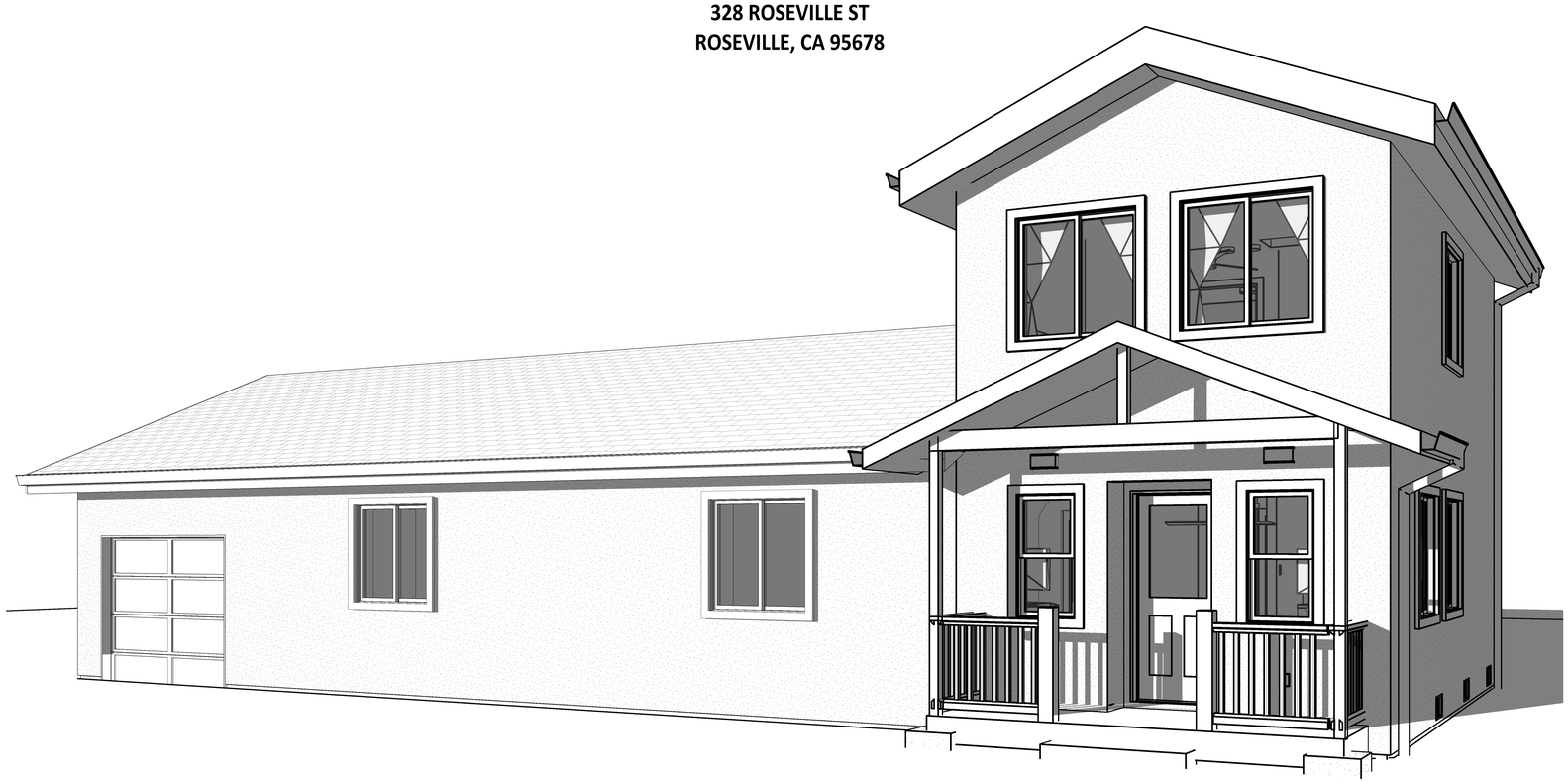
A. Plans

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.

Exhibit A

DYER RESIDENCE

328 ROSEVILLE ST
ROSEVILLE, CA 95678



APPLICABLE CODES:

2019 CALIFORNIA RESIDENTIAL CODE (CRC)
2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA ELECTRIC CODE (CEC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA ENERGY CODE (ENERGY)
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBC)
2019 CALIFORNIA FIRE CODE (CFC)
TITLE 24 ENERGY REQUIREMENTS

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO ROUGH FRAMING.
2. DISCREPANCIES IN DIMENSIONS OR LAYOUT SHALL BE BROUGHT TO THE ATTENTION OF REVITECTS AND/OR STRUCTURAL ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
3. ALL MFD. ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECT, ERECTED, USED, CLEANED, ADJUSTED, AND CONDITIONED AS DIRECTED BY THE MFR. UNLESS OTHERWISE NOTED.
4. ALL MATERIALS SHALL BE NEW AND UNUSED, UNLESS OTHERWISE NOTED. ALL WORK SHALL BE PERFORMED IN A WORKMANSHIP LIKE MANNER
5. ALL DIMENSIONS NOTED "TO BE VERIFIED" SHALL BE DONE SO BY THE CONTRACTOR PRIOR TO CONSTRUCTION & REPORTED TO REVITECTS.
6. ASPECTS OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME CHARACTER AND QUALITY AS THOSE SHOWN FOR SIMILAR CONDITIONS.
7. ALL WASTE AND REFUSE CAUSED BY WORK SHALL BE REMOVED FROM THE PROPERTY AND DISPOSED OF BY THE CONTRACTOR. THE PROPERTY SHALL BE LEFT CLEAN AND CLEAR.
8. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS TO COORDINATE WITH EXISTING BUILDING CONDITIONS. ANY VARIANCES AND/OR DISCREPANCIES THAT ARISE IN THE COORDINATION DESCRIBED SHALL BE REPORTED TO THE DESIGN BUILD COMPANY IMMEDIATELY.
9. THE DWELLING, ANY ATTACHED GARAGE AND/OR ANY DETACHED GARAGE AND/OR CARPORT WITH HABITABLE SPACE ABOVE SHALL BE PROVIDED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM AND THE FIRE SUPPRESSION SPRINKLER SYSTEM SHALL BE DEFERRED AND INSTALLED UNDER A SEPARATE FIRE SPRINKLER SYSTEM PERMIT.

DEFERRED SUBMITTAL:

1. FIRE SPRINKLERS: QUICK ACTION FIRE PROTECTION

SPECIAL INSPECTIONS:

SEE SPECIAL INSPECTIONS FORMS - ATTACHED SUBMITTAL DOCUMENTS

INSULATION AND FENESTRATION

CONTACT INFORMATION:

HOME OWNER:
GARY DYER
328 ROSEVILLE ST,
ROSEVILLE CA 95678
916.705.7425

DESIGNER:
REVITECTS, LLC
1223 G STREET
SACRAMENTO, C. 95814
916.917.4167
WWW.REVITECTS.COM

TITLE 24:
TAILORED ENERGY SERVICES
KEVIN LAUGHTON
548 MARKET ST. #30051
SAN FRANCISCO, CA 94120-7775
1 (888) 310-0808

SHEET INDEX

A0.2	SITE PLAN
A0.1	COVER SHEET
A0.3	T-24 REPORT
EXISTING/DEMO	
A1	FIRST FLOOR DEMO PLAN & ROOF DEMO PLAN
A2	EXISTING ELEVATIONS
PROPOSED	
A3.1	PROPOSED FLOOR PLANS
A3.2	ROOF PLAN
A4	UTILITY PLANS
A5	PROPOSED EXTERIOR ELEVATIONS
A6	BUILDING SECTIONS - DOOR AND WINDOW SCHEDULES
A7	FOUNATION AND FIRST FLOOR SHEAR WALL PLAN
A9	SECOND FLOOR FRAMING & 2ND FLOOR SHEAR WALL PLAN
A11	ROOF/CEILING FRAMING PLAN, DETAILS AND NOTES
AD1	DETAILS
AD2	DETAILS
GN	GENERAL STRUCTURAL NOTES

PROJECT SCOPE:

THIS IS A 2 STORY ADDITION TO A SINGLE FAMILY RESIDENCE OF 679.21 SF. EXISTING CARPORT TO BE DEMOLISHED. THE FIRST FLOOR WILL BE AN EXPANSION TO THE LIVING AREA AND A NEW POWDER ROOM. THE SECOND FLOOR WILL HAVE A NEW BEDROOM AND NEW FULL BATHROOM. ADDITION WILL INCLUDE MECHANICAL, PLUMBING AND ELECTRICAL MODIFICATIONS.

PROJECT INFORMATION

SITE

APN:	011-211-017-000
ADDRESS:	328 ROSEVILLE ST, ROSEVILLE, CA 95678
JURISDICTION:	CITY OF ROSEVILLE
ZONING:	R1
OCCUPANCY:	R-3 / U
LOT #:	17
LOT SIZE:	0.11 ACRES
LOT COVERAGE:	32%
FRONT SETBACK:	20' (EXCEPTION: Covered, unenclosed projections attached to the primary structure may encroach up to six (6) feet into any front yard setback.
SIDE SETBACKS:	5 ft interior
REAR SETBACKS:	20% of lot depth; need not exceed 20 ft;10 ft minimum
WUI ZONE:	NO - LRA URBAN UNZONED

AGENCIES

POWER:	
GAS:	PG&E
WATER:	
FIRE PROTECTION:	ROSEVILLE CITY FIRE DEPARTMENT

BUILDING

CONSTRUCTION:	V-N
MAX ROOF HEIGHT:	35'
ROOF HEIGHT:	20'-8"

BULDING AREAS:

Name	EXISTING	REMODELED	ADDITION	PROPOSED TOTAL
CONDITIONED				
2ND FLOOR LIVABLE	0.00 SF	0.00 SF	334.55 SF	334.55 SF
1ST FLOOR LIVABLE	796.59 SF	0.00 SF	335.50 SF	1132.09 SF
	796.59 SF	0.00 SF	670.05 SF	1466.64 SF
EXTERIOR				
FRONT PORCH	0.00 SF	0.00 SF	51.75 SF	51.75 SF
	0.00 SF	0.00 SF	51.75 SF	51.75 SF
UNCONDITIONED				
SINGLE CAR GARAGE	320.30 SF	0.00 SF	0.00 SF	320.30 SF
	320.30 SF	0.00 SF	0.00 SF	320.30 SF
Grand total: 4	1116.89 SF	0.00 SF	721.80 SF	1838.69 SF

VICINITY MAP:



REVITECTS
DESIGN & DEVELOPMENT

DYER RESIDENCE

DYER RESIDENCE
328 ROSEVILLE ST
ROSEVILLE, CA 95678

FIRST SUBMITTAL DATE

REVISIONS

PLOT DATE
7/14/2021 4:39:11 PM

DESIGNER
TD

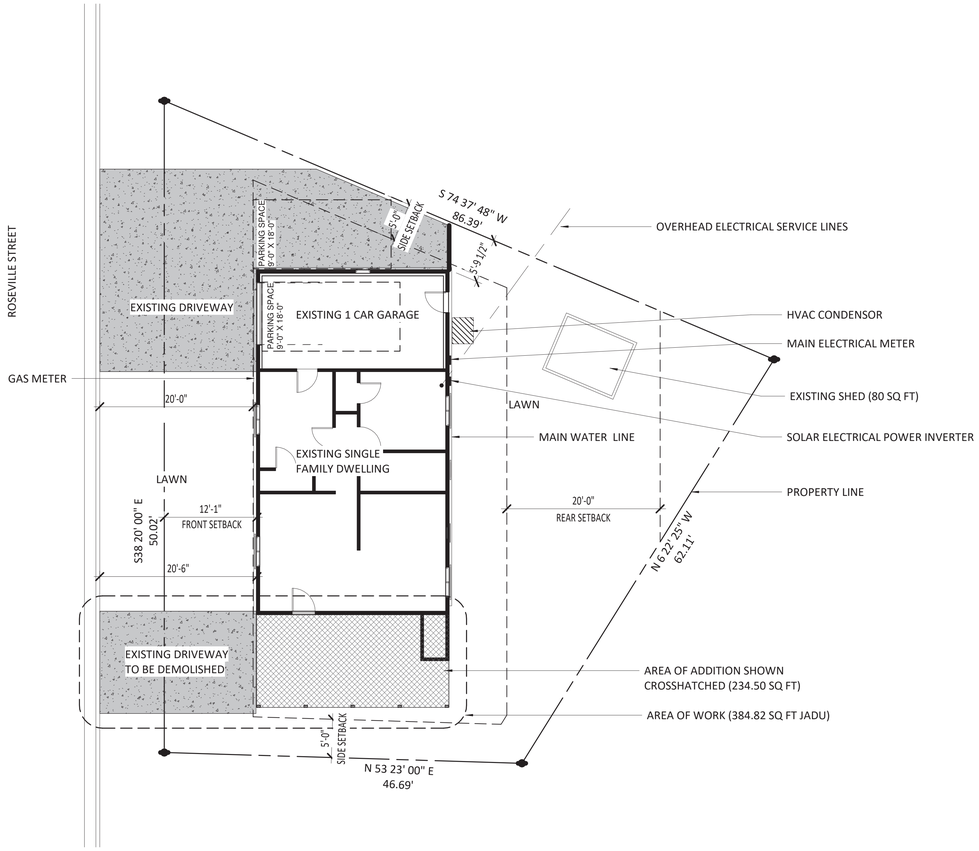
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SHEET TITLE
COVER SHEET

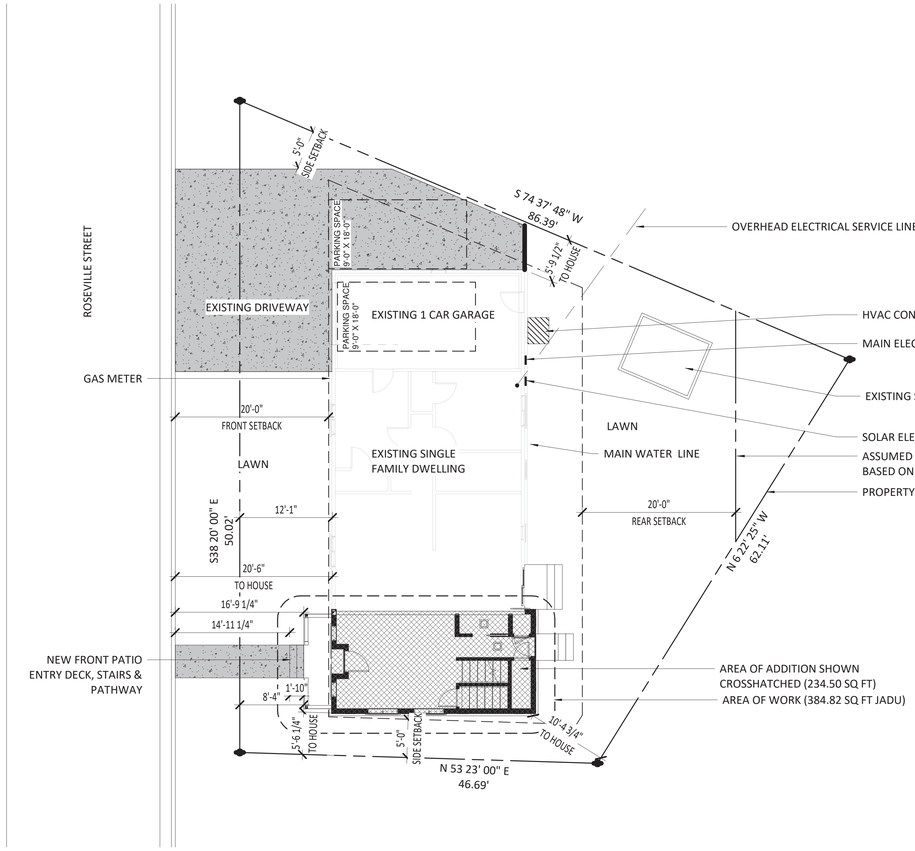
SHEET NUMBER
A0.1

Exhibit A



2 A0.2 **EXISTING SITE PLAN** 1/8" = 1'-0"

PROJECT NORTH



1 A0.2 **PROPOSED SITE PLAN** 1/8" = 1'-0"

PROJECT NORTH

SITE PLAN NOTES

A. A SEPARATE PERMIT IS REQUIRED FOR POOLS, SPAS, WALLS, FENCES, RETAINING WALLS AND ANY OTHER FREESTANDING STRUCTURES.
B. CONTRACTOR SHALL VERIFY ALL EXTERIOR MATERIAL FINISHES, COLORS, TEXTURES, ETC. WITH OWNER PRIOR TO PURCHASING AND INSTALLING. SHALL INCLUDE HARDSCAPE SURFACES, VENEERS, CURBED / RAISED PLANTER AREAS, FENCING, ETC.
C. CONTRACTOR SHALL VERIFY ALL LANDSCAPING REQUIREMENTS WITH OWNER PRIOR TO PURCHASING AND INSTALLING. SHALL INCLUDE TREES, SHRUBS, GROUND COVER, IRRIGATION SYSTEMS, LIGHTING ETC.
D. AN ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK IN THE PUBLIC RIGHT OF WAY. (FROM PUBLIC SERVICE DEPARTMENT.)
E. THIS PROJECT IS LOCATED IN A WILDLAND-URBAN INTERFACE (WUI) AREA AND MUST COMPLY WITH THE CONDITIONALS RELATING TO FIRE SAFETY DESCRIBED IN THE CALIFORNIA FIRE CODE, CHAPTER 47, AND THE CA PUBLIC RESOURCES CODE, SECTION 4291.
PROPERTY OWNERS SHALL:
a. MAINTAIN AN EFFECTIVE FIRE BREAK BY REMOVING AND CLEARING AWAY FLAMMABLE VEGETATION AND COMBUSTIBLE GROWTH FROM AREAS WITHIN 30 FEET OF THE STRUCTURE. EXCEPTION: SINGLE SPECIMENS OF TREES, ORNAMENTAL SHRUBBERY OR SIMILAR PLANTS USED AS GROUND COVERS, PROVIDED THAT THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM THE NATIVE GROWTH TO ANY STRUCTURE.
b. REMOVE ALL PORTIONS OF TREES WITHIN 10 FEET OF CHIMNEY OUTLETS.
c. MAINTAIN TREES ADJACENT / OVERHANGING THE STRUCTURE FREE OF DEAD WOOD.
d. MAINTAIN THE ROOF OF THE STRUCTURE FREE OF LEAVES, NEEDLES, OR OTHER DEAD VEGETATIVE GROWTH.

REVITECTS
DESIGN & DEVELOPMENT

DYER RESIDENCE

DYER RESIDENCE
328 ROSEVILLE ST
ROSEVILLE, CA
95678

FIRST SUBMITTAL DATE

REVISIONS

PLOT DATE
7/16/2021 8:51:58 AM

DESIGNER
TD

DRAFTER
RM

CHECKED BY

SHEET TITLE
SITE PLAN

SHEET NUMBER
A0.2

Exhibit A

GENERAL INFORMATION					
01	Project Name	Addition			
02	Run Title	Title 24 Analysis			
03	Project Location	328 Roseville Street			
04	City	ROSEVILLE	05	Standards Version	2019
06	Zip code		07	Software Version	EnergyPro 8.2
08	Climate Zone	11	09	Front Orientation (deg/ Cardinal)	45
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Addition/Alteration	13	Number of Bedrooms	3
14	Addition Cond. Floor Area (ft²)	670.5	15	Number of Stories	2
16	Existing Cond. Floor Area (ft²)	796.59	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft²)	1467.09	19	Glazing Percentage (%)	22.97%
20	ADU Bedroom Count	1	21	ADU Conditioned Floor Area	335.25
22	Is Natural Gas Available?	Yes			

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

ENERGY USE SUMMARY				
Energy Use (kTDV/ft²-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	67.89	56.36	11.53	17
Space Cooling	161.32	165.38	-4.06	-2.5
IAQ Ventilation	1.04	1.04	0	0
Water Heating	29.79	29.79	0	0
Self Utilization/Flexibility Credit	n/a	0	0	n/a
Compliance Energy Total	**260.04**	**252.57**	**7.47**	**2.9**

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Floor has high level of insulation

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

Building-level Verifications:
- Indoor air quality ventilation

Cooling System Verifications:
- Minimum Airflow
- Verified EER
- Verified SEER
- Fan Efficacy Watts/CFM

Heating System Verifications:
- -- None --

HVAC Distribution System Verifications:
- Duct leakage testing

Domestic Hot Water System Verifications:
- -- None --

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Addition	1467.09	1	3	3	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
current dn	Conditioned	hvac1	796.59	8	DHW Sys 1	N/A
new dn	Conditioned	hvac1	335.25	8	DHW Sys 1	N/A
new up	Conditioned	hvac1	335.25	8	DHW Sys 1	N/A

OPAQUE SURFACES

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
e Wall	current dn	0 Wall	45	Front	330	56	90	none	Existing	No
n Wall	current dn	0 Wall	315	Right	160	109	90	none	Existing	No
w Wall	current dn	0 Wall	225	Back	330	62	90	none	Existing	No
s Wall	new dn	2x6 Wall	135	Left	200	32	90	Extension	New	n/a
e Wall	new dn	2x6 Wall	45	Front	100	20	90	none	New	n/a
w Wall 2	new dn	2x6 Wall	225	Back	100	36	90	none	New	n/a
n Wall 2	new up	2x6 Wall	315	Right	200	4	90	Extension	New	n/a
s Wall 2	new up	2x6 Wall	135	Left	200	16	90	Extension	New	n/a
e Wall 2	new up	2x6 Wall	45	Front	100	10	90	none	New	n/a
w Wall 3	new up	2x6 Wall	225	Back	100	32	90	none	New	n/a
Interior Surface	new dn>current dn	R-0 Wall	n/a	n/a	100	0	n/a		New	n/a
Roof	current dn	Roof Attic 0	n/a	n/a	796.59	0	n/a	n/a	Existing	No
Roof 2	new up	n Roof Attic	n/a	n/a	335.25	n/a	n/a		New	n/a
Raised Floor	current dn	floor 2x10	n/a	n/a	796.59	n/a	n/a		Altered	No
Raised Floor 2	new dn	floor 2x10	n/a	n/a	335.25	n/a	n/a		New	n/a
Interior Surface 2	new up	floor int	n/a	n/a	335.25	n/a	n/a		New	n/a

ATTIC

01	02	03	04	05	06	07	08	09	10
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof	Status	Verified Existing Condition
Attic current dn	Attic Roofcurrent dn	Ventilated	5	0.1	0.85	No	No	Existing	No
Attic new up	Attic Roofnew up	Ventilated	5	0.1	0.85	Yes	No	New	n/a

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
window e	Window	e Wall	Front	45			1	28	0.55	Table 110.6-A	0.67	Table 110.6-B	Bug Screen	Existing	No
window e 2	Window	e Wall	Front	45			1	28	0.55	Table 110.6-A	0.67	Table 110.6-B	Bug Screen	Existing	No
window e 3	Window	n Wall	Right	315			1	28	0.55	Table 110.6-A	0.67	Table 110.6-B	Bug Screen	Existing	No
window e 4	Window	n Wall	Right	315			1	28	0.55	Table 110.6-A	0.67	Table 110.6-B	Bug Screen	Existing	No
door	Window	n Wall	Right	315			1	33	0.3	NFRC	0.23	NFRC	Bug Screen	New	n/a
window e 5	Window	w Wall	Back	225			1	28	0.55	Table 110.6-A	0.67	Table 110.6-B	Bug Screen	Existing	No
window e 6	Window	w Wall	Back	225			1	14	0.55	Table 110.6-A	0.67	Table 110.6-B	Bug Screen	Existing	No
Window 16	Window	s Wall	Left	135			1	16	0.3	NFRC	0.23	NFRC	Bug Screen	New	n/a
Window 16 2	Window	s Wall	Left	135			1	16	0.3	NFRC	0.23	NFRC	Bug Screen	New	n/a
door 2	Window	e Wall	Front	45			1	20	0.3	NFRC	0.23	NFRC	Bug Screen	New	n/a
window 8	Window	w Wall 2	Back	225			1	8	0.3	NFRC	0.23	NFRC	Bug Screen	New	n/a
window 8 2	Window	w Wall 2	Back	225			1	8	0.3	NFRC	0.23	NFRC	Bug Screen	New	n/a
door 3	Window	w Wall 2	Back	225			1	20	0.3	NFRC	0.23	NFRC	Bug Screen	New	n/a
Window	Window	n Wall 2	Right	315			1	4	0.3	NFRC	0.23	NFRC	Bug Screen	New	n/a
Window 16 3	Window	s Wall 2	Left	135			1	16	0.3	NFRC	0.23	NFRC	Bug Screen	New	n/a
Window 5	Window	e Wall 2	Front	45			1	5	0.3	NFRC	0.23	NFRC	Bug Screen	New	n/a
Window 5 2	Window	e Wall 2	Front	45			1	5	0.3	NFRC	0.23	NFRC	Bug Screen	New	n/a
Window 16 4	Window	w Wall 3	Back	225			1	16	0.3	NFRC	0.23	NFRC	Bug Screen	New	n/a
Window 16 5	Window	w Wall 3	Back	225			1	16	0.3	NFRC	0.23	NFRC	Bug Screen	New	n/a

OPAQUE DOORS

01	02	03	04	05	06
Name	Side of Building	Area (ft²)	U-factor	Status	Verified Existing Condition
Door solid	n Wall	20	0.2	Existing	No
Door front	w Wall	20	0.2	Existing	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
0 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco
2x6 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
R-0 Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.277	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board
Attic Roofcurrent dn	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
Attic Roofnew up	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
floor 2x10	Floors Over Crawlspace	Wood Framed Floor	2x10 @ 16 in. O. C.	R-30	None / None	0.034	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x10

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Roof Attic 0	Ceilings (below attic)	Wood Framed Ceiling	2x6 @ 16 in. O. C.	R-0	None / None	0.467	Cavity / Frame: no insul. / 2x6 Inside Finish: Gypsum Board
n Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x6 @ 16 in. O. C.	R-38	None / None	0.026	Over Ceiling Joists: R-23.7 insul. Cavity / Frame: R-14.3 / 2x6 Inside Finish: Gypsum Board
floor int	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-0	None / None	0.196	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12 Ceiling Below Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Not Required	Not Required	Not Required	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09	10
Name	System Type	Distribution Type	Water Heater Name (#)	Solar Heating System	Compact Distribution	HERS Verification	Status	Verified Existing Condition	Existing Water Heating System
DHW Sys 1	Domestic Hot Water (DHW)	Standard Distribution System	DHW Heater 1 (1)	n/a	None	n/a	Existing	No	

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Energy Factor or Efficiency	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	NEEA Heat Pump Brand or Model	Tank Location or Ambient Condition	Status	Verified Existing Condition
DHW Heater 1	Gas	Small Storage	1	50	0.7-EF	<= 75 kBtu/hr	0	70	n/a	n/a	n/a	Existing	No

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07	08
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Central DHW Distribution	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
hvac1	Heating and cooling system other	Heating Component 1	Cooling Component 1	HVAC Fan 1	Air Distribution System 1	Setback	Altered	No	1	1

HVAC - HEATING UNIT TYPES

01	02	03	04
Name	System Type	Number of Units	Heating Efficiency
Heating Component 1	Central gas furnace	1	AFUE-96

HVAC - COOLING UNIT TYPES

01	02	03	04	05	06	07	08
Name	System Type	Number of Units	Efficiency EER/CEER	Efficiency SEER	Zonally Controlled	Multi-speed Compressor	HERS Verification
Cooling Component 1	Central split AC	1	12.5	16	Not Zonal	Single Speed	Cooling Component 1-hers-cool

HVAC COOLING - HERS VERIFICATION

01	02	03	04	05	06
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge
Cooling Component 1-hers-cool	Required	350	Required	Required	Not Required

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
				Duct Ins. R-value		Duct Location		Surface Area							
Name	Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification	Status	Verified Existing Condition	Existing Distribution system	New Ducts 40 ft
Air Distribution System 1	Unconditioned attic	Non-Verified	R-8	R-8	Attic	Attic	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dist	Alteration	No	n/a	n/a

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.45	HVAC Fan 1-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.45

IAQ (INDOOR AIR QUALITY) FANS

01	02	03	04	05	06
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness (%)	IAQ Recovery Effectiveness - SRE|AQ Recovery Effectiveness - SRE
5Fam ADU IAQVentRpt	25	0.25	Default	0	n/a

PROJECT NOTES

This report was prepared by

Kevin Laughton

Tailored Energy and Testing Services Ltd

PO Box 7775 #30051,
San Francisco,
CA 94120-7775

www.TailoredEnergyOnline.com

For changes, revisions and Calcerts transfers
please contact the listed designer or if needed email:

kevin@TailoredEnergyOnline.com

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Kevin Laughton	Documentation Author Signature: Kevin Laughton
Company: Tailored Energy Services	Signature Date: 2021-07-14 02:30:28
Address: 548 Market St #30051	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: San Francisco, CA 94120	Phone: 888-310-0808

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Travis DiNuova	Responsible Designer Signature:
Company: Revitects LLC	Date Signed: 2021-07-14 06:18:28
Address: 1223 G Street	License: TBD
City/State/Zip: SACRAMENTO, CA 95814	Phone: 916-917-4167

Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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REVITECTS
DESIGN & DEVELOPMENT

DYER RESIDENCE

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ROSEVILLE, CA
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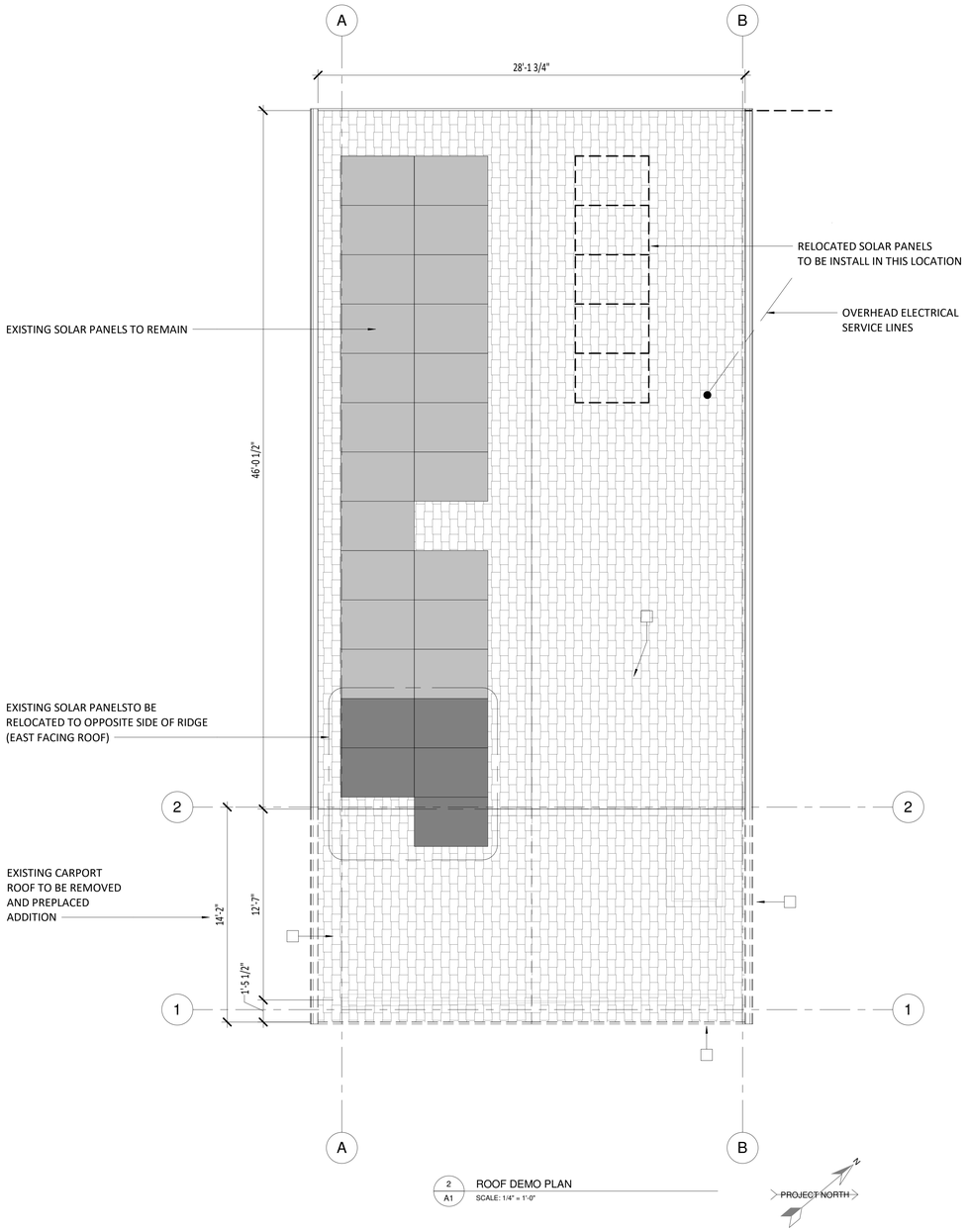
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SHEET TITLE
T-24 REPORT

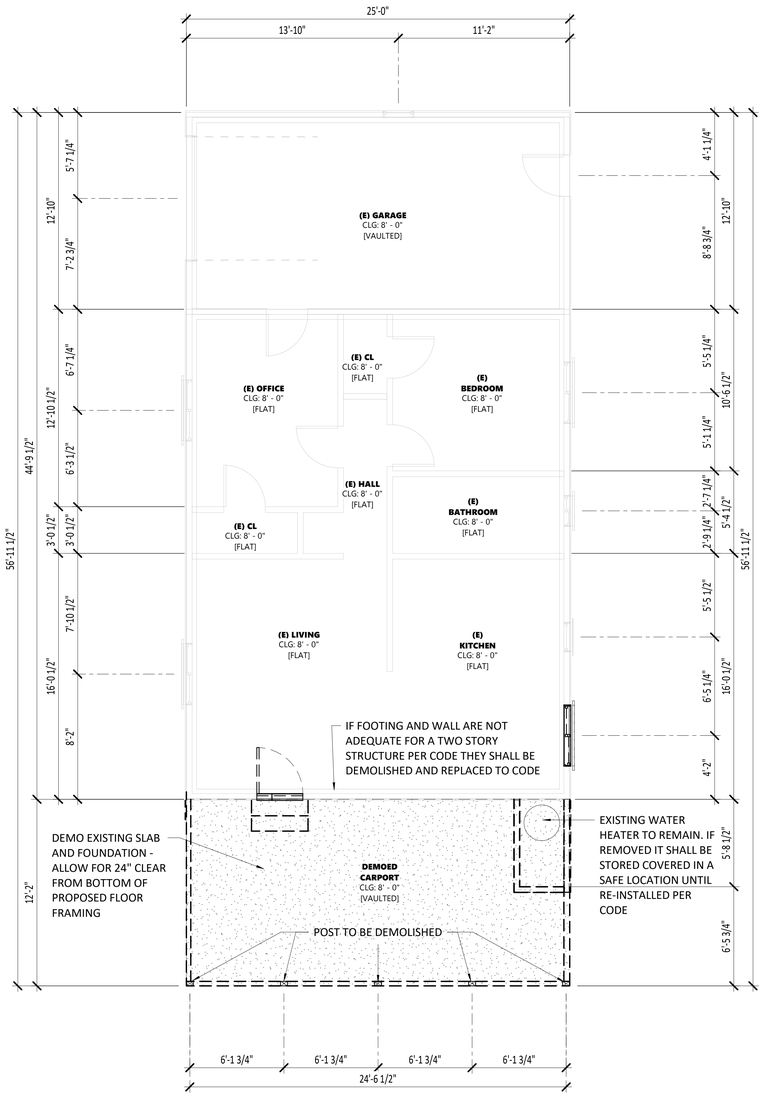
SHEET NUMBER
A0.3

Exhibit A



2 / A1 ROOF DEMO PLAN
SCALE: 1/4" = 1'-0"

PROJECT NORTH



1 / A1 FIRST FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"

PROJECT NORTH

DEMO PLAN NOTES

1. DEMOLITION SHALL BE COMPLETED IN A MANNER TO MINIMIZE DAMAGE TO EXISTING STRUCTURE TO REMAIN.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO REMAINING STRUCTURE AND FINISHES AS A RESULT OF DEMOLITION.

DEMO PLAN LEGEND

- TEMP W### EGRESS — WINDOW TAG, SEE WINDOW SCHEDULE (TEMPERED / EGRESS NOTED ON TAG)
- TEMP D### — DOOR TAG, SEE DOOR SCHEDULE (TEMPERED NOTED ON TAG)
- ROOM NAME / CLG: HEIGHT TYPE — ROOM NAME, ROOM NUMBER
- # — KEYNOTE TAG, SEE FLOOR PLAN KEYNOTES
- # / SHEET — BUILDING SECTION REFERENCE
- # / SHEET — BUILDING ELEVATION REFERENCE
- # / SHEET — DETAIL REFERENCE
- EXISTING WALL
- DEMO EXISTING WALL, SEE STRUCTURAL PLANS FOR NECESSARY SUPPORT

DEMO PLAN KEYNOTES

1. REPLACE WINDOW IN EXISTING DINING ROOM WITH SLIDING GLASS DOOR (SHOWN WITH HIDDEN LINES) TYP.
2. DEMO EXSITING CARPORT ROOF
3. DEMO EXISTING CARPORT SUPPORTS AND WALLS
4. DEMO EXISTING EXTERIOR SIDING AND BUILDING PAPER
5. DEMO EXISTING EXTERIOR DOOR AND STEPS (SHOWN) WITH HIDDEN LINES) TYP.
6. DEMO EXISTING CARPORT CONCRETE SLAB & PREPARE FOR RAISED FLOOR FOUNDATION
7. REMOVE & RELOCATE 5 EXISTING SOLAR PANELS TO THE EAST FACING ROOF AS SHOWN ON THE ROOF DEMO PLAN

REVITECTS
DESIGN & DEVELOPMENT

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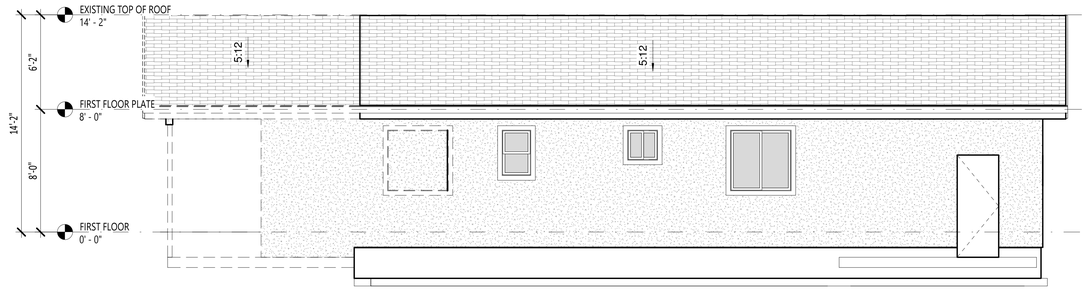
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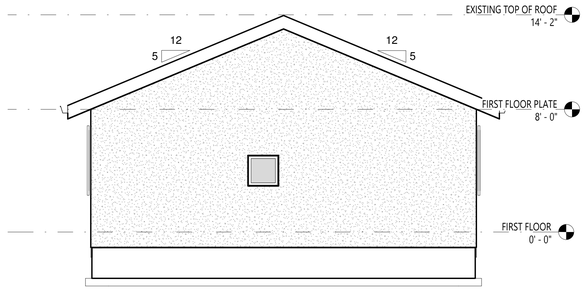
SHEET TITLE
FIRST FLOOR DEMO PLAN & ROOF DEMO PLAN

SHEET NUMBER
A1

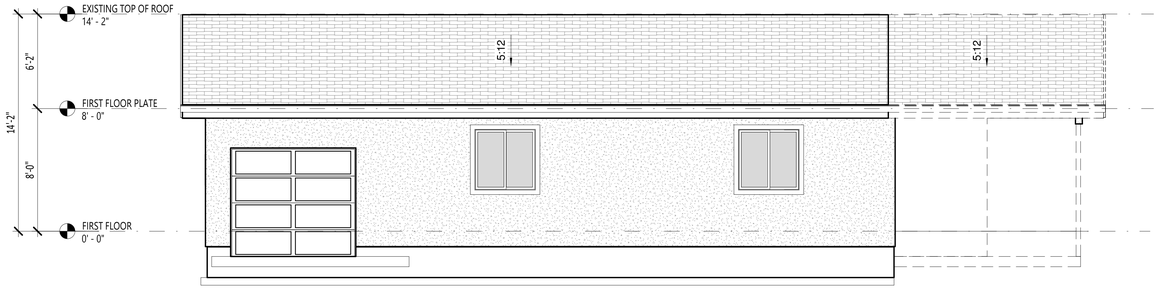
Exhibit A



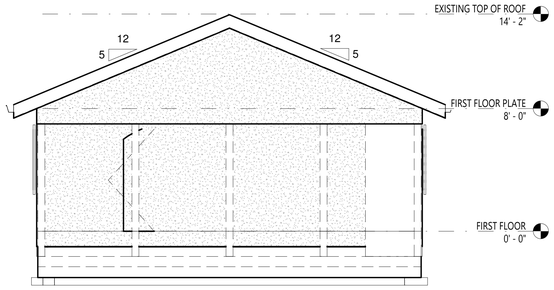
2 A2 EXISTING/DEMO EXTERIOR ELEVATION - EAST
SCALE: 1/4" = 1'-0"



1 A2 EXISTING/DEMO EXTERIOR NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 A2 EXISTING/DEMO EXTERIOR WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 A2 EXISTING/DEMO EXTERIOR SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION LEGEND

A. ADDRESS NUMBERS SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE ARABIC NUMBERS OR ALPHABETICAL LETTERS A MIN. OF 4 INCHES HIGH WITH A MIN. STROKE WIDTH OF 1/2 INCH. A MONUMENT, POLE OR OTHER SIGN OR MEANS CAN BE USED TO IDENTIFY THE STRUCTURE TO ENSURE VISIBILITY.
B. ALL FLASHING AND SHEET METAL TO BE COLORED TO MATCH ATTACHED MATERIAL.
C. ALL VENT STACKS AND PIPES ARE TO BE COLORED TO MATCH THE ADJACENT ROOF OR WALL MATERIAL. VENT STACKS SHOULD BE GROUPED ON THE SIDE OR REAR OF THE ROOFS. VENTS SHOULD NOT EXTEND ABOVE THE ROOF RIDGELINE.

ELEVATION KEYNOTES

ELEVATION LEGEND

EXISTING PLASTER FINISH SYSTEM

EXISTING ASPHALT SHINGLE ROOF

REVITECTS
DESIGN & DEVELOPMENT

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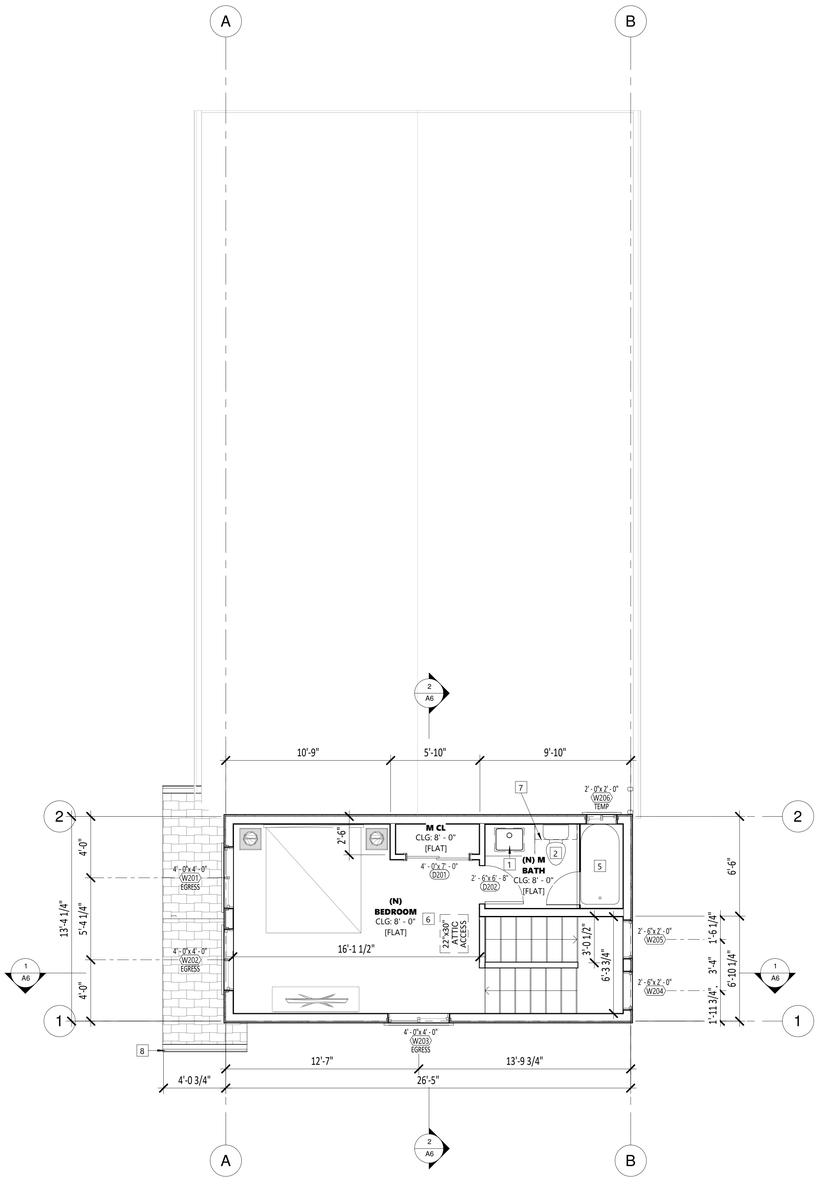
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SHEET TITLE
EXISTING ELEVATIONS

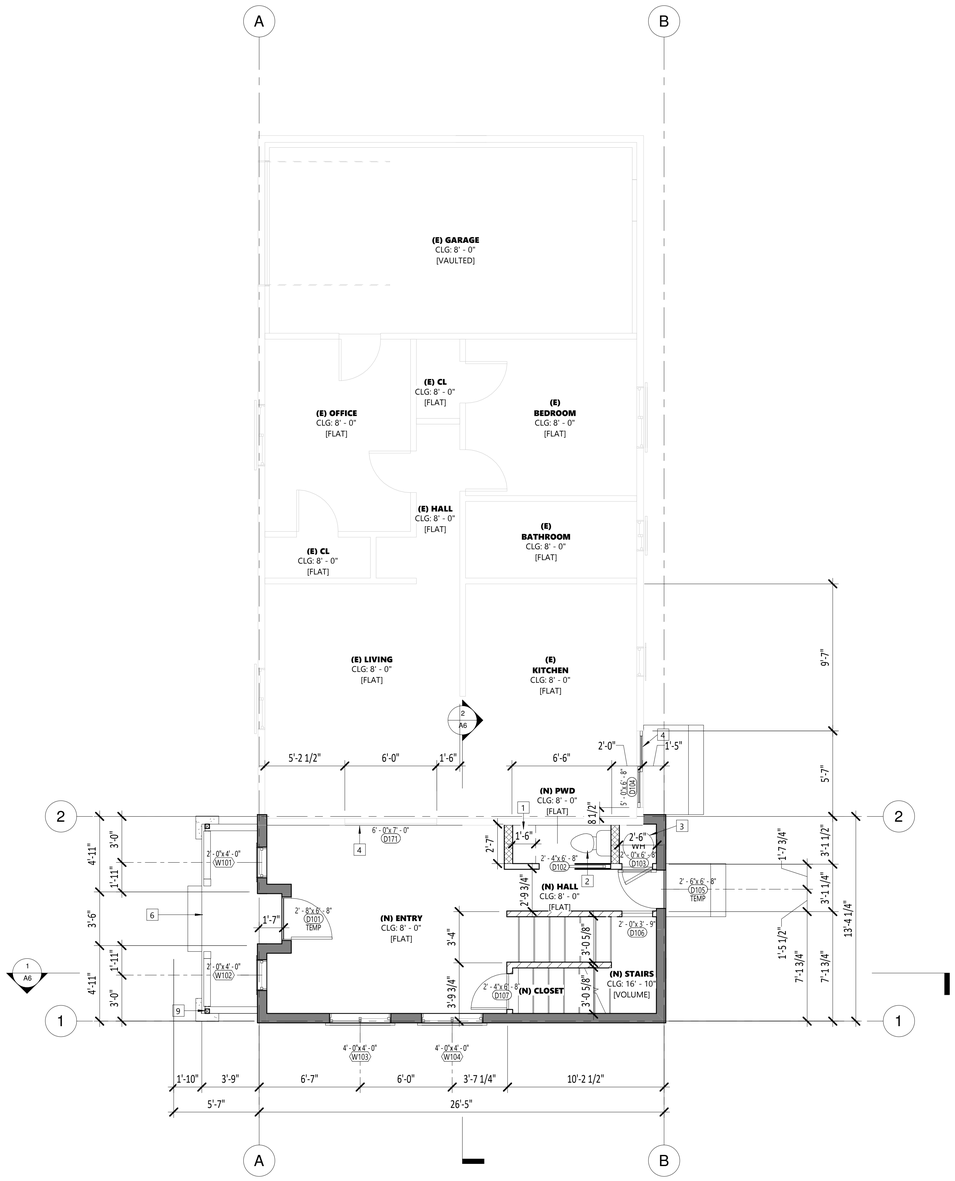
SHEET NUMBER
A2

Exhibit A



2 A3.1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT NORTH



1 A3.1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT NORTH

FLOOR PLAN NOTES

A. VERIFY WITH OWNER FOR INTERIOR FINISHES, COLORS, TEXTURES, ETC. ALL CABINETRY AND BUILT-IN SPECIFICATIONS SHALL BE PROVIDED BY CONTRACTOR.
B. USE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS – U.N.O. PER STRUCTURAL PLANS.
C. FIRE BLOCK AT ALL DROPPED CEILINGS AND SOFFITS.
D. PROVIDE BACKING AT ALL WALL HUNG FIXTURES, CABINETS, LOWER CABINETS, ETC. AS REQUIRED.
E. THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT A LIST OF THE HEATING, COOLING, WATER HEATING, LIGHTING SYSTEMS, AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM PROPERLY AND EFFICIENTLY
F. AFTER INSTALLING INSULATION, THE INSTALLY SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER AND THE BUILDER STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, PART 6, AND THAT THE MATERIALS INSTALLED CONFORM WITH THE REQUIREMENTS OF TITLE 20, CHAPTER 2. THE CERTIFICATE SHALL STATE THE MANUFACTURER'S NAME AND MATERIAL IDENTIFICATION, THE INSTALLED R–VALUE, AND WEIGHT PER SQUARE FOOT.
G. USE MINIMUM 2 X 6 STUDS AT ALL PLUMBING WALLS.
H. GUARDRAIL AND HANDRAIL ASSEMBLIES SHALL BE CAPABLE OF WITHSTANDING A LOAD OF AT LEAST 200 LB APPLIED IN ANY DIRECTION AT ANY POINT OF THE RAIL.
I. SHOWER ENCLOSURES TO HAVE MINIMUM 72" HIGH NON–ABSORBENT WALL (TILE, MARBLE, ETC.) ABOVE THE DRAIN INLET. BACKING TO BE WATER–RESISTANT GYPSUM BACKING BOARD.
J. PROVIDE APPROVED SHATTER RESISTANT ENCLOSURE (PLASTIC OR TEMPERED GLASS) AT SHOWERS AND WINDOWS IF SILL IS LESS THAN 5'–0" ABOVE TUB OR SHOWER FLOOR.
K. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1,024 S.Q. IN. OF AREA AND ENCOMPASS A 30" MIN. DIAMETER CIRCLE DIMENSION PLANS (CPC 412.7)
L. THE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR LISTED APPLIANCES SHALL BE AVAILABLE TO THE FIELD INSPECTOR AT THE TIME OF INSPECTIONS PER 2016 CRC SEC. R106.1.2
M. FURNITURE SHOWN IS FOR DESIGN PURPOSE ONLY, FURNITURE NOT IN CONTRACT
N. FIXTURES AND APPLIANCES SHOWN FOR DESIGN PURPOSE ONLY AND MAY NOT REFLECT ACTUAL FIXTURES AND APPLIANCES CHOSEN

FLOOR PLAN LEGEND

TEMP (WIRE) EGRESS — WINDOW TAG, SEE WINDOW SCHEDULE (TEMPERED / EGRESS NOTED ON TAG)

TEMP (D###) — DOOR TAG, SEE DOOR SCHEDULE (TEMPERED NOTED ON TAG)

ROOM NAME
CLG: *HEIGHT TYPE* — ROOM NAME
ROOM NUMBER

— KEYNOTE TAG, SEE FLOOR PLAN KEYNOTES

SHEET — BUILDING SECTION REFERENCE

SHEET — BUILDING ELEVATION REFERENCE

SHEET — DETAIL REFERENCE

NEW EXTERIOR WALL W/ R-19 INSULATION, 2X6 UNO
NEW INTERIOR WALL, 2X4
NEW INTERIOR WALL, 2X6
NOTE: ALL NEW PLUMBING WALLS TO BE 2X6 MIN
EXISTING INTERIOR WALL

FLOOR / ROOF PLAN KEYNOTES

1 SINK
2 ULTRA-LOW FLUSH TOILET. PROVIDE 24" CLEAR SPACE IN FRONT OF ANY TOILET. FLUSH VOLUMES FOR LOW-CONSUMPTION AND WATER-SAVER WATER CLOSETS SHALL BE PROVIDED WITH A MAX. 1.28. GALLONS OF WATER PER FLUSH.
3 WATER HEATER W/ 30" CONCRETE PLATFORM. PROVIDE ELECTRICAL AND GAS HOOKUPS.
4 DOORS PER SCHEDULE
5 BATHTUB SHOWER COMBO
6 INTERIOR CEILING / SECOND FLOOR ASSEMBLY, SEE
7 12" DEEP UPPER CABINETS
8 GUTTERS AND DOWNSPOUTS BY OTHERS. PROVIDE WUI COMPLIANT LEAF GUARD
9 4x4 POST

REVITECTS
DESIGN & DEVELOPMENT

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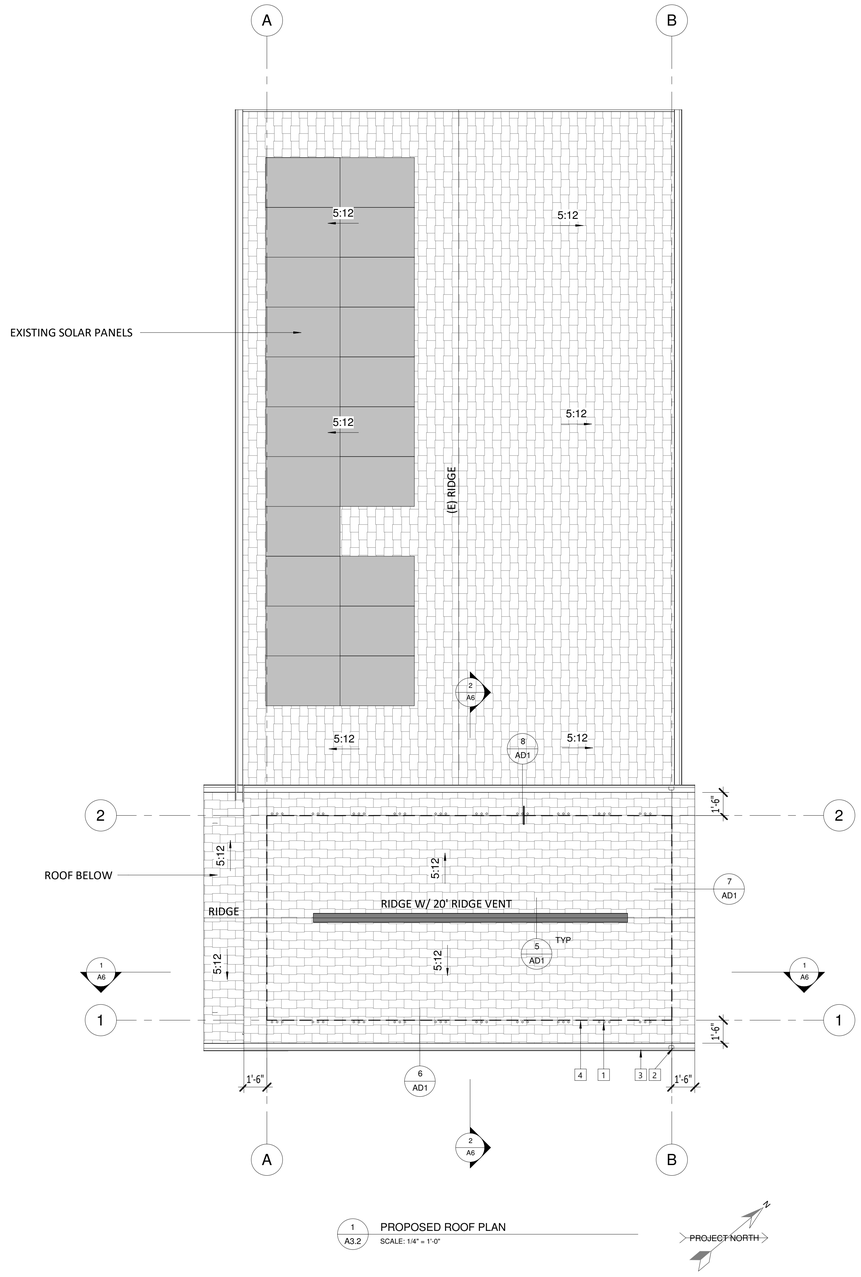
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SHEET TITLE
PROPOSED FLOOR PLANS

SHEET NUMBER
A3.1

Exhibit A



UNVENTILATED ATTIC NOTES

R806.4 UNVENTED ATTIC ASSEMBLIES. UNVENTED ATTIC ASSEMBLIES (SPACES BETWEEN THE CEILING JOISTS OF THE TOP STORY AND THE ROOF RAFTERS) SHALL BE PERMITTED IF ALL THE FOLLOWING CONDITIONS ARE MET:

1. THE UNVENTED ATTIC SPACE IS COMPLETELY CONTAINED WITHIN THE BUILDING THERMAL ENVELOPE.
2. NO INTERIOR VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY
3. WHERE WOOD SHINGLES OR SHAKES ARE USED, A MINIMUM 1/4 INCH (6MM) VENTED AIR SPACE SEPARATES THE SHINGLES OR SHAKES AND THE ROOFING UNDERLAYMENT ABOVE THE STRUCTURAL SHEATHING
4. IN CALIFORNIA CLIMATE ZONES 14 AND 16, ANY AIR IMPERMEABLE INSULATION SHALL BE A VAPOR RETARDER, COATING OR COVERING INDIRECT CONTACT WITH THE UNDERSIDE OF THE INSULATION. SEE TITLE 24, PART 6, FIGURE 101-A - CALIFORNIA CLIMATE ZONES.
5. EITHER ITEMS 5.1, 5.2 OR 5.3 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHEATHING. NO INSULATION SHALL BE REQUIRED WHEN ROOF TILES, WOOD SHINGLES OR WOOD SHAKES, OR ANY OTHER ROOFING SYSTEM USING BATTENS AND NO CONTINUOUS UNDERLAYMENT IS INSTALLED. A CONTINUOUS LAYER SHALL BE CONSIDERED TO EXIST IF SHEATHING, ROOFING PAPER OR ANY CONTINUOUS LAYER WHICH HAS A PERM RATE OF NO MORE THAN ONE PERM UNDER THE DRY CUP METHOD
6. INSULATION METHODS:
   A. AIR-IMPERMEABLE INSULATION ONLY. INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING
   B. AIR-PERMEABLE INSULATION ONLY. IN ADDITION TO THE AIR-PERMEABLE INSULATION INSTALLED DIRECTLY BELOW THE STRUCTURAL SHEATHING, RIGID BOARD OR SHEET INSULATION WITH A MIN. R-VALUE OF R-10 SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING FOR CONDENSATION CONTROL
   C. AIR-IMPERMEABLE AND AIR-PERMEABLE INSULATION. THE AIR-IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING FOR CONDENSATION CONTROL. THE AIR-PERMEABLE INSULATION SHALL BE INSTALLED DIRECTLY UNDER THE AIR-IMPERMEABLE INSULATION

   SEE ROOF ASSEMBLY DETAILS FOR MORE INFORMATION

ROOF PLAN KEYNOTES

1 (3)1.5 DIA HOLES IN BLOCKING W/ RODENT SCREEN
2 DOWNSPOUT LOCATION, VERIFY
3 GUTTERS AND DOWNSPOUTS BY OTHERS. PROVIDE WUI COMPLIANT LEAF GUARD
4 1ST FLOOR BUILDING FOOTPRINT

REQUIRED VENTILATION

ATTIC AREA	SQ. FT.	FACTOR	REQUIRED VENTILATION
MAIN FOUNDATION	332.58 SF	150	319.28 in²
VENTED ATTIC	352.52 SF	300	169.21 in²

PROVIDED ATTIC VENTILATION

DESCRIPTION	FREE AREA (in² PER VENT OR LF)	COUNT OR LF	FREE AREA TOTAL	%
LOWER				
EAVE VENT (3) 1.5" HOLES	5.31 in²	20	106.20 in²	52%
			106.20 in²	
UPPER				
VentSure Strip Heat and Moisture Black Plastic Ridge Vent	5.00 in² / LF	20 LF	100.00 in²	48%
			100.00 in²	
			206.20 in²	

ATTIC VENTILATION LEGEND

RIDGE VENT, SEE CALCULATIONS FOR LENGTH

EAVE VENT, (3) 1.5"Ø HOLES IN BLOCKING

ATTIC VENTILATION NOTES

1. EXCEPTION USED: WHEN AT LEAST 40% AND NO MORE THAN 50% OF THE ATTIC VENTILATION IS IN THE UPPER PORTION OF THE ATTIC AND NO MORE THAN 3 FEET BELOW THE RIDGE, THE REQUIRED VENTILATION IS REDUCED TO 1/300.
2. CONTRACTOR TO VERIFY ACTUAL FREE VENT AREAS OF VENTS PRIOR TO PURCHASING VENTS AND INSURE CALCULATIONS ARE CORRECT.
3. OWENS CORNING VENTSURE RIDGE VENT USED FOR CALCULATION
4. EAVE VENTS TO SHALL HAVE CORROSION RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH OR SIMILAR MATERIAL WITH OPENINGS AT LEAST 1/16" AND 1/4" MAXIMUM. (COMPLIES WITH WUI STANDARDS PER R337.6.3 EXCEPTION 3.1)

REVITECTS
DESIGN & DEVELOPMENT

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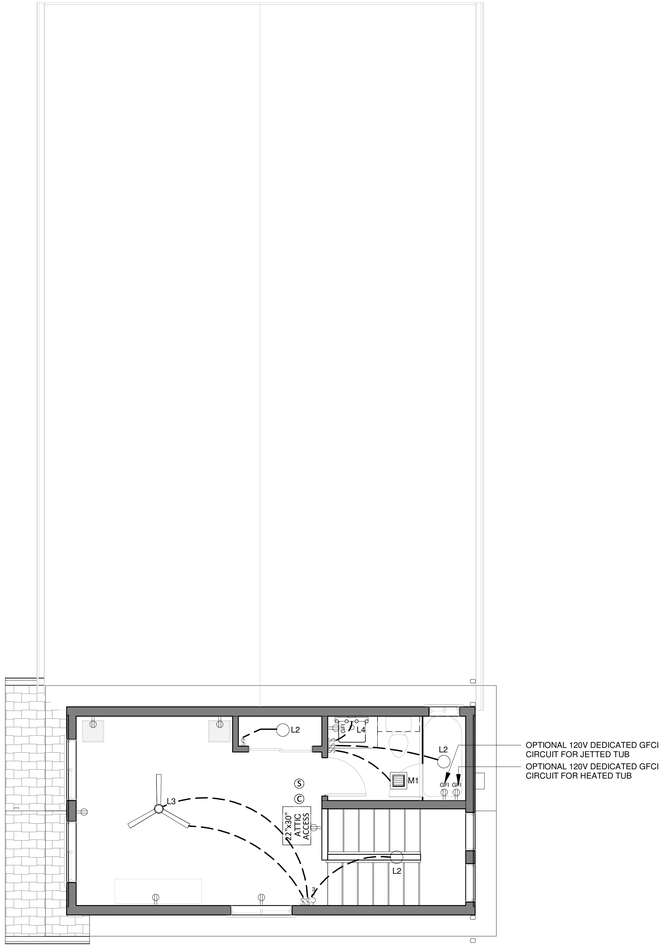
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ROOF PLAN

SHEET NUMBER
A3.2

Exhibit A

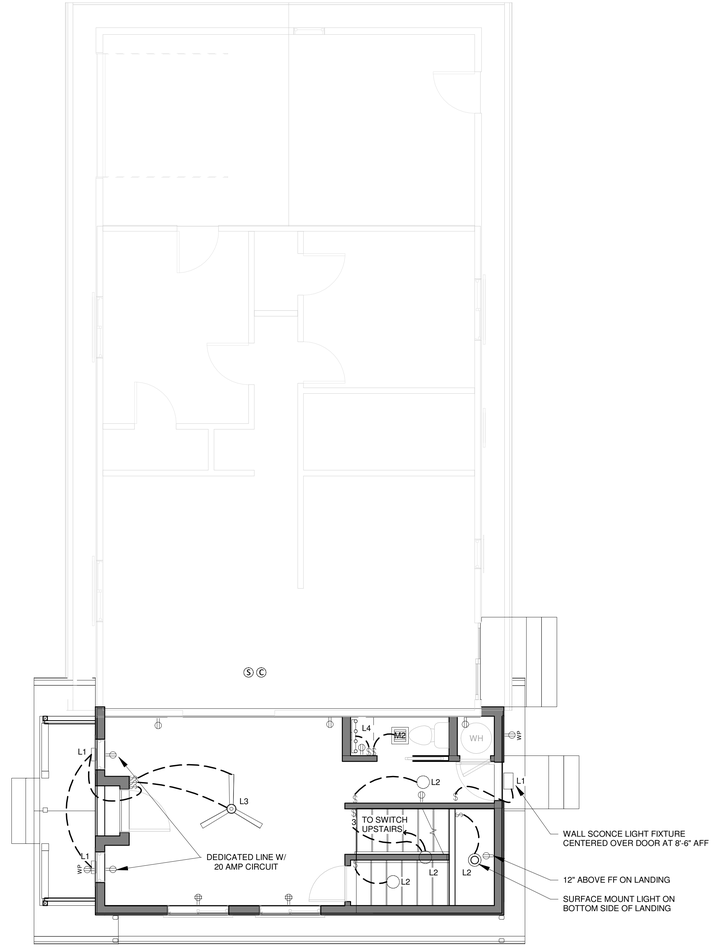
LIGHTING FIXTURE SCHEDULE				
ID	COUNT	DESCRIPTION	COMMENTS	MANF - MODEL
L1	3	LED EXTERIOR WALL SCONCE		TBD - TBD
L2	6	SURFACE MOUNTED LED CEILING LIGHT		TBD - TBD
L3	2	CEILING FAN WITH LED LIGHT		TBD - TBD
L4	2	LED INTERIOR VANITY LIGHT		TBD - TBD

MECHANICAL FIXTURE SCHEDULE				
ID	COUNT	DESCRIPTION	COMMENTS	MANF - MODEL
M1	1	BATHROOM EXHUAST FAN, MIN. 50 CFM		TBD - TBD
M2	1	BATHROOM EXHUAST FAN, MIN. 50 CFM	IAQ - CONTINOUS OPERATION	TBD - TBD



2 / A4 SECOND FLOOR UTILITY PLAN
SCALE: 1/4" = 1'-0"

PROJECT NORTH



1 / A4 FIRST FLOOR UTILITY PLAN
SCALE: 1/4" = 1'-0"

PROJECT NORTH

MECHANICAL NOTES

A. PROVIDE DRYER VENT TO OUTSIDE AIR, IT SHALL NOT EXCEED A COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET INCLUDING UP TO TWO NINETY DEGREE ANGLES, REDUCE ALLOWED LENGTH BY TWO FEET FOR EVERY 90 DEGREE ELBOW BEYOND THE ALLOWED TWO. CMC 504.3 FLEXIBLE DUCT CONNECTOR OF NOT MORE THAN 6 FEET IS ALLOWED BUT SHALL NOT BE CONCEALED WITHIN CONSTRUCTION.
B. BATHROOM EXHAUST FANS SHALL PROVIDE MIN. OF 50 CFM, PER 2016 CMC. EXHAUST FANS INSTALLED IN BATHROOMS WITH A TUB OR SHOWER SHALL BE EQUIPPED WITH A HUMIDITY CONTROL (CALGREEN 4.506.1).

FIRE AND LIFE SAFETY NOTES

A. A CARBON MONOXIDE (CO) DETECTOR LISTED AS COMPLYING WITH UL2034 HALL BE INSTALLED AND MAINTAINED PER NFPA 720 AND MANUFACTURER'S INSTRUCTIONS. IF MULTIPLE CO DETECTORS ARE INSTALLED THEY SHALL BE INTERCONNECTED.
B. SINGLE-STATION SMOKE DETECTORS SHALL BE INSTALLED IN EACH BEDROOM AND ROOMS GIVING ACCESS TO BEDROOMS, AT ALL LEVELS OF THE DWELLING. SMOKE DETECTORS SHALL BE HARD-WIRED WITH BATTERY BACKUP, AND, IF MULTIPLE SMOKE DETECTORS ARE INSTALLED SHALL BE INTERCONNECTED.

PLUMBING NOTES

A. ALL PLUMBING WORK SHALL BE IN COMPLIANCE WITH APPLICABLE PLUMBING CODES.
B. WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS
C. THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REUCED FLUSHES ANDN ONE FULL FLUSH.
D. SINGLE SHOWER HEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 2.0 GALLONS PER MINUTE AT 80 PSI.
E. MULTIPLE SHOWER HEADS SERVING ONE SHOWER SHALL HAVE A COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OULETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE INOPERATION AT A TIME.
F. HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.
G. RESIDENTIAL LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE NOT EXCEEDING 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.
H. LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAAS SHALL HAVE A MAXIMUM FLOW RATE NOT TO EXCEED 0.5 GALLONS PER MINUTE AT 60 PSI
I. METERING FAUCETS SHALL NOT DELIVER MORE THAN 0.25 GALLONS PER CYCLE.
J. KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE NOT TO EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW RATE TO A MAXIMUM FLOW RATE NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI AND MUST DEFAULT TO A MAXIMUM FLOW RATE NOT TO EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.
   a. WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION.
K. WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD AND LOWER ONE THIRD OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT A MINIMUM DISTANCE OF 4 INCHES SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING.

LIGHTING NOTES

A. ALL LIGHTING SHALL BE HIGH EFFICACY.
B. WHERE LUMINAIRES USING JA8-CERTIFIED CHANGEABLE ARE USED, DIMMERS OR VACANCY CONTROLS ARE REQUIRED.
C. SWITCHES
   a. ALL SWITCHES TO BE LUTRON DIMMER SWITCHES. SWITCHPLATES TO BE SCREWLESS.
D. KITCHENS
   a. GENERAL KITCHEN LIGHTING TO BE SWITCHED SEPARATELY FROM ANY INCANDESCENT LIGHTING.
E. BATHROOMS
   a. ALL LUMINAIRES SHALL BE HIGH EFFICACY.
   b. AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY A VACANCY SENSOR.
F. LAUNDRY ROOM
   a. AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY A VACANCY SENSOR.
G. ALL OTHER ROOMS
   a. ALL LUMINAIRES SHALL BE HIGH EFFICACY.
H. GARAGES
   a. AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY A VACANCY SENSOR.
I. OUTDOOR LIGHTING
   a. ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL MEET THE REQUIREMENTS OF CENC 150.0(k)3A.
J. RECESSED LIGHTING
   a. LUMINAIRES THAT ARE RECESSED INTO INSULATED CEILINGS ARE REQUIRED TO BE RATED FOR INSULATION CONTACT (IC-RATED), AND MEET ALL REQUIREMENTS FOR AIR LEAKAGE, SEALING, MAINTENANCE, AND SOCKET AND LIGHT SOURCES AS DESCRIBED IN CENC 150.0(k)1C.

ELECTRICAL NOTES

A. ELECTRICAL INFORMATION PROVIDED ON THESE PLANS ARE FOR DESIGN PURPOSES ONLY. FOR POWER AND CABLING DISTRIBUTION, CIRCUITING AND CIRCUIT LOADS AND ALL RELATED INFORMATION CONCERNING ELECTRICAL WORK, REFER TO ELECTRICAL SUB-CONTRACTORS. ELECTRICAL WORK TO CONFORM TO ALL LOCAL AND STATE LAWS AND TO BE PERFORMED BY A LICENSED ELECTRICIAN.
B. RECEPTACLES
   a. ALL RECEPTACLES TO BE TAMPER RESISTANT AFCI, UNO. (CEC 210.12)
   b. LOCATIONS TO COMPLY WITH CEC ART. 210.52 - 210.63
   c. RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO LENGTH ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6', MEASURED HORIZONTALLY, FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE TWO FEET WIDE OR GREATER.
   d. FOR HALLWAYS OF 10' OR MORE IN LENGTH, AT LEAST ONE RECEPTACLE OUTLET SHALL BE REQUIRED.
   e. RECEPTACLE OUTLETS RATED AS 115 OR 120 VOLT SINGLE PHASE, 15 OR 20 AMP., WHERE INSTALLED OUTDOORS, IN GARAGES, IN BATHROOMS, IN CRAWL SPACES OR UNFINISHED BASEMENTS, OR SERVING COUNTER TOPS IN A KITCHEN, AND WITHIN 6' OF WET BAR SINKS, SHALL HAVE APPROVED GROUND-FAULT-CIRCUIT PROTECTION (GFCI).
   f. MOUNT SWITCHES AT 42" A.F.F. TO CENTERLINE U.N.O.
   g. MOUNT OUTLETS AT 12" A.F.F. TO CENTERLINE U.N.O.
   h. ALL RECEPTACLES SHOWN AT COUNTER LOCATION ARE TO BE AT 42" A.F.F. TO CENTERLINE U.N.O.
C. BEDROOMS
   a. SWITCHES & OUTLETS IN BEDROOMS TO COMPLY WITH CEC ARTICLE 210.12 "ARC FAULT CIRCUIT PROTECTION"
D. BATHROOMS
   a. AT LEAST ONE 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE BATHROOM RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS (INCLUDING BATHROOM LIGHTING & FANS)
E. KITCHEN / DINING
   a. PROVIDE MIN. TWO 20 AMPERE SMALL APPLIANCE BRANCH CIRCUITS FOR KITCHEN AND DINING ROOMS TO BE WIRED WITH MIN. OF #12 COPPER.
   b. PROVIDE A SEPARATE BRANCH CIRCUIT SIZED AT 15 AMP MIN. FOR EACH DISHWASHER AND GARBAGE DISPOSAL.
   c. PROVIDE A SEPARATE CIRCUIT FOR EACH ELECTRIC RANGE.
F. LAUNDRY
   a. PROVIDE A MINIMUM OF ONE 20-AMPERE BRANCH CIRCUIT FOR LAUNDRY RECEPTACLES. CEC SEC. 210-52. 220-14.

UTILITY LEGEND

- 120V DUPLEX CONVENIENCE OUTLET PROTECTED BY AFCI TO BE DECORATOR STYLE OUTLET TO MATCH EXISTING
- GFI: 120V DUPLEX CONVENIENCE OUTLET PROTECTED BY GFCI TO BE DECORATOR STYLE OUTLET TO MATCH EXISTING
- WP: 120V DUPLEX CONVENIENCE OUTLET PROTECTED BY GFCI AND WEATHERPROOF BOX
- AT EAVE: 120V DUPLEX CONVENIENCE OUTLET UNDER EAVE PROTECTED BY GFCI AND WEATHERPROOF BOX
- 220: 240V DUPLEX CONVENIENCE OUTLET PROTECTED BY AFCI
- EVCS: 240V ELECTRIC VEHICLE CHARGING STATION PER OWNER
- FUTURE EVCS: INSTALL LISTED RACEWAY TO ACCOMODATE A DEDICATED 208/240V BRANCH CIRCUIT PER CAL GREEN CODE 4.106.4.1
- 110V DUPLEX CONVENIENCE OUTLET PROTECTED BY AFCI IN FLOOR BOX
- TV: CABLE TV JACK
- D: DATA JACK, ROUTE PER OWNER
- T: TELEPHONE JACK
- S: SINGLE POLE SINGLE THROW SWITCH TO BE DECORATOR STYLE OUTLET TO MATCH EXISTING
- $_D$: SINGLE POLE SINGLE THROW DIMMER SWITCH TO BE DECORATOR STYLE OUTLET TO MATCH EXISTING
- ^{3}: SINGLE POLE DOUBLE THROW SWTICH, 3 WAY TO BE DECORATOR STYLE OUTLET TO MATCH EXISTING
- DB: DOORBELL PUSH BUTTON
- NG: DOORBELL PUSH BUTTON
- CH: DOORBELL CHIMES
- S: SMOKE DETECTOR
- C: CO DETECTOR

REVITECTS
DESIGN & DEVELOPMENT

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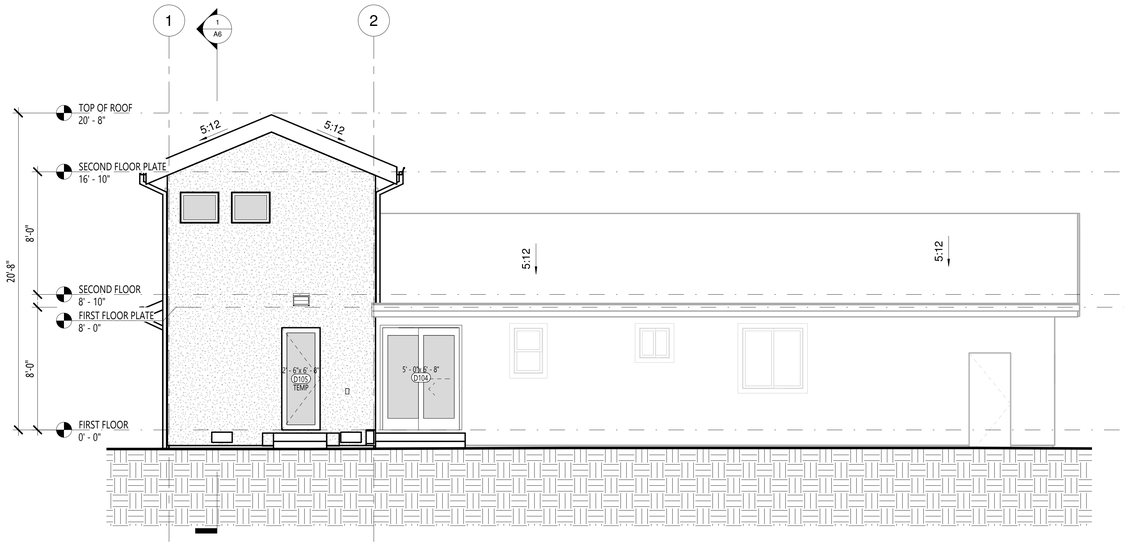
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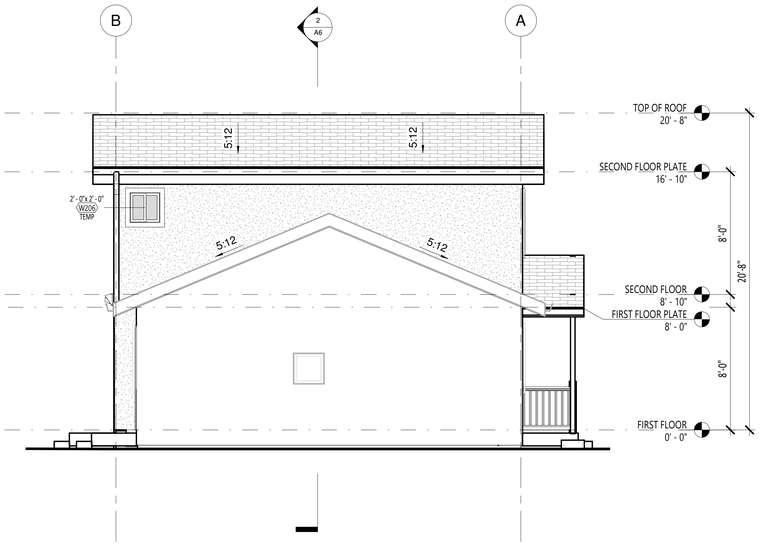
SHEET TITLE
UTILITY PLANS

SHEET NUMBER
A4

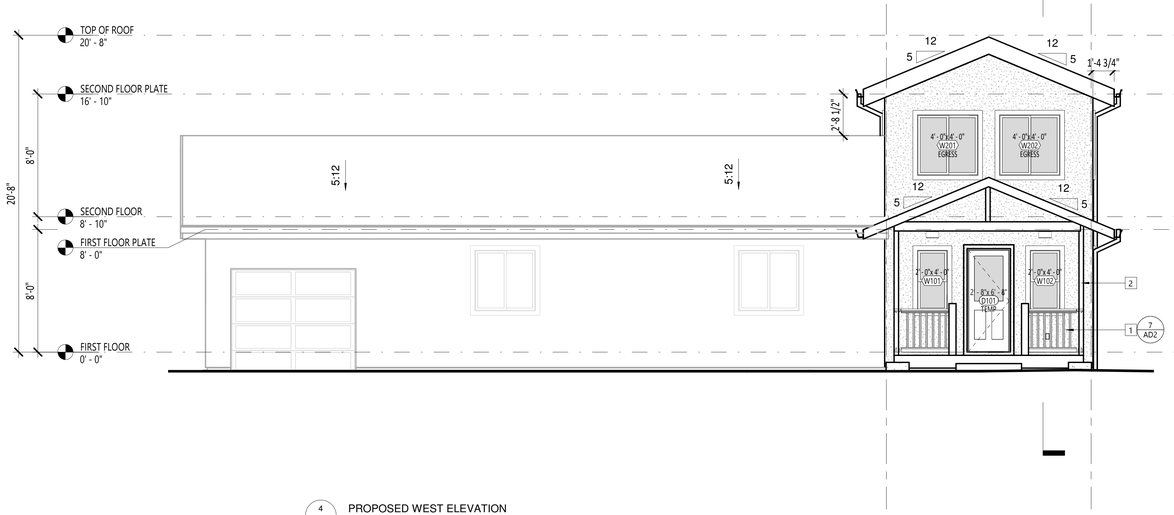
Exhibit A



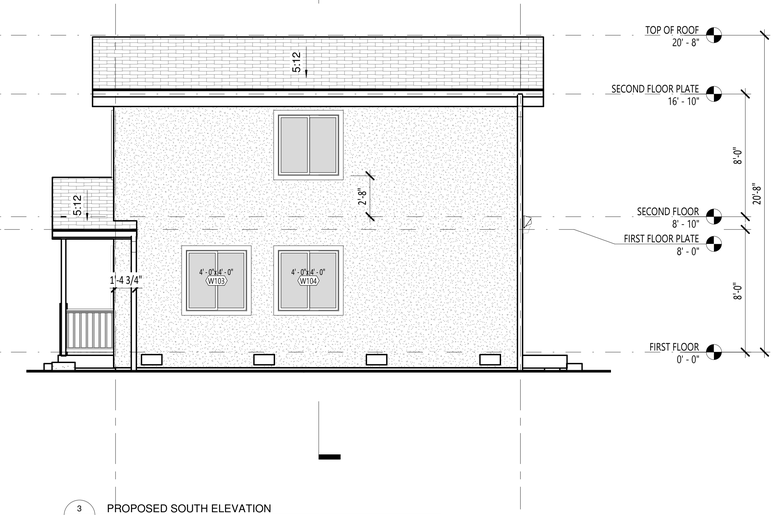
2 A5 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 A5 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 A5 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 A5 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

A. ADDRESS NUMBERS SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE ARABIC NUMBERS OR ALPHABETICAL LETTERS A MIN. OF 4 INCHES HIGH WITH A MIN. STROKE WIDTH OF 1/2 INCH. A MONUMENT, POLE OR OTHER SIGN OR MEANS CAN BE USED TO IDENTIFY THE STRUCTURE TO ENSURE VISIBILITY.
B. ALL FLASHING AND SHEET METAL TO BE COLORED TO MATCH ATTACHED MATERIAL.
C. ALL VENT STACKS AND PIPES ARE TO BE COLORED TO MATCH THE ADJACENT ROOF OR WALL MATERIAL. VENT STACKS SHOULD BE GROUPED ON THE SIDE OR REAR OF THE ROOFS. VENTS SHOULD NOT EXTEND ABOVE THE ROOF RIDGELINE.

ELEVATION KEYNOTES

1 WOOD HANDRAIL PER DETAIL
2 4x4 POST

ELEVATION LEGEND

PLASTER FINISH SYSTEM, SEE
5 AD1 FOR GENERAL CONSTRUCTION
4 AD1 FOR CORNER CONSTRUCTION

CLASS 'A' ASPHALT SHINGLE ROOF TO MATCH EXISTING COLOR
1 AD1 FOR GENERAL CONSTRUCTION
7 AD1 FOR RAKE
6 AD1 FOR EAVE

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DESIGN & DEVELOPMENT

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SHEET TITLE
PROPOSED EXTERIOR ELEVATIONS

SHEET NUMBER
A5

Exhibit A

DOOR SCHEDULE - PROPOSED

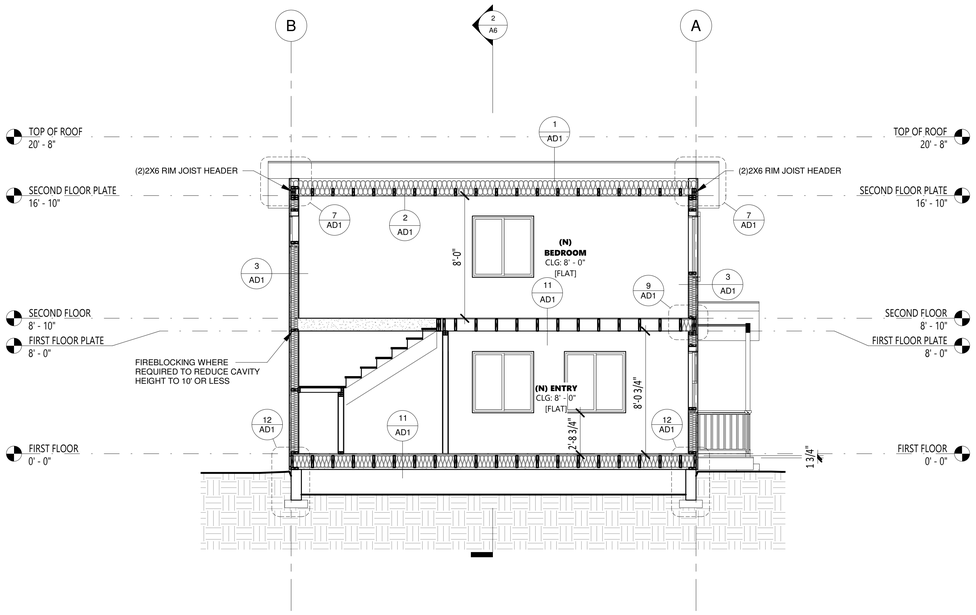
ID	MFR - MODEL	DESCRIPTION	DIMENSIONS		TEMPERED	COMMENTS
			SIZE (W x H x T)	ROUGH OPENING (W x H)		
FIRST FLOOR						
D101	TBD - TBD	ENTRY DOOR, HALF LITE, SC	2'-8" x 6'-8" x 1 3/4"	TBD x TBD	☑	
D102	TBD - TBD	SINGLE POCKET, HC, PG	2'-4" x 6'-8" x 1 3/4"	TBD x TBD		
D103	TBD - TBD	SINGLE SWING, HC, PG	2'-0" x 6'-8" x 1 3/4"	TBD x TBD		
D104	TBD - TBD	SLIDING GLASS DOOR	5'-0" x 6'-8" x 1 3/4"	TBD x TBD		
D105	TBD - TBD	SINGLE SWING, FULL LITE, SC, PG	2'-6" x 6'-8" x 1 3/4"	TBD x TBD	☑	
D106	TBD - TBD	SINGLE SWING, SC, PG	2'-0" x 3'-9" x 1 3/4"	TBD x TBD		
D107	TBD - TBD	SINGLE SWING, HC, PG	2'-4" x 6'-8" x 1 3/8"	TBD x TBD		
SECOND FLOOR						
D201	TBD - TBD	2 PANEL, BYPASS SLIDER, HC, PG	4'-0" x 7'-0" x 1 3/4"	TBD x TBD		
D202	TBD - TBD	SINGLE SWING, HC, PG	2'-6" x 6'-8" x 1 3/4"	TBD x TBD		

WINDOW SCHEDULE - PROPOSED

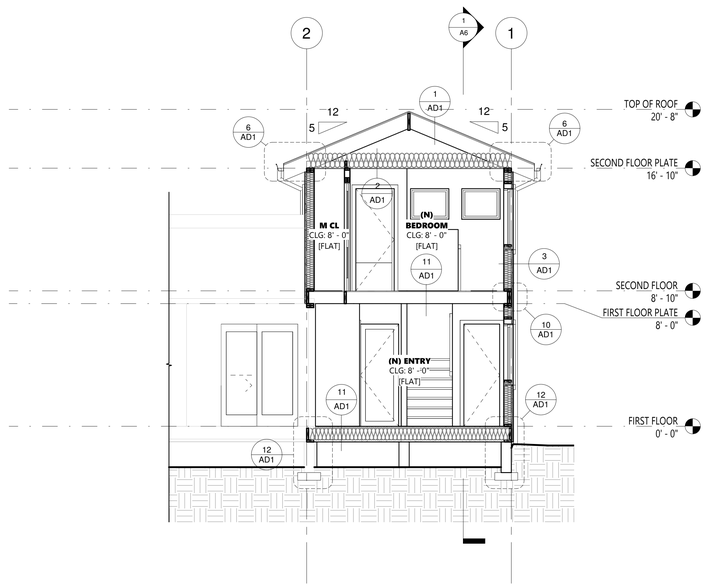
ID	ROOM	MFR - MODEL	DESCRIPTION	MULLED	DIMENSIONS			EGRESS WINDOW	TEMPERED	COMMENTS
					SIZE	ROUGH OPENING	HEAD HEIGHT			
FIRST FLOOR										
W101	(N) ENTRY	TBD - TBD	SINGLE HUNG		2'-0" x 4'-0"		6' - 8"			
W102	(N) ENTRY	TBD - TBD	SINGLE HUNG		2'-0" x 4'-0"		6' - 8"			
W103	(N) ENTRY	TBD - TBD	SLIDER		4'-0" x 4'-0"		6' - 8"			
W104	(N) ENTRY	TBD - TBD	SLIDER		4'-0" x 4'-0"		6' - 8"			
SECOND FLOOR										
W201	(N) BEDROOM	TBD - TBD	SLIDER		4'-0" x 4'-0"		6' - 8"	☑		
W202	(N) BEDROOM	TBD - TBD	SLIDER		4'-0" x 4'-0"		6' - 8"	☑		
W203	(N) BEDROOM	TBD - TBD	SLIDER		4'-0" x 4'-0"		6' - 8"	☑		
W204	(N) STAIRS	TBD - TBD	FIXED		2'-6" x 2'-0"		6' - 8"			
W205	(N) STAIRS	TBD - TBD	FIXED		2'-6" x 2'-0"		6' - 8"			
W206	(N) M BATH	TBD - TBD	SLIDER		2'-0" x 2'-0"		6' - 8"		☑	

DOOR, WINDOW AND SAFETY GLAZING NOTES

A. DWELLING-GARAGE DOORS SHALL BE SOLID WOOD DOORS NOT LESS THAN 1-3/8" THICK, SOLID OR HONEYCOMB-COR STEEL DOORS NOT LESS THAN 1-3/8" THICK, OR A 20 MIN. FIRE RATED DOOR EQUIPED WITH A SELF-CLOSING AND SELF LATCHING DEVICE.
  a. WHERE THE RESIDENCE AND GARAGE ARE PROTECTED BY AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTIONS R309.6 AND R313 THE DOORS NEED ONLY BE SELF-CLOSING AND SELF LATCHING.
B. T = TEMPERED GLAZING
C. TEMPERED GLAZING IS REQUIRED IN THE FOLLOWING HAZARDOUS LOCATIONS:
  a. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOORS.
  b. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE AND IT IS EITHER WITHIN 24" OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION OR WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR. EXCEPT DECORATIVE GLAZING. EXCEPT WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING. EXCEPT WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET OR LESS IN DEPTH. EXCEPT GLAZING THAT IS ADJACENT TO THE FIXED PANEL OF PATIO DOORS.
  c. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS
    • THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET.
    • THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR.
    • THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR, AND
    • ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES MEASURED HORIZONTALLY AND IN A STRAIGHT LINE.
  d. GLAZING IN GUARDS AND RAILINGS
  e. GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE. THIS APPLIES TO EACH PANE IN MULTIPLE GLAZING. EXCEPT GLAZING THAT IS MORE THAN 60 INCHES MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL OR SWIMMING POOL OR FROM THE EDGE OF A SHOWER, SAUNA OR STEAM ROOM.
  f. GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS. EXCEPT GLAZING 36 INCHES OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE.
  g. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN A 60-INCH HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING.
D. ALL WINDOWS AND DOORS SHOWN ARE FOR ROUGH DESIGN PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY WITH THE OWNER THE MANUFACTURER OF THE DOORS AND WINDOWS PRIOR TO PURCHASING AND INSTALLATION. CONTRACTOR TO VERIFY ROUGH OPENING DIMENSIONS PRIOR TO FRAMING.
E. ALL SLIDING, SWINGING DOORS AND WINDOWS OPENING TO THE EXTERIOR OR TO UNCONDITIONED AREAS SHALL BE FULLY WEATHER-STRIPPED, GASKETED, OR OTHERWISE TREATED TO LIMIT AIR INFILTRATION.
F. PROVIDE LANDINGS AT EXTERIOR DOORS EQUAL TO THE WIDTH OF THE DOOR AND A LENGTH IN THE DIRECTION OF TRAVEL EQUAL TO 36". THE SLOPE OF THE LANDING SHALL NOT EXCEED 1/4" PER FOOT (2% SLOPE)
G. EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE



1 A6 TRANSVERSE BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 A6 LONGITUDINAL BUILDING SECTION
SCALE: 1/4" = 1'-0"

REVITECTS
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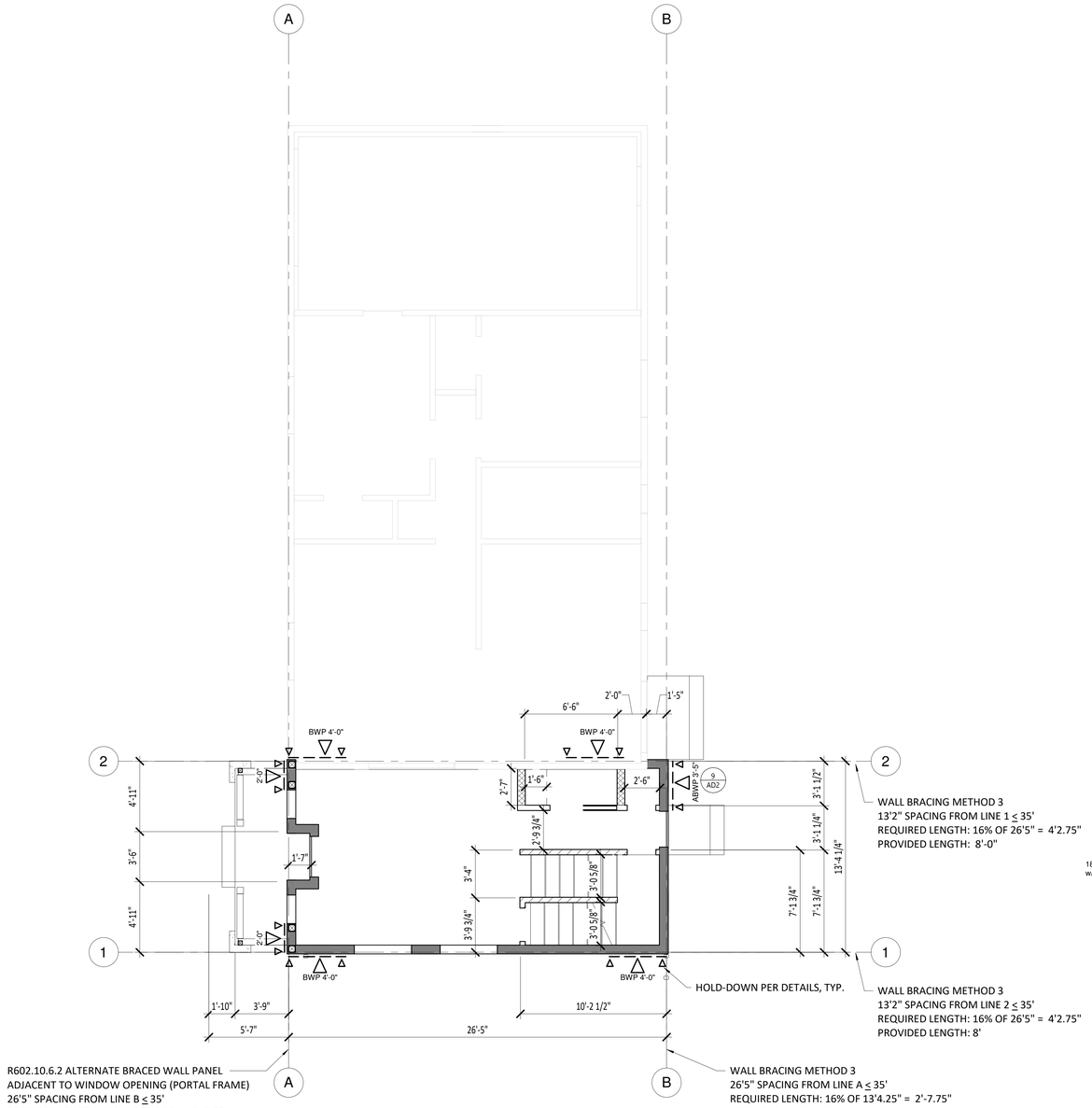
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SHEET TITLE
BUILDING SECTIONS - DOOR AND WINDOW SCHEDULES

SHEET NUMBER
A6

Exhibit A



WALL BRACING METHOD 3
13'2" SPACING FROM LINE 1 ≤ 35'
REQUIRED LENGTH: 16% OF 26'5" = 4'2.75"
PROVIDED LENGTH: 8'-0"

HOLD-DOWN PER DETAILS, TYP.

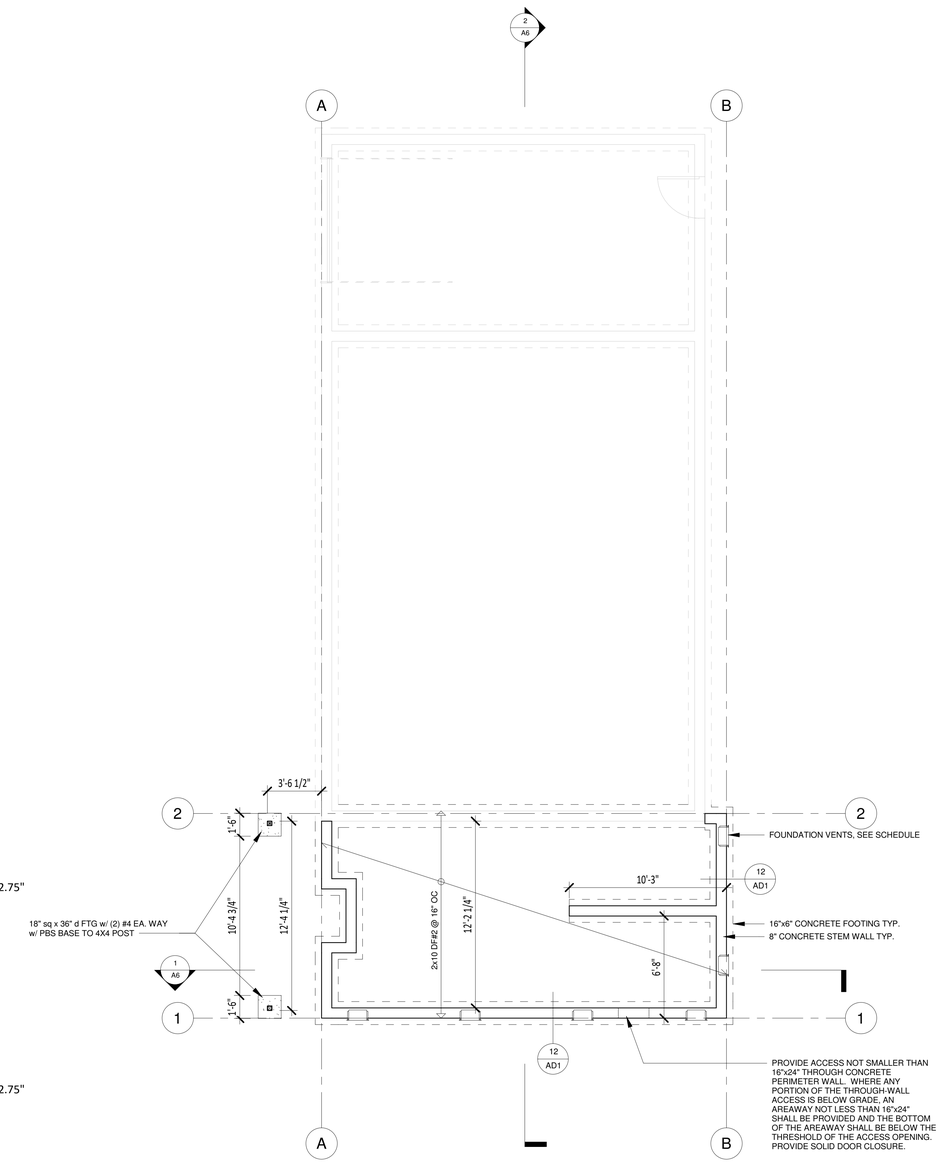
WALL BRACING METHOD 3
13'2" SPACING FROM LINE 2 ≤ 35'
REQUIRED LENGTH: 16% OF 26'5" = 4'2.75"
PROVIDED LENGTH: 8'

R602.10.6.2 ALTERNATE BRACED WALL PANEL
ADJACENT TO WINDOW OPENING (PORTAL FRAME)
26'5" SPACING FROM LINE B ≤ 35'
REQUIRED LENGTH: 16% OF 13'4.25" = 2'-7.75"
PROVIDED LENGTH: 4'-0"
PORTAL FRAME WITH HOLDOWNS USED (10 / AD2)

WALL BRACING METHOD 3
26'5" SPACING FROM LINE A ≤ 35'
REQUIRED LENGTH: 16% OF 13'4.25" = 2'-7.75"
PROVIDED LENGTH: 3'-5"
ALTERNATE BRACED WALL PANEL USED

(2 / A7) 1ST FLOOR SHEAR PLAN
SCALE: 1/4" = 1'-0"

NOTE: SEE SHEET AD2 FOR SHEAR WALL CONNECTION DETAILS



18" sq x 36" d FTG w/ (2) #4 EA. WAY
w/ PBS BASE TO 4X4 POST

PROVIDE ACCESS NOT SMALLER THAN 16"x24" THROUGH CONCRETE PERIMETER WALL. WHERE ANY PORTION OF THE THROUGH-WALL ACCESS IS BELOW GRADE, AN AREAWAY NOT LESS THAN 16"x24" SHALL BE PROVIDED AND THE BOTTOM OF THE AREAWAY SHALL BE BELOW THE THRESHOLD OF THE ACCESS OPENING. PROVIDE SOLID DOOR CLOSURE.

(1 / A7) FOUDNATION PLAN
SCALE: 1/4" = 1'-0"

REQUIRED FOUNDATION VENTILATION

ATTIC AREA	SQ. FT.	FACTOR	REQUIRED VENTILATION
MAIN FOUNDATION	332.58 SF	150	319.28 in²

MAIN FOUNDATION VENTILATION PROVIDED

ID	DESCRIPTION	COUNT	FREE AREA PER VENT	FREE AREA TOTAL
	8X14 FOUNDATION VENT	6	73.00 in²	372.00 in²
		6		372.00 in²

REVITECTS
DESIGN & DEVELOPMENT

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SHEET TITLE
FOUNATION AND FIRST FLOOR SHEAR WALL PLAN

SHEET NUMBER
A7

Exhibit A

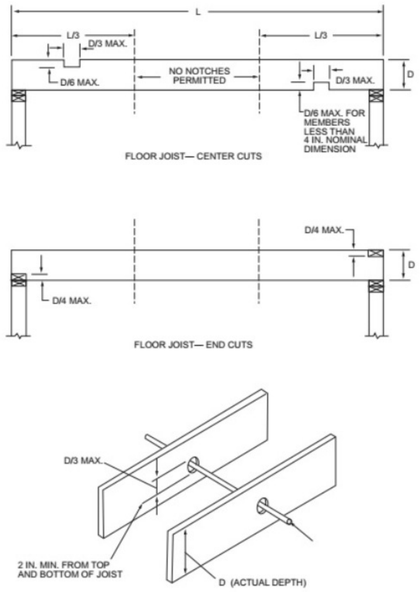
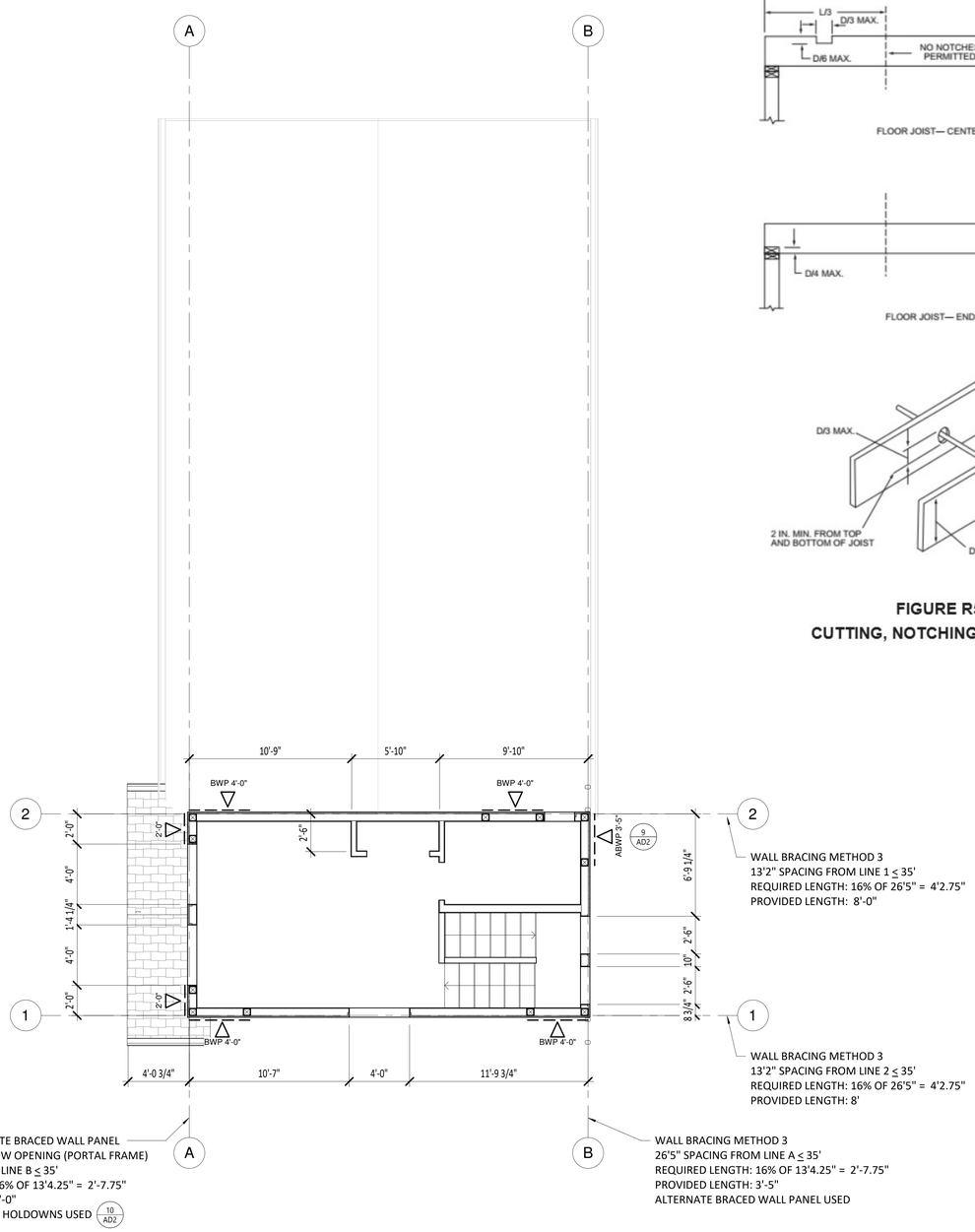
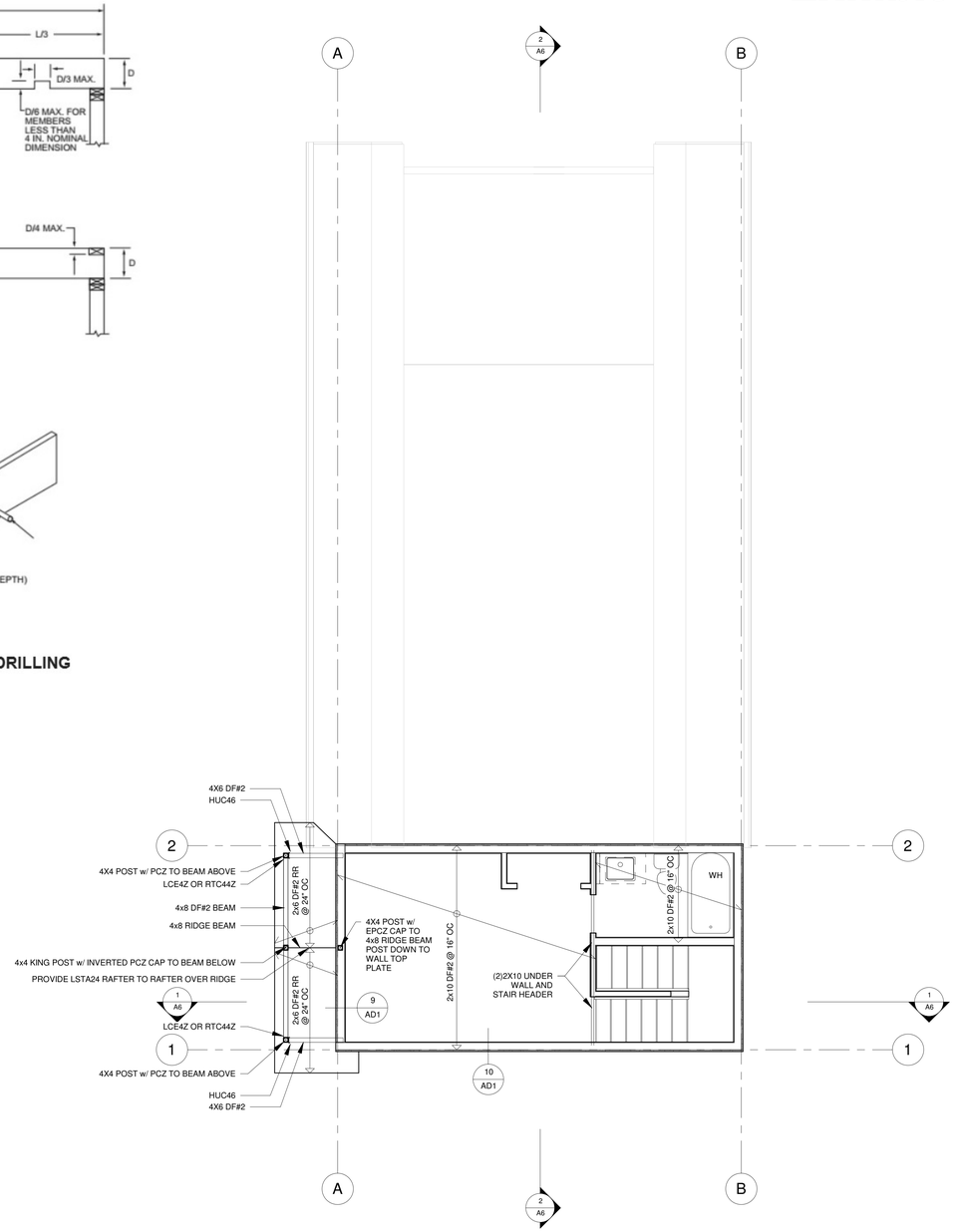


FIGURE R502.8
CUTTING, NOTCHING AND DRILLING



4 A9 2ND FLOOR SHEAR PLAN
SCALE: 1/4" = 1'-0"

NOTE: SEE SHEET AD2 FOR SHEAR WALL CONNECTION DETAILS



1 A9 SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

FLOOR FRAMING NOTES

A. JOISTS SHALL BE SUPPORTED LATERALLY AT THE ENDS BY FULL-DEPTH SOLID BLOCKING NOT LESS THAN 2 INCHES NOMINAL THICKNESS; OR BY ATTACHMENT TO A FULL-DEPTH HEADER, BAND OR RIM JOIST OR TO AN ADJOINING STUD OR SHALL BE OTHERWISE PROVIDED WITH LATERAL SUPPORT TO PREVENT ROTATION.

B. FLOOR FRAMING SHALL BE NAILED IN ACCORDANCE WITH TABLE R602.3(1). WHERE POSTS AND BEAM OR GIRDER CONSTRUCTION IS USED TO SUPPORT FLOOR FRAMING, POSITIVE CONNECTIONS SHALL BE PROVIDED TO ENSURE AGAINST UPLIFT AND LATERAL DISPLACEMENT

C. OPENINGS IN FLOOR FRAMING SHALL BE FRAMED WITH HEADER AND TRIMMER JOISTS. WHERE THE HEADER JOIST SPAN DOES NOT EXCEED 4 FEET, THE HEADER JOIST SHALL BE A SINGLE MEMBER THE SAME SIZE AS THE FLOOR JOIST. SINGLE TRIMMER JOISTS SHALL BE USED TO CARRY A SSINGLE HEADER JOIST THAT IS LOCATED WITHIN 3 FEET OF THE TRIMMER JOIST BEARING. WHERE THE HEADER JOIST SPAN EXCEEDS 4 FEET, THE TRIMMER JOISTS AND THE HEADER JOIST SHALL BE DOUBLED AND OF SUFFICIENT CROSS SECTION TO SUPPORT THE FLOOR JOISTS FRAMING INTO THE HEADER.

D. DRAFTSTOPPIN SHALL BE PROVIDED IN ACCORDANCE WITH SECTION R302.12

E. FIREBLOCKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION R302.11

F. WOOD STRUCTURAL PANEL SHEATHING USED FOR STRUCTURAL PURPOSES SHALL CONFORM TO CSA 0325, CSA 0437 DOC PS 1 OR DOC PS 2. PANELS SHALL BE IDENTIFIED FOR GRADE, BOND CLASSIFICATION AND PERFORMANCE CATEGORY BY A GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED AGENCY. THE PERFORMANCE CATEGORY VALUE SHALL BE USED AS THE "NOMINAL PANEL THICKNESS" OR "JPANEL THICKNESS" WHEREVER REFERENCED.

a. WHERE USED AS SUBFLOORING OR COMBINATION SUBFLOOR UNDERLAYMENT, WOOD STRUCTURAL PANELS SHALL BE OF ONE OF THE GRADES SPECIFIED IN TABLE R503.2.1(1). WHERE SANDED PLYWOOD IS USED AS COMBINATION SUBFLOOR UNDERLAYMENT, THE GRADE, BOND CLASSIFICATION, AND PERFORMANCE CATEGORY SHALL BE AS SPECIFIED IN TABLE R503.2.1.1(2)

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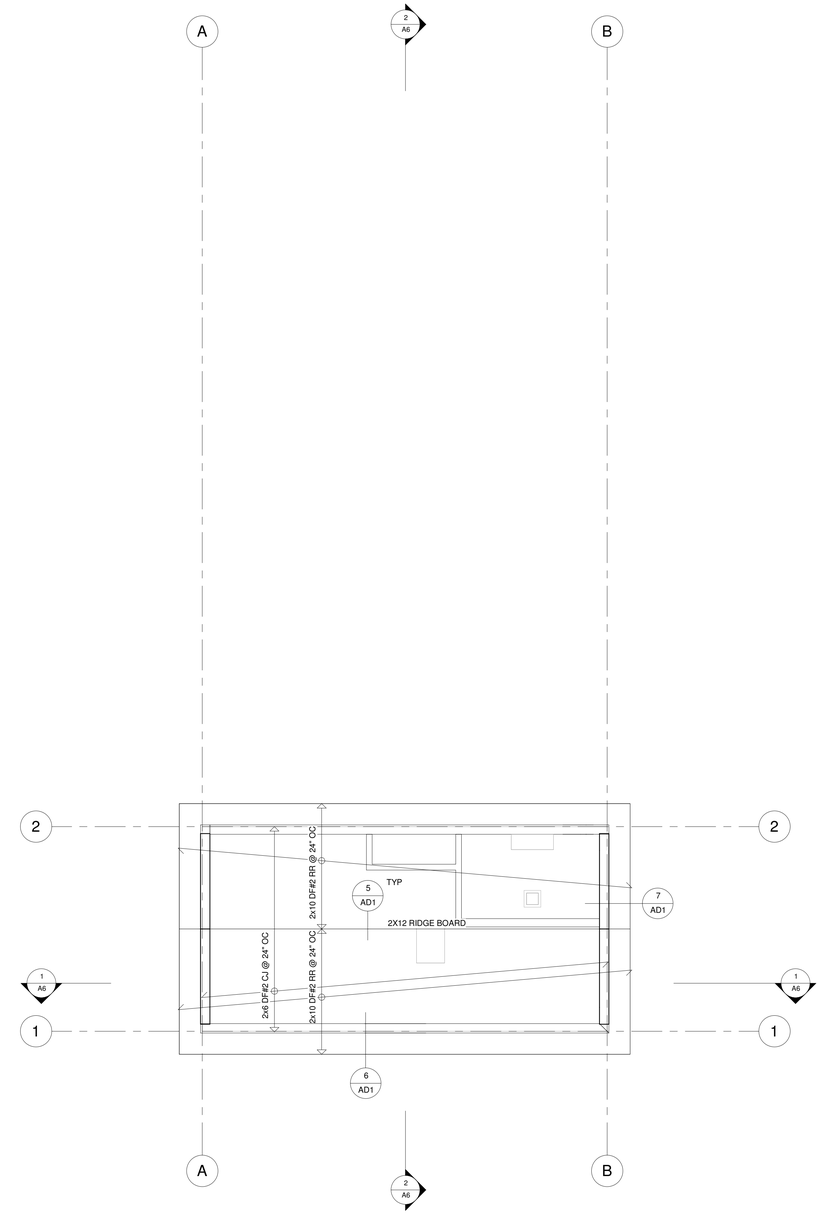
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SHEET TITLE
SECOND FLOOR FRAMING & 2ND FLOOR SHEAR WALL PLAN

SHEET NUMBER
A9

Exhibit A



1 A11 ROOF/CEILING FRAMING PLAN
SCALE: 1/4" = 1'-0"

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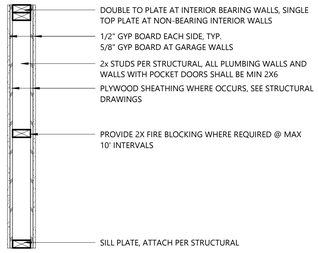
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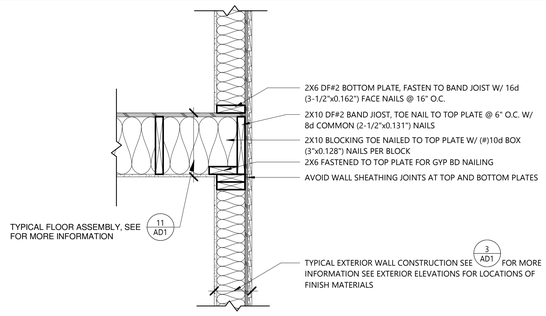
SHEET TITLE
ROOF/CEILING FRAMING PLAN, DETAILS AND NOTES

SHEET NUMBER
A11

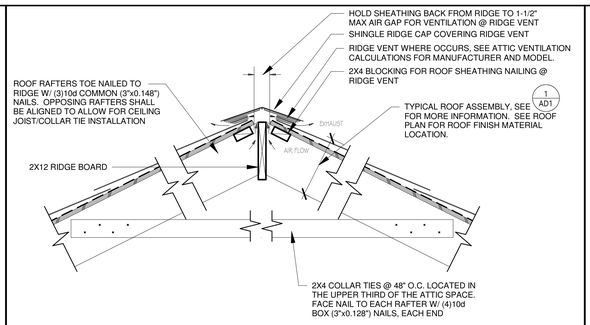
Exhibit A



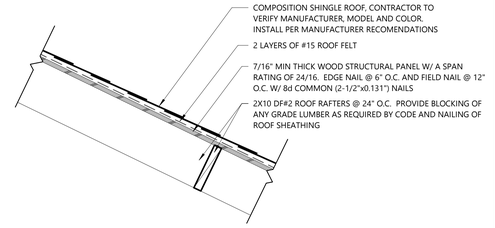
13 AD1 **INTERIOR WALL ASSEMBLY - 2x WITH GYP**
1" = 1'-0"



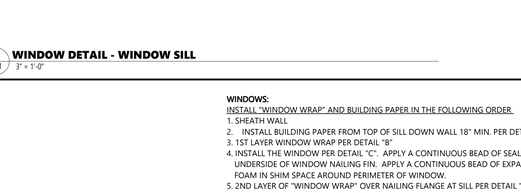
9 AD1 **FLOOR TO WALL CONNECTION @ PARALLEL JOISTS**
1" = 1'-0"



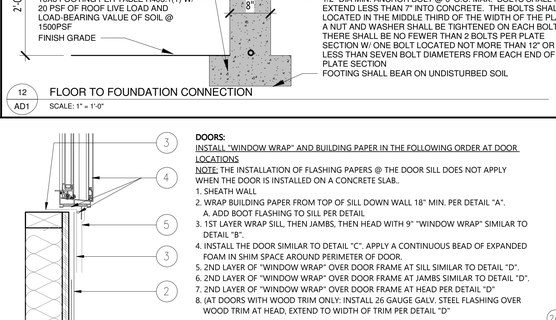
5 AD1 **RIDGE VENT - COMP SHINGLES**
1" = 1'-0"



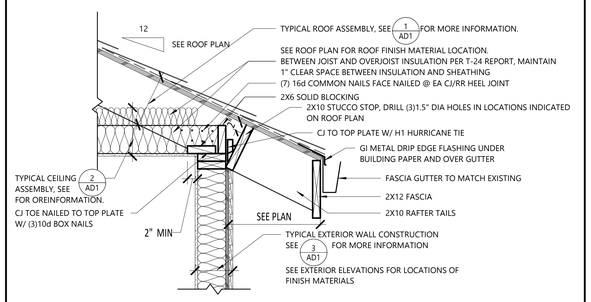
1 AD1 **ROOF ASSEMBLY - COMP SHINGLES**
1" = 1'-0"



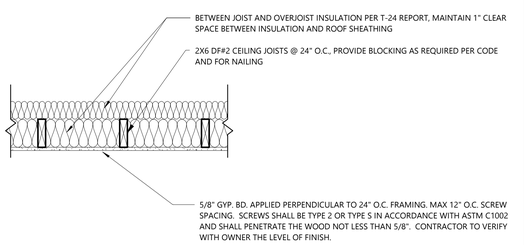
14 AD1 **WINDOW DETAIL - WINDOW HEAD**
3" = 1'-0"



10 AD1 **FLOOR TO WALL CONNECTION @ PERPENDICULAR JOISTS**
1" = 1'-0"



TYPICAL EAVE DETAIL - COMP SHINGLES - OVERHANG - OPEN RAFTRS - PRESCRIPTIVE
6 AD1 1" = 1'-0"



2 AD1 **CEILING ASSEMBLY - 1/2" GYP BD**
1" = 1'-0"

15 AD1 **WINDOW DETAIL - WINDOW JAMB**
3" = 1'-0"

11 AD1 **2ND FLOOR ASSEMBLY**
1" = 1'-0"

7 AD1 **TYPICAL RAKE DETAIL - COMP SHINGLES - OVERHANG**
1" = 1'-0"

3 AD1 **EXTERIOR WALL ASSEMBLY - PLASTER FINISH SYSTEM**
1" = 1'-0"

16 AD1 **WINDOW DETAIL - WINDOW SILL**
3" = 1'-0"

12 AD1 FLOOR TO FOUNDATION CONNECTION
SCALE: 1" = 1'-0"

8 AD1 **ROOF PARALLEL TO WALL FLASHING - COMP SHINGLES**
1 1/2" = 1'-0"

4 AD1 **EXTERIOR WALL CORNERS - PLASTER FINISH SYSTEM**
1" = 1'-0"

WINDOWS:
INSTALL "WINDOW WRAP" AND BUILDING PAPER IN THE FOLLOWING ORDER
1. SHEATH WALL
2. INSTALL BUILDING PAPER FROM TOP OF SILL DOWN WALL 18" MIN. PER DETAIL "A".
3. 1ST LAYER WINDOW WRAP PER DETAIL "B"
4. INSTALL THE WINDOW PER DETAIL "C". APPLY A CONTINUOUS BEAD OF SEALANT TO UNDERSIDE OF WINDOW NAILING FIN. APPLY A CONTINUOUS BEAD OF EXPANDED FOAM IN SHIM SPACE AROUND PERIMETER OF WINDOW.
5. 2ND LAYER OF "WINDOW WRAP" OVER NAILING FLANGE AT SILL PER DETAIL "D"
6. 2ND LAYER OF "WINDOW WRAP" OVER NAILING FLANGE AT JAMBS PER DETAIL "D".
7. 2ND LAYER OF "WINDOW WRAP" OVER NAILING FLANGE AT HEAD PER DETAIL "D".
8. (AT WINDOWS WITH WOOD TRIM ONLY: INSTALL 26 GAUGE GALV. STEEL FLASHING OVER WOOD TRIM AT HEAD, EXTEND TO WIDTH OF TRIM PER DETAIL "D")
9. OVERLAP ALL CORNERS MINIMUM 6" PER DETAIL "D".
10. INSTALL BUILDING PAPER UNDER SILL FLAP CREATED IN STEP #2 PER DETAIL "E".
11. INSTALL BUILDING PAPER SHINGLE FLASHING WITH 4" VERTICAL OVERLAPS AND 6" HORIZONTAL OVERLAPS PER DETAIL "E".
12. BUILDING PAPER TO OVERLAP "WINDOW WRAP" AND FLANGE PER DETAIL "E".

DETAIL AT WINDOW SILL

NOTES: WINDOW WRAP TO BE 9" WIDE BITUTHANE, VICOR-V40 OR EQUAL

DOORS:
INSTALL "WINDOW WRAP" AND BUILDING PAPER IN THE FOLLOWING ORDER AT DOOR LOCATIONS
NOTE: THE INSTALLATION OF FLASHING PAPERS @ THE DOOR SILL DOES NOT APPLY WHEN THE DOOR IS INSTALLED ON A CONCRETE SLAB..
1. SHEATH WALL
2. WRAP BUILDING PAPER FROM TOP OF SILL DOWN WALL 18" MIN. PER DETAIL "A".
A. ADD BOOT FLASHING TO SILL PER DETAIL
3. 1ST LAYER WRAP SILL, THEN JAMBS, THEN HEAD WITH 9" "WINDOW WRAP" SIMILAR TO DETAIL "B".
4. INSTALL THE DOOR SIMILAR TO DETAIL "C". APPLY A CONTINUOUS BEAD OF EXPANDED FOAM IN SHIM SPACE AROUND PERIMETER OF DOOR.
5. 2ND LAYER OF "WINDOW WRAP" OVER DOOR FRAME AT SILL SIMILAR TO DETAIL "D".
6. 2ND LAYER OF "WINDOW WRAP" OVER DOOR FRAME AT JAMBS SIMILAR TO DETAIL "D".
7. 2ND LAYER OF "WINDOW WRAP" OVER DOOR FRAME AT HEAD PER DETAIL "D"
8. (AT DOORS WITH WOOD TRIM ONLY: INSTALL 26 GAUGE GALV. STEEL FLASHING OVER WOOD TRIM AT HEAD, EXTEND TO WIDTH OF TRIM PER DETAIL "D"

OVERLAP ALL CORNERS MINIMUM 6" PER DETAIL "D"
9. INSTALL BUILDING PAPER UNDER SILL FLAP CREATED IN STEP #2 PER DETAIL "E".
10. INSTALL BUILDING PAPER SHINGLE FASHION WITH 4" VERTICAL OVERLAPS AND 6" HORIZONTAL OVERLAPS PER DETAIL "E"
11. BUILDING PAPER TO OVERLAP WINDOW WRAP DETAIL "E"

17 AD1 **DOOR AND WINDOW FLASHING**
3" = 1'-0"

REVITECTS
DESIGN & DEVELOPMENT

DYER RESIDENCE

DYER RESIDENCE
328 ROSEVILLE ST
ROSEVILLE, CA
95678

FIRST SUBMITTAL DATE

REVISIONS

PLOT DATE
7/14/2021 4:39:36 PM

DESIGNER
TD

DRAFTER
RM

CHECKED BY

SHEET TITLE
DETAILS

SHEET NUMBER
AD1

Exhibit A

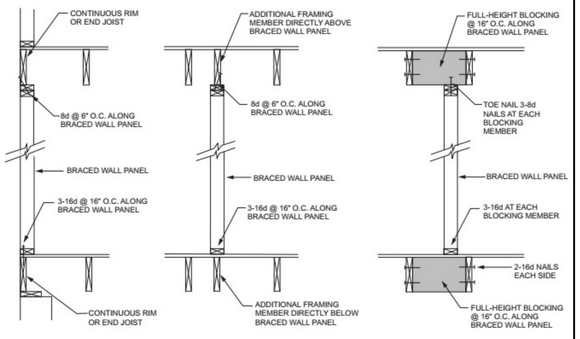


FIGURE R602.10.8(2)
BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING

12 AD2 BRACED WALL PANEL CONNECTION WHEN PARALLEL
SCALE: 1/2" = 1'-0"

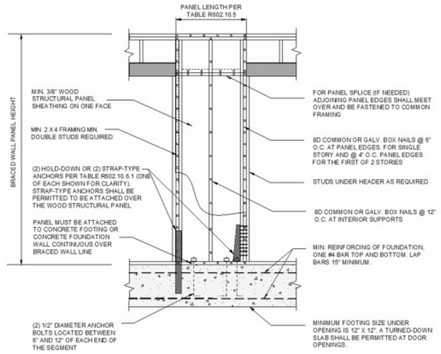


FIGURE R602.10.6.1
METHOD ABW—ALTERNATE BRACED WALL PANEL

9 AD2 ALTERNATE BRACED WALL PANEL
SCALE: 1/2" = 1'-0"

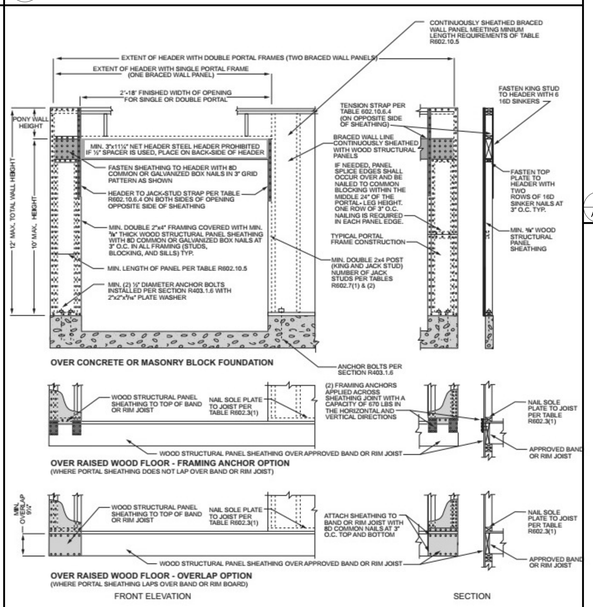


FIGURE R602.10.6.4
METHOD CS-PF—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

10 AD2 CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION
SCALE: 1/2" = 1'-0"

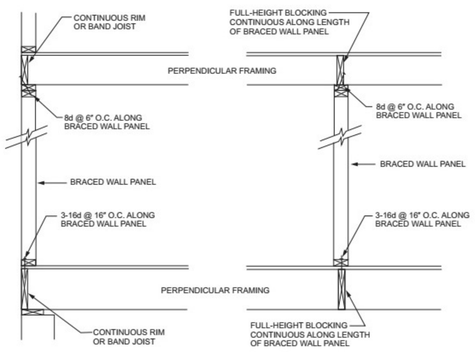
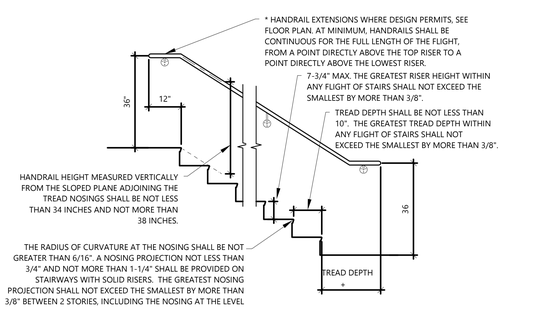
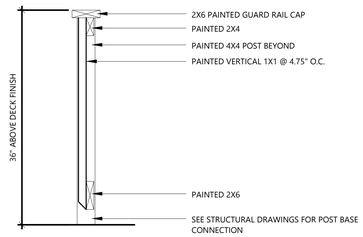


FIGURE R602.10.8(1)
BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING

11 AD2 BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR
SCALE: 1/2" = 1'-0"

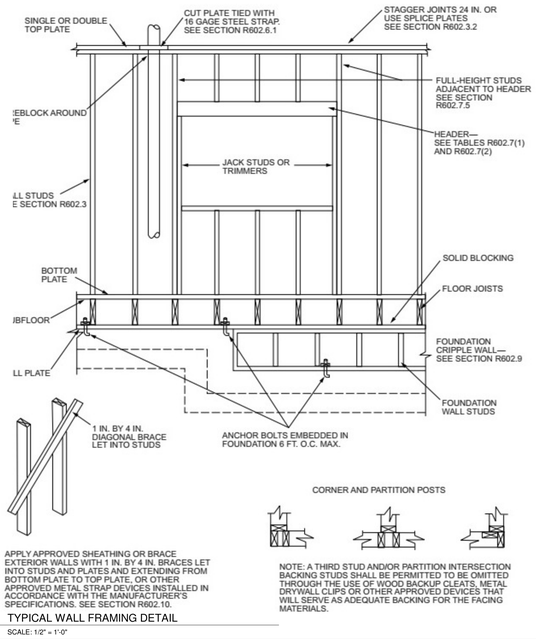


6 AD2 TYPICAL STAIR DIMENSIONS
SCALE: 1/2" = 1'-0"

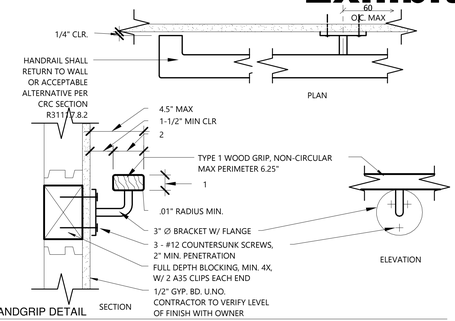


7 AD2 EXTERIOR GUARD RAIL - 2x2 w/ WOOD FRAME AND HANDRAIL
SCALE: 1" = 1'-0"

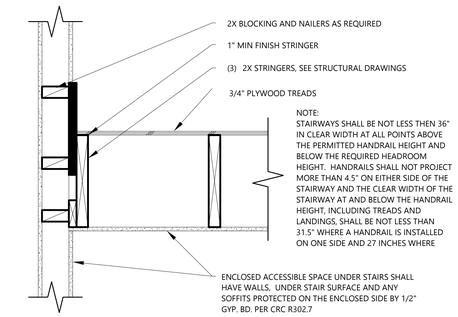
FIGURE R602.3(1)
TYPICAL WALL, FLOOR AND ROOF FRAMING



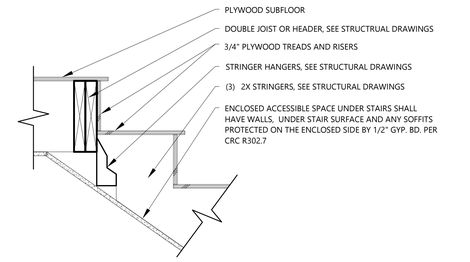
8 AD2 TYPICAL WALL FRAMING DETAIL
SCALE: 1/2" = 1'-0"



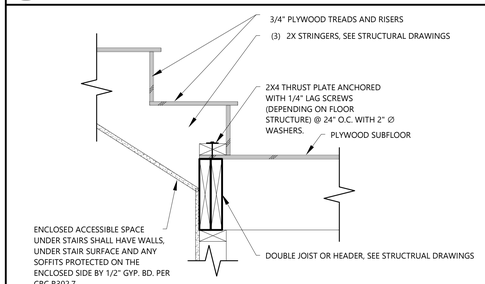
1 AD2 HANDGRIP DETAIL
SCALE: 3" = 1'-0"



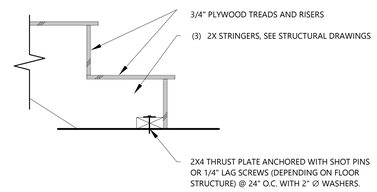
2 AD2 INTERIOR STAIR TO SIDE WALL
SCALE: 1 1/2" = 1'-0"



3 AD2 INTERIOR STAIR TO HEADER
SCALE: 1 1/2" = 1'-0"



4 AD2 INTERIOR STAIR TO LANDING
SCALE: 1 1/2" = 1'-0"



5 AD2 INTERIOR STAIR TO FLOOR
SCALE: 1 1/2" = 1'-0"

REVITECTS
DESIGN & DEVELOPMENT

DYER RESIDENCE

DYER RESIDENCE
328 ROSEVILLE ST
ROSEVILLE, CA
95678

FIRST SUBMITTAL DATE

REVISIONS

PLOT DATE
7/14/2021 4:39:38 PM

DESIGNER
TD

DRAFTER
RM

CHECKED BY

SHEET TITLE
DETAILS

SHEET NUMBER
AD2

ALTERATION, REHABILITATION AND RECONSTRUCTION REQUIREMENTS:
THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH THE 2019 CBC. DUE TO THE DIFFICULTY OF ANTICIPATING EVERY UNSATISFACTORY CONDITION THAT MIGHT BE FOUND IN EXISTING CONSTRUCTION, IFF ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NON-COMPLYING CONSTRUCTION BE DICOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH THE 2019 CBC, A CHANGE ORDER OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK, SHALL BE ISSUED.

GENERAL NOTES:
1. ALL MATERIAL AND WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE 2019 CALIFORNIA BUILDING CODE AND THE 2019 CALIFORNIA RESIDENTIAL CODE AND THE ADOPTED STANDARDS REFERENCED THEREIN; AS WELL AS OF ANY OTHER REGULATING AGENCIES HAVING AUTHORITY & JURISDICTION OVER ANY PORTION OF THE WORK; AND OF THESE NOTES AND SPECIFICATIONS.
2. ALL DRAWINGS SHALL BE CONSIDERED PART OF THE CONTRACT DOCUMENTS.
3. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR REVITECTS LLC.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK AND SHALL NOTIFY REVITECTS LLC OF ANY DISCREPANCIES.
5. ALL OMISSIONS AND CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF REVITECTS LLC AND RESOLVED PRIOR TO PROCEEDING WITH WORK SO INVOLVED.
6. PROVIDE MANUFACTURER'S APPROVED PRODUCT EVALUATION REPORTS (ICC EVALUATION REPORTS) AND A LIST OF ALL PROPOSED SUBSTITUTIONS TO REVITECTS LLC FOR REVIEW AND WRITTEN APPROVAL BEFORE FABRICATION AND/OR INSTALLATION.
7. NEITHER THE OWNER OR REVITECTS LLC WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES INCLUDING SHORING AND BRACING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES OR SEQUENCE OF CONSTRUCTION. IF A LAWSUIT IS FILED BY ONE OF THE CONTRACTORS OR SUBCONTRACTORS EMPLOYEES, OR ANYONE ELSE, THE CONTRACTOR WILL INDEMNIFY, DEFEND AND HOLD THE OWNER AND REVITECTS LLC HARMLESS OF ANY AND ALL SUCH CLAIMS.
8. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT ALL STRUCTURAL ELEMENTS AND MEMBERS (ROOF, SLAB, COLUMNS, ETC) ARE ADEQUATELY BRACED DURING CONSTRUCTION. BRACING OF SUCH ELEMENTS AND MEMBERS SHALL REMAIN IN PLACE UNTIL THEY ARE PROPERLY SECURED.
9. CONSTRUCTION MATERIAL SHALL BE EVENLY DISTRIBUTED IF PLACED ON FRAMED FLOORS OR ROOFS. CONSTRUCTION LOADS SHALL NOT EXCEED DESIGN LIVE LOADS FOR THE SUPPORTING MEMBERS AND THEIR CONNECTIONS.
10. SPECIFIC DETAILS OR NOTES ON OTHER SHEETS SHALL PREVAIL OVER STANDARD NOTES ON THIS SHEET. WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, SUCH DETAILS SHALL BE THE SAME AS FOR SIMILAR WORK SHOWN ON THE DRAWINGS.
11. THE CONTRACTOR SHALL DETERMINE THE LOCATIONS OF THE UTILITY SERVICE IN THE AREA TO BE EXCAVATED PRIOR TO BEGINNING EXCAVATION.
12. NO PIPES, DUCTS, SLEEVES, CHASE ETC, SHALL BE PLACED IN SLABS, BEAMS, COLUMNS, WALLS, ETC UNLESS SPECIFICALLY SHOWN OR NOTED. NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR PIPES, DUCTS, ETC, UNLESS SPECIFICALLY SHOWN. OBTAIN PRIOR WRITTEN APPROVAL FOR INSTALLATION OF ANY ADDITIONAL PIPES, DUCTS, ETC
13. ALTERNATIVE PRODUCTS OF SIMILAR STRENGTH AND, NATURE, AND FORM FOR SPECIFIED ITEMS MAY BE SUBMITTED WITH ADEQUATE TECHNICAL DOCUMENTATION (TEST REPORTS, ICC EVALUATION REPORTS, ETC.) TO THE DESIGNER FOR REVIEW. ALTERNATE MATERIALS THAT ARE SUBMITTED WITHOUT ADEQUATE TECHNICAL DOCUMENTATION OR THAT SIGNIFICATELY DEVIATE FROM THE DESIGN INTENT MAY BE RETURNED WITHOUT REVIEW. ALTERNATES THAT REQUIRE SUBSTANTIAL EFFORT TO REVIEW SHALL REQUIRE APPROVAL FROM THE OWNER BEFORE REVIEW.
14. SHOP DRAWINGS, SPECIAL INSPECTIONS, AND MATERIAL SAMPLING & TESTING (WHEN REQUIRED) ARE SPECIFIED IN THESE STANDARD NOTES AND SPECIFICATIONS AND THE SPECIAL INSPECTION TABLES.

DESIGN CRITERIA:
BUILDING CODES:
DESIGN SHALL CONFORM TO THE MINIMUM STANDARDS OF THE 2019 CALIFORNIA BUIDING CODE (CBC) AND THE 2019 CALIFORNIA RESIDENTIAL CODE (CRC), AND THE ADOPTED STANDARDS REFERENCED THEREIN; AS WILL AS OF ANY OTHER REGULATING AGENCIES HAVING AUTHORITY AND JURISDICTION OVER ANY PORTION OF THE WORK; AND OF THESE STRUCTURAL NOTES AND SPECIFICATIONS.

LATERAL SEISMIC LOADS:
SEISMIC DESIGN CATEGORY C

WIND DESIGN DATA:
WIND SPEED: 110 MPH

VERTICAL LOADS:	ROOF LOADS	FLOOR LOADS
DEAD LOAD	15 PSF	10 PSF
LIVE LOAD	N/A	20 PSF
SNOW LOAD	N/A	N/A

FOUNDATION REQUIREMENTS:
ALLOWABLE BEARING: 1500 PSF

FOUNDATION NOTES:
1. ALL WOOD SHALL BE 8" MIN ABOVE GRADE
2. ALL WOOD TO CONCRETE SHALL BE PRESSURE TREATED OR EQUAL, TYPICAL.
3. PROVIDE DOUBLE FLOOR JOISTS UNDER WALLS RUNNING PARALLEL WITH FLOOR JOISTS THAT SPAN 8'-0" OR LONGER
4. THE CONTRACTOR IS RESPONSIBLE FOR REFERRING TO SHEAR PLANS TO VERIFY HOLD-DOWN LOCATIONS AT WINDOS, DOORS AND OTHER OPENINGS.
5. THE CONTRACTOR SHALL VERIFY ALL ROUGH OPENING SIZES AND RELATED FRAMING FOR POST LOCATIONS AT WINDOWS, DOORS AND OTHER OPENINGS.
6. POSTS SHOWN ON THE FOUNDATION PLAN ARE THOSE DIRECTLY CONNECTED TO THE FOUNDATION WITH A HOLD-DOWN OR POST BASE CONNECTOR.
7. STRUCTURAL CONCRETE SLAB: 4" MIN THICK WITH 6X6 - #10 X #10 WWF OVER 10 MIL VAPOR BARRIER (NOT REQUIRED AT GARAGE) OVER 4" OF 3/4" CLEAN CRUSHED GRAVEL.
8. TYPICAL ONE STORY FOUNDATION: 12" WIDE X 12" DEEP FOOTING WITH (1) #4 REBAR TOP AND BOTTOM (TOTAL 2)
9. TYPICAL TWO STORY FOUNDATION: 15" WIDE x 18" DEEP FOOTING WITH (1) #4 REBAR TOP AND BOTTOM (TOTAL 2)
10. ALL SQUARE POST PAD FOOTINGS SHALL BE 12" MIN DEEP WITH #4 REBAR @ 12" O.C. BOTH WAYS, 3" CLEAR FROM BOTTOM OF FOOTING.
11. PROVIDE 5/8" DIA X 10" ANCHOR BOLTS @ 6'-0" O.C. AT ALL BEARING WALLS AND EXTERIOR NON-SHEAR WALLS. SEE SHEAR WALL TABLE FOR ANCHOR BOLT SPACING WHERE SHEAR WALLS OCCUR. ANCHOR BOLTS SHALL HAVE A 7" MIN EMBEDMENT INTO CONCRETE.
12. FASTENERS, INCLUDING NUT AND WASHERS, IN PRESERVATIVE TREATED WOOD SHALL BE HOT DIPPED ZINC COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. ANCHOR BOLTS SHALL BE PERMITTED TO BE OF MECHANICALLY DEPOSITED ZINC COATED STEEL WITH COATING WEIGHTS PER ASTM B 695, CLASS 55 MINIMUM.
13. EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CAL/OSHA REGULATIONS.
14. ALL HOLD-DOWN CONNECTORS SHALL BE RE-TIGHTENED JUST PRIOR TO ENCLOSURE.

2ND FLOOR GENERAL NOTES:
1. TYPICAL FLOOR SHEATHING: 3/4" C-C PLUGGED OR OSB, TONGUE & GROOVE, SPAN RATED 40/20 UNLESS OTHERWISE NOTED
2. ALL FLOOR SHEATHING SHALL BE GLUED TO THE JOISTS PER THE RECOMMENDATIONS OF THE AMERICAN PLYWOOD ASSOCIATION, AND THE GLUE MANUFACTURER'S SPECIFICATIONS. GLUE SHALL BE APPLIED TO ALL JOISTS AND ALL PANEL JOINTS. FLOOR SHEATHING SHALL BE NAILED WITH 10d @ 6" O.C. AT EDGES AND 12" ON CENTER IN THE FIELD UNLESS OTHERWISE NOTED.

ROOF GENEREAL NOTES:
1. RIDGES, HIPS AND VALLEYS SHALL BE (1) LUMBER SIZE LARGER THAN RAFTERS THEY SUPPORT, TYPICAL UNLESS OTHERWISE NOTED
2. PROVIDE (2) 2X6 STRUTS UNDER ALL HIP/VALLEY BOARDS TO BEARING WALLS OR BEAMS BELOW. PROVIDE (2) 2X STUDS IN THE WALLS UNDER ALL STRUTS SUPPORTING HIP/VALLEY BOARDS, UNLESS OTHERWISE NOTED.
3. INSTALL 2X6 OUTLOOKERS AT 3'-0" O.C. AT ALL GABLE ENDS UNLESS OTHERWISE NOTED
4. PROVIDE 2X SOLID RAFTER BLOCKING AT EXTERIOR WALLS, TYPICAL. SEE SHEAR WALL TABLE FOR ADDITIONAL REQUIREMENTS.
5. TYPICAL RAFTERS: 2X8 DF#2 @ 24" O.C. UNLESS OTHERWISE NOTED (MAX SPAN 14')
6. TYPICAL ROOF SHEATHING 15/32" CDX OR OSB SPAN RATED 32/16, NAILED WITH 8d @ 6" O.C. AT EDGES, 12" O.C. FIELD, UNLESS OTHERWISE NOTED
7. TYPICAL PURLIN: 2X10 DF#2 WITH 2X6 STRUTS AT 6'-0" O.C. MAX. THE UNBRACED LENGTH OF THE STRUTS SHALL NOT EXCEED 8'-0" AND THE MINIMUM SLOPE OF THE STRUTS SHALL NOT BE LESS THAN 45 DEGREES FROM THE HORIZONTAL.
8. INSTALL 2X6 RAFTER TIES @ 4'-0" O.C. AS NEAR AS PRACTICAL TO THE TOP PLATE AND 2X6 COLLAR TIES @ 4'-0" O.C. MAX IN UPPER THIRD OF ATTIC, UNLESS OTHERWISE NOTED.
9. CRICKET FRAMING:
   A. 2X4 RAFTERS BRADED TO THE MNFR TRUSSES BELOW WITH 2X4 STRUTS OR 2X SLEEPERS (WHERE OCCURS) AT NO MORE THAN 4'-0" O.C.
   B. ROOF SHEATHING SHALL BE CONTINUOUS UNDER CRICKET FOR STRUCTURAL ROOF DIAPHRAGM.

REINFORCED CONCRETE NOTES:
1. DESIGN, FABRICATION AND ERECTION SHALL CONFORM TO THE SPECIFICATIONS AND STANDARDSOF THE AMERICAN CONCRETE INSTITUTE, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, ACI 318-14
2. CEMENT SHALL CONFORM TO ASTM C-150, TYPE II
3. AGGREGATES SHALL CONFORM TO ASTM C-33 FOR NORMAL WEIGHT CONCRETE AND ASTM C-330 FOR LIGHT WEIGHT CONCRETE.
4. ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 GRADE 36
5. ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS AND OTHER INSERTS SHALL BE SECURED IN POSITION AND INSPECTED BY THE LOCAL BUILDING DEPARTMENT INSPECTOR PRIOR TO THE POURING OF ANY CONCRETE.
6. FINISHED SURFACES OF FLOOR SLABS SHALL NOT DEVIATE MORE THAN 1/8" FROM THE LOWER EDGE OF A 10 FOOT STRAIGHT EDGE.
7. CONCRETE SHALL MEET THE FOLLOWING DESIGN CRITERIA:

LOCATION	28 DAY COMP STRENGTH	MIN CEMENT	MAX AGGREGATE	MAX SLUMP
FOUNDATION	2500 PSI	5.5 SACKS/YD	1"	4"
NONSTRUCTURAL SLAB ON GRADE	2500 PSI	5.0 SACKS/YD SLAB ON GRADE	1"	4"

8. CONCRETE MIX TESTING AND DESIGN SHALL MEET THE REQUIREMENTS OF CHAPTER 26 OF ACI 318-14 AND SECTION 1904 OF THE 2019 CBC RESPECTIVELY, AND THESE SPECIFICATIONS
9. DRY PACK SHALL BE 1 PART CEMENT AND 2 PARTS SAND BY VOLUME.
10. PROVIDE A 3/4" CHAMFER ON EXPOSED CORNERS.
11. ALL CONCRETE SHALL BE CONSOLIDATED WITH MECHANICAL VIBRATORS.

REINFORCING STEEL NOTES:
1. DESIGN, DETAILING, FABRICATION AND PLACEMENT OF STEEL REINFORCEMENT SHALL CONFORM TO THE SPECIFICATIONS AND STANDARDS OF ACI 318-14, TMS 402-16, TMS 602-16, AND AWS D1.4 AS APPLICABLE.
2. BAR REINFORCING SHALL CONFORM TO ASTM A615, GRADE 40
3. ALL REINFORCING STEEL, ANCHOR BOLTS, HOLD-DOWN ANCHORS, DOWELS AND INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE OR GROUT.
4. REINFORCING STEEL SHALL BE PROVIDED WITH THE FOLLOWING AMOUNTS OF CONCRETE COVER UNLESS NOTED OTHERWISE:
   A. CONCRETE CAST AGAINST EARTH: 3"
   B. FORMED CONCRETE EXPOSED TO EARTH OR WEATHER, NO.5 OR SMALLER BARS: 1-1/2"
5. SPLICES: SPLICES IN NO. 8 OR SMALLER BARS SHALL BE 45 BAR DIAMETERS, SPLICES IN ADJACENT BARS SHALL BE STAGGERED 5'-0"

FASTENING SCHEDULE NOTES:
THE CONNECTIONS LISTED ARE THE MINIMUM PERMISSIBLE. WHERE POSSIBLE, NAILS DRIVEN AT AN ANGLE THROUGH THE FACE OF THE MEMBER SHALL BE USED INSTEAD OF TOENAILS. SEE THE DRAWINGS FOR ADDITIONAL NAILING REQUIREMENTS.

TABLE R602.3(1)
FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING AND LOCATION
	Roof		
1	Blocking between ceiling joists or rafters to top plate	4-8d box ($2^1/_2$" × 0.113") or 3-8d common ($2^1/_2$" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Toe nail
2	Ceiling joists to top plate	4-8d box ($2^1/_2$" × 0.113"); or 3-8d common $2^1/_2$" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Per joist, toe nail
3	Ceiling joist not attached to parallel rafter, laps over partitions (see Section R802.5.2 and Table R802.5.2)	4-10d box (3" × 0.128"); or 3-16d common ($3^1/_2$" × 0.162"); or 4-3" × 0.131" nails	Face nail
4	Ceiling joist attached to parallel rafter (heel joint) (see Section R802.5.2 and Table R802.5.2)	Table R802.5.2	Face nail
5	Collar tie to rafter, face nail or $1^1/_4$" × 20 ga. ridge strap to rafter	4-10d box (3" × 0.128"), or 3-10d common (3" × 0.148"); or 4-3" × 0.131" nails	Face nail each rafter
6	Rafter or roof truss to plate	3-16d box nails ($3^1/_2$" × 0.135"); or 3-10d common nails (3" × 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss[i]
7	Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2" ridge beam	4-16d ($3^1/_2$" × 0.135"); or 3-10d common (3" × 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	Toe nail
		3-16d box $3^1/_2$" × 0.135"); or 2-16d common ($3^1/_2$" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	End nail
	Wall		
8	Stud to stud (not at braced wall panels)	16d common ($3^1/_2$" × 0.162")	24" o.c. face nail
		10d box (3" × 0.128"), or 3" × 0.131" nails	16" o.c. face nail
9	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box ($3^1/_2$" × 0.135"); or 3" × 0.131" nails	12" o.c. face nail
		16d common ($3^1/_2$" × 0.162")	16" o.c. face nail
10	Built-up header (2" to 2" header with $^1/_2$" spacer)	16d common ($3^1/_2$" × 0.162")	16" o.c. each edge face nail
		16d box ($3^1/_2$" × 0.135")	12" o.c. each edge face nail
11	Continuous header to stud	5-8d box ($2^1/_2$" × 0.113"); or 4-8d common ($2^1/_2$" × 0.131"); or 4-10d box (3" × 0.128")	Toe nail
12	Top plate to top plate	16d common ($3^1/_2$" × 0.162")	16" o.c. face nail
		10d box (3" × 0.128"), or 3" × 0.131" nails	12" o.c. face nail
13	Double top plate splice	8-16d common ($3^1/_2$" × 0.162"); or 12-16d box ($3^1/_2$" × 0.135"); or 12-10d box (3" × 0.128"); or 12-3" × 0.131" nails	Face nail on each side of end joint (minimum 24" lap splice length each side of end joint)
14	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common ($3^1/_2$" × 0.162")	16" o.c. face nail
		16d box ($3^1/_2$" × 0.135"); or 3" × 0.131" nails	12" o.c. face nail
15	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel)	3-16d box ($3^1/_2$" × 0.135"), or 2-16d common ($3^1/_2$" × 0.162"); or 4-3" × 0.131" nails	3 each 16" o.c. face nail 2 each 16" o.c. face nail 4 each 16" o.c. face nail
16	Top or bottom plate to stud	4-8d box ($2^1/_2$" × 0.113"); or 3-16d box ($3^1/_2$" × 0.135"), or 4-8d common ($2^1/_2$" × 0.131"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	Toe nail
		3-16d box ($3^1/_2$" × 0.135"), or 2-16d common ($3^1/_2$" × 0.162"); or 3-10d box (3" × 0.128"), or 3-3" × 0.131" nails	End nail
17	Top plates, laps at corners and intersections	3-10d box (3" × 0.128"); or 2-16d common ($3^1/_2$" × 0.162"); or 3-3" × 0.131" nails	Face nail
18	1" brace to each stud and plate	3-8d box ($2^1/_2$" × 0.113"); or 2-8d common ($2^1/_2$" × 0.131"); or 2-10d box (3" × 0.128"); or 2 staples $1^3/_4$"	Face nail
19	1" × 6" sheathing to each bearing	3-8d box ($2^1/_2$" × 0.113"); or 2-8d common ($2^1/_2$" × 0.131"); or 2-10d box (3" × 0.128"); or 2 staples, 1" crown, 16 ga., $1^1/_4$" long	Face nail
20	1" × 8" and wider sheathing to each bearing	3-8d box ($2^1/_2$" × 0.113"); or 3-8d common ($2^1/_2$" × 0.131"); or 3-10d box (3" × 0.128"); or 3 staples, 1" crown, 16 ga., $1^3/_4$" long	Face nail
		Wider than 1" × 8" 4-8d box ($2^1/_2$" × 0.113"); or 3-8d common ($2^1/_2$" × 0.131"); or 3-10d box (3" × 0.128"); or 4 staples, 1" crown, 16 ga., $1^3/_4$" long	
	Floor		
21	Joist to sill, top plate or girder	4-8d box ($2^1/_2$" × 0.113"); or 3-8d common ($2^1/_2$" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Toe nail
22	Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d box ($2^1/_2$" × 0.113")	4" o.c. toe nail
		8d common ($2^1/_2$" × 0.131"); or 10d box (3" × 0.128"); or 3" × 0.131" nails	6" o.c. toe nail
23	1" × 6" subfloor or less to each joist	3-8d box ($2^1/_2$" × 0.113"); or 2-8d common ($2^1/_2$" × 0.131"); or 3-10d box (3" × 0.128"); or 2 staples, 1" crown, 16 ga., $1^1/_4$" long	Face nail
24	2" subfloor to joist or girder	3-16d box ($3^1/_2$" × 0.135"); or 2-16d common ($3^1/_2$" × 0.162")	Blind and face nail
25	2" planks (plank & beam—floor & roof)	3-16d box ($3^1/_2$" × 0.135"); or 2-16d common ($3^1/_2$" × 0.162")	At each bearing, face nail
26	Band or rim joist to joist	3-16d common ($3^1/_2$" × 0.162") 4-10 box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" × 14 ga. staples, $^7/_{16}$" crown	End nail
27	Built-up girders and beams, 2-inch lumber layers	20d common (4" × 0.192"); or	Nail each layer as follows: 32" o.c. at top and bottom and staggered.
		10d box (3" × 0.128"), or 3" × 0.131" nails	24" o.c. face nail at top and bottom staggered on opposite sides
		And: 2-20d common (4" × 0.192"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Face nail at ends and at each splice
28	Ledger strip supporting joists or rafters	4-16d box ($3^1/_2$" × 0.135"); or 3-16d common ($3^1/_2$" × 0.162"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	At each joist or rafter, face nail
29	Bridging or blocking to joist	2-10d box (3" × 0.128"), or 2-8d common ($2^1/_2$" × 0.131"; or 2-3" × 0.131") nails	Each end, toe nail

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING OF FASTENERS	
			Edges (inches)[b]	Intermediate supports[c, e] (inches)
	Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing [see Table R602.3(3) for wood structural panel *exterior* wall sheathing to wall framing]			
30	$^3/_8$" – $^1/_2$"	6d common (2" × 0.113") nail (subfloor, wall)[i] 8d common ($2^1/_2$" × 0.131") nail (roof); or RSRS- 01 ($2^3/_8$" × 0.113") nail (roof)[j]	6	12[f]
31	$^{19}/_{32}$" – 1"	8d common nail ($2^1/_2$" × 0.131"); or RSRS-01; ($2^3/_8$" × 0.113") nail (roof)[j]	6	12[f]
32	$1^1/_8$" – $1^1/_4$"	10d common (3" × 0.148") nail; or 8d ($2^1/_2$" × 0.131") deformed nail	6	12
	Other wall sheathing[g]			
33	$^1/_2$" structural cellulosic fiberboard sheathing	$1^1/_2$" galvanized roofing nail, $^7/_{16}$" head diameter, or, $1^1/_4$" long 16 ga. staple with $^7/_{16}$" or 1" crown	3	6
34	$^{25}/_{32}$" structural cellulosic fiberboard sheathing	$1^3/_4$" galvanized roofing nail, $^7/_{16}$" head diameter, or, $1^1/_2$" long 16 ga. staple with $^7/_{16}$" or 1" crown	3	6
35	$^1/_2$" gypsum sheathing[d]	$1^1/_2$" galvanized roofing nail; staple galvanized, $1^1/_2$" long; $1^1/_4$" screws, Type W or S	7	7
36	$^5/_8$" gypsum sheathing[d]	$1^3/_4$" galvanized roofing nail; staple galvanized, $1^5/_8$" long; $1^5/_8$" screws, Type W or S	7	7
	Wood structural panels, combination subfloor underlayment to framing			
37	$^3/_4$" and less	6d deformed (2" × 0.120") nail; or 8d common ($2^1/_2$" × 0.131") nail	6	12
38	$^7/_8$" – 1"	8d common ($2^1/_2$" × 0.131") nail; or 8d deformed ($2^1/_2$" × 0.120") nail	6	12
39	$1^1/_8$" – $1^1/_4$"	10d common (3" × 0.148") nail; or 8d deformed ($2^1/_2$" × 0.120") nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 kPa.

a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
b. Staples are 16 gage wire and have a minimum $^7/_{16}$-inch on diameter crown width.
c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.
e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).
f. For wood structural panel roof sheathing attached to gable end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 6 inches on center where the ultimate design wind speed is less than 130 mph and shall be spaced 4 inches on center where the ultimate design wind speed is 130 mph or greater but less than 140 mph.
g. Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C208.
h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.
i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.
j. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.

Exhibit A

REVITECTS
DESIGN & DEVELOPMENT

DYER RESIDENCE

DYER RESIDENCE
328 ROSEVILLE ST
ROSEVILLE, CA
95678

FIRST SUBMITTAL DATE

REVISIONS
1
2
3
4
5
6

PLOT DATE
7/14/2021 4:39:39 PM

DESIGNER
TD

DRAFTER
RM

CHECKED BY

SHEET TITLE
GENERAL STRUCTURAL NOTES

SHEET NUMBER
GN

PLANNING COMMISSION COMMUNICATION

Title:	NCRSP PCL 40 – Roseville Junction MPP, 290 Conference Center Dr., File # PL21-0153
Contact:	Sean Morales, smorales@roseville.ca.us, (916) 774-5282

Meeting Date: 9/9/2021
Item #: 6.1.

ATTACHMENTS:

Description

Staff Report

Attachment 1 Addendum

Exhibit A Plans

Exhibit B Design Guidelines

CITY OF ROSEVILLE CALIFORNIA

PLANNING DIVISION STAFF REPORT
PLANNING COMMISSION MEETING September 9, 2021

Prepared by: Sean Morales, Assistant Planner

ITEM 6.1: Major Project Permit Stage 1 and Tentative Parcel Map – 290 Conference Center Drive – NCRSP PCL 40 – Roseville Junction MPP – File # PL21-0153

REQUEST

The applicant requests a Major Project Permit (MPP) Stage 1 to evaluate the site plan, civil improvements and landscape of a commercial development that includes five buildings: Hotel 1 (132 rooms, 5 stories, 80,100 sf), Hotel 2 (123 rooms, 5 stories, 61,500 sf), Restaurant 1 & 2 (6,000 sf each), Restaurant 3 (8,000 sf and 8 pickle ball courts), and an event space that will feature food trucks and modular container buildings in a configuration to be determined. A Tentative Parcel Map is also proposed to divide the site into six parcels. The development is proposed to be called Roseville Junction.

Applicant – Jeff Thompson, Morton & Pitalo, Inc.
Property Owner – Akki Patel, APRR Management, LLC

SUMMARY RECOMMENDATION

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

A. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 subject to eighty-two (82) conditions of approval;
B. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to sixty-six (66) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The project site is located at 290 Conference Center Drive on Parcel 40A within the North Central Roseville Specific Plan (NCRSP) at the terminus of Conference Center Drive (see Figure 1). The 11-acre property has a Zoning Designation of Community Commercial/Special Area-North Central Roseville Specific Plan (CC/SA-NC) and land use designation of Business Professional/Community Commercial (BP/CC). The site is bordered by Highway 65 to the north, open space Parcel 82 to the east (Westfield Galleria Mall beyond), vacant parcels to the south (Hyatt Place beyond), and Villasport to the west (Shea Center beyond) (see Figure 1).

On July 5, 1990, the North Central Roseville Specific Plan (NCRSP) was adopted by the City Council. The NCRSP established a land use designation of Business Professional/Community Commercial and a zoning designation of Community Commercial/Special Area-North Central Roseville Specific Plan (CC/SA-NC) for Parcel 40. The NCRSP anticipated Parcel 40 to be developed with a hotel, conference center, or other large users that would complement the adjacent businesses.

On July 6, 2005, the City Council approved a Specific Plan Amendment and Development Agreement Amendment for Parcel 40 (A-D) to increase the permitted development intensity by allowing an increase in Floor Area Ratio (FAR) from 40 to 80 percent. The amendments also allowed buildings up to 10 stories in height. Parcel 40A, the project site, was specifically approved for development of a 50,000 sf

conference center, 500 hotel rooms in towers up to ten stories in height, and 5,000 sf of restaurant services.

On December 8, 2005 the Planning Commission approved Stage One of a Major Project Permit (MPP) that included the preliminary development plan for construction of a 35,000 square foot conference facility, a ten story Embassy Suites hotel with 279 rooms, a second multi-story hotel with 221 rooms, two freestanding restaurant pads (10,000 s.f. each), and a parking structure on NCRSP Parcel 40A. The MPP Stage 2 entitlement was approved by Planning Commission on January 12, 2006. The project was halted due to financial issues and the entitlements expired.

The City acquired Parcel 40A in December 2011 with the intent to develop a hotel and conference center project on the site, consistent with the NCRSP. After extensive public outreach, the City Council approved a MPP Stage 1 and 2 on August 6, 2014 for development of an approximately 250 room, 10 story, 175,000 square foot hotel with an approximately 35,000 square foot conference center facility. The Roseville Hotel and Conference Center Project Environmental Impact Report (SCH #2013112058) was adopted for the project at the same City Council hearing.

In December 2020, the site was sold to a private developer, who proposes the development of the site with two hotels and multiple restaurant uses as anticipated in the North Central Roseville Specific Plan.

Figure 1: Project Location (bordered in red)



PROJECT DESCRIPTION

Major Project Permit Stage 1 – The intent of the Major Project Permit (MPP) process is to streamline the review of large and diverse projects that could be constructed over a period of several years. The MPP process allows for the resolution of site issues prior to the review of more detailed architectural and landscape issues that may not be finalized at the time the site plan is ready. Stage 1 consists of the approval of a preliminary development plan. The preliminary plan will establish the configuration of the buildings, rough grading and drainage on-site, vehicular and pedestrian circulation, and the preliminary landscape plan.

Tentative Parcel Map – The applicant proposes to subdivide the 11-acre parcel into six separate parcels for future development, likely by separate owners and operators.

EVALUATION: MAJOR PROJECT PERMIT STAGE 1

Section 19.82.030.B.2.a of the City of Roseville Zoning Ordinance specifies that recommendations for approval or denial of a Major Project Permit shall include consideration of the following:

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

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

Site Design

The proposed site plan, included as **Error! Reference source not found.** and **Exhibit A** to this staff report, shows the proposed layout of the Roseville Junction development. As shown, the project includes five buildings and one modular event space. The buildings include Hotel 1 (132 rooms, 5 stories, 80,100 sf), Hotel 2 (123 rooms, 5 stories, 61,500 sf), Restaurant 1 & 2 (6,000 sf each), and Restaurant 3 (8,000 sf and 8 pickle ball courts). The layout of the modular buildings and event space on Parcel 6 are not currently determined. The configuration of Parcel 6 on the site plan is for reference and the applicant will likely be required to receive approval of a Major Project Permit Stage 1 Modification for this area before or concurrent with a Stage 2 approval for Parcel 6. The buildings are situated throughout the site and do not have frontage on any public streets but contain access via the network of drive aisles and pedestrian and bicycle pathways. Per the NCRSP, a 40-foot landscape easement is provided adjacent to Highway 65 to the north and a 20-foot landscape easement is provided along Open Space Parcel 82 to the east. Per the Community Design Guidelines (CDG), the standard 20-foot landscape setback is provided to allow an attractive front entry from Conference Center Drive. The site is located at the end of Conference Center Drive, with two access points from a roundabout. The site will have high visibility from major thoroughfares including Highway 65 and the Galleria Boulevard Overpass above Highway 65. The project also includes the extension of an existing multi-use trail on the northern edge of the development.

Figure 2. Site Plan



Vehicle and Pedestrian Access and Circulation

The proposed project includes two primary entries from Conference Center Drive. One entry is directed north into the site toward the Event Space and Restaurant 3. The other entry is directed east toward the two hotel buildings. Within the site, there are multiple drive aisles providing access to all six parcels. The on-site circulation was evaluated by the City's Fire, Police and Engineering Divisions and was found to be adequate.

The project provides pedestrian pathways from the existing sidewalk system on Conference Center Drive into the site. Pedestrian paths are also provided within the parking areas connecting guest parking to the building entrances. Consistent with the NCRSP and the CDG's, the paths are typically separated from the drive aisles by landscaping and marked with special paving. The project also provides three connections to the multi-use trail along Hwy. 65. The trail will continue through the site running parallel to Hwy. 65. As envisioned in the NCRSP, the site plan allows for a potential future alignment for the bike trail to connect to Parcel 35, occupied by the Westfield Galleria, via a bridge. The exact location of the future crossing is not known at this time.

Parking

The proposed project includes 555 parking spaces that will be shared by uses throughout the development. Based on the proposed uses and the City of Roseville Zoning Ordinance parking standards, the project would be required to provide 471 parking spaces. The project provides more parking than is required based on the City's parking standards (a matrix is provided in Table 1 below). Parcel 6 is proposed to contain a modular food and event space. There is currently no confirmed tenant for this area and due to the planned modularity of the development, there is not currently enough information available to calculate the amount of parking that will be required. In general, the space is planned for modular eating and drinking establishments, therefore would require 1 parking space per 100 square feet of restaurant area per the Zoning Ordinance standard. Based on the other known uses, there are currently 84 surplus spaces in the center, therefore a future restaurant use on Parcel 6 could occupy up to 8,400 square feet to stay within the Zoning Ordinance requirement for the center.

Table 1. Project Parking

Parcel/Use	Area	Ratio	Required
Parcel 1 Hotel	80,100 sf 132 Rooms	1 per room plus additional as required for other uses in the facility	132
Parcel 2 Hotel	61,500 sf 123 Rooms	1 per room plus additional as required for other uses in the facility	123
Parcel 3 Restaurant	6,000 sf	1/100 sf	60
Parcel 4 Restaurant	6,000 sf	1/100 sf	60
Parcel 5 Restaurant and Pickle Ball	8,000 sf restaurant plus 8 courts	1/100 plus 2 per court	96
Parcel 6 Modular Space	TBD	1/100 of restaurant area	TBD
Total Required			**471**
Total Provided			**555**

Grading

The site was previously rough graded. However, additional grading will be necessary for site preparation, including building foundations, installation of utilities, and parking fields. The grading will also ensure there is proper drainage of the site. The project design anticipates the use of vegetated swales along the north and west boundaries and porous pavement in parking areas on the south and east boundaries to provide water quality treatment in accordance with the City of Roseville requirements. These measures have been designed to comply with the requirements of the City's Manual for Stormwater Quality Control Standards for New Development. Once filtered, excess stormwater is directed to the outfall leading to the adjacent open space. As proposed the grading would include 23,330 cubic yards of cut, 15,510 cubic yards of fill, for a net cut of 7,820 cubic yards.

Some retaining walls will be necessary along the southern property line and adjacent to the open space. Consistent with the NCRSP, the applicant has designed the Grading Plan to minimize the length, amount, and height of the proposed walls. As proposed, the keystone walls would not exceed the recommended six-foot maximum height of the NCRSP guidelines. Staff feels that due to the location of the walls and their design, the retaining walls are appropriate for the site and are consistent with the intent of the NCRSP. The Engineering Division has reviewed the grading plan and determined it is in compliance with City standards. The City will provide electric, water, and sewer connections to the site. Utility improvements for the project were reviewed by the applicable City departments.

Lighting and Landscaping

The project provides a mix of trees, shrubs, ground cover and landscape features. The main entry drive to the site is emphasized with palm trees in addition to freestanding pilasters and project monument signage. The parking areas are planted with a range of large trees including Red Sunset Maple, Narrow-Leaved Ash, Chinese Pistache, London Plane and Accolade Elm. The project provides at least 51% shading of parking areas, which exceeds the 50% requirement in the CDG. Per the NCRSP and CDG, the north and east project boundaries will be planted with native plantings to provide a transition to the adjacent open space areas. The extensive use of landscaping throughout the site meets the landscape goals of the CDG by adding texture to the site, screening undesirable views, buffering pedestrian walkways, providing shade in public spaces and parking lots, and softening the buildings. Standard conditions have been added to the project to ensure the longevity of the landscaping and require that the landscaping comply with the City's Water Efficient Landscape Ordinance.

A photometric plan was included for the project, which demonstrates achievement of the minimum required lighting levels (0.5 foot-candles in pedestrian areas and 1.0 foot-candles in vehicle areas). Maximum pole heights in the parking areas will be twenty-five feet.

Design Guidelines

The applicant submitted a set of preliminary design guidelines with the project (Exhibit B). The design guidelines provide a narrative context for the design themes of the project in addition to images that will help guide the architectural design of future building elevations. The overall design theme is modern industrial. The theme is expressed in the architectural elements and material palette including painted metal and reclaimed wood accents in addition to stucco walls and precast block and caps. The theme is continued with the fixtures and furnishings including precast concrete and iron planters and fountains as well as building mounted lighting, accent walls, and benches with metal accents. Decorative concrete and stamped asphalt are also proposed in key areas and pathways to define the pedestrian environment. The proposed landscape plan is also included for reference within the design guidelines. Staff will use the design guidelines when evaluating future Major Project Permit Stage 2 submittals for the elevations to ensure design consistency throughout the development.

Conclusion

As demonstrated by the analyses in the foregoing sections, the proposed project is consistent with the policies and intent of the General Plan, North Central Roseville Specific Plan, and the City's Community Design Guidelines. The project will not be detrimental to public health or safety, nor will it be detrimental to the public welfare.

EVALUATION: TENTATIVE PARCEL MAP

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

1. ***The size, design, character, grading, location, orientation and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or any applicable specific plan for the area, whichever is more restrictive, and the design standards of this Title.***

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

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

The proposed map will subdivide the single existing parcel to create 6 parcels, the locations of which are based on the locations of proposed buildings and their associated parking areas. All parcels have one building per parcel other than Parcel 6, which may have multiple smaller modular buildings. The lots are generally 1-3 acres in size in regular shapes and have been designed to ensure the site can be used and built upon, and that each lot is practical for improvement. The parcel map has been reviewed by all City Departments and Divisions to ensure the design meets the City's standards and provides all necessary easements and rights-of-way. Conditions of approval require recordation of reciprocal access and parking agreements.

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 in the Roseville Press Tribune on August 27, 2021 and a notice of the 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.

ENVIRONMENTAL DETERMINATION

Consistent with CEQA Guidelines Section 15164, regarding previously certified and adopted Environmental Impact Reports (EIR), an Addendum to the Roseville Hotel and Conference Center Project EIR (SCH #2013112058, certified August 6, 2014) has been prepared to cover the minor technical changes and additions necessary to describe the impacts of the proposed project (Attachment 1). The Addendum did not identify any new environmental impacts from the project. As such, staff recommends the Planning Commission consider the Addendum prior to taking action on this project.

RECOMMENDATION

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

A. Consider the **Addendum to the Sierra Vista Specific Plan EIR**;

B. Adopt the three (3) findings of fact and approve the **MAJOR PROJECT PERMIT STAGE 1 – 290 CONFERENCE CENTER DRIVE – NCRSP PCL 40 – ROSEVILLE JUNCTION – FILE #PL21-0153** subject to eighty-two (82) conditions of approval; and

C. Adopt the three (3) findings of fact and approve the **TENTATIVE SUBDIVISION MAP – 290 CONFERENCE CENTER DRIVE – NCRSP PCL 40 – ROSEVILLE JUNCTION – FILE #PL21-0153** subject to sixty-six (66) conditions of approval;

CONDITIONS OF APPROVAL FOR THE MAJOR PROJECT PERMIT STAGE 1 – FILE #PL21-0153

1. This Major Project Permit approval shall be effectuated within a period of two (2) years from **September 9, 2021** and if not effectuated shall expire on **September 9, 2023**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **September 9, 2024**. (Planning)

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

3. The project shall comply with all required environmental mitigation identified in the Addendum to the Roseville Hotel and Conference Center Project EIR, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

4. The project shall be addressed as 290 Conference Center Drive. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) to the Development Services Department (Business Services – Addressing) for building/suite addressing. (Business Services)

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. All project buildings will need to receive approval of a Major Project Permit Stage 2 prior to the issuance of building permits. (Planning)

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

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

i. Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.

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

iii. Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)

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

12. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)

13. The project Landscape Plans shall comply with the following:

a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Public Works)

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

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

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

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

f. All landscaping in areas containing electrical 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)

g. 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)

h. 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)

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

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

18. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code–CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)

19. For restaurants, other food services, or commercial swimming pools: The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)

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

21. 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)

22. 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. (Public Works)

23. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Public Works, Fire, Environmental Utilities, Electric)

24. 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." (Public Works)

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

26. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. (Alternative Transportation, Building).

27. The site shall include a designated Dial-a-Ride drop off and pick up area with an accessible path of travel to the main entrance of the hotels on Parcels 1 and 2. Applicant shall install a pole for Dial-A-Ride sign (sign provided by Alternative Transportation). A covered seating area for our Dial-a-Ride passengers shall be located at the main entrances and it will be visible from the drive aisle of the drop-off and pick-up area. (Alternative Transportation, Planning, and Engineering).

28. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Public Works)

29. 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)

30. 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. (Public Works)

31. 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. (Public Works)

32. 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. (Public Works)

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

34. 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). (Public Works, Development Services Department, Planning)

35. 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. (Public Works, Development Services Department, Planning)

36. 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. (Public Works, Development Services Department, Planning)

37. 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. (Public Works)

38. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Public Works)

39. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Roseville Junction to be reviewed and approved by the Transportation Commission. (Alternative Transportation)

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

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

42. 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 and sewer 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)

43. 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)

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

45. 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)

46. 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)

47. 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)

48. 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

49. This project shall be annexed into CFD North Central A for services related to neighborhood park and streetscape maintenance. (Parks, Recreation, and Libraries)

50. 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)

51. 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)

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

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

53. 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)

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

a. A 12.5' foot wide public utilities easement along all road frontages;

b. Water and sewer easements;

c. A 20-foot Public Access and Maintenance easement for the Class 1 Bikeway.

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

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

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

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

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

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

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

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

60. 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)

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

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

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

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

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

66. 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)

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

68. 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)

69. 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)

70. 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)

71. 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:

72. 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)

73. 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)

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

75. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)

76. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)

77. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable of not and if site remediation is required. (Fire)

78. 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)

79. 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)

80. 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)

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

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

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

b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and an estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

CONDITIONS OF APPROVAL FOR THE TENTATIVE PARCEL MAP – FILE #PL21-0153

1. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

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

3. The 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 with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division. (Engineering)

4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)

5. The project shall comply with all required environmental mitigation identified in the Addendum to the Roseville Hotel and Conference Center Project EIR, and shall include all applicable mitigation measures as notes on the plans. (Planning)

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

6. Grading around the open space preserve shall be as shown on the tentative map or as approved in these conditions. (Planning)

7. 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. There shall be no cut and/or fill slopes steeper than a 4:1 ratio. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans and 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 the applicant's responsibility to ensure that necessary measures are taken to minimize silt discharge from the site. 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 shall be provided as required by Engineering and the Streets Department.

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

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

9. 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 and/or City easements. (Engineering)

10. 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)

11. All drainage facilities shall conform to natural drainage sheds. (Engineering)

12. 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)

13. 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)*

14. 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)

15. The Class 1 Bikeway shall be designed and constructed to meet City Standards (Alternative Transportation).

16. Prior to the approval of Improvement Plans, the applicant shall enter into a Maintenance Agreement for the Class 1 Bikeway. (Alternative Transportation)

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 the natural drainage course. (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. All drainage facilities on site shall be privately owned and maintained. The City has no responsibility in the maintenance of the drainage facilities and will not assume any responsibilities for maintenance in the future. (Engineering)

21. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than four (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)

22. Prior to the submittal of design drawings for frontage improvements, to ensure 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, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)

23. 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)

24. 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, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, Development Services, Planning)

25. 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. (Engineering, Development Services, Planning)

26. 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)

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

28. 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)

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

PRIOR TO ISSUANCE OF GRADING PERMIT OR IMPROVEMENT PLANS

30. Prior to the approval of Improvement Plans, the applicant shall submit to the Engineering Division of Public Works a paper copy and an electronic copy of the final set of Improvement Plans per the Division's "Digital Submission of Utility Composites" standards. Additionally, the applicant shall submit approved/proposed street names for the approved subdivision map. Final street names for the subdivision shall be approved by the Engineering Division prior to the approval of the Improvement Plans. The approved street names shall be included on the final set of Improvement Plans. (Engineering)

31. 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)

32. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 1,000 feet on center. (Fire)

33. Minimum fire flow is 1,500 gallons per minute with 20 pounds per square inch residual pressure. A change in any of the conditions may increase the required fire flow. (Fire)

34. There shall be two points of access for all phasing plans. (Fire)

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

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

37. If this project will be phased, the fire department requirements for access and circulation throughout shall be reviewed and approved by the Fire Department. Access roads shall comply with the California Fire Code and the City of Roseville's Amendments. (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. 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)

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

41. 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

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 MAP

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

    a) A 12.5' foot wide public utilities easement along all road frontages;

    b) Water and sewer easements;

    c) A 20-foot Public Access and Maintenance easement for the Class 1 Bikeway.

    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. The easement dimensions for the future Class 1 Bikeway and bridge shall be determined during the final design of the trail and bridge. (Alternative Transportation, 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 (Environmental Utilities, Electric, Engineering)

47. 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 item(s):

    a) A clause stating that the property owners within this subdivision shall agree to participate in a Transportation Systems Management (TSM) Plan and shall agree to enter into a Transportation Management Agreement with the City of Roseville.

b) 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.

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

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.

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. In the event that the Final (Parcel) Map will record prior to the completion of on-site construction, all utility and access easements shall be placed on the face of the Map to the satisfaction of the City Engineer. If all on-site improvements are complete prior to the recordation of the map, then a separate agreement allowing all parcels/lots the rights of reciprocal access, rights to construct, and parking shall be submitted to the City as a part of final/parcel map submittal. Said agreement shall be in a form acceptable to the City Attorney and referenced on the face of the recorded map. (Engineering)

50. City records show that the land being subdivided is within the North Central Assessment District. The subdivider shall either pay to the City's Finance Department the outstanding assessment in full prior to map recordation, or segregate the bond when the map records. The subdivider shall pay to Engineering the segregation processing fees of $150.00 per each newly created Lot/Parcel if it chooses to segregate the bond. (Engineering)

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. (Engineering)

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

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

54. The cost of any facilities, which are identified in the Capital Improvement Program 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, for 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 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. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

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

58. 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)

59. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)

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

OTHER CONDITIONS OF APPROVAL

61. The address for this project shall be 290 Conference Center Dr. The address for Parcel 1, and Hotel 1 on said parcel, shall be 300 Conference Center Dr. The address for Parcel 2, and Hotel 2 on said parcel, shall be 310 Conference Center Dr. The address for Parcel 3, and Restaurant 1 on said parcel, shall be 330 Conference Center Dr. The address for Parcel 4, and Restaurant 2 on said parcel, shall be 320 Conference Center Dr. The address for Parcel 5, and Restaurant 3 on said parcel, shall be 340 Conference Center Dr. The address for Parcel 6 shall be 350 Conference Center Dr.

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

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

64. 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)

65. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, provided all construction equipment is fitted with factory installed muffling devices and is maintained in good working order, project construction noise 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. (Engineering)

66. If site survey or earthmoving 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)

ATTACHMENTS

1. 1st Addendum to the Roseville Hotel and Conference Center Project EIR

EXHIBITS

A. Plans
B. Roseville Junction Design Guidelines

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.

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT–PLANNING DIVISION

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

1st ADDENDUM TO THE ROSEVILLE HOTEL AND CONFERENCE CENTER PROJECT ENVIRONMENTAL IMPACT REPORT (SCH #2013112058, ADOPTED ON August 6, 2014)

Project Title/File Number:	NCRSP PCL 40 – Roseville Junction MPP, File# PL21-0153
Project Location:	290 Conference Center Drive, Roseville, Placer County, CA
Project Description:	The applicant requests a Major Project Permit (MPP) Stage 1 to evaluate the site plan, civil improvements and landscape of a commercial development that includes five buildings: Hotel 1 (132 rooms, 5 stories, 80,100 sf), Hotel 2 (123 rooms, 5 stories, 61,500 sf), Restaurant 1 & 2 (6,000 sf each), Restaurant 3 (8,000 sf and 8 pickle ball courts), and an event space that will feature food trucks and modular container buildings in a configuration to be determined. A Tentative Parcel Map is also proposed to divide the site into six parcels.
Project Applicant:	Jeff Thompson, Morton & Pitalo, Inc.
Property Owner:	Akki Patel, APRR Management, LLC
Lead Agency Contact:	Sean Morales, Assistant Planner; Phone (916) 774-5282

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

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PROJECT DESCRIPTION

Project Location

The project site is located at 290 Conference Center Drive on Parcel 40A within the North Central Roseville Specific Plan (NCRSP) at the terminus of Conference Center Drive (see Figure 1).

Figure 1: Project Location (parcels bordered in red)



Background

The City Council approved a MPP Stage 1 and 2 on August 6, 2014 for development of an approximately 250-room 10-story, 175,000-square foot hotel with an approximately 35,000-square foot conference center facility and adopted the Roseville Hotel And Conference Center Project (RHCCP) Environmental Impact Report (SCH #2013112058) including a Mitigation Monitoring Program. The applicant requests a MPP Stage 1 and Tentative Parcel Map for a similar though less intensive project including two hotels, three restaurants, and a modular restaurant area on the site.

Environmental Setting

The project site is undeveloped, and the topography has a moderate slope from north to south. There are no structures on the properties. No native oak trees or other trees are present on the subject parcel, as the area has been previously rough graded. There is an open space preserve that runs along the eastern border of the project site.

Proposed Project

The proposed project includes a Major Project Permit (MPP) Stage 1 to evaluate the site plan, civil improvements and landscape of a commercial development that includes five buildings: Hotel 1 (132 rooms, 5 stories, 80,100

sf), Hotel 2 (123 rooms, 5 stories, 61,500 sf), Restaurant 1 & 2 (6,000 sf each), Restaurant 3 (8,000 sf and 8 pickle ball courts), and an event space that will feature food trucks and modular container buildings in a configuration to be determined. A Tentative Parcel Map is also proposed to divide the site into six parcels.

PURPOSE AND SCOPE OF ADDENDUM

This Addendum has been prepared to identify and assess the anticipated environmental impacts of the above-described project. The document relies on previous environmental documents and site-specific studies prepared to address in detail the effects or impacts associated with the project as well as updated technical analyses, prepared by qualified consultants. 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.

Where, as here, an EIR addressing an earlier version of the project has been previously prepared and certified, the lead agency considers the relevance of that prior EIR in light of the current modified version of the project and changed circumstances since the time of the preparation of the prior EIR. Pursuant to CEQA Guidelines §15162-15163, if the lead agency determines, based on substantial evidence, that new information of substantial importance, or changes to the project or surrounding circumstances will require major revisions to the previous EIR due either to a new significant effect or a substantial increase in the severity of a previously identified significant effect on the environment, the lead agency is required to prepare a Subsequent EIR or an EIR Supplement to analyze the project at hand. Pursuant to CEQA Guidelines §15164, if the agency finds no basis for requiring the preparation of either a Subsequent EIR or an EIR Supplement, but some changes or additions are necessary, an Addendum shall be prepared.

The Roseville Hotel and Conference Center Project EIR was adopted by City Council on August 6, 2014. The document analyzed the impacts that would occur as a result of development of the project. The EIR is available for review during normal weekday business hours at the City of Roseville Development Services Department, 311 Vernon Street, Roseville, CA. The City Council adopted a Statement of Overriding Considerations when it certified the EIR. The EIR identified the following impacts associated with development of the project, as significant and unavoidable:

- 4.6-1 Change in LOS at Signalized Intersections in the City of Roseville
- 4.6-2 Add Traffic to Caltrans Freeway Ramps
- 4.6-6 Decrease in LOS at City Intersections Under 2025 Conditions
- 4.6-7 Add traffic to Caltrans Freeway Ramps Under 2025 Conditions

The analyses below rely on the EIR analysis with minor supplements or technical updates where appropriate. Most of the project impacts remain identical to the impacts of the Roseville Hotel and Conference Center Project EIR, because the proposed project changes the site plan, but requires the same grading and development as the existing approved land uses. Impacts to physical resources (such as agricultural land, biological resources, etc.) are based on the grading and development of an area, not on the detailed site layout and uses of the property. For other types of impacts which are affected by the specific user, the project uses reduce or maintain the same level of potential impacts. In particular, the proposed Roseville Junction project reduces impacts related to vehicle traffic, as it no longer includes a conference center, which had anticipated large concentrated crowds.

ENVIRONMENTAL CHECKLIST FOR ADDENDUM ENVIRONMENTAL REVIEW

The purpose of this checklist is to evaluate the categories in terms of any “changed condition” (i.e. changed circumstances, project changes, or new information of substantial importance) that may result in a changed environmental result. A “no” answer does not necessarily mean there are no potential impacts relative to the

environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed in prior environmental documents.

EXPLANATION OF CHECKLIST EVALUATION CATEGORIES

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

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

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

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

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

DISCUSSION AND MITIGATION SECTIONS

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

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

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

OTHER CONSIDERATIONS

Since the publication of the Roseville Hotel and Conference Center Project EIR, the Office of Planning and Research (OPR) has updated CEQA Guidelines Appendix G (Environmental Checklist Form). These updates address legislative changes to CEQA, clarify language, and update language consistent with case law. None of the changes to the checklist require new analysis related to impacts which were not known or which could not have been known at the time the SVSP EIR was prepared. The majority of the checklist changes clarify language, reorganize existing language, or eliminate analysis requirements. For analysis requirements which have been eliminated, this is in response to case law affirming that analysis must focus on impacts caused by the project, not impacts to the project. An example of each of these types of changes is included below:

- Cultural Resources (a): Cause a substantial adverse change in the significance of an historic resource ~~as defined in~~ pursuant to Section 15064.5?

  The replacement of "as defined in" with "pursuant to" is a phrasing change which has no impact on required analysis.

- Cultural Resources (c) has been moved to Geology and Soils (f).

  Moving the topical section of this analysis requirement (which is related to paleontological resources) from Cultural Resources to Geology and Soils has no impact on required analysis.

- Noise (b): ~~Exposure of persons to or~~ Generation of excessive ground borne vibration of ground borne noise levels?

  The above changes redirect the analysis from considering overall exposure of persons to ground borne vibration, and focus the analysis on any ground borne vibration generated by a project. This same change is reflected in all other checklist questions related to noise. Therefore, the EIR included more analysis than is currently required, because they included analysis related to exposing neighboring areas to noise, but also analyzed the effect of noise on the proposed uses; the latter analysis is no longer required.

The updated CEQA Guidelines Appendix G also includes three new sections (Tribal Cultural Resources, Energy, and Wildfire) and includes new and modified requirements as part of the Transportation/Traffic section. Although the Tribal Cultural Resources section is new, the analysis of this impact area was included in the Roseville Hotel and Conference Center Project EIR as part of the Cultural Resources section. The new Energy section was formerly included in CEQA Guidelines Appendix F, but has been moved into the Appendix G, so while it is new to the checklist it is not new to the CEQA Guidelines. In regards to Wildfire, 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. Therefore, the Wildfire section does 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.

The changes to the Transportation/Traffic section—which is now called simply Transportation—refocuses the analysis on vehicle miles traveled (VMT). The General Plan Update (GPU) EIR[1] used the Roseville travel forecasting model to estimate VMT for the City. The VMT data was then normalized to residents as a "per capita" rate. As described in the GPU EIR, and consistent with the VMT reductions in OPR's *Technical Advisory on Evaluating Transportation Impacts in CEQA*, the City has adopted a VMT significance threshold of 12.8 VMT/capita. This threshold represents a 15 percent reduction to baseline per capita VMT. The GPU EIR concluded that buildout of the remaining undeveloped areas of the City, consistent with existing land use designations and existing development agreements, would exceed the City's adopted threshold resulting in a Significant Impact in both the constrained and unconstrained buildout scenarios; and that mitigation requiring land use changes was not feasible because of existing development agreements in place for the undeveloped areas of the City.

As stated in the GPU EIR and pursuant to the tiering provisions of CEQA, projects that are consistent with the General Plan do not require further VMT analysis. Quantitative analyses are not required if it can be demonstrated that a project would generate VMT which is equivalent to or less than what was assumed in the GPU EIR. The proposed project includes development that is consistent with the NCRSP and General Plan so it can be concluded that the project is consistent with GPU EIR analysis as it relates to VMT, and the project does not require further VMT analysis.

Based on the foregoing, none of the modifications to CEQA Guidelines Appendix G require new analysis related to impacts which were not known or which could not have been known at the time the SVSP EIR was prepared. Therefore, an Addendum is the appropriate environmental document to describe the impacts of the proposed project.

[1] General Plan Update EIR: www.roseville.ca.us/GeneralPlan

CHECKLIST

I. Aesthetics

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a. Have a substantial adverse effect on a scenic vista?	RHCCP EIR Section 4.1.5	No	No	No	None
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Same	No	No	No	None
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	Same	No	No	No	None
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Same	No	No	No	None

Discussion: Impacts to visual and aesthetic resources were adequately addressed in the RHCCP EIR as it relates to the proposed project, and were previously identified as less than significant. There is no significant change in the proposed project that would change the environmental impact for this section. The proposed MPP and parcel map do not introduce development to properties not already planned for development. In the previously approved project, the tallest building was a 10-story hotel. In the currently proposed project the hotels are reduced to 5 stories in height. The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified impacts.

The project has been evaluated for compliance with the City's Community Design Guidelines and the design guidelines established in the NCRSP. As it relates to aesthetics, these standards ensure the high quality design and architectural character of any buildings developed as well as minimum landscaping standards. Lighting is conditioned to comply with City standards (i.e., CDG) to limit the height of light standards and also require cut-off lenses and glare shields to minimize light and glare impacts. Based on the reasons listed in this section, there would be no new significant impacts not previously identified in the RHCCP EIR. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" relative to aesthetic resources.

Mitigation Measures: None required.

II. Agricultural & Forestry Resources

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	RHCCP EIR Section 3.3 and Initial Study	No	No	No	None
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	Same	No	No	No	None
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	Same	No	No	No	None
d) Result in the loss of forest land or conversion of forest land to non-forest use?	Same	No	No	No	None
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	Same	No	No	No	None

Discussion: Agricultural resources were adequately addressed in the RHCCP EIR as it relates to the proposed project. There is no significant change in the proposed project that would change the environmental impact for this section. The RHCCP EIR concluded 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. For these reasons, no subsequent or supplemental EIR is required for the project with respect to agricultural and forestry resources.

Mitigation Measures: None required.

III. Air Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with or obstruct implementation of the applicable air quality plan?	RHCCP EIR Section 4.2	No	No	No	None
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Same	No	No	No	RHCCP EIR Mitigation Measure 4.2-2(a) through (e)
c) Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	Same	No	No	No	None
d) Expose sensitive receptors to substantial pollutant concentrations?	Same	No	No	No	None
e) Create objectionable odors affecting a substantial number of people?	Same	No	No	No	None

Discussion: The RHCCP EIR concluded that dust control and other construction measures would be sufficient to avoid particulate matter and ozone precursor construction impacts, but that reactive organic gases would remain significant. Construction activity associated with the proposed project remains consistent with the scale of activity and resulting scope of impacts anticipated in the RHCCP EIR. For operational impacts, the proposed project changes the site plan with minor modifications to types of uses, but not in a manner that would increase emissions. The impacts of the project fall within the scope of the impacts and mitigation already established in the RHCCP EIR.

Mitigation Measures: Mitigation Measure 4.2-2(a) through (e) (Construction Emissions) from the RHCCP EIR remain applicable to the proposed project, and have been incorporated into the design of the project as appropriate. These mitigation measures can be found in the table of applicable mitigation measures included with this Addendum (see Attachment 1).

IV. Biological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	RHCCP EIR Section 4.3	No	No	No	RHCCP EIR Mitigation Measure 4.3-1
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Same	No	No	No	RHCCP EIR Mitigation Measure 4.3-2
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Same	No	No	No	None

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Same	No	No	No	None
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Same	No	No	No	None
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	Same	No	No	No	None

Discussion: Biological Resources were adequately addressed in the RHCCP EIR as it relates to the proposed project. Mitigation measures were adopted to reduce impacts to wetlands, vernal pool species, Swainson's hawk, burrowing owl, and other protected raptors nesting and foraging habitat to less-than-significant levels. There is no significant change in the proposed project that would change the environmental impact for this section and the project property is already anticipated for development.

The proposed project would not result in any new or modified impacts to biological resources beyond what was previously analyzed in the RHCCP EIR. In addition, it should be noted that there are no natural features present onsite. A Clean Water Act Nationwide Permit 26 authorized fill of previous existing seasonal wetlands and vernal pools on the project site in July 1989. The wetlands were filled and mitigated within the same watershed at the deed restricted 135-acre Highland Reserve South preserve, and the property has been mowed and disked since then to prevent wetlands from reestablishing. The site is primarily populated by non-native annual grasses. The mitigation measures adopted with certification of the RHCCP EIR remain applicable and no additional impacts will occur. Impacts remain less than significant upon compliance with the applicable mitigation measures.

Mitigation Measures: Mitigation Measure MM 4.3-1 (Preconstruction Survey) and 4.3-2 (implement 4.3-1).

V. Cultural, Archeological, or Paleontological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Cause a substantial adverse change in the significance of an historic resource as defined in Section 15064.5?	RHCCP EIR Section 4.4	No	No	No	None
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	Same	No	No	No	None
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Same	No	No	No	RHCCP EIR Mitigation Measure 4.4-1 (a) and (b)
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	Same	No	No	No	RHCCP EIR Mitigation Measure 4.4-1 (a) and (b)

Discussion: The RHCCP EIR discussed the potential for subsurface remains or deposits to be found on the site, and included mitigation measures requiring proper handling of resources and accidental discovery of human remains. The mitigation was found to render potential impacts less than significant. The project will result in the same impact, and the mitigation remains applicable to the proposed project.

Mitigation Measures: 4.4-1(a) (Proper Handling of Archaeological Resources) and 4.4-1(b) (Accidental Discovery of Human Remains) remain applicable to the proposed project.

VI. Energy

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	RHCCP EIR Section 3.3 and Initial Study	No	No	No	None
b) Conflict with or obstruct a state or local plan for renewable energy or energy inefficiency?	Same	No	No	No	None

Discussion: The RHCCP EIR concluded that development of the project would increase the demand for electrical services. However, Roseville Electric determined there were no constraints to providing a reliable energy source to serve the development proposed. Electricity in the area is provided by Roseville Electric and natural gas is provided by Pacific Gas & Electric (PG&E). The EIR found the increase in demands for electricity and natural gas and found these impacts to be less than significant.

The proposed project will not result in inefficient, wasteful, or unnecessary consumption of energy, nor would it conflict with or obstruct State or local plans for renewable energy or energy efficiency. Based on the reasons listed in this section, there would be no new significant impacts not previously identified in the RHCCP EIR. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" relative to energy impacts.

Mitigation Measures: No mitigation measures are required for this Project.

VII. Geology and Soils

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	RHCCP EIR Section 3.3 and Initial Study	No	No	No	None
i) Ruptures of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	Same	No	No	No	None
ii) Strong seismic ground shaking?	Same	No	No	No	None
iii) Seismic-related ground failure, including liquefaction?	Same	No	No	No	None
iv) Landslides?	Same	No	No	No	None
b) Result in substantial soil erosion or the loss of topsoil?	Same	No	No	No	None
c) Be located in a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Same	No	No	No	None
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	Same	No	No	No	None

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

Discussion: The project is not expected to expose people or structures to potential substantial adverse effects involving seismic shaking, ground failure or landslides. The project site is located in Roseville, which is in Placer County. The California Department of Mines and Geology classifies the South Placer area as a low severity earthquake zone. No active faults are known to exist within the County. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction.

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

Mitigation Measures: None required for this project.

VIII. Greenhouse Gases

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	RHCCP EIR Section 4.2	No	No	No	RHCCP EIR Mitigation Measures 4.2-2(a) through (e)
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Same	No	No	No	None

Discussion: While the 2014 EIR did not evaluate impacts related to greenhouse gas (GHG) emissions, the potential environmental impact of GHG emissions was known or could have been known at the time of the certification of the 2014 EIR. Thus, based on a body of case law, the EIR's lack of GHG analysis does not preclude adoption of an addendum. As discussed in the Traffic and Circulation section of this Addendum, the Project will not result in a substantial increase in daily or peak hour trips. The types of uses proposed for the Roseville Junction project generate

less traffic than the large hotel and conference center proposed with the 2014 EIR. Additionally, as discussed in the Utilities and Service Systems section, utility planning—including electricity demand—is based on acreage of land use, not anticipated square footage of building area.

Mitigation Measures: Mitigation Measures 4.2-2(a) through (e) (Construction Emissions) from the RHCCP EIR remain applicable to the proposed project, and have been incorporated into the design of the project as appropriate.

IX. Hazards and Hazardous Materials

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	RHCCP EIR Section 3.3 and Initial Study	No	No	No	None
b) Create a significant hazard to the public or the environment though reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Same	No	No	No	None
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within on-quarter mile of an existing or proposed school?	Same	No	No	No	None
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Same	No	No	No	None

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	Same	No	No	No	None
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area?	Same	No	No	No	None
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Same	No	No	No	None
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	Same	No	No	No	None

Discussion: The RHCCP EIR and Initial Study includes a brief overview for each impact topic, concluding that compliance with existing federal, state, and local regulations regarding the use, transport and disposal of hazardous materials would ensure impacts will be less than significant. The potential hazards would take place during project construction and the construction of the RHCCP and Roseville Junction will be similar and the new project will not create any new potential impacts. Standard construction activities would require the use of hazardous materials such as fuels, oils, lubricants, glues, paints and paint thinners, soaps, bleach, and solvents. These are common household and commercial materials routinely used by both businesses and average members of the public. The materials only pose a hazard if they are improperly used, stored, or transported either through upset conditions (e.g. a vehicle accident) or mishandling. In addition to construction use, the operational project would result in the use of common hazardous materials as well, including bleach, solvents, and herbicides. Regulations pertaining to the transport of materials are codified in 49 Code of Federal Regulations 171–180, and transport regulations are enforced and monitored by the California Department of Transportation and by the California Highway Patrol. Specifications for storage on a construction site are contained in various regulations and codes, including the California Code of Regulations, the Uniform Fire Code, and the California Health and Safety Code. These same codes require that all hazardous materials be used and stored in the manner specified on the material packaging. Existing regulations and programs are sufficient to ensure that potential impacts as a result of the use or storage of hazardous materials are reduced to less than significant levels.

A Phase I Environmental Site Assessment (Enercon, June 25, 2010) was prepared for the site for the RHCCP. The report concluded that the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962. Review of a federal and state records search conducted for the Phase I ESA indicated that the project site is not listed on any regulatory databases. Nor did the records review identify any nearby sites that could have a potential to pose an environmental impact to the site. No recognized environmental conditions in connection with the property were identified during the site reconnaissance conducted for the Phase I ESA. At the time of the preparation of the Phase I ESA, no response had been received from the City of Roseville Fire Department related to the request for a records search related to past or present environmental concerns associated with the project site. However, as indicated in the Phase I ESA, this data gap is not considered significant and does not affect the conclusions of the report. The impact would be less than significant.

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.

The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified impacts; therefore, there would be no new impacts not previously identified in the RHCCP EIR regarding hazardous materials. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to hazards and hazardous materials.

Mitigation Measures: None.

X. Hydrology and Water Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Violate any water quality standards or waste discharge requirements?	RHCCP EIR Section 3.3 and Initial Study	No	No	No	None
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	Same	No	No	No	None
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?	Same	No	No	No	None
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site?	Same	No	No	No	None
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted water?	Same	No	No	No	None

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

Discussion: The RHCCP EIR Initial Study contains discussion on hydrology and water quality. As with the RHCCP, the proposed Roseville Junction project will produce less than significant impacts. The proposed project will be subject to the City standards discussed in that document and will use similar drainage design. No new impacts are anticipated.

Mitigation Measures: None

XI. Land Use and Planning

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Physically divide an established community?	RHCCP EIR Section 3.3 and Initial Study	No	No	No	None
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	Same	No	No	No	None
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	Same	No	No	No	None

Discussion: The project site is surrounded by existing developed area and is adjacent to two high volume roadways (SR 65 and Roseville Parkway). Development of the site would not physically disrupt or divide an existing community because the site is currently undeveloped. Therefore, there would be no impact. The project site is designated Business Professional/Commercial in the NCRSP and the City's General Plan and also zoned Community Commercial/Special Area NC. The NCRSP designates Parcel 40A as a location intended for development of a "hotel/conference center facility." The project is consistent with the City's intended use for the site. The City requires all projects to comply with its Improvement Standards and Construction Standards in order to receive grading and building permits. Therefore, a safeguard is in place to ensure the project complies with the City's current regulations and requirements. In addition, the project has been designed consistent with the NCRSP Design Guidelines. The project has been designed consistent with all applicable City land use and planning documents adopted to avoid or mitigate an environmental effect, as discussed throughout this IS. Therefore, the impact is less than significant. Neither the project site nor any of the lands around it are located within the boundaries of a habitat conservation plan or a natural community conservation plan; therefore, the project would not conflict with any habitat plans and there would be no impact.

Changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the RHCCP EIR, result in significant impacts. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the EIR would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

Mitigation Measures: None

XII. Mineral Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	RHCCP EIR Section 3.3 and Initial Study	No	No	No	None
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	Same	No	No	No	None

Discussion: As discussed in the RHCCP EIR, the project site is designated Business Professional/Community Commercial in the City's General Plan and in the NCRSP and consists of a vacant parcel. The site is not identified by the City as a site containing locally important mineral resources that would be of local, regional, or statewide importance; therefore, the project is not considered to have any impacts on mineral resources. The project does not propose to excavate the site for mineral resources; therefore, no impacts related to mineral resources would result from construction of the project.

Mitigation Measures: None.

XIII. Noise

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	RHCCP EIR Section 3.3 and Initial Study	No	No	No	None
b) Exposure of persons to or generation of excessive ground borne vibration of ground borne noise levels?	Same	No	No	No	None
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	Same	No	No	No	None
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	Same	No	No	No	None
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	Same	No	No	No	None
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	Same	No	No	No	None

Discussion: The RHCCP EIR addressed construction noise, roadway noise, noise from non-residential land uses, and aircraft overflight noise. Construction noise in general was discussed, and the levels of noise expected will be temporary and mitigated by the City's Noise Ordinance. Project operation was found to result in an increase in noise associated with vehicle trips to the facility, especially when there were events. However, project operation was found not to contribute to a substantial permanent increase in ambient noise levels. The increases in ambient noise levels are not anticipated to exceed the City's acceptable noise thresholds for project construction or operation. The proposed Roseville Junction will feature similar operations though will not include the convention center and therefore will not create an increase an ambient noise to the level discussed in the RHCCP EIR.

The proposed project site is not located within an airport land use plan area nor is it located within two miles of an airport or within the vicinity of a private airstrip. The closest airport to the project site is a private airstrip, Holtsman Airport, in Rio Linda, approximately 8.1 miles to the west. McClellan Airfield, a public-use airport, is located approximately 13 miles southwest of the project area. Lincoln Regional Airport, also a public-use airport, is located approximately 11 miles north of the project area. Due to its location, the project area could be exposed to noise from aircraft on approach or departure. Accordingly, the project proponents will be provided with a deed disclosure or similar notice approved by the City Attorney regarding the proximity and nature of McClellan and Lincoln aircraft in the vicinity and the potential for over-flight noise. Therefore, no impact would occur relative to exposing people to excessive airport related noise levels.

Mitigation Measures: None

XIV. Population and Housing

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	RHCCP EIR Section 3.3 and Initial Study	No	No	No	None
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	Same	No	No	No	None

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	Same	No	No	No	None

Discussion: As with the RHCCP, the proposed development would create part-time and full-time jobs in the City. These positions should be filled by people who already reside in the region. The project is not large enough to induce substantial population growth resulting in the need to construct new homes and provide new services for this new population. Therefore, the proposed project would not directly induce population growth because it proposes no significant employment generating uses, other than staffing required for the hotel and restaurants. It would not indirectly induce population growth because it would not extend roads or infrastructure into previously undeveloped areas. In addition, the project would not displace people or housing because the site is undeveloped and does not provide housing. Therefore, the project would result in a less than-significant impact on population and housing in the City of Roseville.

Mitigation Measures: None

XV. Public Services

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any the public services:					
a) Fire protection?	RHCCP EIR Section 3.3 and Initial Study	No	No	No	None
b) Police protection?	Same	No	No	No	None
c) Schools?	Same	No	No	No	None
d) Parks?	Same	No	No	No	None
e) Other public facilities?	Same	No	No	No	None

Discussion: As with the RHCCP, The project would not require an expansion of the existing fire station or the construction of a new one. For these reasons, the project would result in a less-than-significant impact on the City's fire protection services. The current response time to the project site is 10 minutes or less for an emergency call. The project would not require the expansion of the existing police department, or require the construction of a new facility. Accordingly, this impact is less than significant. The proposed project does not include any residential uses; therefore, the project would not result in a population increase that would require new schools or parks to serve new City residents. For this reason, no impacts on schools and parks would result. The proposed project would not introduce a new population to the City needing access to public facilities or services. Therefore, no impact on other public facilities would occur.

Mitigation Measures: None

XVI. Recreation

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would occur or be accelerated?	RHCCP EIR Section 3.3 and Initial Study	No	No	No	None
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Same	No	No	No	None

Discussion*:* As with the RHCCP, the proposed project would not support an increase in residential population that would increase demand for existing park or recreational facilities or require the construction of new or expansion of existing recreational facilities. Existing trails are located nearby that could be used by employees and hotel visitors. This would not create a substantial increase in use of recreation facilities. Therefore, no impacts to recreational facilities would occur.

Mitigation Measures: None

XVII. Transportation/Traffic

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	RHCCP EIR Section 4.6	No	No	No	RHCCP 4.6-1, 4.6-2, 4.6-6, 4.6-7
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	Same	No	No	No	RHCCP 4.6-1, 4.6-2, 4.6-6, 4.6-7
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	Same	No	No	No	None
d) Substantially increase hazards due to a design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Same	No	No	No	None
e) Result in inadequate emergency access?	Same	No	No	No	None

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

Discussion: There are fundamental differences in the anticipated transportation/traffic impacts from the RHCCP and the proposed Roseville Junction project. The RHCCP EIR implemented four measures to mitigate impacts including:

- 4.6-1 Change in LOS at Signalized Intersections in the City of Roseville
- 4.6-2 Add Traffic to Caltrans Freeway Ramps
- 4.6-6 Decrease in LOS at City Intersections Under 2025 Conditions
- 4.6-7 Add traffic to Caltrans Freeway Ramps Under 2025 Conditions

These measures were in response to operations of the previously proposed conference center in the RHCCP. The conference center was anticipated to hold crowds of 600 people for average events and 1,200 people for maximum events. The Roseville Junction project no longer contains a conference center and the new uses (three full-service restaurants and a modular restaurant area) will not draw crowds near the same size or the same concentration as the conference center. The Engineering Division reviewed the proposed project and found the AM and PM peak trips are expected to be well below those forecasted in the City's traffic model, which anticipated the hotel and conference center project. Due to the sharp decrease in expected traffic, the previously proposed mitigation measures are no longer applicable. The typical traffic mitigation fee programs, which the City implements for all development projects, will adequately address traffic/transportation impacts.

Mitigation Measures: None.

XVIII. Tribal Cultural Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	RHCCP EIR Section 4.4	No	No	No	None
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 the lead agency shall consider the significance of the resource to a California Native American tribe.	Same	No	No	No	None

Discussion: 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.

This section was added to the CEQA Guidelines after the publication of the prior environmental document to which this Addendum is attached, but cultural resources were addressed in that document. While the original RHCCP EIR addressed cultural resources, no Tribal Cultural Resources were identified and the City of Roseville as CEQA Lead Agency is not aware of any Tribal Cultural Resources associated with project site. Notice of the proposed project was routed to the United Auburn Indian Coalition and no response or request for consultation was received. Previously applied mitigation should be adequate to address potential impacts of the project, which require cessation of work should any item of cultural interest be found, to ensure the project will have a less than significant impact on cultural resources. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to Tribal Cultural Resources.

Mitigation Measures: 4.4-1(a) (Proper Handling of Archaeological Resources) and 4.4-1(b) (Accidental Discovery of Human Remains) remain applicable to the proposed project.

XIX. Utilities and Service Systems

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	RHCCP EIR Section 4.5	No	No	No	None
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Same	No	No	No	None
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Same	No	No	No	None
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Same	No	No	No	None
e) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?	Same	No	No	No	None
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	Same	No	No	No	None
g) Comply with federal, state, and local statutes and regulations related to solid waste?	Same	No	No	No	None

Discussion: The RHCCP EIR addressed utilities demand for the project area and determined there were adequate utilities to meet the anticipated demands from development of the plan area. The project site is located within the NCRSP area and has been assumed for business/commercial development since the NCRSP was adopted in 1990. The demand for utilities has been factored into the City's long-range plans to provide these resources and services for planned development. There are existing mitigation measures in the NCRSP EIR applicable to utilities, but the proposed project does not result in impacts that would require compliance with the NCRSP mitigation measures because compliance with current City ordinances (i.e., City's Water Efficient Landscape Ordinance) and other current City requirements would ensure the project would use water and other utilities efficiently. The utility impacts are within the scope of the prior analysis, and do not result in any new or expanded impacts.

Mitigation Measures: None.

XX. Mandatory Findings of Significance

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory?	RHCCP EIR	No	No	No	None
b) Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	RHCCP EIR	No	No	No	None
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	RHCCP EIR	No	No	No	None

Discussion: Long term environmental goals are not impacted by the proposed project. The cumulative impacts do not deviate beyond what was contemplated in the RHCCP EIR. 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. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to the mandatory findings of significance.

ENVIRONMENTAL DETERMINATION:

In reviewing the site specific information provided for this project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that the findings of CEQA Section 15162 concerning the decision not to prepare a subsequent EIR or negative declaration and the findings of CEQA Section 15164 concerning the decision to prepare an Addendum can be made. As supported by substantial evidence within the Addendum to the Sierra Vista Specific Plan Environmental Impact Report (SCH # 2008032115, adopted on May 5, 2010), the Lead Agency makes the following findings:

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

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

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

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

Addendum Prepared by:

_____

Sean Morales, Assistant Planner
City of Roseville, Development Services–Planning Division

Attachments:

1. Applicable RHCCP Mitigation Measures
2. Roseville Junction Plans

TABLE OF APPLICABLE MITIGATION MEASURES

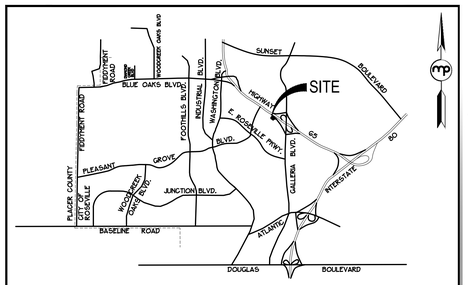
Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to City	Staff Use Only
4.2-2(a) Prior to approval of Grading or Improvement Plans, (whichever occurs first), on project sites greater than one acre, the project applicant shall submit a Construction Emission / Dust Control Plan to the Placer County Air Pollution Control District. If the District does not respond within twenty (20) days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by the District, to the local jurisdiction (city or county) that the plan has been submitted to the District. It is the responsibility of the applicant to deliver the approved plan to the local jurisdiction. The applicant shall not break ground prior to receiving District approval, of the Construction Emission / Dust Control Plan, and delivering that approval to the local jurisdiction issuing the permit. The following shall be included in the Dust Control Plan: **(**a) During construction, emissions of fugitive dust from any active operation, open storage pile, or disturbed surface area, shall be controlled so that dust does not remain visible in the atmosphere beyond the boundary line of the emission source. (b) When wind speeds result in dust emissions crossing the property line, and despite the application of dust control measures, grading and earthmoving operations shall be suspended and inactive disturbed surface areas shall be stabilized. (c) Fugitive dust generated by active operations, open storage piles, or from a disturbed surface area shall not result in such opacity as to obscure an observer's view to a degree equal to or greater than does smoke as dark or darker in shade as that designated as No. 2 on the Ringlemann Chart (or 40% opacity). **(**d) All exposed soils be watered a minimum of once every two hours of active operation or sufficiently often to keep the area adequately wetted. e) Any visible track-out on a paved road where vehicles enter and exit the work area must be removed at the end of the workday or at least on time per day. Removal shall be accomplished by using wet sweeping or a HEPA filter equipped vacuum device. Dirt from vehicles exiting shall be removed through the use of a gravel pad, a tire shaker, a wheel wash system, or a pavement extending for not less than 50 feet from the intersection with the paved public road. **4.2-2 (b)** The following standard note shall be included on the Grading Plan or Improvement Plans, or as an attached form: The prime contractor shall submit to the District a comprehensive inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower of greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the District prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman. 4.2-2(c) Prior to approval of Grading or Improvement Plans, whichever occurs first, the project applicant shall provide a written calculation to the District for approval demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, shall achieve a project wide fleet-average of 25% of NOx and 45% of diesel particulate matter reduction as compared to CARB statewide fleet average emissions.	Project plans will be reviewed for compliance.	*Pre-Construction*: Prior to issuance of Grading Permits or Improvement Plans. Add as note on Improvement Plans.	Engineering	Dust Control Plan and proof of submittal to PCAPCD	

Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. **4.2-2(d)** The following standard note shall be included on the Improvement/Grading Plan, or as an attached form: □ During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators. □ During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel-powered equipment. 4.2-2(e) Signs shall be posted in the designated queuing areas of the construction site to remind off-road equipment operators that idling is limited to a maximum of 5 minutes.					
4.3-1 Preconstruction Survey. If project construction work is required to be scheduled during the breeding season (March through August), a qualified biologist shall conduct a preconstruction survey of the work area to determine if any ground-nesting native birds, including burrowing owls, are nesting in or in the immediate vicinity of vegetation to be removed. In addition, all trees adjacent to the site and/or associated with Pleasant Grove Creek and the preserve area between Highway 65 and Roseville Parkway shall be surveyed to confirm no Swainson's hawk or white-tailed kite nests have been established since the time of the 2013 survey; pre-construction surveys shall follow accepted survey protocols for the presence or absence of these species. The purpose of the surveys will be to determine if active nests of special-status or other protected birds are present in the disturbance zone or within 500 feet of the disturbance zone boundary (within 0.25 mile for Swainson's hawks). The preconstruction survey will be conducted within 15 days prior to the start of work from March through May (since there is higher potential for birds to initiate nesting during this period), and within 30 days prior to the start of work from June through August. If active nests are found in the work area, the California Department of Fish and Wildlife typically recommends 300-foot buffers around active nests of songbirds and 500 feet or more for raptors. However, the tolerance of birds with respect to activities and noise around active nests can vary depending upon the species, the type and extent of disturbance activity, intervening topography and vegetation, and other factors. Consequently, if active nests are found in the work area, the biologist shall evaluate these factors with respect to onsite conditions and determine if smaller buffers would be appropriate. If Swainson's hawks are determined to be nesting adjacent to the site and construction activities could result in a "take" of one or more hawks within the meaning of the California Endangered Species Act, consultation with the California Department of Fish and Wildlife may also be necessary. The following shall be required when performing surveys: Surveys shall be performed by a qualified biologist familiar with the target bird species and their	Project Applicant/ Qualified Biologist	The preconstruction survey will be conducted within 15 days prior to the start of work from March through May (since there is higher potential for birds to initiate nesting during this period), and within 30 days prior to the start of work from June through August.	Planning	Survey results	

habitat(s). Presence or absence of Swainson's hawk shall be determined pursuant to the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (Swainson's Hawk Technical Advisory Committee, 2000 May 31). Burrowing owl surveys shall be conducted at least three times per week from May 1 to September 30 during the breeding season, pursuant to the 2012 CDFW Staff Report. Surveys for other raptors, including white-tailed kite, shall include walking "wandering" transects throughout the project area and include an "Active Nest Search" component. This shall include a thorough search of all trees, power poles and standing snags for active nests in the proposed disturbance area, while also noting any incidental raptor sightings. Surveys shall not be conducted during periods of excessive or abnormal cold, heat, wind, rain, or other inclement weather that individually or collectively reduces the likelihood of detection. If any large stick nests are discovered, it will be determined whether they are actively being used or not. The following behaviors are indicators that an active nest may be present: (1) Carrying material to build nests within the survey area; (2) Copulations; (3) Carrying food or feeding young; (4) Carrying fecal sacks away from nest; (5) Mate-feeding (repeated "bee-line" flying to likely nest site); (6) Observation of nest; (7) Observation of chicks; (8) Females giving call or chip notes alerting their mate that they are off the nest; and (9) Auditory evidence of chicks.					
4.3-2 Implement Mitigation Measure 4.3-1.	Same as above	Same as above	Same as above		
4.4-1(a) Proper Handling of Archaeological Resources. If any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains are encountered during any construction activities, work shall be suspended within 100 feet of the find, and the project applicant shall immediately notify the City of Roseville Community Development Director and coordinate any necessary investigation of the site with a qualified archaeologist as needed to assess the resources (i.e., whether it is a "historical resource" or a "unique archaeological resource") and provide proper management recommendations should potential impacts to the resources be found to be significant. Possible management recommendations for historical or unique archaeological resources could include resource avoidance or, where avoidance is infeasible in light of project design or layout or is unnecessary to avoid significant effects, data recovery excavations. In consultation with the archaeologists, the contractor shall implement any measures deemed by City staff to be necessary and feasible to avoid or minimize significant effects to the cultural resources. **4.4-1(b) Accidental Discovery of Human Remains.** Pursuant to Section 5097.98 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, as well as CEQA Guidelines Section 15064.5(e), in the event of the discovery of human remains, the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.	Project Applicant/Contractor/ Qualified Archaeologist	During Construction Add as note on Grading or Improvement Plans.	City of Roseville/ County Coroner		

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

TENTATIVE SUBDIVISION MAP
ROSEVILLE JUNCTION
SHEET 1 OF 5
290 CONFERENCE CENTER DRIVE



VICINITY MAP

NO SCALE

SHEET 1	TENTATIVE SUBDIVISION MAP
SHEET 2	CONCEPTUAL SITE PLAN
SHEET 3	PRELIMINARY GRADING PLAN
SHEET 4	PRELIMINARY UTILITY PLAN
SHEET 5	SITE LIGHTING AND PHOTOMETRIC PLAN
SHEET 6	PRELIMINARY LANDSCAPE PLAN OVERALL PLAN
SHEET 7	PRELIMINARY LANDSCAPE PLAN PARKING SHADING & LANDSCAPE AREA EXHIBIT
SHEET 8	PRELIMINARY LANDSCAPE PLAN LANDSCAPE DETAILS & MATERIALS

INDEX

1. THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO VERIFIED PRIOR TO FINAL MAP.
2. MINOR MODIFICATION MAY BE MADE TO LOT LINES AT FINAL MAP.
3. FOR PRELIMINARY PLANNING PURPOSES ONLY. BOUNDARY, TOPO, EASEMENTS AND SITE CONDITIONS TO BE VERIFIED PRIOR TO FINAL MAP AND ENGINEERING.
4. PURSUANT TO GOVERNMENT CODE SECTION 66456.1 THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE MAP, INCLUDING THE AUTHORITY OF THE LOCAL AGENCY TO IMPOSE REASONABLE CONDITIONS RELATING TO THE FILING OF MULTIPLE FINAL MAPS.
5. ALL UTILITY SYSTEMS ILLUSTRATED ON THE TENTATIVE MAP ARE SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
6. GRADING SHOWN ON THIS TENTATIVE MAP ILLUSTRATES A GENERAL GRADING CONCEPT AND IS SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
7. PUBLIC UTILITY EASEMENTS OVER, ON, UNDER AND ACROSS THE LAND DESIGNATED ON THESE PLANS AS "P.U.E." FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL UTILITY SERVICE FACILITIES INCLUDING BUT NOT LIMITED TO POLES, WIRES, AND CONDUITS FOR ELECTRICAL, TELEPHONE, TELEVISION, GAS, SANITARY, AND WATER SERVICES, AND ALL APPURTENANCES THERETO TOGETHER WITH THE RIGHT TO CONSTRUCT, PLACE TRAFFIC CONTROL, AND TRIM AND REMOVE TREES AND VEGETATION.
8. DEVELOPMENT STANDARDS: AS SPECIFIED IN THE CITY OF ROSEVILLE ZONING ORDINANCE AND CITY OF ROSEVILLE COMMUNITY DESIGN GUIDELINES.
9. SITE LIGHTING SHOWN FOR REFERENCE ONLY. LIGHT LOCATIONS TO BE COORDINATED WITH THE PHOTOMETRIC PLAN PREPARED FOR THIS PROJECT.

NOTES

PUE	PUBLIC UTILITY EASEMENT
PE	PEDESTRIAN EASEMENT
DE	DRAINAGE EASEMENT

ABBREVIATIONS

OWNER / APPLICANT

APRR MANAGEMENT, LLC
CONTACT: ROHIT RANCHHOD
4302 REDWOOD HWY, SUITE 200
SAN RAFAEL, CALIFORNIA 94903
PHONE: (916) 761-5602

ENGINEER / PLANNER

MORTON PITALO, INC.
600 COOLIDGE DRIVE, SUITE #140
FOLSOM, CA 95630
CONTACT: JEFFREY THOMPSON
PHONE: (916) 984-7621
EMAIL: JTHOMPSON@MPENGR.COM

UTILITY PROVIDERS

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

SERVICE PROVIDERS

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

PROJECT INFORMATION

ASSESSOR PARCEL NUMBER	363-011-086-000	
USE:	COMMERCIAL	
EXISTING ZONING:	CC/SA-NC	
PROPOSED ZONING:	CC/SA-NC	
EXISTING GENERAL PLAN:	BP	
PROPOSED GENERAL PLAN	BP	
EXISTING	#	ACRES
EXISTING PARCELS	1	11.0 ± AC
PROPOSED	#	ACRES
PROPOSED PARCELS	6	11.0 ± AC
PARCEL	1	2.1 ± AC
PARCEL	2	2.1 ± AC
PARCEL	3	1.1 ± AC
PARCEL	4	2.0 ± AC
PARCEL	5	2.8 ± AC
PARCEL	6	0.85 ± AC

PROJECT INFORMATION



GRAPHIC SCALE
40 20 0 40 80
1 in = 40 ft

City of Roseville Approval

Exhibit A

MORTON & PITALO, INC.
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CONSULTANT

APPROVALS

NO	DATE	DESCRIPTION

REVISIONS

BENCH MARK

COMPUTED BY

DESIGNED BY

DRAWN BY

PROJECT ENGINEER

PROJECT

ROSEVILLE JUNCTION

ROSEVILLE, CA

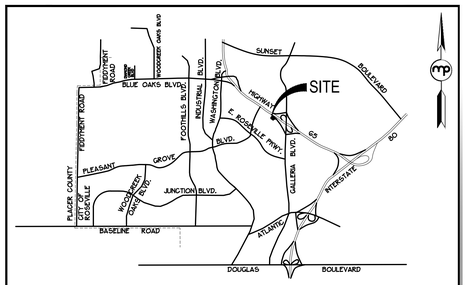
DRAWING

TENTATIVE SUBDIVISION MAP

DATE: AUGUST 6, 2021	SHEET: 1
SCALE: 1" = 40'	OF: 5
JOB NUMBER: 21-0012-00	

NOT FOR CONSTRUCTION

Aug, N:\2021\21-0012-00 (ROSEVILLE CONFERENCE SITE)\DWG\PLANNING\TENTATIVE MAPS\TENTATIVE MAP.DWG, | Saved: 8/6/2021 11:42am By: SHEPEL



VICINITY MAP

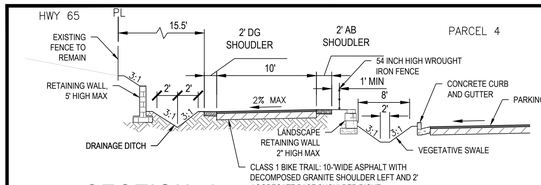
NO SCALE

PARCEL	SQUARE FEET	CODE	REQUIRED	PROVIDED	EV	ACCESSIBLE	BIKE (SHORT TERM)	BIKE (LONG TERM)
PARCEL 1 - HOTEL 1	80,100 SF, 132 ROOMS	1/ROOM	132	136	11 REQ. 11 PROV.	5 REQ. 5 PROV.	7 REQ. 7 PROV.	TBD PER EMPLOYEES
PARCEL 2 - HOTEL 2	61,500 SF, 123 ROOMS	1/ROOM	123	128	11 REQ. 11 PROV.	5 REQ. 5 PROV.	7 REQ. 7 PROV.	TBD PER EMPLOYEES
PARCEL 3 - RESTAURANT 1	6,000 SF	1/100 SF	60	61	6 REQ. 6 PROV.	3 REQ. 3 PROV.	3 REQ. 3 PROV.	TBD PER EMPLOYEES
PARCEL 4 - RESTAURANT 2	6,000 SF	1/100 SF	60	88	6 REQ. 6 PROV.	3 REQ. 3 PROV.	3 REQ. 3 PROV.	TBD PER EMPLOYEES
PARCEL 5 - RESTAURANT 3	8,000 SF, 8 COURTS	1/100 SF, 2 PER COURT	96	125	8 REQ. 8 PROV.	4 REQ. 4 PROV.	7 REQ. 7 PROV.	TBD PER EMPLOYEES
PARCEL 6 - EVENT SPACE	1,700 SF	1/100 SF	17	17	1 REQ. 1 PROV.	1 REQ. 1 PROV.	1 REQ. 1 PROV.	TBD PER EMPLOYEES
TOTAL			*488*	*555*	*45 REQ. 45 PROV.*	*22 REQ. 22 PROV.*	*30 REQ. 30 PROV.*	*TBD PER EMPLOYEES*

PARKING REQUIREMENT

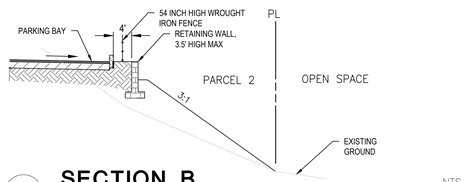
CONCEPTUAL SITE PLAN
ROSEVILLE JUNCTION
SHEET 2 OF 5
290 CONFERENCE CENTER DRIVE


VILLASPORT
HIGHWAY 65
CONFERENCE CENTER DR.
PARCEL 1
2.1 AC.
HOTEL 1
132 ROOMS
5 STORIES
80,100 SF
PARCEL 2
2.1 AC.
HOTEL 2
123 ROOMS
5 STORIES
61,500 SF
PARCEL 3
1.1 AC.
RESTAURANT 1
6,000 SF
PARCEL 4
2.0 AC.
RESTAURANT 2
6,000 SF
PARCEL 5
2.8 AC.
RESTAURANT 3
8,000 SF
PARCEL 6
0.85 AC.
EVENT SPACE
PROPERTY LINE
20' PUBLIC ACCESS/
MAINTENANCE EASEMENT
BIKE PATH CONNECTION
40' PUE PER
R MAPS 24
CONCEPTUAL ALIGNMENT OF
FUTURE BIKE PATH, BRIDGE,
PUBLIC ACCESS & MAINTENANCE
EASEMENT, FINAL ALIGNMENT TO
BE DETERMINED
PROPOSED SIGN LOCATION
20' FRONT SETBACK
DRAINAGE EASEMENT
12.5' PUE
20' OPEN SPACE
SETBACK
10' SIDE SETBACK
S81°46'09.00"E 169.93'
S80°31'36.00"W 195.13'
S65°27'02.00"W 37.25'
N65°27'02.00"E 151.72'
S25°27'02.00"E 233.47'
N24°32'58.00"W 126.16'
S11°46'09.31"E 35.96'
S57°46'58.00"E 424.79'
N57°46'58.00"W 324.08'
S32°13'02.00"E 236.04'
S27°13'02.00"E 83.85'
N37°32'02.00"E 271.66'
S52°32'58.00"E 140.38'
S37°27'58.00"E 160.18'
S52°32'58.00"W 165.00'
N52°32'58.00"E 165.00'
S37°27'02.00"E 35.00'
N37°27'02.00"E 35.00'
R=1250.00
D=5°30'07"
L=121.22'
R=60.50
Δ=88°46'16"
L=93.77'
R=61.39
Δ=32°11'46"
L=34.57'
R=60.80
Δ=58°41'46"
L=62.29'
R=39.80
Δ=44°05'36"
L=30.63'
N81°14'10.08"E 153.58'
N57°46'58.00"W 49.47'
N57°46'58.00"W 45.00'
N57°46'58.00"W 51.08'
N57°46'58.00"W 72.25'
N57°46'58.00"W 2.75'
N32°13'02.00"E 8.00'
N57°46'58.00"W 210.00'
N57°46'58.00"W 210.00'
N32°13'02.00"E



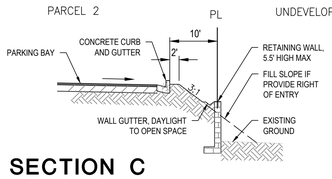
A SECTION A NTS

WATER QUALITY SWALE – NORTHEAST



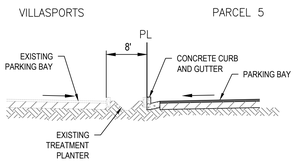
B SECTION B NTS

SOUTHEAST BOUNDARY



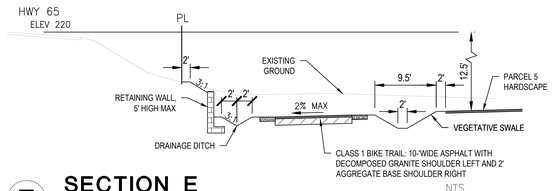
C SECTION C NTS

SOUTH PROPERTY LINE – ADJACENT UNDEVELOPED LOT



D SECTION D NTS

WEST PROPERTY LINE – VILLA SPORTS



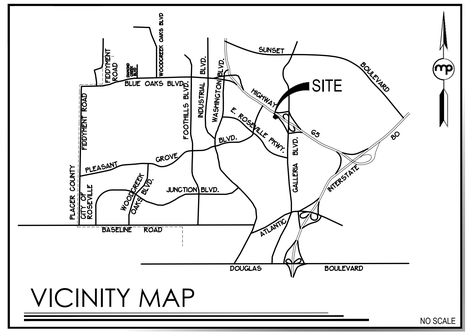
E SECTION E NTS

PARCEL 5 AND HWY 65

PRELIMINARY GRADING PLAN
ROSEVILLE JUNCTION
SHEET 3 OF 5
290 CONFERENCE CENTER DRIVE

FF	FINISHED FLOOR
FL	FLOWLINE
TW	TOP OF RETAINING WALL
BW	BOTTOM OF RETAINING WALL

ABBREVIATIONS



VICINITY MAP

NO SCALE

CUT=	23,330 CY
FILL=	15,510 CY
NET CUT =	7,820 CY

RAW EARTHWORK

GRAPHIC SCALE

40 20 0 40 80

1 in = 40 ft

VILLASPORT

HIGHWAY 65

CONFERENCE CENTER DR.

PARCEL 1 2.1 AC.

HOTEL 1 132 ROOMS 5 STORIES 80,100 SF F.F.= 206.5

PARCEL 2 2.1 AC.

HOTEL 2 123 ROOMS 5 STORIES 61,500 SF F.F.= 205.0

PARCEL 3 1.1 AC.

RESTAURANT 2 6,000 SF F.F.= 205.0

PARCEL 4 2.0 AC.

PARCEL 5 2.8 AC.

RESTAURANT 3 8,000 SF F.F.= 207.5

RESTAURANT 1 6,000 SF F.F.= 206.5

PARCEL 6 0.85 AC.

EVENT SPACE F.F.= 206.5

WQ SHED 1 0.96 AC 73% IMPERVIOUS

WQ SHED 2 1.27 AC 83% IMPERVIOUS

WQ SHED 3 1.09 AC 56% IMPERVIOUS

WQ SHED 4 6.52 AC 68% IMPERVIOUS

WQ SHED 5 0.86 AC 91% IMPERVIOUS

GRASSY SWALE, 153 LF @ S=0.5%

BLOCK RETAINING WALL, 2' MAX

20' PUBLIC ACCESS/ MAINTENANCE EASEMENT

BLOCK RETAINING WALL, 5' MAX

PROJECT BOUNDARY

GRASSY SWALE, 113 LF @ S=0.5%

DRAINAGE SHED LINES, TYP

BIKE PATH CONNECTION

GRASSY SWALE, 116 LF @ S=0.5%

BLOCK RETAINING WALL, 2' MAX

END BIKE PATH

PROPERTY LINE

40' PUE PER R MAPS 24

CONCEPTUAL ALIGNMENT OF FUTURE BIKE PATH, BRIDGE, PUBLIC ACCESS & MAINTENANCE EASEMENT. FINAL ALIGNMENT TO BE DETERMINED

BLOCK RETAINING WALL, 4.5' MAX

PROPERTY LINE

BLOCK POROUS PAVEMENT, TYP

20' OPEN SPACE SETBACK LINE

BLOCK RETAINING WALL, 3.5' MAX

BLOCK RETAINING WALL, 5.5' MAX OR 3:1 FILL SLOPE GIVEN RIGHT OF ENTRY FROM ADJACENT PARCEL OWNER

10' SIDE SETBACK

OUTLET 1

PROPOSED SIGN LOCATION

20' FRONT SETBACK

PROPERTY LINE

DRAINAGE EASEMENT

12.5' PUE

BLOCK POROUS PAVEMENT, TYP

City of Roseville Approval

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CONSULTANT

APPROVALS

NO	DATE	DESCRIPTION

REVISIONS

BENCH MARK

COMPUTED BY

DESIGNED BY

DRAWN BY

PROJECT ENGINEER

PROJECT

ROSEVILLE JUNCTION

ROSEVILLE, CA

DRAWING

PRELIMINARY GRADING PLAN

DATE	SHEET
AUGUST 6, 2021	3
SCALE 1" = 40'	OF 5
JOB NUMBER 21-0012-00	

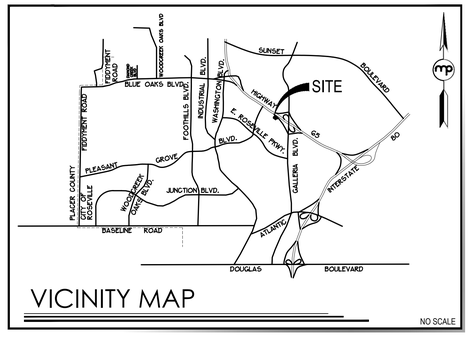
NOT FOR CONSTRUCTION

Exhibit A

Dwg: N:\2021\21-0012-00 ROSEVILLE CONFERENCE SITE\DWG\PLANS\PRODUCTION\21-0012-00 PRELIM GRADING.dwg | Saved: 8/5/2021 8:56:38 AM | Plotted: 8/5/2021 8:56:50 AM PDT | By: SHEPHERD

PRELIMINARY UTILITY PLAN
ROSEVILLE JUNCTION
SHEET 4 OF 5
290 CONFERENCE CENTER DRIVE

Exhibit A



VICINITY MAP

NO SCALE



GRAPHIC SCALE

40 20 0 40 80

1 in = 40 ft

LEGEND

- MANHOLE
- WATER METER WITH BACKFLOW
- FIRE DEPARTMENT CONNECTION WITH DOUBLE CHECK ASSEMBLY
- DRAIN INLET
- FIRE HYDRANT

City of Roseville Approval

NOT FOR CONSTRUCTION

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CONSULTANT

APPROVALS

NO	DATE	DESCRIPTION

REVISIONS

BENCH MARK

COMPUTED BY

DESIGNED BY

DRAWN BY

PROJECT ENGINEER

PROJECT

ROSEVILLE JUNCTION

ROSEVILLE, CA

DRAWING

PRELIMINARY UTILITY PLAN

DATE: AUGUST 6, 2021

SCALE: 1" = 40'

JOB NUMBER: 21-0012-00

SHEET: 4

OF: 5

Dwg: N:\2021\21-0012-00 (ROSEVILLE CONFERENCE SITE)\WORK\ANWORK\21-0012-00 PUP.DWG | Saved: 08/06/21 1:29pm | SHEEL

SITE LIGHTING AND PHOTOMETRIC PLAN
ROSEVILLE JUNCTION
SHEET 5 OF 5
290 CONFERENCE CENTER DRIVE

GRAPHIC SCALE
40 20 0 40 80
1 in = 40 ft

TYPICAL LIGHT DETAIL

NO SCALE



LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 1	NOTE 3	QUANTITY
1TFTM		(1) LED,	DSX2 LED P1 40K TFTM MVOLT	ELECTRONIC	POLE	Lithonia Lighting, DSX2 LED P1 40K TFTM MVOLT	120V 1P 2W	LED DRIVER,	/21/2017 11/9/2017 SCALED PHOTOMETRY TYPE IV, SHORT, BUG RATING: B3 – U0 – G4 18952.5 0 , 0 140 3, 1.2, 0.5 0, 0, 0 ARM MOUNT D-Series Area Size 2 NOTE: DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDED. 23842 70 120.1 VOLTS, 205.9 WATTS, 1.72 AMPS AMBIENT: 24.9	23
2TFTM		(1) LED,	DSX2 LED P1 40K TFTM MVOLT	ELECTRONIC	POLE	Lithonia Lighting, DSX2 LED P1 40K TFTM MVOLT	120V 1P 2W	LED DRIVER,	/21/2017 11/9/2017 SCALED PHOTOMETRY TYPE IV, SHORT, BUG RATING: B3 – U0 – G4 18952.5 0 , 0 140 3, 1.2, 0.5 0, 0, 0 ARM MOUNT D-Series Area Size 2 NOTE: DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDED. 23842 70 120.1 VOLTS, 205.9 WATTS, 1.72 AMPS AMBIENT: 24.9	6

GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOT–CANDLES	1.75
MAXIMUM FOOT–CANDLES	8.4
MINIMUM FOOT–CANDLES	0
MINIMUM TO MAXIMUM FC RATIO	0
MAXIMUM TO MINIMUM FC RATIO	409.1
AVERAGE TO MINIMUM FC RATIO	84.99

Exhibit A

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APPROVALS

NO	DATE	DESCRIPTION

REVISIONS

BENCH MARK

COMPUTED BY

DESIGNED BY

DRAWN BY

PROJECT ENGINEER

PROJECT

ROSEVILLE JUNCTION

ROSEVILLE, CA

DRAWING

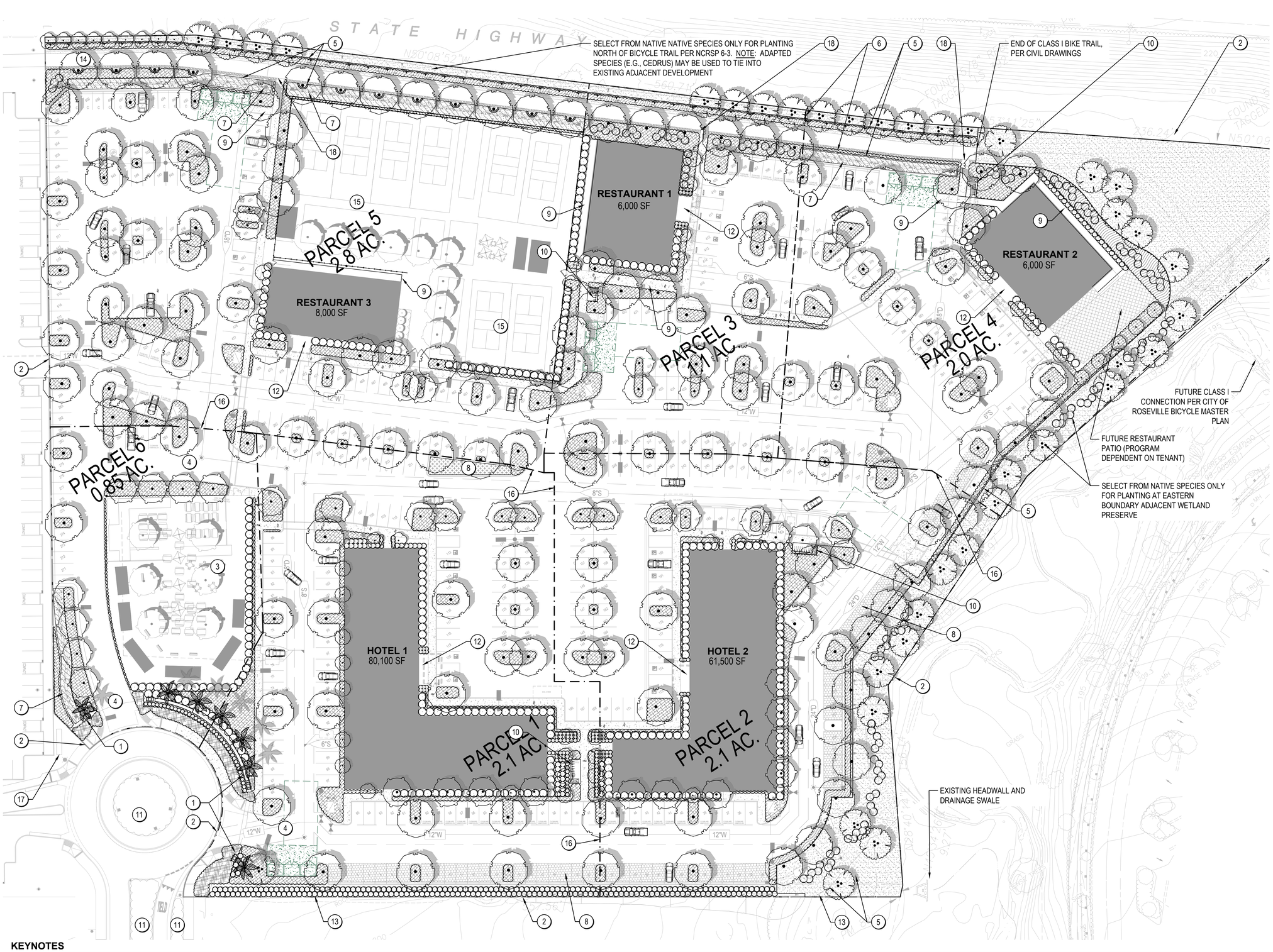
CONCEPTUAL SITE LIGHTING & PHOTOMETRICS

DATE: AUGUST 6, 2021
SCALE: 1" = 40'
JOB NUMBER: 21-0012-00
SHEET: 5
OF: 5

NOT FOR CONSTRUCTION

Dwg: N:\2021\21-0012-00 ROSEVILLE CONFERENCE SITE\DWG\PLANNING\SHEETS\21-0012-00 PHOTOMETRICS.DWG | Saved: 08/06/21 10:34am | Plotted:

Exhibit A



PRELIMINARY PLANTING LEGEND

PLANT TYPE/LATIN BINOMIAL	CONT.	SIZE	WAT. USE
PARKING LOT / SHADE TREES			
ACER RUBRUM 'FRANKSRED' TM / RED SUNSET MAPLE	24" BOX	40'H X 30'W	M
FRAXINUS ANGUSTIFOLIA 'RAYWOOD' / NARROW-LEAVED ASH	24" BOX	40'H X 30'W	M
PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE	24" BOX	35'H X 30'W	M
PLATANUS X ACERIFOLIA 'COLUMBIA' / LONDON PLANE TREE	24" BOX	50'H X 40'W	M
ULMUS X 'ACCOLADE' / ACCOLADE ELM	24" BOX	45'H X 35'W	M
COLUMNAR TREES			
TREES WITH UPRIGHT, FASTIGATE HABIT. USED IN NARROW AREAS, ADJACENT BUILDINGS, AS SCREENING, OR BACKGROUND.			
ACER RUBRUM 'BOWHALL' / BOWHALL MAPLE	15 GAL.	40'H X 20'W	M
MAGNOLIA GRANDIFLORA 'ST. MARY' / ST. MARY SOUTHERN MAGNOLIA	15 GAL.	20'H X 15'W	M
PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEW	15 GAL.	20'H X 8'W	M
QUERCUS ROBUR 'FASTIGIATA' / PYRAMIDAL ENGLISH OAK	15 GAL.	40'H X 20'W	M
TILIA AMERICANA 'BOULEVARD' / BOULEVARD LINDEN	15 GAL.	40'H X 30'W	M
INTERIOR AISLE AND ALLEE TREES			
USED BEHIND MAJOR CANPOY TREES OR TO EXPRESS ENTRANCES, ALLEES, OR OTHER SITE FEATURES			
CARPINUS BETULUS / EUROPEAN HORNBEAM	15 GAL.	30'H X 25'W	M
NYSSA SYLVATICA / SOUR GUM	15 GAL.	30'H X 20'W	M
PYRUS CALLERYANA 'HOLMFORD' / HOLMFORD PEAR	15 GAL.	35'H X 25'W	M
PYRUS CALLERYANA 'REDSPIRE' / REDSPIRE CALLERY PEAR	15 GAL.	30'H X 20'W	M
NATIVE BUFFER TREES			
EVERGREEN TREES, PRIMARILY NATIVE OAKS, USED AT THE NORTH AND EAST PROJECT BOUNDARIES, ABUTTING THE HWY 65 CORRIDOR AND OPEN SPACE. (MAY INCLUDE ADAPTED SPECIES TO MATCH ADJACENT DEVELOPMENT).			
CEDRUS DEODORA / ATLAS CEDAR	15 GAL.	50'H.X 30'W.	L
CERCIS OCCIDENTALIS / WESTERN REDBUD	15 GAL.	16'H. X 12' W.	L
QUERCUS AGRIFOLIA / COAST LIVE OAK	15 GAL.	35'H.X 30'W.	L
QUERCUS WISLIZENII / INTERIOR LIVE OAK	15 GAL.	35'H.X 30'W.	L
PALM ACCENT TREES			
ACCENT PALMS FOR ENTRY PLANTING			
PHOENIX CANARIENSIS / CANARY ISLAND DATE PALM	15 GAL.	VARIES	L
SYAGRUS ROMANZOFFIANA / QUEEN PALM	15 GAL.	VARIES	L
FOUNDATION SHRUBS			
LARGE, EVERGREEN SHRUBS AGAINST BUILDINGS AND USED FOR SCREENING.			
ARBUTUS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE	15 GAL.	6'H. X 5'W.	L
FEIJOA SELLOWIANA / PINEAPPLE GUAVA	15 GAL.	6'H. X 8'W.	L
LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET	15 GAL.	6'H. X 8'W.	M
OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE	15 GAL.	3'H. X 6'W.	L
PHOTINIA X FRASERI / PHOTINIA	15 GAL.	10'H. X 8'W.	M
PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE	15 GAL.	5'H. X 6'W.	L
RHAPHIOLEPIS INDICA 'JACK EVANS' / INDIAN HAWTHORN	15 GAL.	5'H. X 6'W.	M
VIBURNUM TINUS 'SPRING BOUQUET' / VIBURNUM	15 GAL.	5'H. X 6'W.	M
MID-GROUND SHRUBS			
MID-GROUND SHRUBS SELECTED FOR INTEREST AND COLOR. PREDOMINATELY LOW WATER USE.			
BUXUS MICROPHYLLA J. 'GREEN BEAUTY' / GREEN BEAUTY BOXWOOD	5 GAL.	3'H. X 3'W.	M
CAMELLIA SASANQUA 'SHISHI GASHIRA' / SHISHI GASHIRA CAMELLIA	5 GAL.	3'H. X 3'W.	M
CISTUS X PULVERULENTUS 'SUNSET' / SUNSET ROCKROSE	5 GAL.	4'H. X 5'W.	L
ILEX CRENATA 'STOKES' / JAPANESE HOLLY	5 GAL.	3'H. X 3'W.	L
LOROPETALUM CHINENSE RUBRUM 'FIRE DANCE' / PURPLE LEAF FRINGE FLOWER	5 GAL.	4'H. X 5'W.	M
PRUNUS LAUROCERASUS 'OTTO LUYKEN' / LUYKENS LAUREL	5 GAL.	4'H. X 4'W.	M
PUNICA GRANATUM 'NANA' / DWARF POMEGRANATE	5 GAL.	3'H. X 3'W.	M
RHAPHIOLEPIS INDICA 'PINK DANCER' / INDIAN HAWTHORNE	5 GAL.	3'H. X 3'W.	M
ACCENT SHRUB			
PLANTS WITH INTERESTING FLOWERS OR FOLLIAGE, USED TO HIGHLIGHT BUILDING ENTRANCES AND OTHER FEATURED AREAS			
AGAPANTHUS A. 'RANCHO WHITE' / DWARF WHITE LILY OF THE NILE	1 GAL.	30"H. X 30"W.	M
DIANELLA REVOLUTA 'BIG REV' / DIANELLA	1 GAL.	30"H. X 30"W.	L
DIETES IRIDIOIDES / FORTNIGHT LILY	1 GAL.	30"H. X 30"W.	L
HEMEROCALLIS X 'STELLA SUPREME' / STELLA SUPREME DAYLILY	1 GAL.	30"H. X 30"W.	M
PHORMIUM T. 'MAORI MAIDEN' / TRICOLOR NEW ZEALAND FLAX	1 GAL.	30"H. X 30"W.	M
SPIRAEA X B. 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA	1 GAL.	30"H. X 30"W.	M
TULBAGHIA VIOLACEA / SOCIETY GARLIC	1 GAL.	30"H. X 30"W.	M
YUCCA FILAMENTOSA 'COLOR GUARD' / ADAM'S NEEDLE	1 GAL.	30"H. X 30"W.	L
NATIVE AND ADAPTED BUFFER PLANTING			
NATIVE OR ADAPTED SPECIES SELECTED FOR COMPATIBLITY WITH LOCAL ECOSYSTEM. PLANTED IN NATURAL DRIFTS IN NATURAL & BUFFER AREAS.			
ARCTOSTAPHYLOS DENSIFLORA / 'HOWARD MCMINN' MANZANITA	5 GAL.	4'H. X 6'W.	L
CARPENTERIA CALIFORNICA / BUSH ANEMONE	5 GAL.	5'H. X 6'W.	L
CEANOTHUS X 'RAY HARTMAN' / CALIFORNIA LILAC	5 GAL.	5'H. X 6'W.	L
HETEROMELES ARBUTIFOLIA 'DAVIS GOLD' / TOYON	5 GAL.	6'H. X 6'W.	L
JUNIPERUS CALIFORNICA / CALIFORNIA JUNIPER	5 GAL.	4'H. X 6'W.	L
RHAMNUS CALIFORNICA / CALIFORNIA COFFEE BERRY	5 GAL.	7'H. X 6'W.	L
HEDGE/BORDER SHRUBS			
EVERGREEN, HARDY SHRUBS DESIGNED TO SEPARATE AREAS, SCREEN DRIVE AISLES AND PARKING, AND BUFFER ADJACENT USES			
COTONEASTER LACTEUS / RED CLUISTERBERRY COTONEASTER	15 GAL.	4'H. X 6'W.	L
RHAPHIOLEPIS X MONTIC / MAJESTIC INDIAN HAWTHORNE	15 GAL.	5'H. X 6'W.	M
XYLOSMA CONGESTUM 'COMPACTA' / COMPACT XYLOSMA	15 GAL.	5'H. X 6'W.	L
VINES			
MIX OF EVERGREN AND DECIDIOUS VINES, PLANTED ON MASONRY RETAINING WALLS			
ACTINIDIA ARGUTA 'ISSAI' / HARDY KIWI	5 GAL.		M
CLEMATIS SPP / CLEMATIS	5 GAL.		M
FICUS PUMILA / CREEPING FIG	5 GAL.		M
PARTHENOCISSUS TRICUSPIDATA 'VEITCHII' / BOSTON IVY	5 GAL.		M
VITIS SPP / GRAPE (*VITIS CALIFORNICA AT NATIVE PLANTING AREA*)	5 GAL.		M
SHRUBS AND GROUNDCOVER			
MEDIUM TO LOW SHRUBS, WITH GROUNDCOVERS (SEE BELOW) IN LARGER AREAS.			
CALLISTEMON VIMINALIS 'BETTER JOHN' / DWARF WEEPING BOTTLE BRUSH	1 GAL.	36"H X 36"W	L
CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE	1 GAL.	48"H X 48"W	L
COTONEASTER DAMMERI 'LOWFAST' / BEARBERRY COTONEASTER	1 GAL.	48"H X 48"W	L
DIETES VEGETA / AFRICAN IRIS	1 GAL.	36"H X 36"W	L
ESCALLONIA FRADESII / ESCALLONIA	1 GAL.	36"H X 36"W	L
GREVILLEA X 'NOELLII' / GREVILLEA	1 GAL.	36"H X 36"W	M
JUNIPERUS CONFERTA 'COMPACTA' / SHORE JUNIPER	1 GAL.	32"H X 36"W	L
RHAPHIOLEPIS UMBELLATA 'MINOR' / YEDDA HAWTHORN	1 GAL.	36"H X 36"W	L
NATIVE AND ADAPTED PLANTING			
LOW WATER USE GROUNDCOVER AND NATIVE BUNCHGRASS			
ACACIA REDOLENS 'LOWBOY' / BANK CATCLAW	5 GAL.	36"H X 72"W	L
ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA	5 GAL.	12"H X 36"W	L
BACCHARIS PILULARIS / DWARF COYOTE BRUSH	5 GAL.	48"H X 60"W	L
MUHLENBERGIA DUBIA / PINE MUHLY	5 GAL.	60"H X 60"W	L
MUHLENBERGIA RIGENS / DEER GRASS	5 GAL.	36"H X 36"W	L
ACCENT/ENTRY PLANTING			
THEME PLANTING, EVERGREEN AND FLOWERING SHRUBS AND GROUNDCOVERS WITH INCREASED DENSITY AT FOCAL AREAS.			
COLEONEMA PULCHRUM / PINK BREATH OF HEAVEN	5 GAL.	36"H X 36"W	M
HEMEROCALLIS X VARS. / DAYLILY HYBRIDS	5 GAL.	36"H X 36"W	M
LAVANDULA VARS. / LAVENDER	5 GAL.	36"H X 36"W	L
LOROPETALUM CHINENSE VARS. / LOROPETALUM	5 GAL.	36"H X 36"W	M
OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE	5 GAL.	36"H X 36"W	L
NATIVE HYDROSEED			
NON-IRRIGATEDNATIVE AND ADAPTED BUNCHGRASSFOR OPEN AREAS AWAY FROM PUBLIC GATHERING SPACES.			
WATER QUALITY SLOPES			
SODDED BLEND OF NATIVE AND ADAPTED SPECIES FOR USE ON SLOPES AND OTHER SEMI-NATURAL AREAS. TOLERANT OF LIMITED INUNDATION DURING STORM EVENTS.			
WATER QUALITY AND CHANNEL BOTTOM (NOT SHOWN)			
PLUGGED PLANTING OF HYDROPHYLIC SEDGES AND RUSHES AT REGULAR SPACING, INCLUDING CAREX AND JUNCUS SP.			

KEYNOTES

1. PRIMARY ENTRY MONUMENT: SEE ELEVATION SHEET L1.3
2. PROJECT BOUNDARY (PARCEL 40A)
3. OUTDOOR PEDESTRIAN PLAZA / EATING AREA, (PROGRAM BY OTHERS)
4. PROJECT ENTRY/DRIVE AISLE WITH CONSISTENT PLANTING DIFFERENTIATED FROM PARKING ISLANDS AND OTHER LANDSCAPE
5. RETAINING WALLS AT ADJACENT WALKWAYS, DRAINAGE SWALES, AND AS REQUIRED TO CREATE PLANTING SPACE FOR LANDSCAPE BUFFER
6. TREES AND UNDERSTORY PLANTING ALONG CLASS 1 BIKE PATH TO MATCH PREVIOUS PROJECTS.
7. WATER QUALITY SWALE, TYPICAL
8. PERMEABLE PAVERS/PAVING, TYPICAL
9. SERVICE WALKS AT RESTAURANT PADS, TYPICAL (DEPENDENT ON TENANT PROGRAM)
10. BICYCLE LOCKER/RACK LOCATION, TYPICAL. FINAL QUANTITY AND PLACEMENT AS REQUIRED PER CALGREEN/LOCAL REQUIREMENTS.
11. OFF-SITE LANDSCAPE WITHIN CITY ROW (NOT A PART OF THIS PROJECT)
12. BUILDING ENTRANCE (DEPENDENT ON ARCHITECTURE)
13. DOUBLE ROW OF SHRUBS AT SOUTH PROPERTY BOUNDARY TO BLOCK VIEWS OF CARS (TREES NOT ALLOWED OVER EX. STORM DRAIN)
14. CLASS I BIKE TRAIL, PER CITY OF ROSEVILLE BICYCLE MASTER PLAN
15. OUTDOOR SPORTS COMPLEX AND PEDESTRIAN PLAZA AREAS (PROGRAM BY OTHERS)
16. PARCEL BOUNDARY. SEE CIVIL DRAWINGS
17. ADJACENT PROJECT SIGNAGE (VILLASPORT)
18. PEDESTRIAN CONNECTION TO CLASS I BICYCLE TRAIL. REFER TO CIVIL DRAWINGS FOR SIGNAGE, STRIPING, AND OTHER INFORMATION

mortonpitalo

Roach & Campbell

0' 30' 60'
1" = 30'

N

August 06, 2021
Roseville, California
MPP1 Submittal #3

Roseville Junction

Preliminary Landscape Plan | Overall Plan

L1.1

Exhibit A



Parking Lot Shade Calculations
Roseville Conference Center

Project: 21013A
Date: 6/29/2021

	25%	50%		100%	Total
Qty. Large Trees (30-35' diameter)	30	39		58	
sub total of shade at 962sf for 100% canopy	7200	18759		55796	81,755
Qty. Large to Medium Trees (25-30' diameter)					
sub total of shade at 707sf for 100% canopy	0	0		0	-
Qty. Medium to Small Trees (20-25' diameter)	24	10		1	
sub total of shade at 491sf for 100% canopy	2952	2460		491	5,903
Qty. Small Trees (10'-20' diameter)	0				
sub total of shade at 314sf for 100% canopy	0	0		0	-
				Total Shade Provided	87,658
				Total Parking Area	171,045
				Percent Shaded	51%

SHADING LEGEND

(PER CITY OF ROSEVILLE DESIGN GUIDELINES)

- 25% — 25% SHADE VALUE; TYPICALLY IN CORNERS OR AT NORTH EDGE
- 50% — 50% SHADE VALUE, TYP. AT EAST, WEST, AND SOUTH EDGES
- 100% — 100% SHADE VALUE, TYPICALLY AT INTERNAL ISLANDS
- BOUNDARY OF PAVED AREA TO BE SHADED: INCLUDES PARKING STALLS AND BACKUP AREAS; EXCLUDES DRIVEWAYS AND LOADING AREAS

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Roach & Campbell

0' 30' 60'
1" = 30'

N

August 06, 2021
Roseville, California
MPP1 Submittal #3

Roseville Junction

Preliminary Landscape Plan | Parking Shading and Landscape Area Exhibit

L1.2

BICYCLE PARKING



CLASS 1 (BICYCLE LOCKER)
ENCLOSED, DOUBLE OR SINGLE SIDED, LOCKABLE UNIT



CLASS II (INDIVIDUAL BICYCLE POST/HOOP)
SINGLE OR DOUBLE PARKING PER UNIT, MAY INCLUDE UNITS TO COORDINATE WITH OTHER SITE FURNISHINGS AS SHOWN ABOVE, OR MORE ARTISTIC FORMS.
SHOWN: VICTOR STANLEY BHRS-101, BRHS-103
COLOR/FINISH: DARK BRONZE TGIC POLYESTER POWDER COAT (BLACK SHOWN)





CLASS II (RACK/CORRALS)
3, 4, 5, 6, OR 8 UNIT MODULES AS REQUIRED TO MEET PARKING REQUIREMENTS AND SPACE ALLOWS. SHOWN: LIGHTNING BOLT BY SCH ENTERPRISES, OR SIMILAR.
COLOR/FINISH: DARK BRONZE TGIC POLYESTER POWDER COAT (BLACK SHOWN)

SITE FURNISHINGS



TRASH RECEPTACLE
VERTICAL STRAP, CIRCULAR
COLOR/FINISH: DARK BRONZE TGIC POLYESTER POWDER COAT (BLACK SHOWN)
SHOWN: VICTOR STANLEY RB-36



BENCH
HORIZONTAL STRAP, WITH BACK, WITH OR WITHOUT ARMS
(NOTE: NO VERTICAL STRAP STYLES)
COLOR/FINISH: DARK BRONZE TGIC POLYESTER POWDER COAT (BLACK SHOWN)
SHOWN: VICTOR STANLEY RBF-28

PAVING



DECORATIVE CONCRETE
ACID-ETCH FINISH ("WEATHERS" NEW CONCRETE TO EXPOSE FINE AGGREGATES AND ELIMINATE SHEEN AND GLARE OF NEW PLAIN CONCRETE), AS SHOWN OVER PLAIN AND INTEGRALLY COLORED CONCRETE



STAMPED ASPHALT (ALTERNATE FOR STAMPED CONCRETE)
RANDOM COBBLE, RUNNING BOND (SHOWN WITH STREETBOND COATING WITH CONTRASTING FIELD/GROUT COLORS)

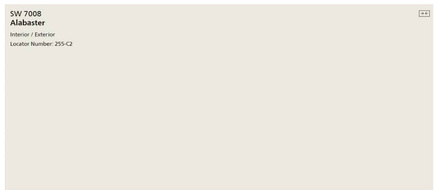
MATERIALS



FENCING ADJACENT NATURAL AREAS:
PRECAST, TWO- OR THREE-RAIL, EARTHTONE BROWN



WALL ACCENT/INSET:
WOOD LOOK PRECAST VENEER: VINTAGE RANCH PARCHWOOD



STUCCO WALL BODY
FINISH: LACE, COLOR: SHERWIN WILLIAMS SW7008 "ALABASTER"



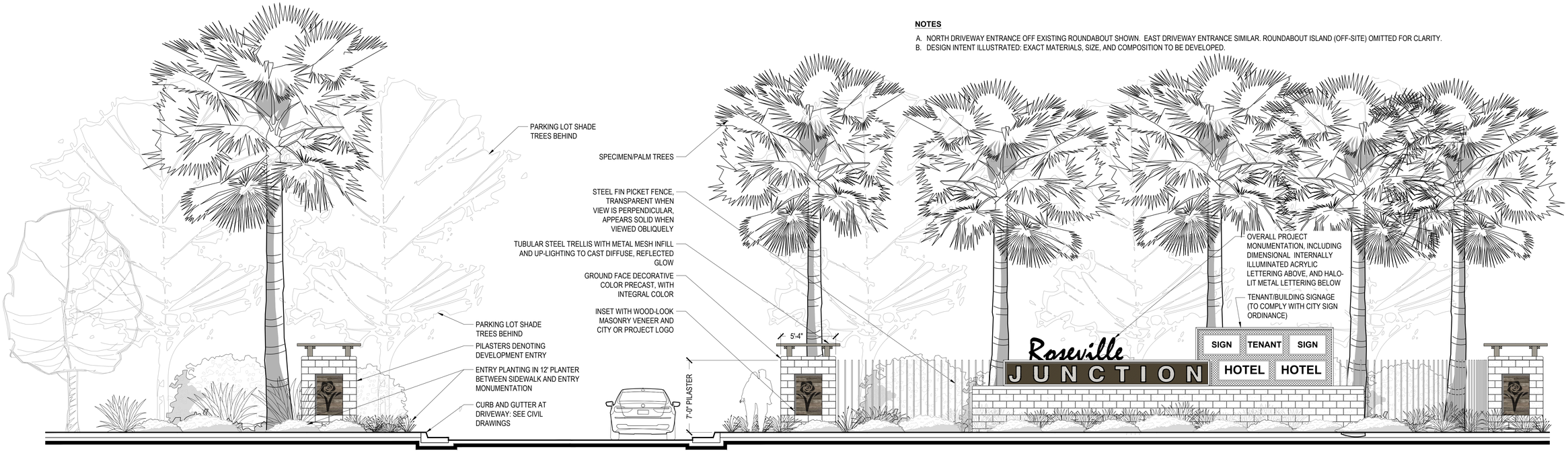
METAL ACCENT
COLOR: SHERWIN WILLIAMS SW7048 "URBANE BRONZE"



PRECAST BLOCK AND CAPS
BASALITE COLOR 205, GROUND FACE, CHAMFERED TOP CAP

NOTES

A. NORTH DRIVEWAY ENTRANCE OFF EXISTING ROUNDABOUT SHOWN. EAST DRIVEWAY ENTRANCE SIMILAR. ROUNDABOUT ISLAND (OFF-SITE) OMITTED FOR CLARITY.
B. DESIGN INTENT ILLUSTRATED: EXACT MATERIALS, SIZE, AND COMPOSITION TO BE DEVELOPED.



1 PRIMARY ENTRY MONUMENTATION
1/4" = 1'-0"

ELEVATION

GENERAL NOTES:
DUE TO VARYING CONDITIONS OR ORIGINAL PHOTOGRAPHY AND REPRODUCTION, SIMULATED IMAGES CANNOT ACCURATELY REPRESENT ACTUAL COLORS, AND ARE INTENDED TO SHOW DESIGN INTENT ONLY.
SPECIFIC PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO AVAILABILITY AND COMPETITIVE BIDDING, AND ARE SHOWN TO ILLUSTRATE DESIGN INTENT.

Exhibit B



Roseville Junction

Design Standards and Guidelines

City of Roseville

All graphics are representative and not necessarily indicative of final designs

Context and Implementation

Vision

Providing a variety of commercial uses, Roseville Junction will be a place for visitors to eat, relax, entertain, and stay. The project will be inviting for all patrons, whether arriving on foot or bicycle from the nearby apartments and residential communities, or by car or transit from the adjacent Highway 65 and the prominent Westfield Galleria Mall and The Fountains.

Theme

The project's modern industrial theme materialized from the design concept of the two event spaces. The design utilizes metal, wood, cement, and shipping containers. The project will also follow the name of Roseville Junction with pops of railroad inspired accents paying respect to the rich and influential past of the city. These elements fit the industrial design, and by making the theme modern, this project will be designed to stand the test of time as a focal point in the North Central Roseville area.



Purpose

This document establishes overall architectural, site, and other design criteria, aesthetic standards, and overall themes. Within the proposed physical framework, this document identifies and describes organizational principles intended to create a safe and welcoming atmosphere for all patrons and efficient circulation regardless of their mode of travel.

Architecture

Overall Theme

The project's design aesthetic was inspired by metal heavy modern industrial that will be found as the primary material used on the two main event space tenants that anchor this proposed project. The architectural elements and material palette provide a variety of forms and bold texture. Specific design details, elements, and color palettes have been developed and integrated in such a way that they are common "threads" that will weave the various buildings into a single cohesive project that stands the test of time and becomes a desirable place for the community to gather, socialize, exercise, eat, relax, and stay.

The building concepts and palette provide flexibility for design and tenant space configuration. These designs include functional elements such as canopies, building overhangs, and trellises, which provide a comfortable experience year-round.

Exhibit B

Shipping containers shall be custom painted with opportunities for branding, art, or murals. Art and use of different materials are encouraged. Backs of containers or "back of house" areas should have "green screens" or landscaping to enhance public views. Windows and wall openings should be utilized to the extent feasible. The larger buildings proposed will also incorporate lower entry elements to "bring down" the scale of the building massing.

The landscape palette and hardscape treatments will also provide the necessary detail, color, rhythm, and texture to provide comfortable pedestrian experiences. The overall landscape and hardscape design will enhance not just the visitor experience, but also will add to the "sense of place" created by the architecture. This will benefit both the public visiting Roseville Junction and the tenants who seize the opportunity to be part of this innovative project.



The overall color palette of the project will be consistent with the modern industrial design. The colors used throughout the project will resemble the materials used in modern industrial design. These colors include, but not limited to orange, rust, copper, brown, red, and grey with pops of green to provide a distinct contrast. These colors will also be consistent with the neighboring Villa Sport to help tie in the two projects.











Exhibit B

Colors and Materials



WALL ACCENT/INSET:
WOOD LOOK PRECAST VENEER: VINTAGE RANCH PARCHWOOD



STUCCO WALL BODY
FINISH: LACE, COLOR: SHERWIN WILLIAMS SW7008 "ALABASTER"



METAL ACCENT
COLOR: SHERWIN WILLIAMS SW7048 "URBANE BRONZE"



PRECAST BLOCK AND CAPS
BASALITE COLOR 205, GROUND FACE, CHAMFERED TOP CAP

Pedestrian Design Elements



Bike Rack



Bike Locker



Fountain



Living Accent Wall



Bench



Trash





Planter Boxes



Building Lights

Pedestrian Design Elements

Lighting considerations for Roseville Junction will focus on appropriate scaling, enhanced safety and security, energy efficiency and avoidance of impacts on adjacent properties. Project lighting will be designed according to, City of Roseville standards, Community Design Guidelines, and governing codes. Exterior lighting throughout the project shall be high quality, energy efficient, and complement the architectural style, materials, and scale of adjacent buildings and the project.

The color of light fixtures shall be coordinated across the project. Site lighting will feature energy efficient LED lighting, standardized at approximately 4,000k. Exposed LED diodes are not allowed, and must be diffused through refractors or other elements. Exterior lighting throughout the project occurs at three scales: Pedestrian, Building, and Site, described below.

Pedestrian lighting will be used to define pedestrian scale areas. This may occur in several forms: post-top lighting and bollard lighting may occur at regular intervals, spaced to avoid the perception of separate "pools" of light. Providing additional lighting in these areas acts as a beacon, announcing a destination and assuring patrons of a well-lit, comfortable setting. Accent lighting (using techniques such as up lighting, downlighting, and wall-washing) of accent and entry areas of buildings, art, or other features adds dynamism and drama to the landscape at night.

Building lighting (exterior wall-mounted) should be coordinated with each tenant, keeping the same rhythm and spacing. Building-mounted lighting should reflect the architectural style of each building, and be consistent with other architectural elements, such as awnings or ornamentation. Building-mounted lighting should also highlight key architectural features, such as building entries, corners, or other architectural accents.

Site lighting includes pole-mounted lighting in parking fields, a maximum pole height of 25 feet, and shall be spaced for maximum energy efficiency. All project site lighting shall be of similar design. Lighting should be positioned to maximize lighting at pedestrian crossings and other key intersections to enhance safety and security. Light design should consider off-site lighting, building lighting, and other light sources together. Lighting at the site boundary should be shielded where possible to avoid undesirable impacts to adjacent uses.



Parking Lot Lighting

Paving

Store Frontage

Pedestrian-scale flatwork (paving) shall be coordinated throughout the site. In general, paving fields shall be plain concrete, in keeping with a simple modern approach. Building pads, pedestrian use areas, and other features shall be highlighted with variation in score pattern, texture, or color. Where color is used, color hardener is preferred over integral color, as it results in a more even appearance and durable surface. Lamp black, or silica may be integrated in concrete mix to achieve subtle variation in tone. Use of surface retardants to achieve an "acid etch" finish creates an attractive, subtle, weather-patinaed appearance and avoids the overly white, glaring appearance of new concrete. The use of overly textured, simulated, or sealed glossy finishes are discouraged.

Plazas and Pedestrian Areas

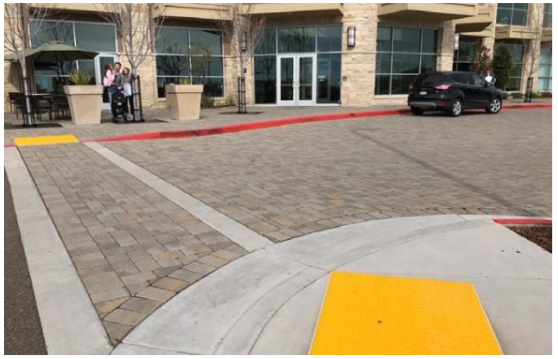
Where compatible with tenant programming, pedestrian plazas and seating areas will provide a place to relax, eat, and enjoy life. Shade will be provided by a combination of umbrellas, canopy trees, and architectural elements. Planting should be designed to provide variety and interest at these areas, a sense of enclosure and protection from vehicular areas, while avoiding blocking sightlines. Enhanced paving, lighting, furnishings, and other features will make these spaces inviting and hospitable.



Stamped Concrete



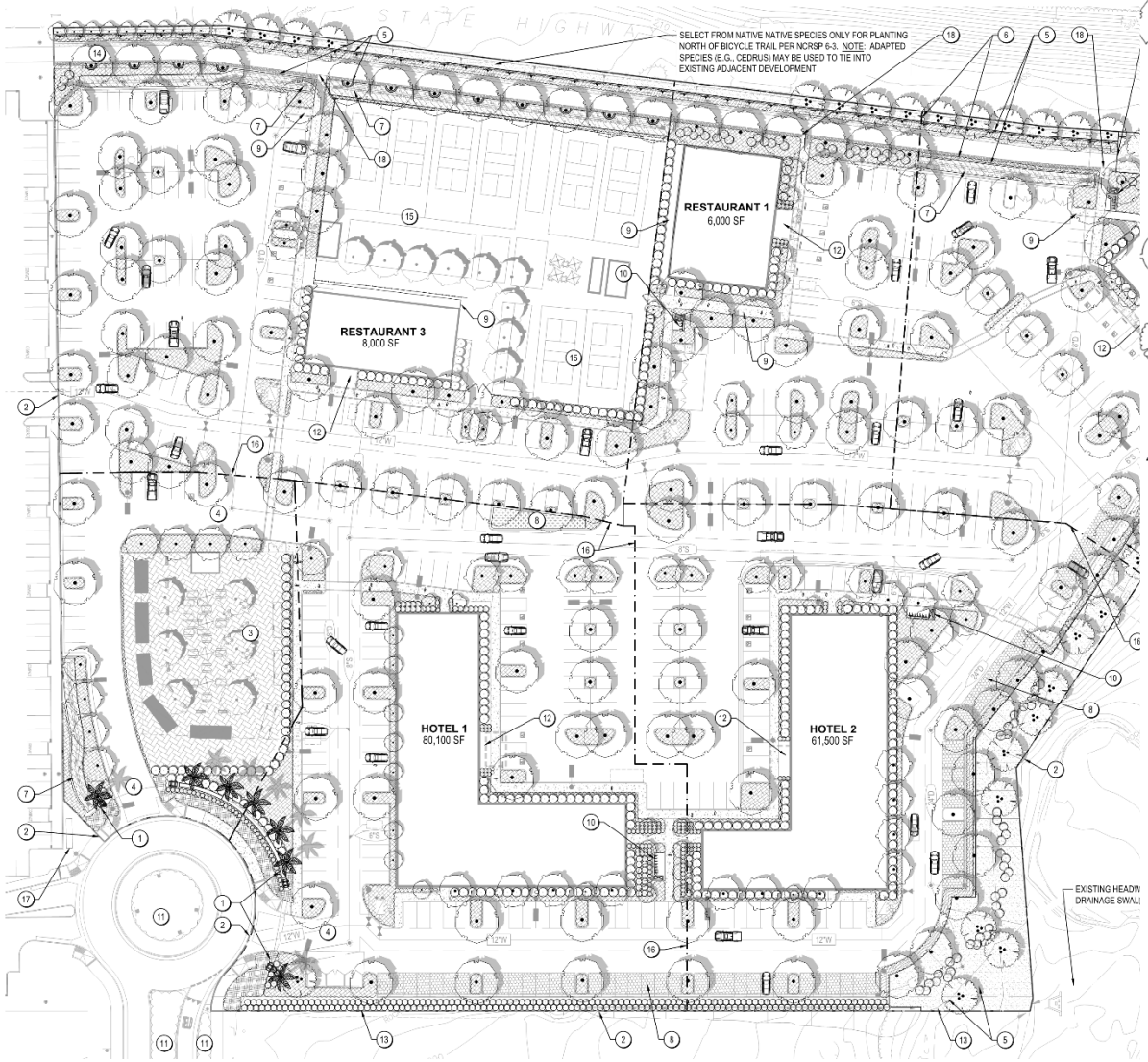
Stamped Asphalt



Pavers

Exhibit B

Landscape Design Elements



PRELIMINARY PLANTING LEGEND

PLANT TYPE/LATIN BINOMIAL	CONT.	SIZE	WAT. U
PARKING LOT / SHADE TREES			
ACER RUBRUM `FRANKSRED` TM / RED SUNSET MAPLE	24" BOX	40'H X 30'W	M
FRAXINUS ANGUSTIFOLIA `RAYWOOD` / NARROW-LEAVED ASH	24" BOX	40'H X 30'W	M
PISTACIA CHINENSIS `KEITH DAVEY` / KEITH DAVEY CHINESE PISTACHE	24" BOX	35'H X 30'W	M
PLATANUS X ACERIFOLIA `COLUMBIA` / LONDON PLANE TREE	24" BOX	50'H X 40'W	M
ULMUS X `ACCOLADE` / ACCOLADE ELM	24" BOX	45'H X 35'W	M
COLUMNAR TREES			
TREES WITH UPRIGHT, FASTIGATE HABIT. USED IN NARROW AREAS, ADJACENT BUILDINGS, AS SCREENING, OR BACKGROUND.			
ACER RUBRUM `BOWHALL` / BOWHALL MAPLE	15 GAL.	40'H X 20'W	M
MAGNOLIA GRANDIFLORA `ST. MARY` / ST. MARY SOUTHERN MAGNOLIA	15 GAL.	20'H X 15'W	M
PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEW	15 GAL.	20'H X 8'W	M
QUERCUS ROBUR `FASTIGIATA` / PYRAMIDAL ENGLISH OAK	15 GAL.	40'H X 20'W	M
TILIA AMERICANA `BOULEVARD` / BOULEVARD LINDEN	15 GAL.	40'H X 30'W	M
INTERIOR AISLE AND ALLEE TREES			
USED BEHIND MAJOR CANPOY TREES OR TO EXPRESS ENTRANCES, ALLEES, OR OTHER SITE FEATURES			
CARPINUS BETULUS / EUROPEAN HORNBEAM	15 GAL.	30'H X 25'W	M
NYSSA SYLVATICA / SOUR GUM	15 GAL.	30'H X 20'W	M
PYRUS CALLERYANA `HOLMFORD` / HOLMFORD PEAR	15 GAL.	35'H X 25'W	M
PYRUS CALLERYANA `REDSPIRE` / REDSPIRE CALLERY PEAR	15 GAL.	30'H X 20'W	M
NATIVE BUFFER TREES			
EVERGREEN TREES, PRIMARILY NATIVE OAKS, USED AT THE NORTH AND EAST PROJECT BOUNDARIES, ABUTTING THE HWY 65 CORRIDOR AND OPEN SPACE. (MAY INCLUDE ADAPTED SPECIES TO MATCH ADJACENT DEVELOPMENT).			
CEDRUS DEODORA / ATLAS CEDAR	15 GAL.	50'H X 30'W.	L
CERCIS OCCIDENTALIS / WESTERN REDBUD	15 GAL.	16'H. X 12' W.	L
QUERCUS AGRIFOLIA / COAST LIVE OAK	15 GAL.	35'H X 30'W.	L
QUERCUS WISLIZENII / INTERIOR LIVE OAK	15 GAL.	35'H X 30'W.	L
PALM ACCENT TREES			
ACCENT PALMS FOR ENTRY PLANTING			
PHOENIX CANARIENSIS / CANARY ISLAND DATE PALM	15 GAL.	VARIES	L
SYAGRUS ROMANZOFFIANA / QUEEN PALM	15 GAL.	VARIES	L
FOUNDATION SHRUBS			
LARGE, EVERGREEN SHRUBS AGAINST BUILDINGS AND USED FOR SCREENING.			
ARBUTUS UNEDO `COMPACTA` / DWARF STRAWBERRY TREE	15 GAL.	6'H. X 5'W.	L
FEIJOA SELLOWIANA / PINEAPPLE GUAVA	15 GAL.	6'H. X 6'W.	L
LIGUSTRUM JAPONICUM `TEXANUM` / WAX LEAF PRIVET	15 GAL.	6'H. X 8'W.	M
OLEA EUROPAEA `LITTLE OLLIE` TM / LITTLE OLLIE OLIVE	15 GAL.	5'H. X 6'W.	L
PHOTINIA X FRASERI / PHOTINIA	15 GAL.	10'H. X 8'W.	M
PITTOSPORUM TOBIRA `VARIEGATA` / VARIEGATED MOCK ORANGE	15 GAL.	5'H. X 6'W.	L
RHAPHIOLEPIS INDICA `JACK EVANS` / INDIAN HAWTHORN	15 GAL.	5'H. X 6'W.	M
VIBURNUM TINUS `SPRING BOUQUET` / VIBURNUM	15 GAL.	5'H. X 6'W.	M
MID-GROUND SHRUBS			
MID-GROUND SHRUBS SELECTED FOR INTEREST AND COLOR. PREDOMINATELY LOW WATER USE.			
BUXUS MICROPHYLLA J. `GREEN BEAUTY` / GREEN BEAUTY BOXWOOD	5 GAL.	3'H. X 3'W.	M
CAMELLIA SASANQUA `SHISHI GASHIRA` / SHISHI GASHIRA CAMELLIA	5 GAL.	3'H. X 3'W.	M
CISTUS X PULVERULENTUS `SUNSET` / SUNSET ROCKROSE	5 GAL.	4'H. X 5'W.	L
ILEX CRENATA `STOKES` / JAPANESE HOLLY	5 GAL.	3'H. X 3'W.	L
LOROPETALUM CHINENSE RUBRUM `FIRE DANCE` / PURPLE LEAF FRINGE FLOWER	5 GAL.	4'H. X 5'W.	M
PRUNUS LAUROCERASUS `OTTO LUYKEN` / LUYKENS LAUREL	5 GAL.	4'H. X 4'W.	M
PUNICA GRANATUM `NANA` / DWARF POMEGRANATE	5 GAL.	3'H. X 3'W.	M
RHAPHIOLEPIS INDICA `PINK DANCER` / INDIAN HAWTHORNE	5 GAL.	3'H. X 3'W.	M
ACCENT SHRUB			
PLANTS WITH INTERESTING FLOWERS OR FOLLIAGE, USED TO HIGHLIGHT BUILDING ENTRANCES AND OTHER FEATURED AREAS			
AGAPANTHUS A. `RANCHO WHITE` / DWARF WHITE LILY OF THE NILE	1 GAL.	30"H. X 30"W.	M
DIANELLA REVOLUTA `BIG REV` / DIANELLA	1 GAL.	30"H. X 30"W.	L
DIETES IRIDIOIDES / FORTNIGHT LILY	1 GAL.	30"H. X 30"W.	L
HEMEROCALLIS X `STELLA SUPREME` / STELLA SUPREME DAYLILY	1 GAL.	30"H. X 30"W.	M
PHORMIUM T. `MAORI MAIDEN` / TRICOLOR NEW ZEALAND FLAX	1 GAL.	30"H. X 30"W.	M
SPIRAEA X B. `ANTHONY WATERER` / ANTHONY WATERER SPIRAEA	1 GAL.	30"H. X 30"W.	M
TULBAGHIA VIOLACEA / SOCIETY GARLIC	1 GAL.	30"H. X 30"W.	M
YUCCA FILAMENTOSA `COLOR GUARD` / ADAM`S NEEDLE	1 GAL.	30"H. X 30"W.	L
NATIVE AND ADAPTED BUFFER PLANTING			
NATIVE OR ADAPTED SPECIES SELECTED FOR COMPATIBILITY WITH LOCAL ECOSYSTEM. PLANTED IN NATURAL DRIFTS IN NATURAL & BUFFER AREAS.			
ARCTOSTAPHYLOS DENSIFLORA / `HOWARD MCMINN` MANZANITA	5 GAL.	4'H. X 6'W.	L
CARPENTERIA CALIFORNICA / BUSH ANEMONE	5 GAL.	5'H. X 6'W.	L
CEANOTHUS X `RAY HARTMAN` / CALIFORNIA LILAC	5 GAL.	5'H. X 6'W.	L
HETEROMELES ARBUTIFOLIA `DAVIS GOLD` / TOYON	5 GAL.	6'H. X 6'W.	L
JUNIPERUS CALIFORNICA / CALIFORNIA JUNIPER	5 GAL.	4'H. X 6'W.	L
RHAMNUS CALIFORNICA / CALIFORNIA COFFEE BERRY	5 GAL.	7'H. X 6'W.	L
HEDGE/BORDER SHRUBS			
EVERGREEN, HARDY SHRUBS DESIGNED TO SEPARATE AREAS, SCREEN DRIVE AISLES AND PARKING, AND BUFFER ADJACENT USES			
COTONEASTER LACTEUS / RED CLUSTERBERRY COTONEASTER	15 GAL.	4'H. X 6'W.	L
RHAPHIOLEPIS X MONTIC / MAJESTIC INDIAN HAWTHORNE	15 GAL.	5'H. X 6'W.	M
XYLOSMA CONGESTUM `COMPACTA` / COMPACT XYLOSMA	15 GAL.	5'H. X 6'W.	L
VINES			
MIX OF EVERGREN AND DECIDIOUS VINES, PLANTED ON MASONRY RETAINING WALLS			
ACTINIDIA ARGUTA `ISSAI` / HARDY KIWI	5 GAL.		M
CLEMATIS SPP / CLEMATIS	5 GAL.		M
FICUS PUMILA / CREEPING FIG	5 GAL.		M
PARTHENOCISSUS TRICUSPIDATA `VEITCHII` / BOSTON IVY	5 GAL.		M
VITIS SPP / GRAPE (*VITIS CALIFORNICA AT NATIVE PLANTING AREA*)	5 GAL.		M