



AGENDA

August 27, 2020

PLANNING COMMISSION MEETING

6:30 p.m.

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

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

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

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

Dial in Phone Number: 916-774-5353

Email: publiccomment@roseville.ca.us

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

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

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

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

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

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

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

auxiliary aids or services.

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

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

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENTS

5. CONSENT CALENDAR

5.1. Minutes of August 13, 2020

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

REQUEST

The applicant requests approval of the Third Amendment to the Westpark Federico Development Agreement for the Sierra Vista Specific Plan area to revise sections relating to development fees.

Applicant: John Tallman, Westpark Sierra Vista, LLC

Owner: Westpark Sierra Vista, LLC, as an assignee of Westpark Federico, LLC; Solaire Community Builders, LLC; Taylor Morrison of California, LLC; Tri Pointe Homes, Inc., Solaire – Roseville, L.P.

RECOMMENDATION

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

- A. Recommend the City Council approve the Development Agreement Amendment.

6. REQUESTS/PRESENTATIONS

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

REQUEST

The applicant requests approval of a Minor Design Review Permit, Tentative Subdivision Map, and a Tree Permit to allow construction of a high-density multi-family residential project consisting of 18 dwelling units located on eighteen residential lots and one common lot. Two native oak trees are proposed for removal.

Applicant/Owner: Derrek Lee, Old Roseville, LLC

RECOMMENDATION

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

- A. Consider the Addendum to the Downtown Roseville Specific Plan EIR,

- B. Adopt the two (2) findings of fact and approve the Minor Design Review Permit subject to seventy-two (72) conditions of approval.
- C. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to fifty-six (56) conditions of approval.
- D. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

8. ADJOURNMENT



PLANNING COMMISSION COMMUNICATION

Title: Minutes of August 13, 2020
Contact: Lupe Nelson, lnelson@roseville.ca.us, 916-774-5284

Meeting Date: 8/27/2020
Item #: 5.1.

ATTACHMENTS:

Description

Minutes of August 13, 2020



MINUTES

August 13, 2020

PLANNING COMMISSION MEETING

6:30 p.m.

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

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

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

1. CALL TO ORDER

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

2. ROLL CALL

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

Absent: None

3. PLEDGE OF ALLEGIANCE

Chair Caporusso and his daughters led the Pledge of Allegiance.

4. PUBLIC COMMENTS

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

5. CONSENT CALENDAR

Commissioner Krafka made the motion, seconded by Commissioner Martin, to:

- A. Approve Item 5.1. Minutes from the June 25, 2020 Planning Commission meeting;
- B. Pull Item 5.2. Third Amendment to the Westpark Federico Development Agreement, 1701 Westbrook Bl, File # PL20-0105 to be heard at the September 27, 2020 Planning Commission meeting; and,
- C. Approve Item 5.3. NIPA PCL 45 – Tarbiya Institute, 10021 Foothills Bl and 10031 Foothills Bl - File # PL19-0349.

Motion Passed.

Roll call vote:

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

Noes: None

- 5.1. Minutes of June 25, 2020 Planning Commission Meeting
- 5.2. Third Amendment to the Westpark Federico Development Agreement, 1701 Westbrook Bl, File # PL20-0105 (Continued to 9/27/2020)
- 5.3. NIPA PCL 45 – Tarbiya Institute, 10021 Foothills Bl and 10031 Foothills Bl, File # PL19-0349

6. REQUESTS/PRESENTATIONS

- 6.1. RGSP PCL RG-6 - Riverside Parking, 212 Riverside Av, File # PL19-0167
Assistant Planner, Sean Morales, presented the staff report.

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

Discussion with the property owner, Sylvia Slade, and Commissioners ensued.

Commissioner Discussion:

- Has staff been working with the applicant to resolve the outstanding issue?
- Have other projects in the Riverside Gateway Specific Plan been approved without meeting the specified design guidelines?
- What type of fencing/barrier is the applicant proposing?
- Have more cost effective designs been discussed with staff?
- Is the applicant interested in working with staff on an alternate solution?
- Streetscape improvements on Riverside were completed by the City with a cost of approximately \$10 million.
- City's vision for the Riverside Gateway plan area should be carried forward and the guidelines should be met.

No public comment was received. Chair Caporusso closed the public hearing.

Motion by Commissioner Jensen, seconded by Commissioner Martin, to:

- A. Adopt the three (3) findings of fact for the Administrative Permit and approve the Administrative Permit subject to five (5) conditions of approval.

Motion included revision to condition #3 (italicized wording added)

The project shall incorporate a knee wall with decorative metal fencing in a design to be approved by the Planning Division. The design shall be similar to the fencing example shown in Figure 2 above. *An alternative design that meets the intent of the Riverside Gateway Specific Design Guidelines Section 8.4.5 could be considered and approved by the Planning Division in lieu of the above referenced knee wall and fencing.*

Motion Passed.

Roll call vote:

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

Noes: None

- 6.2. SERSP PCL 81 – Johnson Ranch Storage, 1851 E. Roseville Pw, File # PL18-0355
Chair Caporusso opened the public hearing. Hearing none, Chair Caporusso closed the public hearing.

Motion by Commissioner Martin, seconded by Commissioner Krafka, to continue this item to the September 10, 2020 Planning Commission meeting.

Motion Passed.

Roll call vote:

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

Noes: None

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

7.1. Election of the Planning Commission Chair

Chair Caporusso opened public comment. Hearing none, Chair Caporusso closed public comment.

Motion by Commissioner Jensen, seconded by Commissioner Martin, to elect Vice-Chair Brashears as Planning Commission Chair.

Motion Passed.

Roll call vote:

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

Noes: None

7.2. Election of the Planning Commission Vice-Chair

Chair Caporusso opened public comment. Hearing none, Chair Caporusso closed public comment.

Motion by Commissioner Krafka, seconded by Commissioner Martin, to elect Commissioner Jensen as Planning Commission Vice-Chair.

Motion Passed.

Roll call vote:

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

Noes: None

7.3. Election of Design Committee Chair

Chair Caporusso opened public comment.

Chair Caporusso requested that Planning Manager, Greg Bitter, give an overview of the Design Committee.

No public comments were received. Chair Caporusso closed public comment.

Motion by Commissioner Jensen, seconded by Commissioner Librea, to elect Commissioner Martin as Design Committee Chair.

Motion Passed.

Roll call vote:

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

Noes: None

7.4. Election of the Design Committee Alternate

Chair Caporusso opened public comment. Hearing none, Chair Caporusso closed public comment.

Motion by Commissioner Krafka, seconded by Commissioner Jensen, to elect Commissioner Librea as Design Committee Alternate.

Motion Passed.

Roll call vote:

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

Noes: None

Staff Reports

- Thank you to Chair Caporusso for his term as Chair.
- Welcome extended to Commissioner Prior.
- Congratulations extended to newly appointed Chair Brashears
- City Council approved the General Plan Update at last week's City Council meeting.
- City Council heard and overturned the Plaza at Blue Oaks appeal, approving the project.
- The Belvedere Townhomes project will be heard at the August 27, 2020 Planning Commission meeting.
- The Johnson Ranch Storage project will be heard at the September 10, 2020 Planning Commission meeting.
- COVID-19 update:
 - A majority of the Development Services staff continues to work remotely.
 - Development activity in Roseville continues.
 - The electronic processing of permits and plan review have benefited the City.

8. **ADJOURNMENT**

Motion by Vice-Chair Brashears, seconded by Commissioner Jensen, to adjourn the meeting. The Motion Passed unanimously at 7:45 p.m. with a voice vote.



PLANNING COMMISSION COMMUNICATION

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

Contact: Shelby Vockel, svockel@roseville.ca.us, 916-746-1347

Meeting Date: 8/27/2020

Item #: 5.2.

ATTACHMENTS:

Description

Staff Report

Attachment 1 Sierra Vista Large Lot Map

Exhibit A Third Amendment to Federico DA

ITEM 5.2: **Development Agreement Amendment – 1701 Westbrook Bl. – Third Amendment to the Westpark Federico Development Agreement – PL20-0105**

REQUEST

The applicant requests approval of the Third Amendment to the Westpark Federico Development Agreement for the Sierra Vista Specific Plan area to revise sections relating to development fees.

Applicant – John Tallman, Westpark Sierra Vista, LLC

Owner – Westpark Sierra Vista, LLC, as an assignee of Westpark Federico, LLC; Solaire Community Builders, LLC; Taylor Morrison of California, LLC; Tri Pointe Homes, Inc., Solaire – Roseville, L.P.

SUMMARY RECOMMENDATION

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

- A. Recommend the City Council approve the Development Agreement Amendment.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request.

BACKGROUND

The project area is located within the Sierra Vista Specific Plan (SVSP). The SVSP is the guiding document for development of the plan area and established the land use designations for parcels within the SVSP. The SVSP was adopted in 2010 and amended in 2012 to include the Westbrook land use amendments. The proposed project includes an amendment to the Westpark Federico Development Agreement (DA), which is one of nine DAs governing development in the SVSP plan area. The Westpark Federico DA was originally entered into by the City of Roseville, and the Federico-Tyler Family (original landowners), Westpark-Federico, LLC (Westpark Communities) and Mourier Investments, LLC (JMC Homes). Westpark and JMC were to each develop different portions of the property covered by the DA.

The proposed project is the third amendment to the Westpark Federico DA. The first amendment to the Westpark Federico DA was approved by the City Council on December 20, 2017 as part of the SVSP Federico project (File #PL17-0024), which included a General Plan Amendment, Specific Plan Amendment, Rezone, and Tentative Subdivision Map in addition to the Development Agreement Amendment (DAA). The DAA included amendments to reflect the land use changes requested by that project, as well as to eliminate the landowner's ability to defer development fees, with the exception of 50-percent of the SPRTA Tier II Traffic fee. This amendment allowed the Westpark Federico DA to be consistent with other DAA requests in recent years regarding fee deferrals. The second amendment of the Westpark Federico DA was approved by City Council on February 19, 2020 as part of the SVSP Parcel JM-1, JM-20, JM-21, FD-6, FD-7, FD-24 – JMC Tentative Map 2 Project (File #17-0204). Similar to the first amendment, the project removed fee deferrals, with the exception of the SPRTA Tier II Traffic Fee and the City-wide Park Fee for the affected parcels.

The current request is a DAA affecting Lots, 1, 2, 4, 5, 6, 7, 10, 12, 14, 17 and 27 of the Sierra Vista Specific Plan area (Attachment 1). The following table identifies the lot numbers and their corresponding large lot parcel numbers as identified by the Specific Plan. Additionally, the table indicates the proposed modification to each lot as part of the proposed DAA. The intent of the DAA is to reinstate the landowner's ability to defer City-wide Park Fees, as well as remove the deferral for the Public Facilities Fee and Public

Benefit Fee for all affected parcels. This DAA will result in equitable fees and fee deferrals on all of the large lot parcels within the Federico portion of the SVSP.

Table 1 – Third Amendment Parcels and Proposed Modifications

Final Map Lot Number	SVSP Parcel Number	Proposed Modification (Third DAA)
Lot 1	FD-1	Remove Public Facilities Fee and Public Benefit Fee deferral.
Lot 2	FD-20, FD-20B	Reinstate City-wide Park Fee deferral.
Lot 4	FD-20, FD-20A	Reinstate City-wide Park Fee deferral.
Lot 5	FD-22, FD-22A	Reinstate City-wide Park Fee deferral.
Lot 6	FD-22, FD-22B	Reinstate City-wide Park Fee deferral..
Lot 7	FD-3	Reinstate City-wide Park Fee deferral.
Lot 10	FD-4	Reinstate City-wide Park Fee deferral.
Lot 12	FD-5	Remove Public Facilities Fee and Public Benefit Fee deferral.
Lot 14	FD-60, FD-34	Reinstate City-wide Park Fee deferral.
Lot 17	FD-2	Remove Public Facilities Fee and Public Benefit Fee deferral.
Lot 27	FD-9	Remove Public Facilities Fee and Public Benefit Fee deferral.

EVALUATION

Zoning Ordinance Section 19.84.040 specifies that the recommendations for approval or denial of a Development Agreement Amendment (DAA) shall include consideration of the following:

- 1. Consistency with the objectives, policies, programs, and land use designations of the City of Roseville General Plan.***
- 2. Consistency with the City of Roseville Zoning Ordinance.***
- 3. Conformity with the needs of public health, safety, and welfare.***
- 4. The effect on the orderly development of property or the preservation of property values.***
- 5. Whether the provisions of the Agreement shall provide sufficient benefit to the City to justify entering into the agreement.***

Development Agreements (DA) are binding contracts that set the terms, rules, conditions, regulations, entitlements, responsibilities, and other provisions relating to the development of the covered properties. If approved, the DAA alter the fee deferrals outlined in the current Agreement. City-wide park fee deferrals will be reinstituted for Parcels 2, 4, 5, 6, 7, 10, 14 (as identified in the Sierra Vista Large Lot Final Map, Attachment 1). Deferrals for the Public Facilities Fee and Public Benefit Fee will be removed from Parcels 1, 12, 17, and 27, which were not modified by previous amendments (File #PL17-0024 and File #PL17-0204).

As proposed, the DAA would modify Section 3.17.1.2 (i) of the DA to allow fee deferrals, eligible to be paid with bond proceeds from future bond sales, for 50-percent of the SPRTA Tier II Traffic Fee, as well as 100-percent of the City-wide Park Fee that would otherwise be paid at the issuance of building permits for low, medium, and high density residential units. Additionally, the DAA adds language to Section 3.17.1.2 (i) of the DA to state that the deferral of payment until bond issuance is not applicable to the properties of the third DAA. In effect, this requires the Public Facilities and Public Benefit Fees be paid for each residential unit at the time of building permit issuance for all units within the parcels subject to this DAA.

A total of 953 residential units are impacted by the City-wide Park Fee deferral, including 583 low density lots (368 of which already have the deferral, as a part of a previous DAA), 198 medium density lots, and 172 high density lots. The deferrals for the Public Facilities Fee and Public Benefit Fee will be removed for an additional 368 units beyond what was approved by the previous DAAs. The proposed modification will allow the fee programs for the affected parcels in the Westpark Federico DA to be consistent with other DAs in the SVSP.

City staff has found the proposed DA to be consistent with the City's General Plan and the Zoning Ordinance. The DAA is in conformance with the needs of public health, safety, and welfare, and will not adversely affect the orderly development of the properties or the preservation of property values. Therefore, the proposed DAA is consistent with items 1-5 above.

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 July 10, 2020, and was distributed to all property owners within 300 feet of the project site. At the August 13, 2020 Planning Commission hearing, the project was continued to the August 27, 2020 meeting. To date, no comments have been received.

ENVIRONMENTAL DETERMINATION

The proposed project would modify text in an existing Development Agreement and amend fee sections to be consistent with previous agreements in the Specific Plan area. Therefore, the activity does not have the potential for causing a significant effect on the environment, and is not subject to the California Environmental Quality Act (CEQA) per Section 15061 (b)(3) of the CEQA Guidelines.

RECOMMENDATION

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

- A. Recommend the City Council approve the Development Agreement.

Attachments

1. Final Map for Sierra Vista Specific Plan

Exhibits

- A. Third Amendment to Westpark Federico Development Agreement

<u>Note to Applicant and/or Developer:</u> Please contact the Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.
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**THIRD AMENDMENT OF DEVELOPMENT AGREEMENT
BY AND BETWEEN
THE CITY OF ROSEVILLE AND WESTPARK SIERRA VISTA, LLC, AS
ASSIGNEE OF WESTPARK FEDERICO, LLC, MOURIER INVESTMENTS,
LLC, AND FEDERICO-TYLER FAMILY LIMITED PARTNERSHIP
RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN**

This Third Amendment of Development Agreement is entered into this ____ day of _____, 2020, by and between the CITY OF ROSEVILLE, a municipal corporation ("City") and WESTPARK SIERRA VISTA, LLC, a California limited liability company ("Westpark Sierra Vista"), as Assignee of WESTPARK FEDERICO, LLC, a California limited liability company ("Westpark Federico"), SOLAIRE COMMUNITY BUILDERS, LLC, a California limited liability company ("Solaire"), TAYLOR MORRISON OF CALIFORNIA, LLC, a California limited liability company ("Taylor Morrison"), TRI POINTE HOMES, INC., a Delaware corporation ("TRI Pointe"), and SOLAIRE - ROSEVILLE, L.P., a Delaware limited partnership ("Solaire - Roseville") (collectively, "Landowner"), pursuant to Sections 65864 through 65869.5 of the Government Code of California.

RECITALS

A. Westpark Sierra Vista's predecessor in interest, Westpark Federico, along with Mourier Investments, LLC ("Mourier"), and the Federico-Tyler Family Limited Partnership ("Federico"), and City, entered into a Development Agreement (the "Original Development Agreement") which was approved by the City Council of City on May 19, 2010, and recorded on June 18, 2010, in the Official Records of Placer County as Document No. 2010-0045943-00. Westpark Federico assigned its interest in the Development Agreement to Westpark Sierra Vista pursuant to that certain Assignment and Assumption Agreement Relative to the Sierra Vista Specific Plan Development Agreement dated as of January 5, 2011, and recorded January 12, 2011, as Document No. 2011-0003089-00, in the Official Records of Placer County, California. Except as otherwise defined herein, all capitalized terms used herein shall have the meanings ascribed thereto in the Original Development Agreement.

B. Westpark Sierra Vista's predecessor in interest, Westpark Federico, along with Mourier, Federico, and City entered into the Original Development Agreement relative to development within a portion of the Sierra Vista Specific Plan Area ("Specific Plan", "SVSP" or "Plan Area"), as such is more precisely defined in Exhibits "A" and "B" of the Original Development Agreement (the "Property").

C. Westpark Sierra Vista, Mourier, Federico, and City entered into a First Amendment to the Original Development Agreement (the “First Amendment”) which was approved by the City Council of City on December 20, 2017, and recorded on February 21, 2018, in the Official Records of Placer County as Document No. 2018-0010796-00.

D. Westpark Sierra Vista, Mourier, Federico, and City entered into the First Amendment relative to development within certain portion of the Property, as such is more precisely defined in Exhibits “A” and “B” of the First Amendment.

E. Mourier and Federico assigned their interest in a portion of the Property to Westpark Sierra Vista in that certain Assignment and Assumption Agreement Relative to the Sierra Vista Development Agreement dated as of May 16, 2019, and recorded May 16, 2019, as Document No. 2019-0032322-00, in the Official Records of Placer County. The portion of the Property so assigned by Mourier and Federico to Westpark Sierra Vista was described in Exhibit A to that Assignment and Assumption Agreement Relative to the Sierra Vista Development Agreement.

F. Westpark Sierra Vista assigned its interest in the Development Agreement for a portion of the Property to Solaire pursuant to that certain Assignment and Assumption Agreement Relative to the Sierra Vista Specific Plan Development Agreement dated as of June 3, 2019, and recorded June 4, 2019, as Document No. 2019-0037499-00, in the Official Records of Placer County.

G. Solaire assigned its interest in the Development Agreement for a portion of the Property to Taylor Morrison pursuant to that certain Assignment and Assumption Agreement Relative to the Sierra Vista Specific Plan Development Agreement dated November 20, 2019, and recorded November 20, 2019, as Document No. 2019-0094029-00, in the Official Records of Placer County.

H. Solaire assigned its interest in the Development Agreement for a portion of the Property to TRI Pointe Homes, Inc. pursuant to that certain Assignment and Assumption Agreement Relative to the Sierra Vista Specific Plan Development Agreement dated July 1, 2020, and recorded July 2, 2020, as Document No. 2020-0066287-00, in the Official Records of Placer County.

I. Solaire assigned its interest in the Development Agreement for a portion of the Property to Solaire – Roseville, pursuant to that certain Assignment and Assumption Agreement Relative to the Sierra Vista Specific

Plan Development Agreement dated August 6, 2020, and recorded August 6, 2020, as Document No. 2020-0082425-00, in the Official Records of Placer County.

J. On March 4, 2020, City approved the Second Amendment to the Development Agreement (the "Second Amendment") for a portion of the Property owned by Mourier. The Second Amendment was recorded on April 13, 2020, as Document No. 2020-0032961-00, in the Official Records of Placer County. The Original Development Agreement, the First Amendment, and the Second Amendment are hereinafter collectively referred to as the "Development Agreement."

K. This Third Amendment to the Development Agreement (the "Third Amendment") affects certain portions of the Property (the "Third Amendment Property"), as described in Exhibit "A" and shown in Exhibit "B" attached to this Third Amendment, and shall run with the land described in Exhibits "A" and "B" hereto. This Third Amendment does not affect or apply in any manner with respect to the remainder of the Property described in the Development Agreement.

L. City and Landowner wish to enter into this Third Amendment in order to amend a provision of the Development Agreement for the Third Amendment Property.

M. The Third Amendment is authorized by Section 1.4 of the Development Agreement.

NOW THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. AMENDMENT OF DEVELOPMENT AGREEMENT. The following section of the Development Agreement is hereby amended as it pertains the Third Amendment Property only, which incorporates the First Amendment Property:

a. REVISED SECTION 3.17.1.2. Section 3.17.1.2 of the Development Agreement is revised in its entirety for the Third Amendment Property, including adding a new final paragraph which is only applicable to the Third Amendment Property, to read as follows:

"3.17.1.2 If Landowner, by itself or in conjunction with Participating Owners, desires to pursue a Community Facilities District, City and Landowner (and Participating Owners, if applicable), agree that, with the consent of Landowner (and Participating Owners, if applicable), and to the extent permitted by law, City and Landowner (and Participating Owners, if

applicable), shall use their best efforts to cause bonds to be issued and in amounts sufficient to affect the purposes of this section. City and Landowner (and Participating Owners, if applicable), further agree that, with the consent of Landowner (and Participating Owners, if applicable), or their successor(s) in interest, and to the extent permitted by law, the City agrees to the following:

- (a) Maximum Annual Taxes for residential units, when aggregated with all other existing or expected taxes and assessments (excluding homeowners association assessments), shall not exceed 2.00% of the assessed valuation, net of the homeowner's exemption (2% Test).
- (b) The Special Tax shall be levied for as long as needed to service the principal and interest on bond debt, and to pay for any additional authorized facilities not reimbursed with bond proceeds as defined in the Funding, Construction, and Acquisition Agreement. However, the Special Tax shall be levied for a period that allows for at least two non-overlapping bond sales to cover deferred fees as set forth in (i) below. The Special Tax levied may exceed 50 years.
- (c) City shall not unreasonably deny the Maximum Annual Tax escalating at 2% per year.
- (d) Authorized facilities shall include, among other items, development impact fees for public improvements.
- (e) Annual Costs shall provide that special taxes not used for debt service and City administration be paid to Participating Owners, including Landowner, for any authorized facilities not reimbursed with bond proceeds (pay-as-you-go). City shall reasonably consider a reasonable interest component for any authorized facilities reimbursed with pay-as-you-go provided for in the Funding, Construction and Acquisition Agreement defined below.
- (f) Landowner and Participating Owners, if applicable, may utilize the Statewide Community Infrastructure Program ("SCIP") program and/or the Bond Opportunities for Land Development ("BOLD")

program for any eligible impact fees.

- (g) Landowner, and Participating Owners, if applicable, may utilize a phased bond sale or sales.
- (h) Landowner, and Participating Owners, if applicable, may utilize private placement of bonds.
- (i) Bond proceeds from bond sales commencing in the year 31 timeframe shall include an amount no greater than \$5,600 per residential unit, adjusted as the SPRTA Tier II Traffic Fee may be subsequently adjusted, consisting of a portion or all of the following fees set forth in this Agreement or otherwise provided in the Roseville Municipal Code that would normally be paid at the time of issuance of building permits for low, medium or high density residential dwelling units:

(1) City-Wide Park Fee (Section 3.12.4)

(2) City Public Facilities Fee (Roseville Municipal Code Chapter 4.52)(Not applicable to the Third Amendment Property);

(3) Public Benefit Fee (Section 3.14.3)(Not applicable to the Third Amendment Property).

City reserves the discretion to determine which portions (amount) of each of the fees described in above subsections (1), (2), and (3) may be deferred to the bond sale. Notwithstanding any provision in this Agreement to the contrary, any amount exceeding \$5,600, adjusted as the SPRTA Tier II Traffic Fee may be subsequently adjusted (or exceeding such actual lesser amount for MDR or HDR units determined by City), per residential unit shall be due and payable to City upon issuance of a building permit commencing with the first applicable building permit for the SVSP. Notwithstanding any other provision in this Agreement to the contrary, if any of the fees described in above subsections (1), (2), and (3) are required by City for non-residential development then such fees

shall be collected upon issuance of building permit commencing with the first applicable building permit.

Should SPRTA approve any portion or all of the Tier II Traffic Fee for portions of the Property being likewise deferred to payment from bond sale proceeds commencing in the year 31 timeframe, then such amount per residential unit deferred for the Tier II Traffic Fee shall reduce dollar-for-dollar the above-referenced per residential unit fees otherwise deferred to future bond sale proceeds as provided for in this Section 3.17.1.2 (i). If SPRTA Tier II traffic fees cannot be so deferred to payment from bond sale proceeds commencing in the year 31 timeframe, City shall within the rate and method for Project CFD(s) provided for in Section 3.17 accommodate total additional pay-as-you-go revenue up to \$500 per residential unit for City-Wide park improvements from the pay-as-you-go financing over a period starting in year 10 of the Project CFD(s), up to \$100 per residential unit per year for 5 years, provided, however, that City constructs City-Wide park improvements in either the SVSP or WRSP within twenty-four (24) months of commencement of collection of such additional pay-as-you-go revenues. In the event that City does collect such additional pay-as-you-go revenues, and proceeds forward to construct such improvements, the City Public Facilities Fee (not for the Third Amendment Property, for which the reduction provided in this paragraph shall be in the City-Wide Park Fee) referenced herein to be deferred to payment from bond sale proceeds commencing in the year 31 timeframe shall be reduced by \$500 per unit to account for the additional pay-as-you-go revenues required by City.

Each Participating Owner shall only be responsible for its pro-rata share of special taxes as set forth in the rate and method for the Project CFD(s).

For the Third Amendment Property, the previous fee deferral provisions of this subsection are hereby deemed null and void and the only fee deferral eligible to be paid with bond proceeds from future bond sales commencing in the year 31 timeframe shall be fifty percent (50%) of the SPRTA Tier II Traffic Fee pursuant to the terms and conditions of the Tier II Development Fee Deferral Program and one hundred percent (100%) of the City-Wide Park Fee that would otherwise be paid at the time of issuance of building permits for low, medium, and high density residential dwelling units. The amount of the SPRTA Tier II Traffic Fee deferral provided by this Section 3.17 shall be adjusted as the SPRTA Tier II Traffic Fee may be subsequently adjusted. The amount of the City-Wide Park Fee deferral provided by this Section 3.17 shall be adjusted as the City-Wide Park Fee may be subsequently adjusted pursuant to Section 3.12.4 of the Development Agreement.

Should the Project CFD(s) including the Property not be formed at the time that any particular building permit is issued within a large lot map parcel on the Property, or any property owner in the SVSP desires to pay such fees in this Section 3.17.1.1 (i) rather than defer payment to such future CFD bond proceeds, the fees set forth in this Section 3.17.1.2 (i) for such building permit(s) shall not be eligible to be paid in such CFD bond proceeds but, notwithstanding any provision in this Agreement to the contrary, shall be paid at the time of issuance of such building permit(s). Upon formation of the Project CFD(s) including the Property, the fees set forth in this Section 3.17.1.2 (i) for unbuilt residential units shall be paid from bond proceeds in such bond sales commencing in the year 31 timeframe, unless an SVSP property owner desires to pay such fees at the time of issuance of building permit(s).

b. EXHIBITS. The exhibits attached to this Third Amendment are for this Third Amendment only, as follows:

Exhibit A – Legal Description of Third Amendment Property

Exhibit B -- Plat of Third Amendment Property

2. CONSISTENCY WITH GENERAL PLAN. The City Council has found and determined that this Third Amendment of the Development Agreement is consistent with the General Plan and the Sierra Vista Specific Plan.

3. AMENDMENT. This Third Amendment amends, but does not replace or supersede, the Development Agreement, except as specified herein, and is limited and applies only to development of the Third Amendment Property, and does not affect or apply in any manner with respect to the development of any other property within the Sierra Vista Specific Plan Area, including, without limitation, any other portion of the Property. As amended hereby, the Development Agreement remains in full force and effect.

4. FORM OF AMENDMENT. This Third Amendment is executed in two duplicate originals, each of which is deemed to be an original.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Third Amendment in duplicate by its City Manager and attested to by its City Clerk under the authority of Ordinance No. _____, adopted by the Council of the City of Roseville on the ____ day of _____, 2020.

CITY OF ROSEVILLE,
a municipal corporation

By: _____
Dominick Casey
City Manager

ATTEST:

By: _____
Sonia Orozco
City Clerk

APPROVED AS TO FORM:

By: _____
Robert R. Schmitt
City Attorney

APPROVED AS TO SUBSTANCE:

By: _____

LANDOWNER:

WESTPARK SIERRA VISTA, LLC,
a California limited liability company

By: _____
Jeff Jones
Its: Manager

SOLAIRE COMMUNITY BUILDERS,
LLC, a California limited liability
company

By: _____
Jeff Jones
Its: Manager

TAYLOR MORRISON OF
CALIFORNIA, LLC,
a California limited liability company

Mike Isom
Development Services Director

By: _____
Jay Pawlek
Its: Vice President

By: _____
Aren Bazzocco
Its: Vice President

TRI POINTE HOMES, INC.,
a Delaware corporation

By: _____
Name: _____
Its: _____

By: _____
Name: _____
Its: _____

SOLAIRE - ROSEVILLE, L.P.,
a Delaware limited partnership

By: OCS-HS LOJV GP, LLC,
a Delaware limited liability
company
General Partner

By: OCS-HS Lot Option Joint
Venture, LLC, a Delaware
limited liability company
Sole Member

By: Hearthstone
Professionals – PI, L.P., a
Delaware limited
partnership
Manager

By: _____
Steven C. Porath
Authorized Person



PLANNING COMMISSION COMMUNICATION

Title: DTSP PCL DT-4 – Belvedere Townhomes, 510 Lincoln St, File # PL20-0050
Contact: Charity Gold, cgold@roseville.ca.us, 916-774-5247

Meeting Date: 8/27/2020
Item #: 6.1.

ATTACHMENTS:

Description

Staff Report

Attachment 1 Arborist Report

Attachment 2 Public Comments Opposition

Attachment 3 Public Comments Support

Attachment 4 Roberts 7.20.20 with Response

Attachment 5 - Letters in Opposition and Support Received between 8.20.2020 and 8.26.2020

Attachment 6 - Comments Received 8.26.2020 - 8.27.2020

Exhibit A Addendum

Exhibit B Addendum Attachments

Exhibit C Architecture Plans

Exhibit D Lighting Plans

Exhibit E Landscape Plan

Exhibit F Tentative Subdivision Map

Exhibit G Site Plan

Exhibit H Preliminary Grading and Drainage

Exhibit I Preliminary Utility Plan

REVISION SHEET

ITEM 6.1: **Minor Design Review, Tentative Parcel Map, and Tree Permit – 510 Lincoln Street – DTSP PCL DT-4 – Belvedere Townhomes – PL20-0050**

REQUEST

The applicant requests approval of a Minor Design Review Permit, Tentative Subdivision Map, and a Tree Permit to allow construction of a high-density multi-family residential project consisting of 18 dwelling units located on eighteen residential lots and one common lot. Two native oak trees are proposed for removal.

Applicant/Owner – Derrek Lee, Old Roseville, LLC

SUMMARY RECOMMENDATION

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

- A. Consider the Addendum to the Downtown Roseville Specific Plan EIR,
- B. Adopt the two (2) findings of fact and approve the Minor Design Review Permit subject to seventy-two (72) conditions of approval.
- C. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to fifty-six (56) conditions of approval.
- D. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

As discussed further in the Public Outreach section below, Roseville residents have expressed concerns related to the demolition of the Belvedere Hotel. These residents regard the Belvedere Hotel as an important component of Roseville's Historic Downtown that should be preserved and rehabilitated. The Belvedere Hotel's eligibility as a historic resource was evaluated in the Environmental Impact Report that was prepared for the Downtown Specific Plan (DTSP EIR) and was determined to be ineligible. An updated architectural evaluation specific to the proposed project was prepared for the Addendum to the DTSP EIR. The report substantiated the previous analysis and did not find any new circumstances that would affect the eligibility of the Belvedere Hotel.

Due to the social distancing requirements of the COVID-19 outbreak, which prevented an in person neighborhood meeting, the applicant sent notices to adjacent neighbors directing them to the applicant's website to provide comments. Although few comments were submitted through the website, numerous comments expressing opposition and a few in support were emailed to staff and City Council.

BACKGROUND

The proposed project is located within the Downtown Specific Plan (DTSP) Central Business District on PCL DT-4. The DTSP established the allowed uses and development pattern within the plan area, while the Downtown Code was adopted by Ordinance and incorporated into the Zoning Ordinance. The Downtown Code established the development regulations for future residential and commercial projects within the plan area. An Environmental Impact Report (EIR) was prepared for the DTSP and was certified by the City Council with approval of the DTSP on April 06, 2009.

The DTSP assumed that approximately 1,020 new residential units and 4.4 million square feet of development would be added in the plan area over a 20-year period. The current project includes the development of a high-density multi-family residential project consisting of 18 dwelling units located on eighteen residential lots and one common lot.

Figure 1: Project Location



SITE INFORMATION

Location: 510, 502, and 430 Lincoln Street

Total Size: 0.98 acres

Topography and Setting: The project is located on the east side of Lincoln Street, south of Sierra Boulevard, and north of Main Street. The project's eastern boundary is adjacent to Union Pacific Railroad Company owned property. There are two existing structures on the site including the vacant Belvedere Hotel and a vacant single-family home. The majority of the site is undeveloped and vegetated with trees and shrubs.

EVALUATION - MINOR DESIGN REVIEW PERMIT

To expedite development within the DTSP, the Downtown Code established provisions for projects to be reviewed through the streamlined Minor Design Review Permit (MDRP) process. Accordingly, the MDRP process allows for projects found consistent with the Downtown Code to be approved administratively by the Planning Manager. Pursuant to Section 19.74.030, a permit normally processed administratively, which is processed concurrently with another permit, shall be reviewed by the public hearing Approving Authority for the permit or variance. In this case, the MDRP is being processed concurrently with a Tentative Subdivision Map and Tree Permit. Therefore, the hearing authority of the MDRP is the Planning Commission. Section 19.78.060 C of the City of Roseville Zoning Ordinance requires that two findings

be made in order to approve or conditionally approve a MDRP. The two findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the project in relation to each finding.

- 1. The proposed improvement is minor in nature and is substantially compatible with the existing structure and complementary to the adjacent land uses.***

The project is within the Downtown Specific Plan area and is consistent with the design guidelines and regulations outlined within the Downtown Code.

- 2. The proposed improvement complies with all applicable standards and requirements of this title and with the applicable goals, policies and objectives set forth in the General Plan, the applicable Community Design Guidelines and the applicable specific plan.***

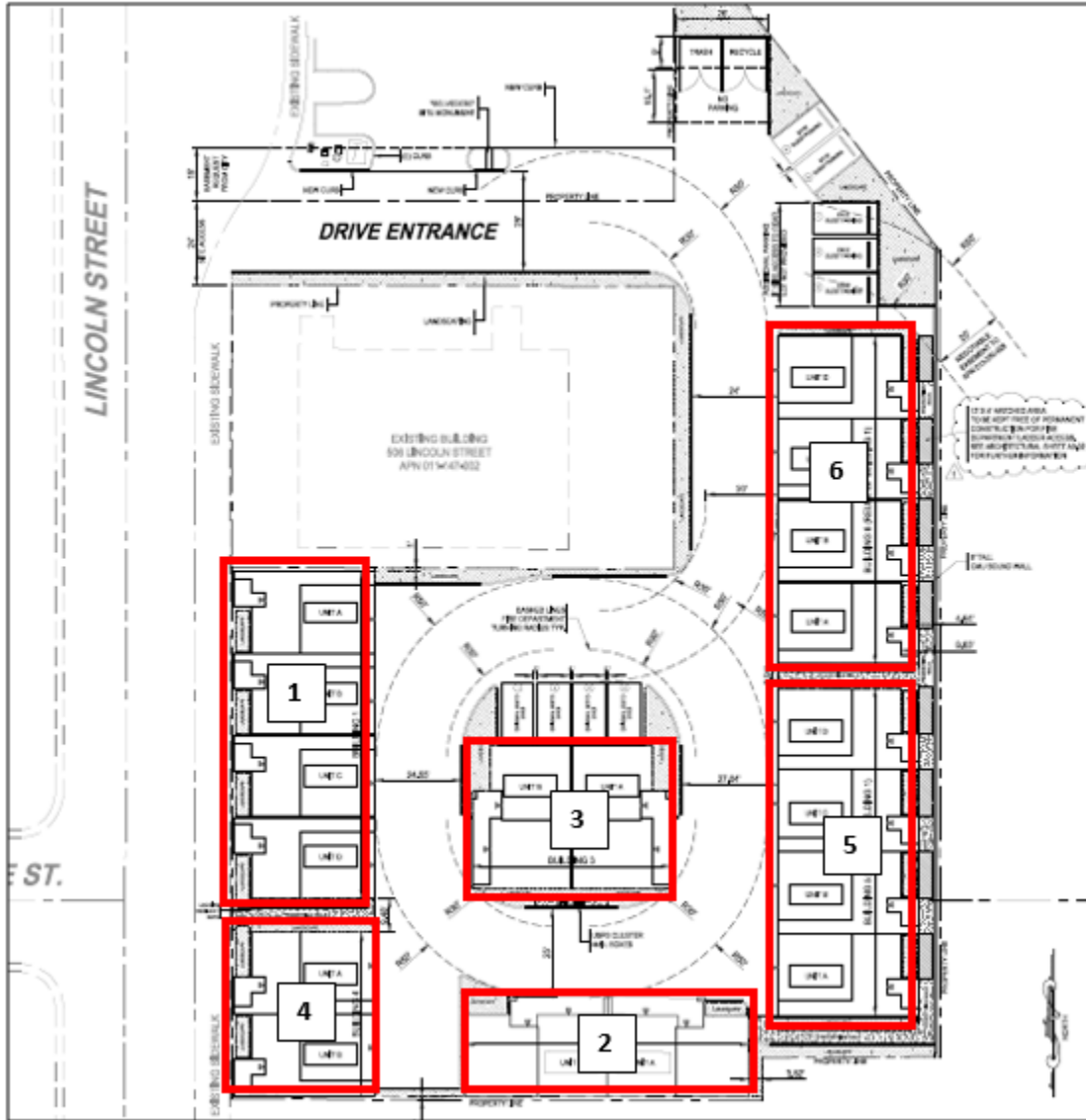
The Belvedere Townhome project includes six townhome buildings with two or four units within each building. The buildings are detailed in Table 1, below. Each townhome will consist of three stories with garages at ground level and rooftop outdoor space.

Table 1: Building Detail

Building Number	Number of Units	Conditioned Square Footage	Location	Height
1	4	1,987 sf/unit	Western Property Boundary	+/- 47 feet
2	2	2,540 sf/unit	Southern Property Boundary	+/- 47 feet
3	2	2,540 sf/unit	Property Interior	+/- 47 feet
4	2	1,987 sf/unit	Western Property Boundary	+/- 47 feet
5	4	1,987 sf/unit	Eastern Property Boundary	+/- 47 feet
6	4	1,987 sf/unit	Eastern Property Boundary	+/- 47 feet

Buildings 1 and 4 will have frontage on Lincoln Street, Buildings 2, 5, and 6 will be located along the southern and eastern perimeter, and Building 3 will be located within the interior of the site. Each unit will include ground-level garages that will be accessed from the interior of the site. All of the buildings will be accessed from a central driveway off Lincoln Street. Off-street visitor parking will be provided within the interior of the site. The site layout and building locations are illustrated on Figure 2. The architectural character and style of the project incorporates the design of historic downtown, while introducing some modern elements and amenities. The building forms are simple, yet articulated with finish materials that tie them to the architectural style of the Old Town Roseville District and the adjacent railroad structures.

Figure 2: Building Locations



The architecture includes a mix of materials including scored stucco, brick veneer, wood effect stone, and metal finishes and accents. The form of the buildings are articulated with covered patios, balconies, and rooftop outdoor space (Figure 3). Fencing on the site includes a combination of existing and proposed masonry walls, with an existing wall along the southern boundary and a new 8-foot masonry wall along the eastern property boundary.

Chapter 5 of the Downtown Code includes the development design guidelines and standards for residential projects within the DTSP. The Design Guidelines provide a list of recommendations and requirements for project design. The project is consistent with the overall design principles of promoting sound architectural practices, traditional façade components that visually link the buildings are to establish a sense of scale, and provides a uniform front façade. The project has been evaluated against the applicable residential policies as bulleted below.

Figure 3: Building Elevations



5.3 Site Planning (DTC-1, DTC-3, DTC-8, DTC-9, DTC-11): The entrances to the buildings that front on Lincoln Street include five-foot wide enclosed patios. The walls and gates enclosing these patios are located at the back of the sidewalk creating the effect of a zero setback while providing a separation between public and private space. The trash enclosures are located in the interior of the property and are screened from view. The buildings provide a continuous street frontage with multiple entries that activates the pedestrian environment. Guest parking areas are located within the interior of the property to minimize spillover to the adjacent streets. All setbacks comply with the requirements of the DT-4 district. The design clearly delineates between the public and private space.

5.4 General Architecture (DTC-25, DTC-26, DTC- 27, DTC-29, DTC-31, DTC-34, DTC-35): The residential units facing the sidewalk include articulated facades and provide a separation from the pedestrian realm. The buildings are oriented toward, and are accessible from the street. The facades are designed to create a visual interest at the street level with recessed doors, landscaping, and wall plane variation. The design includes building indentation, breaks in the building, and color changes. Windows and balconies are included on each level of the building façade. The building is designed with a defined base, middle, and top. The design of the lower floor is scaled to the pedestrian environment with dark doors and textured materials including brick veneer. The rooftop patio provides a defined top with a mix of textures and colors. The overall façade is varied with windows and balconies, which prevents repetition and provides variation and rhythm. The design includes a mix of subtle colors and natural materials.

5.8 Landscape Guidelines (DTC-49, DTC-56): The patio landscaping includes a balance of hardscape and softscape. Trees and shrubs are provided throughout the interior of the property consistent with shade requirements and the Water Efficient Landscape Requirements.

5.9 Lighting (DTC-60 – DTC-65): A lighting plan, consistent with this section, is included with the plan set. The lighting includes fixtures that are designed to complement the architecture of the buildings and parking lot lighting with higher foot-candle level to illuminate the pedestrian areas.

As required by the DTSP, the buildings that front on Lincoln Street are built up to the back of the existing sidewalk with the front entries at grade. Staff and the applicant explored the option of raising the entries above grade, but determined that this option would require stairs in the ground-floor garages making the garages too shallow to accommodate vehicles. In order to provide a separation between the public space and the private space along the street, the applicant has incorporated private enclosed patios with gated entries as a transition from the sidewalk to the front entry. These buildings are designed to activate the street with a mixture of building form and building materials at a pedestrian scale while incorporating features that provide a separation between the public and private space.

The site landscaping includes a mixture of trees, shrubs, groundcover, and hardscape to enhance and soften the architecture. This landscaping is provided within the private courtyards as well as around the perimeter of the site and around the internal buildings. Trees are also provided within the parking areas, consistent with the parking lot shade requirements.

The Belvedere Townhomes project has been evaluated for consistency with the requirements of the Downtown Code, which includes the development standards and design guidelines for projects within the DTSP. Based on the foregoing evaluation, the project is consistent with the Downtown Code and Design Guidelines.

EVALUATION - TENTATIVE SUBDIVISION MAP

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

- 1. The size, design, character, grading, location, orientation and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or 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 consists of 18 residential lots and one common lot. Sixteen of the residential lots will be 918 square feet, one will be 1,058 square feet, and one will be 1,059 square feet. The common Lot A will be 25,582 square feet. The proposed townhomes will encompass the entire residential lot with zero foot setbacks. The units are divided into six separate +/- 47-foot tall buildings consisting of either

two or four units. The proposed lots are illustrated on Figure 4. Table 2 below includes a comparison of the applicable development standards and the proposed project.

Figure 4: Tentative Subdivision Map

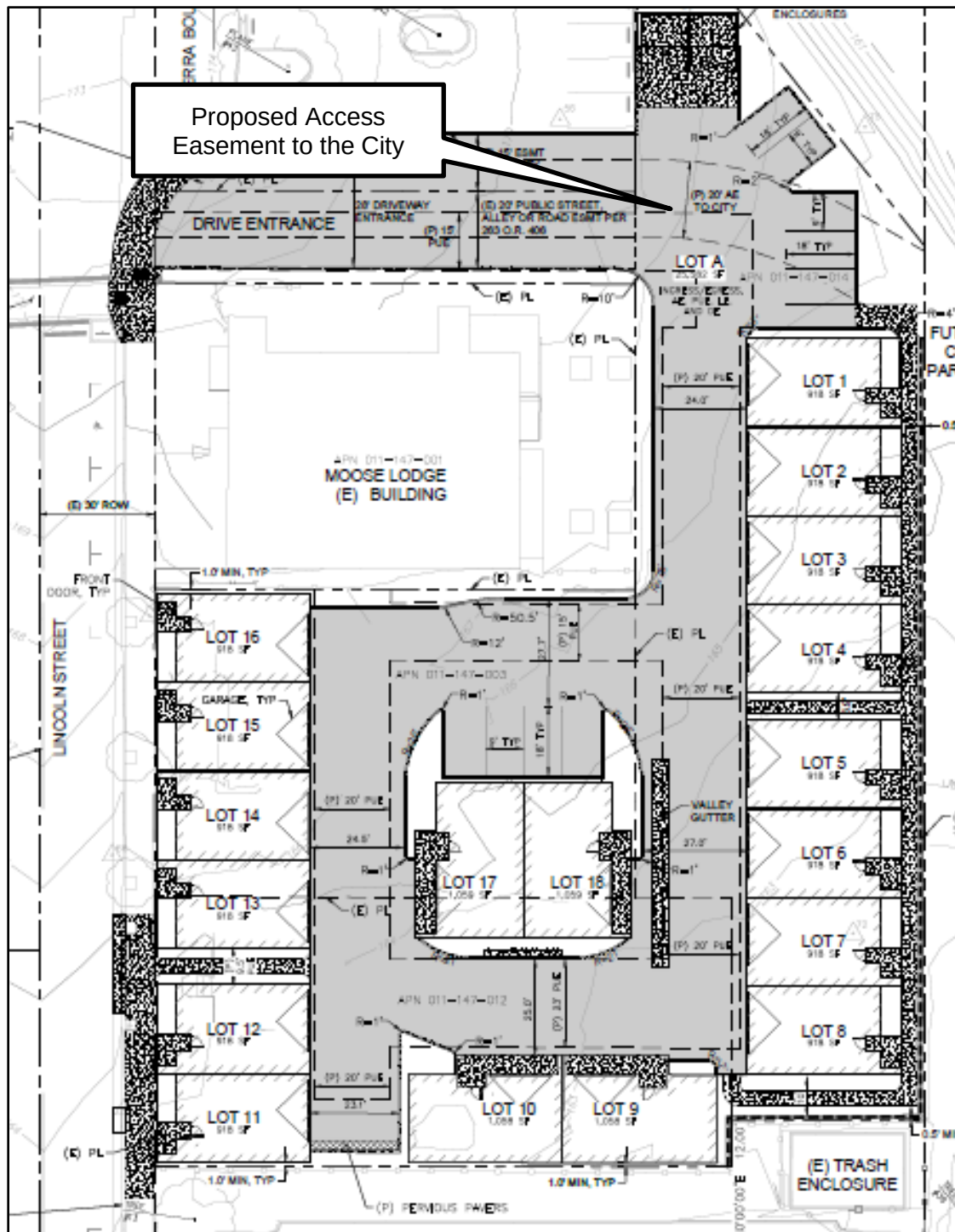


Table 2: DT-4 Development Standards

Standard	Required	Proposed
Build to line (1)	0-10 ft	0-6 inches
Side Setback	0	0
Rear Setback	0	0
Maximum Height (2)	4 story/60 ft	3 story with covered roof deck (+/- 47 feet)
Minimum FAR (2)	1.5	1.53
Maximum FAR (2)	3	1.53
Minimum Density	16 units/acre	18.4 units/acre.
Maximum Density	32 or as determined by FAR	18.4 units/acre
Lot Area	Defined by design	918, 1,058, and 1059 sf
Parking	29 Space (1 space per 1 bedroom; 1.5 spaces per 2+ bedroom; 1 guest per every 10 units)	45 (2-car garage per unit, 9 guest spaces)

Vehicular access to the subdivision will be from an ingress/egress driveway off Lincoln Street. The driveway will be located in the northern portion of the site adjacent to the northern boundary of the Moose Lodge property and the southern boundary of a City owned parking lot. The tentative subdivision map includes a 15-foot easement from the City to allow the driveway to be expanded to a width of 28 feet. The existing curb will be removed and a new curb will be constructed to accommodate the widening.

The design of the driveway from Lincoln Street was a concerted effort between the applicant and City Staff to provide a potential future connection to vacant land to the east of the project site. This vacant parcel is situated directly adjacent to the Union Pacific rail lines. The project applicant has agreed to provide a public access easement through the site that could allow for a connection from Lincoln Street to this vacant property. This easement would provide vehicle access to the vacant Union Pacific property in the future, should the City be able to acquire the property for a parking lot.

Five guest parking spaces and the trash enclosure are located in the northeastern portion of the site where the easement is proposed. Until such time that the City is able to acquire the property to the east and construct parking, three guest parking spaces will be provided in the easement location.

Residential projects are principally permitted in both the CBD land use area and the HD/SA-DT-4 district. In fact, the DTSP encourages residential development that is consistent with the plan by allowing a streamlined permitting process. In 2009, at the time of adoption of the DTSP, it was anticipated that the plan would achieve a 50% build out of the total allocated units and square footage allowed within the Downtown Code. This buildout equated to a total of 1,020 additional residential dwelling units constructed within the Specific Plan area by 2029. Since 2009, approximately 120 new units have been constructed and an additional 80 units have been approved for development, leaving an unbuilt allocation of approximately 800 units. The District Guidelines for the DT-4 district require a minimum density of 16 units/acre. The proposed project consists of 18 units at a density of 18.4 units/acre, which is consistent with the anticipated residential units and density minimums for the DT-4 district. The project is consistent with the General Plan and the DTSP, will result in lots that can be built upon, and the design and density of the subdivision will not violate the Regional Water Quality Control Board discharge requirements.

EVALUATION - TREE PERMIT

Pursuant to Zoning Ordinance Section 19.66.030, a Tree Permit is required for any removal of native oak trees or for more than 20% encroachment into the dripline of a native oak tree. The proposed project will

result in the removal of two protected oak trees. The required findings to approve a Tree Permit are listed below.

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

An arborist report dated December 6, 2019 was prepared for the site by Helix Environmental Planning, Inc. (Attachment 1). The report identified multiple non-protected trees and two protected oak trees on the site. The trees are detailed in Table 3 and the locations of the trees are shown on Figure 5. Both of these trees will be removed to facilitate development.

Table 3: Protected Tree Detail

Tree #	Species	DBH	Condition	Impact
256	Valley Oak	17 inches	Fair-good	Remove
257	Valley Oak	15 inches	Good-poor	Remove

Construction of the project will result in the removal of the two protected oak trees, which are located within the interior of the site and cannot be avoided given the small size of the site. According to the arborist report, Tree 256 is in fair-good health with fair structure, while Tree 257 is in fair health with poor-fair structure. The arborist report states that Tree 256 could pose a hazard in the future as the structure of the tree degrades over time and suggested that the tree be removed. Given that due to the size of the site these trees cannot be avoided, staff supports the applicant's request to remove these trees.

The Arborist recommended removal of Tree 256 without compensatory mitigation due to the potential to create a hazard in the future. Given that the tree does not pose a hazard at this time and that the tree is in good health, staff recommends that compensation for removal of this tree be required. Pursuant to the tree permit condition requirements, mitigation is required for removal of both of these trees. City staff have reviewed and have concluded that the request complies with Zoning Ordinance Chapter 19.66, and that the removal of Trees 256 and 257 are necessary.

Figure 5: Protected Tree Locations



PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of

Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. A public notice of the Planning Commission hearing was published on August 14, 2020, and was distributed to all property owners within 300 feet of the project site.

During the initial review of the project staff was contacted by a representative of the Roseville Historic Society who expressed concern regarding the removal of the Belvedere Hotel, which will be demolished to facilitate construction of the Belvedere Townhomes project. Throughout the review process staff coordinated with both the Historic Society and the applicant providing details about the project and the planning process.

Given the concerns related to removing the Belvedere Hotel, staff recommended that the applicant host a neighborhood meeting. Due to the social distancing requirements of the COVID-19 outbreak, which prevented an in person neighborhood meeting, the applicant sent notices to adjacent neighbors directing them to the applicant's website to provide comments. Although few comments were submitted through the website, numerous comments expressing opposition and a few in support were emailed to staff and City Council. The letters are included as Attachment 2 and Attachment 3.

On July 20 2020, staff received a letter from Alexa Roberts, which included an evaluation of the project's consistency with the City's regulations related to the Downtown Historic District. The letter, along with a response from the applicant are included in Attachment 4. Additionally, a "change.org" petition was created to solicit signatories in opposition to the demolition of the Belvedere Hotel. At the time of this report there were more than 5,000 signatures, though these signatures have not been verified as residents of the City of Roseville.

On August 18, 2020, the project was presented at a joint meeting of Roseville Heights, Los Cerritos, and Sierra Vista Neighborhood Associations held via Zoom. The applicant's representative, City staff, and community members attended the meeting. Several community members raised concerns about the demolition of the Belvedere Hotel. City staff and the applicant's representative responded.

The overwhelming reason for opposition to the project is related to the demolition of the Belvedere Hotel. The opponents have suggested that the hotel and its architecture are indicative of an important time in Roseville's history that should be preserved. The opponents have requested that the hotel be restored and incorporated into the project.

The DTSP includes several goals, policies and strategies that define the land use framework for Downtown Roseville. These goals and policies are intended to promote flexibility, to introduce new land uses while maintaining existing viable uses, and to promote an intensity of development that is appropriate in a downtown setting. It is important to note that the proposed project has been determined to be consistent with the overall goals and policies of the DTSP as well as the standards and guidelines of the DTC. In responding to the concerns of the project's opponents, it is important to note several DTSP goals and policies that specifically address the objections.

The DTSP intends for a major increase in housing production within the Downtown as described in Goal LU 4.3. To implement this goal, housing production is to be provided in a variety of unit types, as described in Policy 4.3.1. The following text, shown in *italicized font*, was taken directly from the specific plan.

LU Goal 4.3: Develop a significant amount of new housing in Downtown.

New housing in Downtown is key in achieving several objectives for the City and the region as a whole. New residents will provide activity on a 24-hour basis. The City, as well as the Sacramento region, has been focused on reducing the footprint of future development on the outer edges of existing communities

within the region. This effort was solidified in the approval of the “Blueprint” principles that were adopted by the six counties that form the Sacramento Area Council of Government (SACOG).

In recognition of the importance of these principles, the City of Roseville incorporated these principles into the General Plan. The addition of new high density residential development within an urbanized area is also consistent with the “Blueprint” principles. New residents will enhance the customer base for Downtown retail businesses and will be in walking distance to the multi-modal facility and bus transfer facilities.

Policy 4.3.1: Provide for a variety of housing types throughout Downtown.

A variety of residential units should be provided to create a downtown that is accessible to different economic and life-style sectors of the community. Housing types that are appropriate in Downtown include multi-family flats and apartments, efficiency units, existing single room occupancy units, condominiums, townhomes, flexible live-work options and mixed income housing (market rate and affordable units).

While the DTSP intended to provide a major increase in housing, the Plan also intended to increase the overall intensity of development within the Downtown in order to create an urban core (LU Goal 4.5). In recognition of this intensification, the Plan included Policy 4.5.2, which calls for existing significant buildings to be considered for reuse where possible and that historic resources be identified. In order to implement Policy 4.5.2, the Plan includes Strategy 4.5.2.a, which requires the Specific Plan EIR to include an architectural inventory to identify buildings that are eligible to be considered for the California Register of Historical Resources (CRHR). The intent of Land Use Goal 4.5, Policy 4.5.2 and Strategy 4.5.2 is to remove some of the burden from the property owners or future developers and facilitate the redevelopment process.

LU Goal 4.5 - Intensify the development footprint and create an urban core in the Downtown.

There are multiple parcels in Downtown Roseville that are appropriate for new development or redevelopment, particularly the seven City and other governmental owned properties. These sites, as well as the “Pre-design sites”, provide a tremendous opportunity to jump-start the first phase of new Downtown development. Development of these parcels will trigger additional investment and will become examples for future revitalization, setting the standard for new development in Downtown.

Higher housing densities will ensure that residential projects are economically viable, and in-turn the population will provide a critical mass to support local commerce and transit. Vernon Street is the logical location for the more intensive use to be focused, with a transition of intensity as housing expands into the adjacent districts. The Historic Old Town (HOT) also has the potential to intensify, due to under-developed properties.

Policy 4.5.2: Where possible, preserve and restore historic buildings.

While higher intensity developments should be encouraged, it is equally important to ensure that existing, significant historic buildings and resources are considered for re-use when appropriate. When reviewing potential new development in the Downtown, historic resources need to be identified.

Strategy 4.5.2a: As part of the Specific Plan Environmental Impact Report, complete an in depth study to identify the significant historic resources. Provide an architectural inventory and evaluation of historic-era buildings in compliance with the California Environmental Quality Act Guidelines.

In order to assist the property owners and future developers, the City will complete a full architectural inventory of the existing historical resources in the Plan area. This inventory will identify buildings that are 45 years of age and are, therefore, eligible to be considered for the California Register of Historical Resources (CRHR).

The inventory will be documented on the appropriate California Department of Parks and Recreation (DPR) forms. It will conclude which buildings are eligible for listing on the CRHR. The intent of this is to remove some of the burden from the property owners or future developers of property when they bring a development project forward in the future. By performing this analysis, the City is creating an incentive since future development will not be required to provide this information. This is an action that the City is taking in order to facilitate the redevelopment process.

The proposed Belvedere Townhome project has followed the path laid out by the goals, policies and strategies of the DTSP. The project is increasing the amount of housing and increasing the intensity of the Downtown. Chapter 4.7 (Cultural Resources) of the DTSP EIR and DTSP FEIR indicate that after an evaluation of historic resources, the Belvedere Hotel is one of the many buildings in the DTSP area that does not appear eligible for CRHR listing due to a lack of significant association and a lack of historic integrity. As discussed in the Environmental Determination section below, the Belvedere Hotel is not listed as a historical resource in the DTSP and does not meet the State's requirements for inclusion in the California Register of Historic Resources (CRHR). The evidence provided within the DTSP EIR and FEIR along with that found in the attached Addendum and Architectural History Evaluation show that the proposed project, which will result in the demolition of the Belvedere Hotel, complies with the goals, policies and strategies of the DTSP.

SB-330 HOUSING CRISIS ACT OF 2019

In order to address California's increasing need for additional housing and the associated economic crisis, the state enacted SB-330 Housing Crisis Act of 2019. This act places restrictions on certain types of development standards, amends the Housing Accountability Act, and makes changes to the local approval processes and the Permit Streamlining Act.

One of the provisions of the law is to require negative findings for denial of a housing development project. According to California Government Code Section 65589.5(j), if a local agency proposes to disapprove or impose a condition that reduces density of a housing development project that is consistent with all applicable standards, "the local agency shall base its decision regarding the proposed housing development project upon written findings supported by a preponderance of the evidence on the record that both of the following conditions exist:

(A) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(B) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density."

The section further states that if the local agency considers the housing development to be inconsistent with the applicable regulations, the local agency must provide the applicant with written documentation "identifying the provision or provisions, and an explanation of the reason or reasons it considers the housing development to be inconsistent, not in compliance, or not in conformity as follows:

(i) Within 30 days of the date that the application for the housing development project is determined to be complete, if the housing development project contains 150 or fewer housing units.

(ii) Within 60 days of the date that the application for the housing development project is determined to be complete, if the housing development project contains more than 150 units.”

Failure to comply with this requirement would result in the project being deemed consistent.

As discussed throughout this document, staff supports the proposed project because it is consistent with all applicable planning documents and is consistent with the development that has been anticipated on this site since adoption of the DTSP. Denial of the project would require that the above findings be made in writing and that the findings be supported by a preponderance of the evidence.

ENVIRONMENTAL DETERMINATION

As part of the project, an Initial Study/Addendum to the Downtown Roseville Specific Plan EIR (SCH# 2007102090) has been prepared consistent with California Environmental Quality Act Section 15164. The Initial Study/Addendum was prepared for consideration by the City’s Planning Commission before taking action on the project. A copy of the Initial Study/Addendum is provided herein as Exhibit A and Exhibit B. Based on the environmental analysis of the Initial Study/Addendum, the proposed project will not have the potential to result in any new impacts that were not previously disclosed. A brief summary of relevant sections is provided below. Refer to Exhibit A for the complete analyses.

Cultural, Archeological, or Paleontological Resources

A Cultural Resources Assessment (HELIX 2020b; Exhibit B, Attachment D) and Architectural History Evaluation (ECORP 2019; Exhibit B, Attachment E) were conducted for the proposed project. As part of the Cultural Resources Assessment, a records search, archaeological intensive pedestrian survey, and Native American outreach was conducted. The updated archival records search, Native American outreach, and field survey determined that two historic-era structures, the Belvedere Hotel at 502 Lincoln Street and the W. Seitz Residence at 430 Lincoln Street, are located on the project site. Both of these structures were evaluated for significance and found to be ineligible for individual inclusion in the CRHR or the National Register of Historic Places (NRHP).

As documented in the Cultural Resources Assessment and the Architectural History Evaluation for the project, the Belvedere Hotel was shown to be ineligible for inclusion in the CRHR and the NRHP because the hotel has lost sufficient integrity to evoke a sense of place and time that would qualify it as an individual resource (CRHR Criterion 1 / NRHP Criterion A), the hotel is not associated with a significant individual or important person (CRHR Criterion 2 / NRHP Criterion B), the building does not embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values (CRHR Criterion 3 / NRHP Criterion C), and the building does not have the potential to yield information important in prehistory or history (CRHR Criterion 4 / NRHP Criterion D). Furthermore, the hotel is not listed in the City’s list of significant buildings shown in Section 19.61.030 of the Roseville Municipal Code. Therefore, the Belvedere Hotel does not require additional study, avoidance, or mitigation to resolve impacts resulting from implementation of the proposed project.

Traffic

A traffic memorandum was prepared for the project by LSA (August 4, 2020). The memorandum analyzed the anticipated trip generation of the proposed project. As shown in the memorandum, the proposed project would generate 94 average daily trips (ADT), which includes eight trips (one inbound and seven outbound) in the a.m. peak hour and nine trips (six inbound and three outbound) in the p.m.

peak hour. Consistent with the City's methodology, a Traffic Impact Study is not required because the proposed project would generate fewer than 50 peak-hour trips. Additionally, because the project is consistent with the traffic assumptions in the DTSP and the City's General Plan the City's infrastructure has been planned to accommodate these additional trips.

Noise

A Noise Impact Assessment was prepared for the project by ECORP 2020 (Exhibit B, Attachment F). The analysis is summarized below.

Construction-Generated Noise Levels:

Construction of the proposed project is expected to generate noise at the nearest noise-sensitive receptors located approximately 70 feet west of the project site. Section 9.24.030 of the City's Municipal Code restricts noise generating activities to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and between the hours of 8:00 a.m. and 8:00 p.m. Saturday and Sunday. Additionally, all construction equipment must be fitted with factory-installed muffling devices and all construction equipment must be maintained in good working order. Project construction is anticipated to occur with the specified times and is therefore in compliance with the City's noise standards for construction.

Long-Term Operational Stationary Source Noise Levels:

The proposed project consists of a residential development and does not include long-term stationary noise source, which are typically associated with industrial and commercial/office land uses.

Land Use Compatibility with Traffic Noise Levels:

The additional traffic generated from the proposed project would not result in an increase in noise that would be perceptible by the human ear and thus the project's contribution to existing traffic noise would not be perceptible. Further, the 2035 General Plan Update states that for projects where the existing exterior noise is between 60 and 65 dBA (as previously stated, the existing exterior noise is 62.5 dBA CNEL), an increase in noise levels of 3 dB or greater is a significant impact. The minimal increase in traffic trips as a result of the project would not result in a 3 dB increase in noise levels.

Land Use Compatibility with UPRR Noise Levels:

The proposed project is located within the 60 dB L_{dn3} noise contour as depicted on Figure IX-3 of the 2035 General Plan Update (City of Roseville 2020). The ambient noise level recorded on the project site is 62.5 dBA CNEL, which is 2.5 dB over what is an acceptable exterior noise level for new residences, but within the conditionally acceptable outdoor noise exposure for residences. According to the 2035 General Plan Update, new construction or development can occur within a conditionally acceptable outdoor noise environment only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features are included in the design. During the 24-hour noise measurement that was taken from November 19 to 20, 2019, the passing of a freight train occurred on four occasions.

Consistent with the requirements in the 2035 General Plan Update and 2009 DTSP EIR MM 4.11-5, the proposed project design includes an eight-foot-high masonry wall positioned on the eastern boundary of the project site in order to reduce noise exposure from the railroad. The placement of this wall represents the best available exterior noise level reduction measure and masonry barriers are able to reduce noise levels at an affected receiver by 10 to 20 dBA (FHWA 2011). Eight feet is the maximum allowable height allowed for a masonry wall in the City of Roseville, per Section 19.22.030 of the City's Municipal Code (to achieve the most potent noise-reducing effect, a noise enclosure/barrier must extend length-wise and vertically as far as feasibly possible to be most effective). Neither the masonry wall nor the exterior-to-

interior noise attenuations would reduce the ambient noise level of 62.5 dBA CNEL at the rooftop patios; however, the project would be required to adhere to the 2019 California Building Standards which require the project be constructed with building envelopes with a minimum Sound Transmission Class 50. Adherence to the code would limit the transmission of sound within the rooftop patio. Although existing noise levels exceed the preliminary residential standard of 60 dBA CNEL at the project site, the project is providing the best available exterior noise level reduction measure feasible, which is consistent with Policy N1.1 of the 2035 General Plan Update.

CONCLUSION

As demonstrated by the analyses in the foregoing sections, the proposed project is consistent with the policies and intent of the General Plan and the DTSP. Staff supports the proposed project as it will not be detrimental to public health or safety, nor will it be detrimental to the public welfare.

RECOMMENDATION

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

- A. Consider the Addendum to the Downtown Roseville Specific Plan EIR,
- B. Adopt the findings of fact as stated in the staff report and approve the **Minor Design Review – 510 Lincoln Street – DTSP PCL DT-4 – PL20-0050** subject to seventy-two (72) conditions of approval.
- C. Adopt the findings of fact as stated in the staff report and approve the **Tentative Subdivision Map – 510 Lincoln Street – DTSP PCL DT-4 – PL20-0050** subject to fifty-six (56) conditions of approval.
- D. Adopt the findings of fact as stated in the staff report and approve the **Tree Permit – 510 Lincoln Street – DTSP PCL DT-4 – PL20-0050** subject to twenty (20) conditions of approval.

CONDITIONS OF APPROVAL FOR MINOR DESIGN REVIEW PERMIT PL20-0050

1. This Minor Design Review Permit approval shall be effectuated within a period of two (2) years from **August 27, 2020** and if not effectuated shall expire on **August 27, 2022**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **August 27, 2023**. (Planning)
2. The project is approved as shown in Exhibits C - I and as conditioned or modified below. (Planning)
3. The project shall be addressed as 510 Lincoln Street. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) and suite/unit numbers to the Development Services Department (Business Services – Addressing) for review and approval. The [City Addressing Guidelines](#) should be used for reference when assigning suite numbers. (Business Services)
4. If the intent is to name the private drive, the applicant shall submit a street name application with proposed street names. The application can be found [HERE](#). After city review, the applicant will receive the application identifying approved or rejected street names. If enough street names are approved, the applicant shall submit a map with the approved street names to receive a stamp and to be used as the approved street name exhibit. This shall be included in the submittal for improvement plans. (Business Services)
5. Submit digital Unit Addressing Plan for approval prior to (or concurrent with) initial submittal of building plans for plan review. Email pdf to: smiller@roseville.ca.us. See City of Roseville Addressing Guidelines. (Business Services)
6. Within new subdivisions that are compact in development (i.e. parcels that are roughly less than 3000 sq. ft), all interior connecting roads that are 20 ft. or more in width must be identified with a unique street name combined with a street type of Place or Lane. This would include any connecting roads with or without residential unit addresses associated with the road segment. Also, within these subdivisions, houses will be addressed off roads *within* the development. Generally, if the front doors of the houses within the subdivision face interior streets, they will be addressed off the front doors first. Where the front doors of the houses are facing walkways, common areas, or to streets outside the subdivision, the houses will be addressed off the street the garage is facing. (Business Services)
7. 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)
8. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
9. 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 Development Services – Engineering division. (Engineering)
10. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. . The Developer

shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

11. 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)
12. 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)
13. 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)
14. 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 Downtown 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)
15. 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)
16. 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)
17. 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)
18. 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)
19. 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)
20. 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)

21. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Public Works prior to approval of any plans. (Engineering)
22. 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)
23. Provide a Type A7 driveway (per City Detail ST-22) at the entry to the project. (Engineering)
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.”* (Engineering)
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. (Engineering)
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. 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. (Engineering)
28. 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)
29. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
30. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)

31. 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)
32. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
33. 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)
34. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
35. 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)
36. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
37. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b. Water, sewer and recycled mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)
38. A public sewer easement shall be dedicated to the City centered over the proposed 6" sewer line that extends past the Right of Way boundary of Lincoln Street to the most upstream onsite sewer manhole. (Environmental Utilities)
39. The trash enclosure, recycling area, and enclosure approach shall be designed to current Refuse Division specifications, the materials and colors shall match the project buildings, 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)

40. Access to the trash enclosure 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. The enclosure must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
41. 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)
42. 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)
43. 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
44. This project shall be annexed into CFD 4 for services related to neighborhood park and streetscape maintenance. (Parks, Recreation, and Libraries)
45. 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)
46. 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:

47. 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)
48. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. Water and sewer.

- b. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
 - c. As shown on the Tentative Subdivision Map, the applicant shall request a 15-foot access easement through the property located at 512 Lincoln Street (APN 011-147-015), which is owned by the City of Roseville. The easement will provided additional width for ingress and egress access to the subdivision. (Planning).
 - d. As shown on the Tentative Subdivision Map, the applicant shall grant to the City of Roseville an access easement through the north and northeastern portion of the subject property for access to the property located at 101 Roseville Street (APN 013-250-025). The easement will provide access to APN 013-250-025 should the property be developed as a City owned parking lot. (Planning)
49. 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)
50. Inspection of the potable water supply system 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)
51. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
52. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
53. 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)
54. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
55. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)

56. 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)
57. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
58. 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)
59. 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)
60. 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)
61. 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:

62. 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)
63. 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)
64. 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)
65. 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)
66. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from

the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)

67. 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)
68. All commercial air conditioning units 5 tons or less (<65,000 btu/ h) shall meet the current Consortium for Energy Efficiency ("CEE") Tier I specifications. The SEER/EER ratings will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be utilized in the overall energy compliance calculations required for issuance of any building permit for any commercial building in the Plan Area. Any variances, with the exception of Tier 2 compliance, must be approved by the Electric Department's Retail Energy Services Department. (Electric)
69. 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)
70. 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)
71. 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)
72. 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 of the following:
 - a. A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
 - b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
 - c. An estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP (FILE # PL20-0050)

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. (Engineering)

2. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
3. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (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, Finance)

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

5. Landscape Plans for all landscape corridors and all landscaped common areas shall be approved with the improvement plans. Landscaping shall be installed for Substantial Completion of the subdivision improvements. Landscape corridors shall also successfully complete the required establishment period. The landscape plan shall comply with the Downtown Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Engineering, Parks, Fire, Environmental Utilities)
6. Grading around the native oak trees shall be as shown approved by the Tree Permit as approved in the conditions below. (Planning)
7. As shown on the Tentative Subdivision Map, the applicant shall request a 15-foot access easement through the property located at 512 Lincoln Street (APN 011-147-015), which is owned by the City of Roseville. The easement will provided additional width for ingress and egress access to the subdivision. (Planning).
8. As shown on the Tentative Subdivision Map, the applicant shall grant to the City of Roseville an access easement through the north and northeastern portion of the subject property for access to the property located at 101 Roseville Street (APN 013-250-025). The easement will provide access to APN 013-250-025 should the property be developed as a City owned parking lot. (Planning)
9. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a) Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b) Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
 - c) A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.

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

- 10. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to the Engineering Division prior to approval of any plans. (Engineering)
- 11. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
- 12. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection Engineering will designate the exact areas to be reconstructed. (Engineering)
- 13. All Lots/Parcels shall conform to Class 1 drainage, pursuant to the adopted City of Roseville Improvement Standards, except as shown on the tentative map or as approved in these conditions.
(Engineering)
- 14. The following note shall be added to the Grading and/or Improvement Plans:

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

- a) *Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day.*
 - b) *Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.*
 - c) *Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.*
 - d) *Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.*
 - e) *The City shall have the authority to stop all grading operations, if in the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)*
- 15. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
 - 16. A note shall be added to the grading plans that states:

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

18. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub of natural drainage coarse. (Engineering)
19. 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 (by the Home Owners Association). The City has no responsibility in the maintenance of the drainage facilities and will not assume any responsibilities for maintenance in the future. (Engineering)
20. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)
21. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
22. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
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 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)
25. 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)
26. 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)

27. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:

- a) There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.
- b) For maintenance purposes, the landscaping shall be installed on a maximum of three sides and the plant material shall not have thorns.
- c) The control valves and the water meter shall be physically unobstructed.
- d) The backflow preventer shall be covered with a green cover that will provide insulation. (Environmental Utilities)

28. A note shall be added to the Improvement Plans stating that all water backflow devices shall be tested and approved by the Environmental Utilities Department prior to the Notice of Completion for the improvements. (Environmental Utilities)

29. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)

30. Minimum fire flow is 1,500 gallons per minute with 20 pounds of residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshall, where the project utility lines will serve non-residential uses. (Fire)

31. 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)

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

33. 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)

34. All landscaping in areas containing electrical service equipment shall conform to the “Electric Department Landscape Design Requirements” as outlined in Section 7.00 of the Electric Department’s “Specifications for Residential Trenching.” (Electric)
35. 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)
36. 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

37. Prior to the recordation of the subdivision map, the parcels shall be annexed to the City’s existing Community Facilities District No. 4 – Public Services (CFD 4) or form a new CFD for the purpose of funding the authorized services of the CFD. The City’s Parks Department shall determine the applicable special tax rates based upon the extent and nature of public improvements to be serviced and maintained. The Parks Department may waive this condition should the project not generate public improvements that require maintenance or servicing. (Finance)
38. The following easements shall be provided and shown on the Final Map or by separate instrument, unless otherwise provided for in these conditions:
 - a) Water and sewer easements;
 - b) Provide reciprocal access easements for parking, sewer, water and drain facilities.

Easement widths shall comply with the City’s Improvement Standards and Construction Standards. The easement documents shall be drafted for approval and acceptance by the City of Roseville and recorded at the Placer County Recorder’s Office. (Environmental Utilities, Electric, Engineering)

39. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
40. Separate document easements required by the City shall be prepared in accordance with the City’s “Policy for Dedication of Easements to the City of Roseville”. All legal descriptions shall be prepared by a licensed land Surveyor. (Alternative Transportation, Environmental Utilities, Electric, Engineering)
41. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following items: (Attorney, Planning)
 - a) A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney.
 - b) A clause excluding any property owned by the City from the terms of the CC&Rs.
 - c) Residents in courts or other dead-end areas shall be required to bring their trash bins to a designated trash pickup area on the main street, because refuse trucks are not able to turn around in dead end streets. Designated pick-up areas shall be established to Environmental Utilities satisfaction, and shall be memorialized in the CC&Rs. (Environmental Utilities)

- d) A clause noting that the two required vehicle parking spaces within the garage must be kept clear and maintained for parking at all times. Storage of items which causes an inability to park within the required spaces is prohibited. (Planning)
- e) There shall be clear language regarding maintenance and common easements agreement for servicing all fire protection systems and gates used by the first responders. A service company shall be obtained to maintain all on-site fire protection systems including all common interior adjoining fire sprinkler-piping penetrations and private fire hydrants. An agreement between owners and tenants shall be made to allow permission to enter the premises to inspect all apparatuses associated with fire protection. Draft documents shall be provided to the Fire Department for review. (Fire)

42. 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)

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

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

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

46. The Final/Lot/Parcel/Parcel Map shall be submitted per, "The Digital Submittal of Cadastral Surveys". Submittal shall occur after Engineering approval but prior to Council approval. (Engineering)

47. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)

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

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

OTHER CONDITIONS OF APPROVAL

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

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

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

53. 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)
54. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Engineering)
55. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)
56. All plant material shall be maintained under a 30 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warrantee for an additional 9 months minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warrantee period shall be replaced one month prior to the end of the warrantee period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warrantee. (Parks, Recreation, and Libraries)

CONDITIONS OF APPROVAL FOR TREE PERMIT (FILE # PL20-0050)

PRIOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON THE SITE

1. All recommendations contained in the Arborist Report (Staff Report, Attachment 1) are incorporated by reference into these conditions, except as modified herein. (Planning)
2. Trees 256 and 257 are approved for removal with this tree permit. All other native oak trees shall remain in place. Trees to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)
3. The developer shall be responsible for the replacement of the total number of inches proposed for removal prior to any tree removal. The total number of inches for this project is 32. Mitigation must be provided prior to tree removal unless otherwise approved in the tree replacement plan or in these conditions. (Planning)
4. No activity shall be permitted within the protected zone of any native oak tree beyond those identified by this report. (Planning)
5. A \$10,000 cash deposit or bond (or other means of security provided to the satisfaction of the Planning Division) shall be posted to ensure the preservation of all remaining trees during construction. The cash deposit or bond shall be posted in a form approved by the City Attorney. Each occurrence of a violation on any condition regarding tree preservation shall result in forfeiture of all or a portion of the cash deposit or bond. (Planning)

6. A violation of any of the conditions of this Tree Permit is a violation of the Roseville Municipal Code, the Zoning Ordinance (Chapter 19.74) and the Tree Preservation Ordinance (Chapter 19.66). Penalties for violation of any of the conditions of approval may include forfeiture of the bond, suspension or revocation of the permit, payment of restitution, and criminal penalties. (Planning)
7. A fencing plan shall be shown on the approved site plan and/or improvement plans demonstrating the Protected Zone for the affected trees. A maximum of three feet beyond the edge of the walls, driveways, or walkways will be allowed for construction activity and shall be shown on the fencing plan. The fencing plan shall be reviewed and approved by the Planning Division prior to the placement of the protective fencing. (Planning)
8. The applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the Protected Zone of the oak tree. Where encroachment is permitted pursuant to Condition 4, above, the fencing for encroachments shall be installed at the limit of construction activity. The applicant shall install signs at two equidistant locations on the temporary fence that are clearly visible from the front of the lot and where construction activity will occur. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language: "WARNING THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE PLANNING DIVISION". (Planning)
9. Once the fencing is installed, the applicant shall schedule an appointment with the Planning Division to inspect and approve the temporary fencing before beginning any construction. (Planning)
10. The applicant shall arrange with the arborist to perform, and certify in writing, the completion of deadwooding, fertilization, and all other work recommended for completion prior to the approval of improvement plans. Pruning shall be done by an Arborist or under the direct supervision of a Certified Arborist, in conformance with International Society of Arboriculture (I.S.A.) standards. Any watering and deep root fertilization which the arborist deems necessary to protect the health of the trees as noted in the arborist report or as otherwise required by the arborist shall be completed by the applicant. (Planning)
11. A utility trenching pathway plan shall be submitted depicting all of the following systems: storm drains, sewers, water mains, and underground utilities. The trenching pathway plan shall show the proposed locations of all lateral lines. (Planning)
12. A Site Planning Meeting shall be held with the applicant, the applicant's primary contractor, the Planning Division and the Engineering Division to review this permit, the approved grading or improvement plans, and the tree fencing prior to any grading on-site. The Developer shall call the Planning Division and Engineering Division two weeks prior to the start of grading work to schedule the meeting and fencing inspection. (Planning)
13. The following information must be located on-site during construction activities: Arborist Report, approved site plan/improvement plans including fencing plan, and conditions of approval for the Tree Permit. All construction must follow the approved plans for this tree permit without exception. (Planning)
14. All preservation devices (aeration systems, oak tree wells, drains, special paving, etc.) shall be designed and installed as required by these conditions and the arborist's recommendations, and shall be shown on the improvement plans or grading plans. (Planning)

15. If any native ground surface fabric within the Protected Zone must be removed for any reason, it shall be replaced within forty-eight (48) hours. (Planning)
16. Storage or parking of materials, equipment, or vehicles is not permitted within the Protected Zone of any oak tree. Vehicles and other heavy equipment shall not be operated within the Protected Zone of any oak tree. (Planning)
17. Where recommended by the arborist, portions of the foundation shall be hand dug under the direct supervision of the project arborist. The certified arborist shall immediately treat any severed or damaged roots. Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area. Major roots over one (1) inch in diameter may not be cut without approval of an arborist and any arborist recommendations shall be implemented. (Planning)
18. The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Division. In no event shall the fencing be removed before the written authorization is received from the Planning Division. (Planning)

PRIOR TO ISSUANCE OF FINAL

19. Within 5 days of the completion of construction, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Division. The certification letter shall attest to all of the work (regulated activity) that was conducted in the protected zone of the tree, either being in conformance with this permit or of the required mitigation still needing to be performed. (Planning)
20. The approval of this Tree Permit shall expire on August 27, 2022. (Planning)

Attachments

1. Arborist Report
2. Public Comments Opposition
3. Public Comments Support
4. Correspondence; Roberts 7.20.20 with Response

Exhibits

- A. Initial Study/Addendum to the Downtown Roseville Specific Plan EIR
- B. Initial Study/Addendum Attachments
- C. Architecture Plans
- D. Lighting Plans
- E. Landscape Plan
- F. Tentative Subdivision Map
- G. Site Plan
- H. Preliminary Grading and Drainage
- I. Preliminary Utility Plan

<u>Note to Applicant and/or Developer:</u> Please contact the Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.
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December 6, 2019

Derrek Lee
Old Roseville LLC
1204 Wood Oak Ct.
Roseville, CA 95747

RE: Arborist Report for Old Roseville Townhomes Project, City of Roseville, California

Dear Mr. Lee:

The purpose of this letter is to document protected trees on the ±0.95 acre Old Roseville Townhomes project site, located on the northeast corner of Lincoln Street and Grove Street, within the City of Roseville, Placer County, California, and to assess potential impacts on protected trees by the proposed project (Figure 1). The survey was conducted in conjunction with Mitigation Measure 4.9-8 of the *Downtown Roseville Specific Plan Mitigation and Monitoring Program*, dated March 2009. The Proposed Project includes the construction of 18 townhome units, fencing and associated landscaping.

The City of Roseville Tree Ordinance regulates encroachment within the protected zone and removal of protected trees. Protected trees include any native oak, defined as valley oak (*Quercus lobata*), blue oak (*Quercus douglasii*), interior live oak (*Quercus wislizeni*), or any hybrid between these species, with a trunk diameter of six inches or greater at breast height (54 inches or 4.5-feet above grade) measured as a total of a single trunk or multiple trunks. The tree protection zone (TPZ) is the area within a circle around the tree defined by the largest radius of the canopy plus one foot.

A tree permit is required for removal of protected trees, and any regulated activities associated with a discretionary project occurring within more than 20 percent of the protected zone of a protected tree. Trees identified by an arborist as dead or hazardous trees may be removed without a permit and do not require mitigation. The City of Roseville may require mitigation for tree removal as a condition of the tree permit. Mitigation shall be based on an inch for inch replacement of trees to be removed and a minimum of 50 percent of the replacement trees shall be native oaks. Replacement planting is the preferred alternative, but relocation of existing trees, revegetation, or payment of in-lieu mitigation fees may also be used to fulfill the mitigation requirements.

METHODS

ISA-Certified Arborist Zachary Neider (WE-11615A) conducted an arborist survey of the site on November 25, 2019. All native oak trees within or overhanging the project footprint were examined to determine species and trunk diameter at breast height. A diameter tape or calipers were used to verify each trunk diameter. Each protected tree was tagged with a pre-printed aluminum tag that corresponds

to the numbering in Table 1 below. All protected trees were identified to species and diameter at breast height (DBH), dripline radius (DLR), height, health, and structure were noted. The measurement from the trunk to the end of the longest lateral limb was visually estimated and used as the dripline radius. Approximate tree locations of protected trees were mapped using a Trimble GeoXT Global Positioning System (GPS) hand-held unit with sub-meter accuracy. Additionally, tree species data taken by King Engineering, dated September 6, 2019, was verified during the site visit.

The overall health and structure of each protected tree was evaluated on a scale ranging from poor to good. The health rating considers factors such as the size, color, and density of the foliage; the amount of deadwood within the canopy; bud viability; evidence of wound closure; and the presence or evidence of stress, disease, nutrient deficiency, and insect infestation. The structural rating reflects the trunk and branch configuration; canopy balance; the presence of included bark and other structural defects such as decay; and the potential for structural failure.

RESULTS

A total of two protected trees were surveyed within the project footprint. Both trees identified in the survey area were valley oak trees (*Quercus lobata*). Additional tree species identified, on the project site but not protected under the City Code, included Catalpa (*Catalpa speciosa*), London plane (*Platanus x acerifolia*), almond (*Prunus dulcis*), mulberry (*Morus alba*), juniper (*Juniperus* sp.), edible fig (*Ficus carica*), citrus (*Citrus* sp.), and privet (*Ligustrum* sp.). Detailed tree data for the two protected surveyed trees is included in Table 1. The approximate locations of the two protected trees and their driplines are shown on Figure 2.

Of the two protected oak trees within the survey area, one (#257) is in Fair-Good health and Fair structure, and the other (#256) is in Fair health and Poor-Fair structure (due to a heavy lean and an asymmetrical canopy weighted on one side). While failure of this structurally compromised tree does not appear imminent, problems can worsen over time, leading to failure. Although a crown cleaning and pruning to lighten overburdened limbs would reduce the risk of failure, there is no treatment that will correct these structural issues. If failure were to occur, then the tree may be uprooted and cause damage to targets; therefore, this tree is recommended for removal.

IMPACT ASSESSMENT AND MITIGATION REQUIREMENTS

The Proposed Project will remove the two protected oak trees within the survey area (Figure 2). One tree (#256) is recommended for removal.

Table 1
IMPACTS TO PROTECTED TREES

Tree #	Species	DBH (Inches)	Impacts	Mitigation
256	Valley Oak	17	Planned for removal	None Expected
257	Valley Oak	15	Planned for removal	Required

Since one of the two protected trees (#256) to be removed by the project is recommended for removal due to poor condition, no mitigation is anticipated for removal of that tree. Tree #257 requires mitigation on an inch-for-inch basis. This can be in the form of 15 (15-gallon) replacement trees, eight

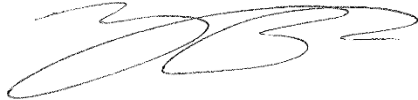
(24-inch box) trees, or five (36-inch box) trees. Alternatively, in-lieu fees can be paid at \$118 per trunk inch removed. This would equate to an estimated cost of approximately \$1,770.

TREE PROTECTION RECOMMENDATIONS

Because no trees are slated for preservation, no protection or preservation measures are recommended.

Please do not hesitate to call me at (916) 435-1202 or email at zacharyn@helixepi.com, if you have any questions about this report.

Sincerely,

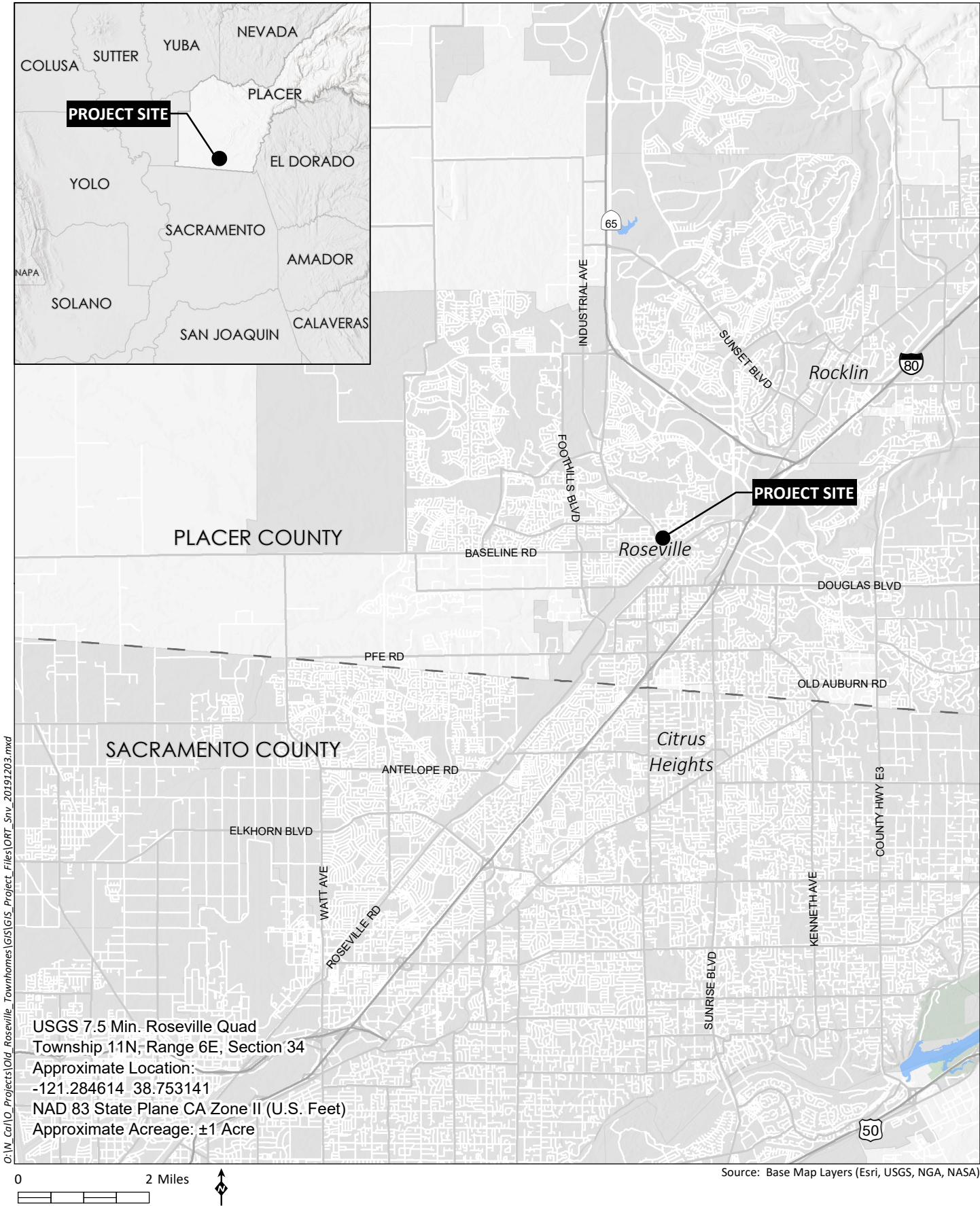
A handwritten signature in black ink, appearing to read 'ZB', with a stylized, flowing script.

Zachary Neider
ISA-Certified Arborist #WE-11615A

Enclosures:

Figure 1, Vicinity Map

Figure 2, Protected Tree Locations and Project Impacts





PC Attachment 2

From: [brittinghamgarrido](#)
To: [Gold, Charity](#); [City Council Mail](#); [Planning External](#)
Subject: Hotel Belvedere
Date: Thursday, July 9, 2020 11:25:55 PM

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

Dear Roseville leadership,

My husband and I moved to Roseville's Diamond Oaks neighborhood from Dixon, CA four years ago.

Part of our decision in choosing Roseville is the charm and historic nature of this city. We are impressed with the beautiful older homes and buildings. Our former home town of Dixon had lost many of their historic buildings and their attempts at preservation of the existing buildings is mediocre.

My father was an architect who had a strong interest in early California architecture. I spent much of childhood learning to spot Victorian and Craftsman style homes when we traveled. This love of these buildings persists with me today.

Roseville has a hidden gem in Hotel Belvedere. It also has much support from many community organizations to save it and have it revived. It is rare in its Craftsman style and is in good shape. It has so much potential to be a shining gem and draw to Historic Old Town. As a recent retiree I plan to be available as a volunteer for the Hotel Belvedere if appropriate.

Please do not allow this building to be destroyed.

Sincerely,

Dana Brittingham-Garrido, MS
276 Firestone Dr
Roseville, Ca 95678
916 769- 0047

Sent via the Samsung Galaxy S10e, an AT&T 5G Evolution capable smartphone

From: [Roseville Belvedere](#)
To: [Gold, Charity](#)
Subject: Fwd: [Mysite] Contacts Form - new submission
Date: Monday, July 13, 2020 2:00:22 PM

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

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

From: Dave couche <no-reply+d561b4759b7b@crm.wix.com>
Date: Thu, Jul 9, 2020 at 10:32 AM
Subject: [Mysite] Contacts Form - new submission
To: <outreach@thebelvedereinfo.com>

Dave couche just submitted your form: Contacts Form
on [Mysite](#)

Message Details:

Name : Dave couche

Email: davedelivers@hotmail.com

Address *: 210 Roseville Street

Message: I'm not for this massive project in this small historic area. I'd much rather see the Belvedere restored for some type of use...possibly turned over the to the city as a museum... ? Or??The traffic and congestion (add in the high school and Spangler traffic)will ruin this area. Just around the corner is another massive monstrosity. Adding this just takes it to another level. I'm totally against it.

Reply directly or go to your site's Inbox:

[Respond Now](#)

To edit your email settings, go to your Inbox on desktop.



PC Attachment 2

From: [Jennifer Couche](#)
To: [Gold, Charity](#)
Subject: The Belvedere
Date: Friday, July 10, 2020 7:35:53 PM

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

My husband and I live just over the crooked bridge. We've heard talk of building housing there, and tearing down the old Belvedere. We are totally against this! Why crowd this small-town town area with housing? It's bad enough the horrific monstrosity is being built on Washington! It looks terrible and will be so much more congested. The historical parts of Roseville should be preserved! We can see the Moose Lodge from our home, we love living in this area and feel preservation of this lovely building should stay! I'm sure there are other ideas that could generate income without destroying this old place. Please, please don't do it. Not to mention that the high school, Spangler elementary and commuters clog the bridge and this general area, add a train stop and it's really backed up, I don't think the bridge or this small area can take all of that.

Sincerely, Jennifer & Dave Couche

Sent from my Verizon LG Smartphone

PC Attachment 2

From: [J and L Family](#)
To: [Gold, Charity](#)
Subject: Belvedere Hotel
Date: Saturday, June 13, 2020 6:49:46 PM

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

As an interested citizen of Roseville, I urge you not to approve the new owners' plans for the historic Belvedere Hotel.

Thank you for your consideration.

Lohriena Counts

PC Attachment 2

From: [Linda Cunningham](#)
To: [Gold, Charity](#)
Subject: Don't Demolish the Belvedere
Date: Monday, June 22, 2020 10:27:31 PM

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

So many of our Roseville historical buildings are and have been razed in the name of progress.

The 100+ year old Belvedere Hotel on Lincoln Street in Old Town Is structurally sound and historically significant.

Please don't allow yet another building be torn down!!!

Linda J. Cunningham
Sent from my iPhone

PC Attachment 2

From: [Susan Dickinson](#)
To: [Gold, Charity](#); [City Council Mail](#); [Planning Commission](#)
Subject: Belvedere Hotel
Date: Wednesday, June 10, 2020 11:42:26 PM

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

To whom it may concern,

Please consider the historic value of the Belvedere Hotel before making any decisions on demolishing. There are very few buildings left from our rich history. The Belvedere Hotel deserves the same respect we give the Carnegie Library.

Thank you,
Susan Gadberry-Dickinson

This email may contain information that is confidential or attorney-client privileged and may constitute inside information. The contents of this email are intended only for the recipient(s) listed above. If you are not the intended recipient, you are directed not to read, disclose, distribute or otherwise use this transmission. If you have received this email in error, please notify the sender immediately and delete the transmission. Delivery of this message is not intended to waive any applicable privileges.

From: [Bitter, Greg](#)
To: [Isom, Mike](#); [Ogden, Derek](#); [Gold, Charity](#); [DeVore, Ryan](#)
Subject: Fwd: The Belvedere
Date: Friday, June 12, 2020 2:42:55 PM

FYI

Sent from my iPhone

Begin forwarded message:

From: Roseville Historical Society <rosevillehistorical@gmail.com>
Date: June 12, 2020 at 2:33:12 PM PDT
To: "Bitter, Greg" <GBitter@roseville.ca.us>
Subject: The Belvedere

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



Roseville Historical Society

At the Carnegie Museum

557 Lincoln Street, Roseville, CA 95678

Dear Greg,

We at the Roseville Historical Society are passionate protectors of Roseville History and have been the official keepers of that history since 1983. As such, we are speaking up about the historic Hotel Belvedere, which is now in danger of demolition.

The Belvedere Hotel, at 502 Lincoln Street, has been a recognizable fixture beside the Sierra Vista Bridge and Carnegie Museum since 1917. In the past 113 years, it has served as an apartment building, hotel, and private family home. Recently, plans were submitted to demolish it and build six apartment buildings on the lot.

Since 1917 three families have owned the building and made a home in our beloved

PC Attachment 2

Hotel Belvedere. The Manring family has lived there the longest, having bought the property in 1946. The registry of guests (now housed in perpetuity with the Roseville Historical Society), shows us a rare cross section of those people visiting our town from 1917 through the 1960s, each guest with a unique story to be shared. The men and women who lived there contributed greatly to the culture of our city. They served as leaders in groups like the Masonic Temple and Ladies Aid Society, and worked on the Southern Pacific Railroad and Pacific Fruit Express, all of which helped put Roseville on the map. The Belvedere Hotel provided high end lodging for important Roseville conductors, engineers, trainmen, and businessmen who came to Roseville after the railroad's relocation from Rocklin. Without any other similar culturally-significant hotels like it in our city, the loss would be a deprivation to our community.

For over a year, we have been hard at work on an immersive exhibit and event to showcase the history of The Belvedere. Unfortunately, due to the events surrounding this global pandemic, the much-anticipated opening and exhibit have been postponed. There's enough riveting history behind Hotel Belvedere to fill both levels of the Carnegie Museum! The exhibit will showcase the timeline of the hotel's history, personal artifacts found within, and finally let the public see the truth behind this beloved landmark and it's mysterious inhabitants. The truth is much more wonderful than we had imagined and we can't wait to share it!

Dolores Manring continued to live in the Belvedere after her parents passed away, and only recently moved into a care facility. She fiercely loves this place, but cannot speak out herself. It's up to us to take care of this intact and irreplaceable piece of our early history.

Though it's been stripped of its original signs and subsequently boarded up by the new owner, Old Town Roseville LLC, the Belvedere continues to captivate locals. Too many people have grown up dreaming of bringing the hotel back to life, to let a plan for demolition go though. The building, since being sold, has been recognized as being in "surprisingly good shape" by a building inspector! There were several interested buyers in June of 2019 willing to restore the building, preserving its charm to be enjoyed by the City of Roseville and visitors once again. They were unfortunately outbid by the current owner.

The official mission of the Roseville Historical Society is to preserve and protect Roseville history, and we recognize Hotel Belvedere as a historically significant and highly valuable asset to this city that needs protection from demolition. We believe there are many ways to create space for new residents without needlessly costing us our history and the charm of our Historic Old Town. The owner can come up with another plan, but we only have one Hotel Belvedere. Housing is already in construction on nearby Washington Boulevard and there are other options. The property is large enough to build around the hotel and there's enough interest in the Belvedere, that the community would certainly come together in an effort to restore it. All we ask is that you **not approve this plan involving the Belvedere's demolition**. Roseville locals need to know, especially in these current times, that you hear and truly care about their concerns. This decision affects us greatly and we pray that you understand how important this century-old building is to us and to Roseville history.

Respectfully,

PC Attachment 2

Board of Directors
Roseville Historical Society
557 Lincoln Street
Roseville, Ca 95678

PC Attachment 2

From: [Jessi Shinn](#)
To: [Gold, Charity](#)
Subject: Please Save Hotel Belvedere!
Date: Sunday, June 14, 2020 9:20:14 PM

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

Hello!!

Sending this message in order to help save Hotel Belvedere. Please, please don't tear it down. It's such a huge part of Roseville's history and ever since I was a little girl living on Grove street just blocks away I've always remembered wanting to see inside even as a small child. In the historic district all historical buildings are cherished by everyone in the community and it will be heartbreaking to see it teared down. PLEASE save this precious piece of real estate!!

Jessi Jewel,
Roseville Resident Since 1989
(916) 223-9777

PC Attachment 2

From: [Nyssa Worthington-Kirsch](#)
To: [Gold, Charity](#)
Subject: 502 Lincoln Street Belvedere Hotel
Date: Friday, June 12, 2020 7:52:07 PM

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

Good evening,

I am writing to voice my concern over the possible demolition of 502 Lincoln Street, the Belvedere Hotel. I moved to Roseville about 1 year ago and have walked past this hotel many times. It should be preserved and its history explained and made accessible to Roseville residents. It would be a shame to tear down this piece of the town history in exchange for just a few apartments.

Thank you for your time,
Nyssa Levy
Resident of Roseville

PC Attachment 2

From: brian@premiumjuice.info
To: [Gold, Charity](#); Planningcommision@roseville.ca.us
Cc: [City Council Mail](#)
Subject: Belvedere Hotel
Date: Monday, June 22, 2020 2:29:26 PM

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

This piece of property has a very specific importance to myself, personally as well as the City of Roseville. I knew the owner Delores (Dee is what she went by), about 17 or 18 years ago. She had an abundance of rich and interesting stories associated with her family and the hotel it's self. It stands as a very beautiful and completely relevant part of the history and how prominence came to Roseville, Ca.

I am asking that the building be protected from investors and from being demolished. I can attest to my stories and the friendship I had with Dee, whom I understand is getting to the end of her life and has dementia.

Please consider this building and the effort to save and restore it that I know is underway. Thank you!

-Brian Louderback

Brian Louderback Sales and Customer Service
brian@premiumjuice.info
5329 L street. Sacramento, Ca 95819
916-300-8552

'Like' it on Facebook!
<http://www.facebook.com/premiumjuiceandbarsupplies>

PC Attachment 2

From: [Lynne Mellberg](#)
To: [Gold, Charity](#)
Subject: Saving the Belvedere
Date: Friday, June 12, 2020 10:32:29 PM

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

I am really surprised that there is even consideration of demolishing this part of Roseville History. Please help make sure this doesn't happen. I am a fairly new resident of Roseville and think it has such great history and it should be preserved as much as possible.

Lynne Mellberg
Member of the Roseville Historical Society

PC Attachment 2

From: [Stacey Roberts](#)
To: [Gold, Charity](#)
Subject: Your Attention Please - Hotel Belvedere
Date: Wednesday, June 24, 2020 10:07:59 AM
Attachments: [image001.png](#)
[image002.png](#)

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

Dear Ms. Gold,

I am reaching out to express my concern about the plans that were recently submitted that would demolish our beloved historic building, The Hotel Belvedere at 502 Lincoln Street.

I was not born and raised in the Sacramento area. I chose to move to Roseville in 1990 because I fell in love with the charm of the Roseville Historic District. When I have visitors come in from out of town, I make sure that we dine at The Boxing Donkey or at Monk's Cellar and visit the neighboring shops. It's such a treat to share the history of this town.

I also have owned a small business here in Roseville since 1995 and support 12 employees. As a Roseville Chamber member, I love supporting Roseville businesses and work to see our economy flourish.

There is a place for new and modern development, but our Historic District is not that place. Our Historic District should be respectfully preserved for our community to enjoy for generations to come.

The Hotel Belvedere is listed as a Major Contributing building in the Old Town Roseville Historical District. The Roseville Historical Society has poured years of work into researching this beautiful landmark. Thousands of locals have spoken out against the plan to demolish it. Does that hold any value to you in making this decision?

Is this really a Historical District? If not, remove all of the signs designating that the area is a Historic District and you may as well dissolve the Roseville Historical Society while you're at it!

Is there any point to town hall and neighborhood association meetings if our voices don't factor into your decisions? Does anyone actually hear and value our voices or is it all just a show to appease us?

I can clearly see our Belvedere in its restored state, standing beautifully as a focal point of pride on Lincoln Street. A restaurant, bar, an Inn, office spaces, etc. There are people, even now, willing to purchase and restore it.

Do you enjoy strolling down Sutter Street in Folsom? Do you love dining at the Fire

PC Attachment 2

House in Old Sacramento? Each of these places, at one point, had to be restored. The Hotel Belvedere is every bit as significant and is simply waiting for its restoration. Bringing life to this building would be yet another draw to our lovely historic area!

Respectfully, I ask that you do not approve the current plans that were submitted that would demolish this incredible landmark! Clearly, a compromise could be met using the land surrounding the Belvedere. Once a building is gone, its gone!

Thank you for your time and consideration. I pray that you see the wonderful opportunity that a restored Hotel Belvedere presents to our Historic District.

Sincerely,

Stacey Roberts
Vice President
901 Sunrise Ave. B-1
Roseville, CA 95661
Roberts Freight Consultants, Inc.,
(916) 782-2872 ext. 101
(916) 300-2313 / Cell
(916) 782-1233 / Fax
sacfreight@unishippers.com – Quote Requests
Origin Zip
Destination Zip:
Class:
Weight:
of Pallets:
Dimensions:
Item Description or NMFC:
Rate Needed:

**Air Express * International *Ground * Same Day * LTL
Full Truckload * Flatbed *Air Freight * Ocean Freight**



Important Freight Information: Each office is independently owned and operated. All quotes are based on the information provided by the customer/shipper and may change if the weight, class, or description changes. All quotes assume standard size (48" x 40" x 48") pallets unless otherwise specified. Transit times are estimates and are not guaranteed. If a specific delivery date or time is required, please notify us and we'll be happy to arrange guaranteed service.

PC Attachment 2

From: [Sarah Steffens](#)
To: [Gold, Charity](#)
Subject: save Hotel Belvedere!
Date: Monday, June 15, 2020 2:38:12 PM

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

Hello,

I hope you are well today. My name is Sarah and I wanted to email because I heard that the Belvedere building is going to be torn down and an apartment complex is taking its place.

Please, please, reconsider this, our community needs this building to keep telling the story of such a beautiful and inspiring historical landmark.

I really hope to be able to always have this home, thank you for taking the time to read this and please take care,

Sarah

--

Sarah Steffens
323-308-9994

From: [Roseville Belvedere](#)
To: [Gold, Charity](#)
Subject: Fwd: [Mysite] Contacts Form - new submission
Date: Monday, July 13, 2020 1:59:54 PM

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

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

From: Angelo Theodorou <no-reply+54ea96289d7b@crm.wix.com>
Date: Fri, Jul 10, 2020 at 1:31 PM
Subject: [Mysite] Contacts Form - new submission
To: <outreach@thebelvedereinfo.com>

Angelo Theodorou just submitted your form: Contacts Form
on [Mysite](#)

Message Details:

Name : Angelo Theodorou

Email: angelo@whcommunications.com

Address *: 115 Grove Street

Message: Please send me more info on the project

Reply directly or go to your site's Inbox:

[Respond Now](#)



PC Attachment 2

From: [togepriva](#)
To: [Gold. Charity](#); [City Council Mail](#); [Planning Commission](#)
Subject: SAVE HOTEL BELVEDERE
Date: Monday, June 15, 2020 6:09:00 PM

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

Please do not approve the new owner's demolition plan for 502 Lincoln Street. Roseville is my home town, and I find it of immense historical, personal, and society importance to preserve history and refrain from developing land for the sake of money and greed. Thousands of supporters are calling to save this beautiful hotel which brings far more value as a historical monument than an unwanted condo. Refer to: www.change.org/savehotelbelvedere We are urging you to listen to your community and take action to stop this from happening!

Sent with [ProtonMail](#) Secure Email.

PC Attachment 2

From: [Marianne Yoga](#)
To: [Gold, Charity](#); [City Council Mail](#); [Planning Commission](#)
Subject: Belvedere Hotel
Date: Sunday, June 14, 2020 3:31:19 PM

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

Dear Council and Planning Committee:

Please deny the new owner's demolition proposal for 502 Lincoln Street. How will we be able to remember and learn from history if we are so willing to destroy it? For the sake of condos which are commonly seen everywhere. Please listen to the community on this issue, and restore the building for its historical value to our culture at large. Too long have we favored business over art, history and cultural value. We need these things as humans. Money isn't everything. Please, deny the demolition. Thank you for giving this message your attention.

Marianne Whitfield
(503)915-8733

PC Attachment 2

From: [Meg Abbott](#)
To: [Gold, Charity](#); [Planning External](#)
Subject: Belvedere Hotel
Date: Monday, July 27, 2020 4:50:43 PM

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

Hello,

My name is Meg Abbott and my husband Boyd Abbott and I are members of the Roseville Moose lodge and have been for the last fourteen years. We think the Belvedere Hotel should stay and be restored back to it's beautiful historical charm. It is a main feature for the historic old town Roseville area and it has the potential to be great again.

We do not agree with the new owners plans to tear down the Belvedere and build condos. There is already a parking issue and this condo plan will make it impossible to enjoy old town Roseville.

Thank you,

Meg and Boyd Abbott
(916)308-3404
meg_abbott@yahoo.com

From: [Vicki Adams](#)
To: [Gold, Charity](#)
Subject: Hotel Belvedere
Date: Sunday, August 9, 2020 2:38:53 PM

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

PLEASE PLEASE DO NOT DESTROY the hotel.

I just moved here from Monrovia SoCal, a historic City proud of our historic buildings and homes. We have a moratorium on preserving our homes and buildings built prior to 1940. People come from everywhere to live in beautiful Monrovia with it's varied architectural styles of homes and buildings.

You cannot replace history only destroy it. I truly believe we must retain our past for people to enjoy in amazement at the craftsmanship of old.

Each year I tour the local homes on the historic tours and they are unbelievable. If you destroy this hotel to build a new modern complex, that will be lost forever.

There are grants available from the State of California for restoration, I know money is tight now but well worth preserving the treasures our ancestors left us to care for.

MY VOTE IS NO, no way

thank you for your careful consideration

--

*Vicki Adams
513 "B" Arlene Dr
Roseville
cell 626-665-7956*

PC Attachment 2

From: [City Council Mail](#)
To: [Gold, Charity](#)
Subject: FW: Please, Save the Belvedere!
Date: Monday, August 10, 2020 9:38:29 AM

From: Marya Bohannon <bohannon_marya@hotmail.com>
Sent: Friday, August 7, 2020 3:41 PM
To: City Council Mail <CityCouncil@roseville.ca.us>
Subject: Please, Save the Belvedere!

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

Dear Roseville Leaders,

Please include the following email in the public record regarding the Belvedere Townhome Plan.

I write to specifically to add my support to the growing, grassroots effort to Save the Belvedere Hotel. I've lived in the Sierra Vista neighborhood for years and thoroughly enjoy shopping and eating and walking in Old Town. I drive across the Crooked Bridge on my way to work every day and feel a special affection for the Roseville Museum, the Moose Lodge and Opera House in that area. The "throwback" feel of that block is part of the deep appeal of Old Town -- something that will be lost forever if you allow the proposed modern construction on the Belvedere site.

I understand the impulse to add condo/apt style housing to central Roseville. I myself am a single woman living alone who could benefit from such an offering. But plopping a multi-story residential bldg so close to the Moose Lodge and causing additional traffic congestion for Roseville's famous bridge would be a terrible mistake. There are much better plots of land for such a project.

Please deny the owner's application to build something on that site that will be unfit for Roseville's residents and heritage. Please work with the owner to find a solution that is fair and reasonable, one that both honors their financial investment and respects citizens and visitors who spend their tax dollars in Old Roseville.

Thank you all for the good job you do to make our town clean, safe and comfortable. We truly appreciate your ongoing careful consideration on behalf of the city.

Sincerely,
Marya Bohannon
320A Sierra Blvd
Roseville CA 95678

From: [Bitter, Greg](#)
To: [Jacobson, Brian](#); [Isom, Mike](#)
Cc: [Gold, Charity](#); [Ogden, Derek](#)
Subject: RE: Hotel Roosevelt 502 Lincoln Street Roseville California
Date: Wednesday, July 22, 2020 9:18:57 AM
Attachments: [image001.png](#)

Thanks Brian. We'll add this to the record.

Gregory W. Bitter, AICP

Planning Manager

Development Services Dept.- Planning Division

o: (916) 774-5294

f: (916) 774-5129

Working together to build a quality community.

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



From: Jacobson, Brian <BJacobson@roseville.ca.us>
Sent: Wednesday, July 22, 2020 9:18 AM
To: Bitter, Greg <GBitter@roseville.ca.us>; Isom, Mike <misom@roseville.ca.us>
Subject: FW: Hotel Roosevelt 502 Lincoln Street Roseville California

From: Sherri Prieto <sheriprieto2@gmail.com>
Sent: Monday, July 20, 2020 3:34 PM
To: City of Roseville <egov@roseville.ca.us>
Subject: Hotel Roosevelt 502 Lincoln Street Roseville California

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

I'm writing to urge you please not to approve the new owners demolition plan for 502 Lincoln Street

I live on Grove Street and I have seen this beautiful hotel all my life my grandparents lived here my parents retired here and now I've retired here and it's such a travesty to look out my back windows and into my backyard and look at these horrible brand new apartments that are being built on Main Street right across from the sign that says historical Roseville they didn't even bother to try to make it look historic which is a shame now my understanding they want to put up condos at this property sites so now I'm going to have to look out my front and side windows at ugly condos and deal with all the people there instead of see that beautiful hotel I know personally the owner wanted to find somebody to restore it and my understanding is

PC Attachment 2

there was several people that wanted to restore it but this person outbid them I'm sure the previous owner she was under the impression that they were going to restore it not demolish it this is such a travesty there's so many places in Roseville that you can build why ruin historic Roseville go build your condo out towards the 99 Freeway
By demolishing this hotel you're demolishing Roseville history which is such a shame this is such a beautiful small portion of Roseville it is historic I feel it should be kept that way I understand the city needs growth but I'm sure they can find somewhere else to build condos not in the historic district please please please please I'm begging

Thank you and I hope you understand my position as well as so many other people in Roseville

Sheri Jo Bright-Prieto
109 grove st
Roseville co 95678

Please save our historic district

From: [Jeanne Lindberg](#)
To: [Gold, Charity](#)
Subject: Saving the Belvedere
Date: Thursday, August 13, 2020 5:08:52 PM

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

I am writing to express my strong support of the growing movement to save the historic Belvedere Hotel from destruction. We only have a very few buildings left from the early days of Roseville. Each one is precious and cannot be replaced, but the Hotel Belvedere is an especially compelling representative of Old Roseville. First of all, its location in the small Old Town district is perfect. Old Town is developing into a charming gathering place for community members and tourists alike. The Belvedere is across from the Carnegie Museum which draws old timers as well as new residents and children to learn about our history and collect information from the growing archives.

In Roseville we don't have magnificent old mansions built by historic tycoons as they do in Sacramento (where they really know how to preserve their historical treasures). Roseville was a railroad and farming town with local merchants supporting those industries. We have the Maidu Museum which pays tribute to our indigenous peoples. To represent the farming community, we have the historic Fiddymont ranch house which the Historical Society and the City of Roseville are partnering to restore. The Hotel Belvedere is the perfect representation of the railroad people who stayed there and frequented the establishments of Old Town.

I realize that the Belvedere belongs to the developer who has plans to raze it and build a condominium complex on the extended site. Of course we need more housing. But surely a compromise must exist that would prevent the absolute destruction of this precious piece of history.

How about renovating the Belvedere to serve as a clubhouse for the condo residents? The ground floor could be made available for owner gatherings and perhaps to rent out for small community events. Possibly the upstairs rooms could be used for the benefit of the residents. For example there could be an art studio, a library, a card room, etc. It would add value to condominium ownership and could be included in the HOA dues. A plaque on the front of the restored building could give a bit of history. And it would make the new complex fit in with Old Town.

I understand that the City of Roseville in recent decades has required developers to give back to the community, often in terms of schools or parks. Restoring the Belvedere, even for their own purposes, would be a very important and visual way of giving back. Unlike a park or a school, it would be giving back something that cannot be replaced.

There are A LOT of local residents who feel very strongly about this issue. Please do the right thing.

**Sincerely,
Jeanne Chilton Lindberg
Fifth Generation Roseville Resident
Board Member, Roseville Historical Society**

PC Attachment 2

From: [bri james](#)
To: [Gold, Charity](#)
Subject: Belvedere hotel
Date: Tuesday, July 21, 2020 11:17:07 AM

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I certainly hope the city sees the historical value of this building, and we don't need condos or apartments on this location backed up to the railroad tracks and the traffic on Lincoln St is bad as it is . The building is actually in very good strucural shape and would be a shame to see it torn down, and more of old Roseville history gone

Brian Doshier

From: [City Council Mail](#)
To: [Gold, Charity](#)
Subject: FW: Belvedere Hotel
Date: Wednesday, July 29, 2020 1:12:57 PM

From: dgcgadb@surewest.net <dgcgadb@surewest.net>
Sent: Tuesday, July 28, 2020 7:13 PM
To: City Council Mail <CityCouncil@roseville.ca.us>
Subject: Belvedere Hotel

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

Council Members:

It has been brought to my attention that there is a proposal to tear down the Belvedere Hotel and build a large apartment complex. It is wrong to even think about it. The Belvedere Hotel is one of the oldest and historical buildings left in Roseville. I have lived in the Roseville Heights area for over 80 years and I realize some of you council members are new residents, so let me tell you the history of the Belvedere Hotel. The Belvedere Hotel was built shortly after the Southern Pacific Railroad moved their operation to Roseville from Rocklin. The railroad workers from out of town (Gerber, Stockton, and Sparks, Nevada) that had a layover here had to stay at the Belvedere Hotel, as it was the only hotel in Roseville at that time. Please, use your power to keep the Belvedere Hotel. The ooriginal town of Roseville (9 square miles) has already been destroyed enough.

Sincerely,

Caryl Gadberry

304 West Duranta Street

From: [City Council Mail](#)
To: [Gold, Charity](#)
Subject: FW: Belvedere Hotel
Date: Wednesday, July 29, 2020 1:13:10 PM

From: Susan Dickinson <sdickinson@frontlineed.com>
Sent: Tuesday, July 28, 2020 6:33 PM
To: City Manager- Mail <CityManager@roseville.ca.us>
Cc: City Council Mail <CityCouncil@roseville.ca.us>
Subject: RE: Belvedere Hotel

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Council Members and City Manager,

My name is Susan Gadberry Dickinson. I was born in Roseville Hospital, attended Kaseberg School, Warren T Eich, Roseville High School, and Sierra College. I work at Escape Technology, Frontline Education, on Douglas Blvd.

My mother still lives at 304 W. Duranta St, the house I grew up in.

I implore you to listen to your conscience and DO NOT approve the request by developers to destroy the Belvedere Hotel. It is a piece of Roseville's history. It is a beautiful structure, inside and out. It needs only tender loving care to be an elegant addition to the Roseville Old Town district. It would be an excellent complement to the Carnegie Library/Museum.

The traffic impact to the neighborhood would be horrible, if the Townhome plan is approved.

There are no services nearby for residents.

These are just two very good reasons **not** to approve the plan.

Please do Dolores Manring, along with the entire Manring family, an honor by preserving a piece of our heritage.

SAVE THE BELVEDERE HOTEL

This email may contain information that is confidential or attorney-client privileged and may constitute inside information. The contents of this email are intended only for the recipient(s) listed above. If you are not the intended recipient, you are directed not to read, disclose, distribute or otherwise use this transmission. If you have received this email in error, please notify the sender immediately and delete the transmission. Delivery of this message is not intended to waive any applicable privileges.

PC Attachment 2

From: [Mike Hazen](#)
To: [Planning External](#)
Cc: [City Council Mail](#); [Allard, John](#); [Bernasconi, Krista](#); [Alvord, Scott](#); [Roccucci, Pauline](#); [Houdesheldt, Bruce](#); [City Manager- Mail](#); [Bitter, Greg](#); [Gold, Charity](#)
Subject: Proposed Belvedere Townhomes Project
Date: Thursday, August 13, 2020 9:45:26 AM
Attachments: [Letter to City of Roseville - Belvedere Proposal.pdf](#)

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

Dear Roseville Planning Commission members,

On behalf of the Roseville Moose Lodged Board of Directors, please see the attached letter regarding the proposed belvedere townhome development at 502 Lincoln Street. We are opposed to the project, as submitted, and are requesting that this item be removed from the consent calendar and be added as a discussion item at an upcoming Planning Commission Meeting.

Feel free to contact if you have questions.
Sincerely,

Mike Hazen
Roseville Moose Lodge, President
506 Lincoln Street
Roseville CA 95678
916-741-8785

Cc: Roseville City Council, Roseville City Manager, Greg Bitter, Charity Gold

Mike Hazen
Environmental, Health and Safety Director



Corporate Office
4150 Citrus Ave.
Rocklin, CA 95677-4000
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www.tiltonpacific.com

PC Attachment 2

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PC Attachment 2

From: [lyndsey hazen](#)
To: [Gold, Charity](#)
Subject: Save the Belvedere
Date: Wednesday, August 12, 2020 5:16:22 PM

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

Hello,
My name is Lyndsey Hazen, I'm 25 years old.
I've lived in Roseville my entire life.

My ties to Roseville run deep. My father is a Roseville High school alum, I was an Adventure club kid who eventually transitioned into becoming an adventure club teacher.

I'm proud to say that I was Born and raised here.

I urge you to reconsider the plans to tear down the Belvedere. Not only do I think it will uproot the surrounding community but someday i hope to still have some history left in Roseville to show my future children.

Thank you
Lyndsey Hazen

PC Attachment 2

From: [Katie Hoffman](#)
To: [Gold, Charity](#)
Subject: Old Roseville
Date: Thursday, August 6, 2020 7:12:44 AM

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

PLEASE restore Old Roseville!

Sent from my iPhone

PC Attachment 2

From: [Garry Hollinger](#)
To: [Gold, Charity](#)
Subject: Belvedere Hotel
Date: Monday, July 27, 2020 3:17:26 PM

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

Please don't destroy any more of historic Roseville. Save the Belvedere!

Garry Hollinger
Red Wing Shoes
Citrus Heights
Roseville
Sacramento

PC Attachment 2

From: [Chelsea Johnson](#)
To: [Gold, Charity](#)
Subject: The Belvedere Hotel
Date: Wednesday, August 12, 2020 11:49:20 AM

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

Hello,

I am writing in the interest of the Belvedere Hotel. I bought a similar property in the Sierra's 4 years ago and after restoring it am running it as a successful B&B. I would love to see a similar fate for the wonderful Belvedere.

In 2016 I moved from Roseville to Loyalton CA to purchase and restore the old Reese House, build 1898. The last 3 owners of the property had foreclosed on it and it had been sitting vacant for almost 7 years when I moved in. The plumbing was busted, not all the rooms had electricity, none of the windows were operable, the outbuildings were falling down, the list goes on. I spent 7 months living and working alone on the house.

I opened it as an Inn in 2017 and am currently running at 85% occupancy year round. I paid off the purchase and remodel costs in my first 18 months of operating. I now live completely off the income of the property and support 5 part time employees as well. There was the shell of a restaurant on the lot and in the last year I have rebuilt that and a very successful fine dining restaurant (the first in the town) has opened.

The Belvedere has been an inspiration to me my whole adult life. I lived just on the other side of the crooked bridge in my early 20's and was obsessed with the old hotel that didn't at all fit into a City increasingly made of cookie cutter neighborhoods and sprawling malls. I opened a bookstore just up the street from the Belvedere a few years later and became close friends with the Belvedere owner, Dee. Her stories of a lifetime in the hotel and the magic that has always surrounded the place absolutely inspired the dream that became the Gilded Drifter Inn in Loyalton. My building also was condemned by most of the community when I bought it, but there is more to a house than building materials, this place is full of stories and lives and ghosts. I am so grateful that I have the opportunity to be steward of this property and its precious history. I hope that the Belvedere gets a second chance as well. There is so much potential in the Belvedere, and with the right owner and some community support I truly believe the magical Belvedere Hotel could have a long beautiful life still ahead of it.

I have attached some Before and After photos of the Gilded Drifter Inn for reference.

Chelsea Johnson
Gilded Drifter Inn
Owner/Innkeeper
www.gildeddrifterinn.com
530-428-5015



PC Attachment 2







PC Attachment 2

From: [Marilyn Lapkass](#)
To: [Gold, Charity](#); [Planning External](#)
Subject: Hotel Belvedere
Date: Monday, July 27, 2020 3:02:27 PM

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

Please do not demolish the Hotel Belvedere. Please have the developer find a way to keep the hotel for future use in the city area (we always need more event space for groups, small events etc.). More condos in the area will change the charm of Old Town Roseville.

--

Marilyn

916.759.7009 | mglapkass@gmail.com

The Roseville Moose Lodge is one of about 1800 lodges in all US states, four Canadian provinces and the United Kingdom with a mission to make a difference in the lives of children, seniors, and other non-profits in their communities.

The property surrounding the Roseville Moose Lodge was recently sold and a proposal to develop the property was submitted to the City of Roseville. The plan includes demolishing all the existing buildings, removing two native oak trees and putting in 18 four-story townhome buildings that will each be 47 ft. in height.

One of the structures on the property, set for demolition, is the 100+ year-old Belvedere Hotel. Many of our 800 members have voiced concern against the proposed demolition of this iconic building and some are against the new townhome development. They feel that it is important to maintain the history of Roseville (especially in the Historic District) and believe that the Belvedere Hotel contributes to that endeavor.

Parking in Historic Old Town is also of concern to many of our members. Parking is already taxed in the area and adding new residences will make this ongoing problem worse. Two parking structures have been built in the downtown area but there has been minimal additional public parking added in Historic Old Town.

In contrast, we believe that public parking has actually decreased in the area because the parking lot adjacent to the proposed project (south side) was formerly leased by the City for public access but is now a private parking lot and not available to Historic Old Town visitors.

Other groups are opposed to the project including the Roseville Historical Society and many other individual Roseville residents. A group called "Save Hotel Belvedere" on Facebook has provided information about the history of the hotel and started a signature campaign and has gathered nearly 5700 signatures from people opposing the project.

The Roseville Moose Lodge, at its core, is a community center used to raise funds to support various causes. We are a commercial business and hold our largest fund-raisers at night, usually dinners with live music. One of our concerns is that having residential properties next door may not only hinder our fund-raising efforts but may impact the potential residents.

Our goal is to find a way to restore or repurpose the Belvedere in a manner that enhances the historic charm of our city. The secondary benefit of saving Hotel Belvedere is that it will isolate our building from residential living space while we continue our mission to support children, seniors and other non-profits in our region through community fundraisers.

Roseville Moose Lodge
Board of Directors
506 Lincoln Street
Roseville CA 95678

PC Attachment 2

From: [Laura](#)
To: [Gold, Charity](#)
Subject: Protect small town Roseville
Date: Monday, August 10, 2020 1:15:49 PM

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

Keep the historical element and protect small town Roseville. Do not tear down the Belvedere.

Regards,
Laura Pellowski

PC Attachment 2

From: [rlplione1](#)
To: [Gold, Charity](#)
Subject: Hotel Belvedere
Date: Sunday, August 9, 2020 8:10:49 PM

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

Greetings,

This is regarding the pending plan to demolish Hotel Belvedere and replace it with apartments/condominiums. While I agree that infill development is good, my preference would be to approve a suitable plan that wouldn't require taking down an historical structure.

Living in the Folsom Road neighborhood, I've come to appreciate older architecture and believe it should be preserved where possible. I was sad to see the former City Hall on Vernon Street, and bungalow homes on South Grant Street, torn down and replaced with cracker box-type buildings that add nothing to the older charm of the area.

I believe that apartments/condominiums could be built around the Belvedere, with the hotel structure incorporated into the plan. This has been done with success in downtown Sacramento and other cities that care about preserving their past.

Thank you for your consideration.

Robert Powell

153 Nevada Avenue

PC Attachment 2

From: [Shearer, Grace](#)
To: [Gold, Charity](#)
Subject: FW: Your Attention Is Needed: Architectural Report Findings for 502 Lincoln street
Date: Tuesday, July 21, 2020 7:51:51 AM
Attachments: [Architectural Report Findings.docx](#)

Good morning Charity,

Please see message below.

Thanks!

Grace

From: Alexa Roberts <alexaroberts@hotmail.com>
Sent: Monday, July 20, 2020 5:14 PM
To: Planning External <PlanningDivision@roseville.ca.us>
Subject: Your Attention Is Needed: Architectural Report Findings for 502 Lincoln street

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

Please see the attached findings concerning the recent Architectural Report submitted for 502 Lincoln Street.

I respectfully ask that you review the information provided and ensure that this document is included in the report of public commentary for the Belvedere Townhomes plan currently under review.

Please also respond to confirm that you've received this communication.

Thank you for your attention to this matter.

Warm regards,

Alexa Roberts
Roseville Historical Society Member
916-223-7575

Findings on the Architectural Report of the Belvedere Hotel at 502 Lincoln Street

In reading the architectural report done by ECORP for Old Roseville LLC in 2019, I find some major issues.

The building was listed as a Major Contributing Building for our (P-31-4240) Old Town Roseville Historical District in 1981. According to this architectural report:

"The classification of the Belvedere Hotel in the District Record as a "Major Contributor" refers, according to the record, to "a building that either by its existing appearance and/or its being the location of an historical commercial enterprise, ownership, etc., related significantly to the Old Town Roseville historic era, 1900-1925" "

Soon after the property was purchased last year, the owner's sister came to the Carnegie Museum to inquire about if the Belvedere was historically significant. They were told by the President of the Roseville Historical Society that the building was not only historically significant, but that we were working on an event/exhibit focused entirely on the importance of the Hotel. The property was listed for sale as a "Historical Property."

To say that this building is not historical because *"the building located at 502 Lincoln Street, known as the Belvedere Hotel, is not identified on the Historic Roseville Walking Tour presented by the Roseville Historical Society"* is to ignore every bit of information that the Historical Society has archived at the Carnegie Museum and every statement that we have made to explain its significance to Roseville history.

This is not a legitimate argument that the building must not matter. The RHS' online walking tour hasn't been used for a long time and is outdated. If you go to any other city's Historical Society webpage, it is not an extensive source of information. You will find that information at the Museum itself, and much was found when Megan Webb with ECORP came to speak with us.

Well-known Roseville Historian, Leonard Davis, even conducted an interview with Dolores Manring and wrote an article about the history of the Hotel Belvedere published in the Roseville Historical Society newsletter in 1992 (not mentioned in the architectural report, though it was shown to Megan Webb, of ECORP). He writes that:

"During the boom period of 1906-1908, when Southern Pacific Railroad was busily engaged in moving its terminal facilities here from nearby Rocklin and for several years thereafter. Roseville's small population steadily increased from a modern two or three hundred to an imposing three or four thousand residents.

Housing was at a premium during those flush years, and numerous boarding and rooming houses sprang up all around the vast railroad yards to accommodate hordes of young "rails" daily streaming into our community and in the process swelling its population. "Homes away from home" was an oft quoted description used to describe such homey places as the

Rudder Grange, Ramona Hotel, Caldarella Rooming House, Morgan's Boarding House and, of course, the subject of this piece, the Belvedere hotel which catered to these youthful, mostly single railroad workers."

Davis goes on to tell the history of the hotel's construction, different owners, and Dolores' own experience living among the "rails" who she viewed as uncles, more than roomers. She describes receiving souvenirs from the railroad crews when they came back from Dunsuir and other far-off places. Leonard Davis ends the article by saying:

*"Mrs. Manring continued to live on the premises until her passing away at the age of 78 in 1989. Daughter, Dee, who returned to Roseville after the death of her father, now lives in one of the **last remaining "Homes away from home" the historic Belvedere Hotel, in the heart of Roseville's Old Town.**"*

Again, this is just one of many pieces of evidence supporting the Belvedere's local historical importance that was provided to Webb when she visited the Carnegie Museum. She chose to focus on the lack of mention in an old walking tour guide and not address the articles held at the Carnegie and history presented to her in her report.

To say that no one of local importance is associated with the Belvedere is absolutely false.

This report touches only on the 4 owners, and not at all on residents who lived for tens of years at and even passed away at the hotel. They fail to mention that Michael & Stoffels built the Belvedere. John M. Stoffels, one of the most active building contractors in Roseville and Placer County during the 1920s-1940s, also built the Veterans' Memorial Hall in Auburn, The J. C. Penney building on Vernon Street, Cochrane's Chapel of The Roses, and the Citizens' Bank. The Lumber was provided by Adams Lumber Co., managed by Roy Matheny- who lived at the Belvedere in 1925. At one of his company's free annual Rose Theater parties, he vowed "that his company would always be found at the forefront of the upbuilding and boosting of the City of Roses." He went on to operate Matheny Bros. Lumber Co. and became Vice President of our Local Building & Loan Assoc. The Press Tribune stated that he and his brother had "staked their all on Roseville's Future, having recently opened one of the best and most modernly equipped lumber yards in the state." This Lumber Co. was sold to Diamond Match Co. and they ended up purchasing G. W. Lohse's Real Estate & Insurance Business.

The building isn't only associated with the historic commercial success of Roseville, but the success of the Southern Pacific Railroad. Countless Southern Pacific Train Conductors such as Charles H. Brown, S.P. Engineers like Austin M. Carter, 48-year S.P. Brakeman George K Martin, and 38-year S.P. employee, Chairman of the Legislative Board of and Legislative Advocate for the Brotherhood of locomotive Engineers, Delmar H. Brey. J.J. Barnes, who owned a successful shipyard in San Francisco and was a Fireman for the Southern Pacific Railroad. The list of important Machinists, Conductors, and Engineers who lived there is overwhelming. If you have a long history of Roseville Railroad workers in your family, there's a good chance one of your ancestors stayed at the Belvedere. The Hotel Belvedere was built in response to the Railroad's move from Rocklin to Roseville. How much more significant to Roseville history could it be?

The Architectural Report admits that, *"Overall, the building retains integrity of location, materials, and setting"* and even that, based on historic photographs provided by the Roseville Historical Society, *'the building has virtually remained the same with the exception of the removal of the front balcony, front awnings, and one second-story window.'*

Keep this in mind, as I address this report's reasons for lowering the Belvedere's Contributing Listing.

The reasons for lowering the Major Contributing Listing to a Supportive Contributing Listing are extremely weak.

1. The report states that *"Additional trees planted in the front yard have diminished the visibility of the building from the street which also detracts from its sense of time and place, related to feeling and association. "*

According to the most recent Arborist Report, these trees are not protected in any way and should/could of course be removed. Regardless, these trees were there in 1981, when it was listed as a Major Contributing Building. How has a property that hasn't been altered since then, lost its merit due to trees that were there when it was first given its Major Contributor Listing?

2. *"The construction of the Moose Lodge to the north has also impaired the visibility of the building."*

The Moose Lodge was constructed in the 1960s, long before the Hotel Belvedere was listed as a Major Contributing building to our Old Town Historic District. And the Hotel is much taller than it. Does every historical building lose its importance if something is built beside it? Where's the logic in that?

3. *"Also, the Belvedere Hotel signage, which used to be present on the building as seen from several historical photographs, have been removed "*

Now, this is really upsetting. The Hotel Belvedere signage was on the building when it was sold to Old Town Roseville LLC in 2019. We have photographic proof of that. The new owner allowed a family friend of his to remove the signs and sell them. Members of the Moose Lodge took photos of the signs being removed. I was informed that the city actually had a case against the new owner for doing this without a permit. To say that this is now a reason, in his favor, to take away the Major Contributing Listing is ridiculous. I personally tracked down and bought one of the signs. I donated it to the Roseville Historical Society and it could be reused or replicated easily. There is no argument there.

The idea of possible mitigation for the loss of this significant building by making an architectural report is **not acceptable**. This report doesn't even have the right construction year on it. The Belvedere was built in 1917.

The fact that the owner is including a site monument, acknowledging the historical importance of the Belvedere in his plan, is further proof that they are fully aware of its local significance.

The report says:

"Generally speaking, the Specific Plan identifies HABS-like documentation as a mitigation measure to be implemented in the case that it is not feasible to retain a building and demolition is the only option"

Demolition is NOT the only option.

Many others who were outbid, had plans to restore and reuse this building. They still do. I have spoken to several of them, along with a historical building inspector who had just reviewed the property. It's a project, just as much younger buildings can be, but it is definitely doable. The structure is sound, the roofing is new, the asbestos is contained to a small area and easily removed.

Concerning the building's architectural style:

Scott T. Hanson, author of "Restoring Your Historic House, The Comprehensive Guide for Homeowners" confirmed, based on listing photos of the outside and interior, that the Belvedere is clearly a Craftsman Style building, with square pillar columns and tell-tale covered porch. The inside of the building isn't spoken about in this report, but it exemplifies every Craftsman style characteristic: built in cabinetry, exposed wood beams, wooden windowsills and frames, thick baseboards and extensive use of stained woodworking.

The architectural report says that:

"The Craftsman style is evidenced in this building by triangular knee braces and exposed rafters under the deep eave and gable roof, full-length front porch, extended columns from the ground level, and the wood-framed single-hung original windows that remain on the building." and "It's architectural style is a product of the period of popularity of that style during the 1900s to 1920s"

Yet, comes to the conclusion that *"The residence does not embody the distinctive characteristics of a type, period, or method of construction..."*

What a contradiction.

The architectural report does not include the fact that The Belvedere's construction was praised in local newspapers.

In the Roseville Press Tribune on May 31, 1917, on the week of the building's opening, it was written:

"BELVEDERE APARTMENTS OPEN TO THE PUBLIC:

The Belvedere apartments are completed and the beautiful new building was thrown open to the public the fore part of this week. The building is modern in every respect and is the work of Frank Michael who was the contractor. Mr. Bell, the owner and proprietor has something to be truly proud of and he will no doubt find a ready response on the part of the public.

Belvedere apartments are an ornament to Lincoln street. The city is to be congratulated upon having the good fortune of inducing Mr. Bell to build in its limits."

The Belvedere even made a photo appearance in the Roseville Register's first ever "Build A Home Edition," in July of 1919.

The title of the page is "Some Splendid Buildings Recently Completed in the City of Roses" and the photo caption reads:

"Belvedere Apartments, Lincoln Street, Built by Michaels & Stoffels, material furnished by Adam's Lumber Company"

The architectural report concludes that *"The techniques employed for construction and maintenance of the residential building were not unique and were in existence prior to construction of the building, and therefore are not historically significant. The residence does not embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or possess any significant distinguishable components."*

This building, referred to as "modern", "splendid", "an ornament to Lincoln Street," and "something truly to be proud of" by local news, was clearly thought of as a unique and exciting new building in Roseville. The "Build A Home Edition" of The Roseville Register, took pride in featuring the most up-to-date trends in home-building. I don't know how the writer of this report came to the conclusion that it doesn't embody the period, other than their research must have been inadequate.

I've heard from a couple people at the City that they "heard it was a mess inside." Maybe you looked at the property when it hadn't been cleaned out, but I've been inside the property since it has sold, and it's absolutely beautiful. I see buildings in much worse shape renovated every day. Buildings completely covered in asbestos or tilting over. I understand that there is no one currently employed with the city who has knowledge of historical buildings. **Please take the Roseville Historical Society's knowledge and concern seriously.**

This architectural report has not proven, in any way, that the Hotel Belvedere is no longer meeting requirements to be a Major Contributing Building for this Historical District.

It also doesn't prove that the building is ineligible to be evaluated for the National or State Register, as it is associated with the important historic context of the local railroad, retains historic integrity of its architectural features, exemplifies the architectural style of the time and place it is built in, retains its original materials, location, and design, and is associated with important local people and events.

If, as the architectural report vaguely states, it has lost "feeling," why are there almost 5,500 signatures urging you not to approve this plan? The building is virtually unchanged, as this report, itself, admits. Why, even after the owner allowed the signs to be torn down and sold, do people consistently contact the Historical Society wanting to know more about this building, telling me about their family history there, and wanting to see this building protected?

This new architectural report has the 1981 "Old Town Roseville Historic District, Historic District Program" attached at the end of it. The introduction of this document states their concerns:

"The Old Town Roseville Association is comprised of property owners in the area and they are concerned about the future. There is great interest in seeing the area recycled, but there is a concern. The concern is that enthusiasm for the recycling will be reflected in changes to the physical environment that are unrestrained, uncontrolled, and generally incompatible with design standards, regulations and controls that are consistent with the historical setting."

The "Recommended Preservation/Rehabilitation Planning Policies" read:

It is recommended that every effort be made to rehabilitate the historic area of Roseville, utilizing whatever sources of revenue are now and which may be available for this purpose. The historic downtown can be one of Roseville's major environmental resources.

1. The architectural and historic resources of Roseville have been recognized locally and measures should be taken to preserve and protect them. Resources of architectural and historical value are scarce, and the ethics of responsible resource conservation place the owners, the City, and its public officials in a position of stewardship.

2. it is not the intent of historic preservation/rehabilitation policies, plans, and programs in Roseville to return the town to a bygone era or to turn the town into a museum. The intent is not to create an artificial or forced atmosphere to invite historical fakery that can only caricature the past and mock the present. Nor is the intent to encourage a collection of undesirable and unnecessary exterior "themes" that will quickly become dated and reveal their transient nature. The intent is to preserve and protect the special character and identity of Old Roseville.

3. The architectural and historic resources of Roseville contribute to the overall environment and quality of life. They are equally important because the collective effect is more valuable than the individual contribution. Because each significant building makes not only an individual impact but adds substantially to the overall town

fabric or townscape, demolition or unsympathetic alteration of significant buildings should be discouraged.

A further intent is to avoid adverse impacts on the historic environment or to minimize the effect of inevitable impacts by preventing insensitive, incompatible, incongruous, or detrimental change. The intent is to encourage sensitive, successful rehabilitation, restoration, and adaptive use of buildings to serve contemporary needs and to encourage sympathetic yet modern design in new development to perpetuate the architectural integrity.

4. A building permit for alteration of buildings that are designated historic buildings should be granted only on finding that the proposed plans meet the performance standards contained in the guidelines provided in this policy. Sympathetic modern design should be encouraged, and the design criteria for new design in historic environments included in this document should serve as a basic reference when reviewing proposals for new construction.

Adherence to design standards will encourage creativity, not stifle individual initiative. Property owners are encouraged to seek professional advice in architectural restoration, rehabilitation, and adaptive use.

5. The following official historic preservation policy should be adopted by the City of Roseville: It is better to repair than to restore, better to restore than to reconstruct. In general, it is better to do less than more. In all cases, as much original fabric and existing detailing should be retained as is possible in any work on a significant structure.

6. Capital improvements planning should complement and support historic preservation/rehabilitation goals. Such planning includes public development of open space, public amenities, such as street lighting and street furniture, public facilities, and others.

7. A thorough inventory of architectural and historic resources and an historic preservation plan are important and needed part of the comprehensive planning process of Roseville and a comprehensive historic preservation ordinance should be adopted.

8. An amendment to the existing City Site Review Ordinance should be adopted to provide for the review of any plan that affects the exterior appearance of any structure in the historic area.

In this document, I see some guidelines that this current plan is in violation of:

GENERAL
(pg 17)

4. Deteriorated architectural features shall be repaired rather than replaced wherever possible. In the event replacement is necessary, the new material should match the

material being replaced in the composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of original features, substantiated by physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings.

5. Changes which may have taken place in the course of time are evidence of the history and development of a structure and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

CRITERIA FOR NEW CONSTRUCTION (pg 26)

2. New construction should maintain the continuity of existing rows of buildings or help to establish such continuity. Facades should be constructed at the property line (s) facing the street (s)

3. The front and side walls of new construction should be parallel to the property lines. Polygonal and circular shaped buildings should be prohibited.

4. New buildings should be constructed to **within ten percent of the average height of existing adjacent buildings.** **The maximum height of any new building should be 35 feet.** The minimum height should be 20 feet. Sidewalk level, commercial spaces should have a minimum ceiling height of ten feet from the floor.

5. Brick is the preferred exterior material for new construction. The color and texture should be similar to that of brick historically used. Stuccoed surfaces may be permitted on a limited basis. The use of wood, synthetic, and metal sidings should be prohibited.

12. The scale of new construction should be harmonious with that of adjacent buildings. Materials, signs, and other elements of new construction should be consistent with the scale of similar elements found in adjacent historic buildings.

This document, accomplished as a result of a grant from the National Trust for Historic Preservation, is attached to the very end of ECORP's evaluation.

I encourage you to read it through, as its guidelines pertain to all buildings within the Historical District. That includes our Hotel Belvedere.

PC Attachment 2

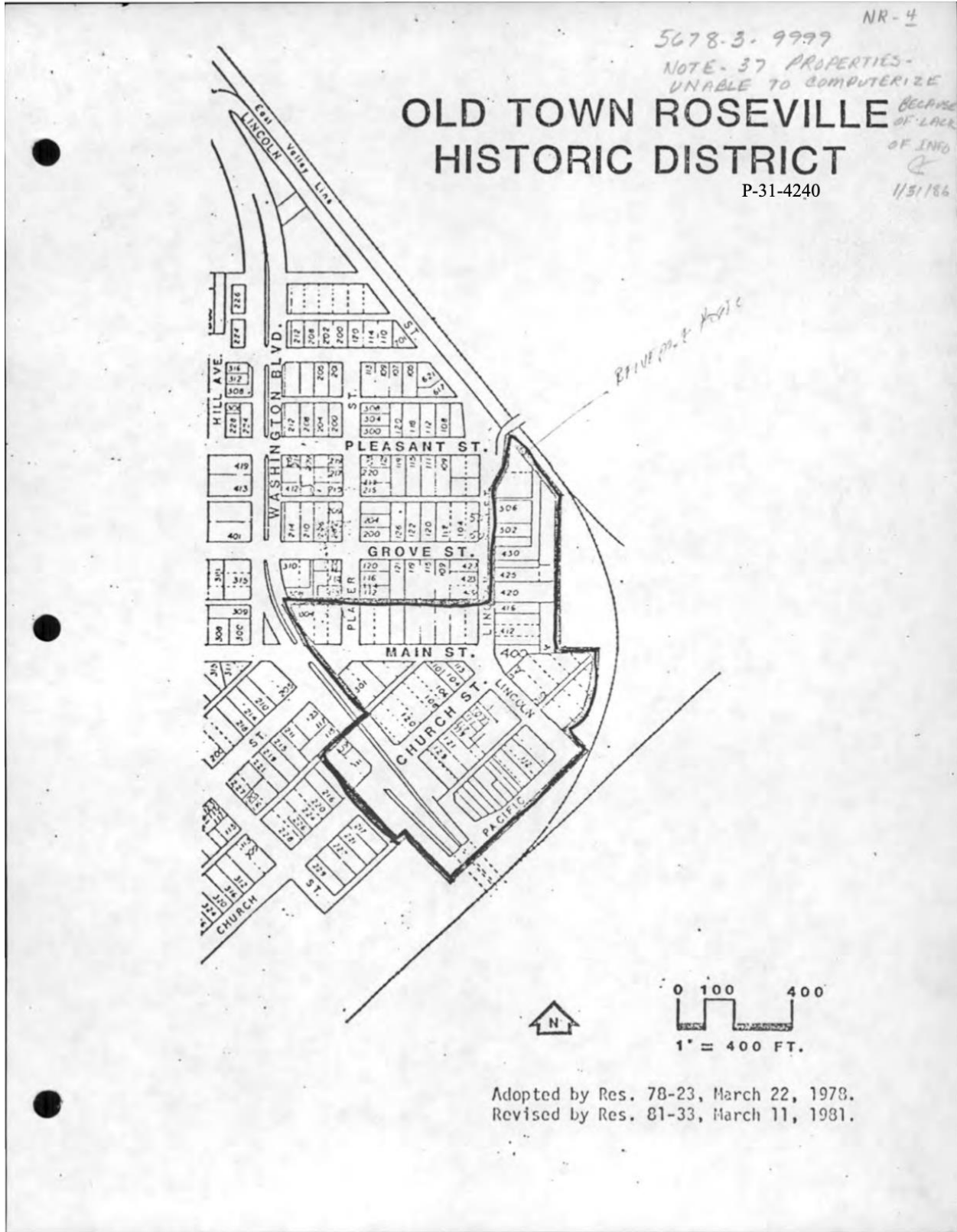
Is the Old Town Historical District legitimate to you? Are you being responsible in your "position of stewardship," as this 1981 document words it?

I call for the Roseville Planning Committee and City Council not to approve the Belvedere Townhome plan and require a plan that does not demolish an important building in our Old Town Historical District.

Please include this in the report of public commentary on this plan for 502 Lincoln Street.

A response would be appreciated,

Alexa Roberts
Roseville Historical Society
916-223-7575



P-31-4240

OLD TOWN ROSEVILLE HISTORIC DISTRICT
HISTORIC DISTRICT PROGRAM
OLD TOWN ROSEVILLE REDEVELOPMENT ASSOCIATION

March, 1981

by

ASTONE & ASSOCIATES
Historic Preservation/Urban Revitalization Consultant

928 Second Street
Sacramento, California 95814
(916) 446-1472

This Project has in part been accomplished as a result of
a grant from the National Trust for Historic Preservation.

CITY COUNCIL

P-31-4240

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Michael E. Leana - Senior Planner

OLD TOWN ROSEVILLE REDEVELOPMENT ASSOCIATION

WORKING COMMITTEE

Doug Good, Chairman
Ralph Garcia
Richard Burton
Ken Deaton
David Plumb
John Thomas

CONSULTANTS:

Edwin S. Astone, Consultant, Sacramento, California
Leonard Davis, Historian, Roseville, California

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INTRODUCTION

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Presently, the older area of Roseville is the center of considerable attention and some speculation both in terms of future potential and in terms of the ownership interest in the properties. The Roseville community, in general, is a small community experiencing considerable growth pressures. The City has been committed to giving maximum attention to the suburban residential and commercial growth pressures, thereby reducing the possibility of any in-depth survey and planning attention.

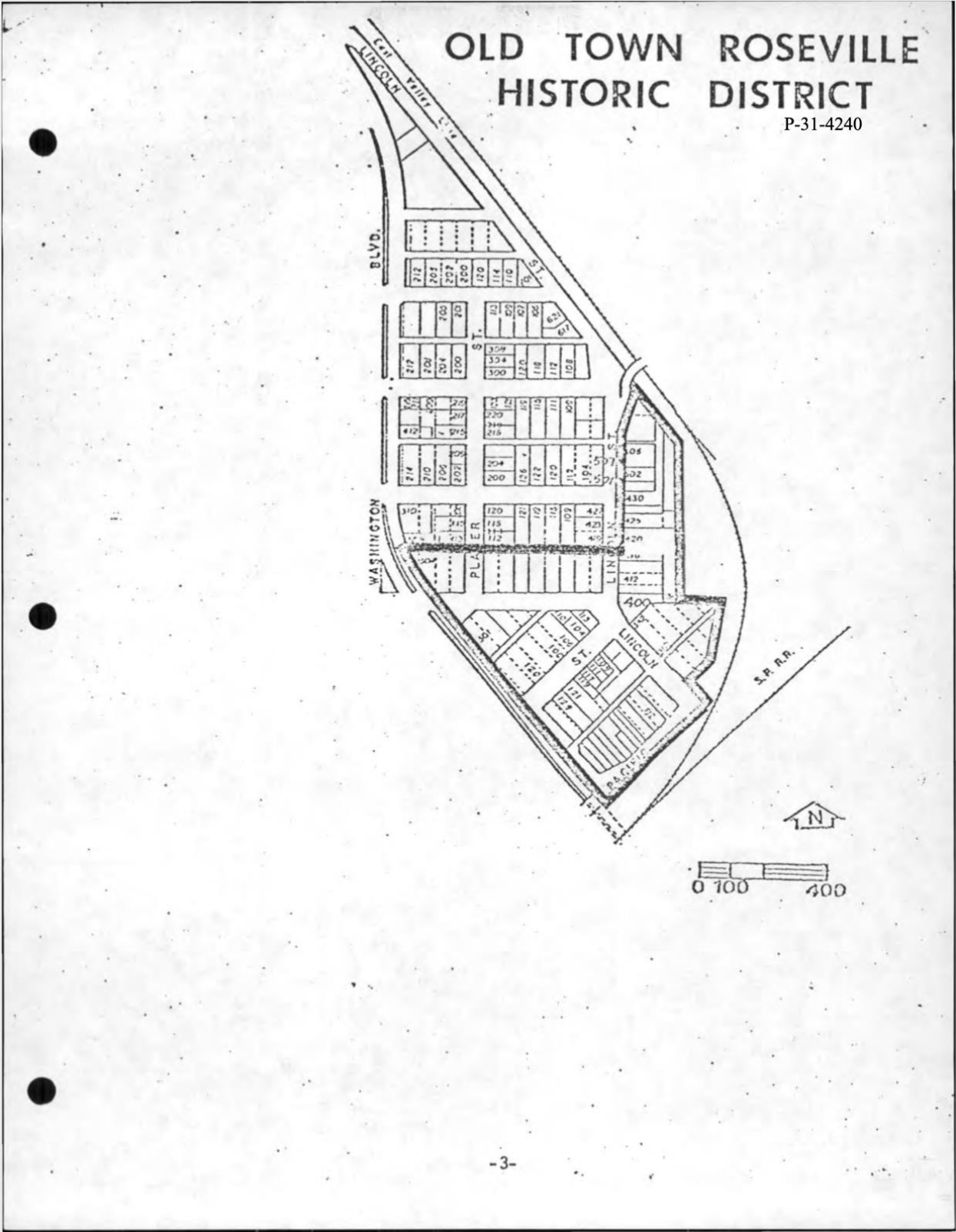
The Old Town Roseville Association is comprised of property owners in the area, and they are concerned about the future. There is great interest in seeing the area recycled, but there is a concern. The concern is that enthusiasm for the recycling will be reflected in changes to the physical environment that are unrestrained, uncontrolled, and generally incompatible with design standards, regulations, and controls that are consistent with the historic setting.

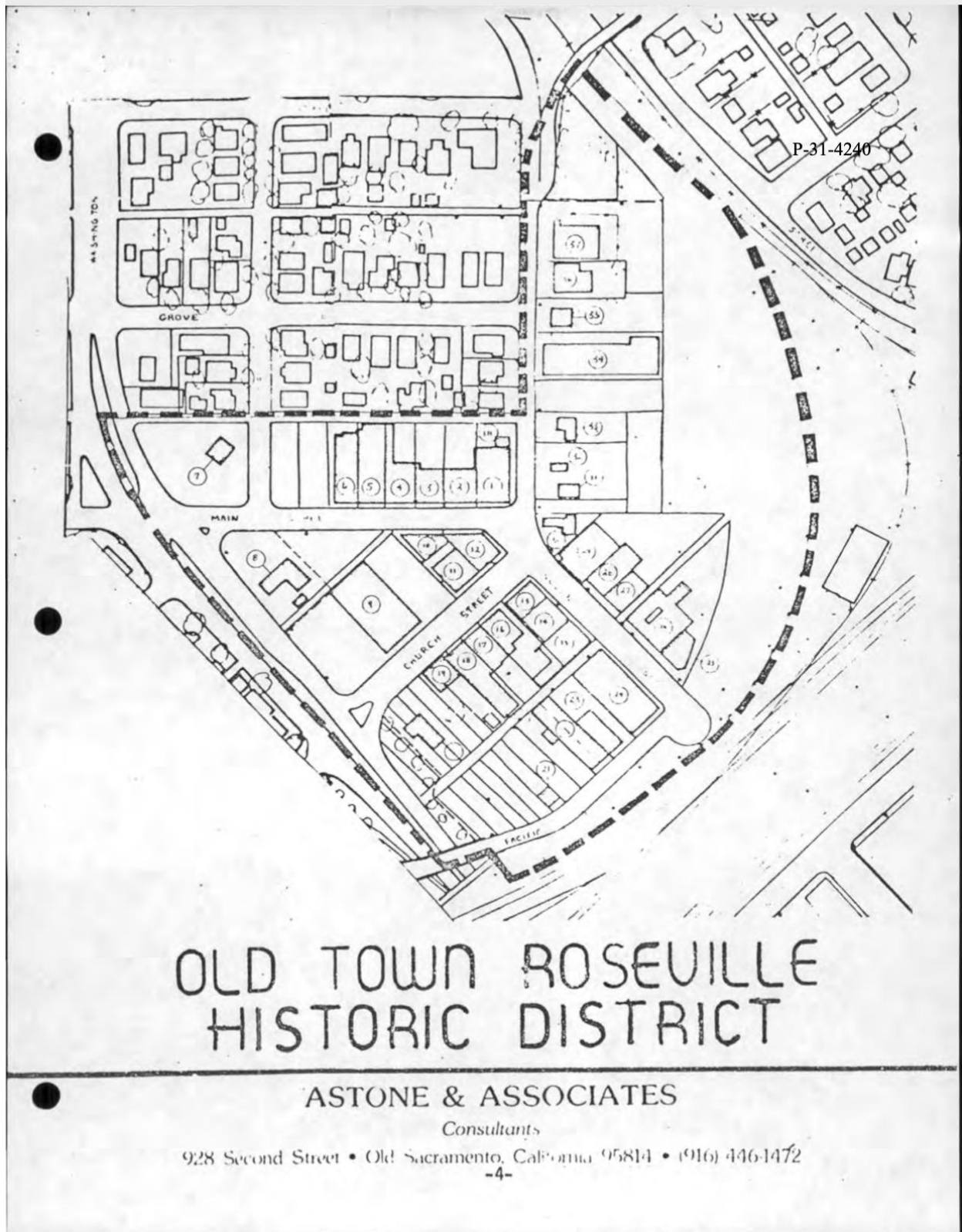
Under a Consultant Service Grant from the National Trust for Historic Preservation, the Association contracted with Edwin S. Astone, an Urban Revitalization/Historic Preservation Consultant, to assist in the planning and implementation of Old Town Roseville. The framework for this work has been the four point program as set out by the National Development Council for a comprehensive revitalization program. The four points to be included are design standards, public improvements, financing, and management.

Part I of this effort sets the basic framework for the control of proposed changes within the district. Part II, presented separately to the Association, includes information regarding the remaining two elements of a comprehensive revitalization effort--financing and management. Part III includes the survey forms completed by the Association volunteers and the building photographs. This information is basic and important to the completion of the survey/inventory, a necessary component of a locally certified historic district.



A detailed black and white map titled "General Location Map". The map shows a network of roads and highways connecting various locations. Key locations labeled include LIVE OAK, MARTINEZ, WHEATLAND, LINCOLN, ALBANY, ROSELAND, ROSEVILLE, YACALAMENDO, DAVIS, WOODLAND, WINTER, COON, VACAVILLE, FAIRFIELD, NAPA, VALLEJO, PITTSBURGH, SALT, LOMA, and BAYVIEW. A north arrow is located in the bottom right corner, pointing upwards. The map uses solid lines for major roads and dashed lines for other routes or boundaries. The terrain is indicated by wavy lines representing water bodies or marshes.





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The following are businesses and property owners denoted in the area map circled numbers.

1. McRae Opera House	owner	Ralph Garcia
2. Zell's Cafe		Ralph Garcia
3. Onyx Club		Louis Milani
4. Roseville High Sch. office		Rsvl. High Sch.
5. Economy Outlet		Bill Youngbluth
6. Roseville Hotel		Bernard Senteny
7. Placer Bank site		Placer Bank
8. Calico Spas		R. Phillips life est.
9. Sears		Sears
10. Kut & Kurl		J. Goddard
11. Chicago West		D. Good- K. Deaton
12. Plumbs Pub		David Plumb
13. Press Tribune		Ben Martin
14. Ruby Gallery		K. Leles
15. Galt's Imports		M. Galt
16. Owl Club		Carl Kolo
17. Old Town Saloon		R. Gager
Roseville Printing		Q. Pezoldt
18. Sierra Council		Dan Joseph
19. Placer C. Concilio		Dan Joseph
20. Placer Co.		Placer County
21. Roseville City well house		City of Roseville
22. S.P. Hotel		R. Burton
23. Odd Fellows Building		Scott Tibbitt
24. Mikelson Food Equip. & Design		Ron Malotte
25. Barker Hotel		Mary Willshire
26. " "		" "
27. Rocco's Shoe Repair		Dean Lowe
28. Don Jean Carpet Cleaning		" "
29. Galli's Liquor		" "
30. Roseville Fire House #1		City of Roseville
31. Bill's Taxi		William Nather
32. " "		" "
33. R. Morales residence		R. Morales
34. Press Tribune plant		Press Tribune
35. W. Seitz residence		W. Seitz
36. Belvedere Hotel		Pearl Manring
37. Moose Lodge		Moose Lodge #1293

A CAPSULIZED HISTORY OF ROSEVILLE'S OLD TOWN

P-31-4240

The history of Roseville had its beginnings during the Gold Rush period when former gold-seekers left the placers to take up farming on the plains region of southwestern Placer County. Members of these pioneer farmers formed the nucleus of the first families of what is today the modern city of Roseville.

The first railroad to pass through this rich farming region was the California Central, an extension of the Sacramento Valley Railroad, which extended from Folsom in a northeasterly direction. Laying of rails to what is now Roseville occurred in late August or early September of 1861. The route of this pioneer railroad was a circuitous one, passing through the present day Roseville Square Shopping Center, then crossing Dry Creek at Folsom, from where it proceeded northerly to Lincoln and eventually Marysville.

On January 29, 1864, rails of the Central Pacific Railroad intersected with those of the California Central. The place where the two railroads crossed was appropriately called "Junction." At that time, long, unbroken stretches of clover and wild flowers covered the site of where today modern Roseville stands and groves of live and white oak stood where the Southern Pacific and Pacific Fruit Express yards are now situated. The Central Pacific subsequently acquired the California Central Railroad and in 1869 took up the rails between Folsom and Junction.

The favorable location of the "junction" in the heart of a rich agricultural area made it apparent that an important shipping and trading center for local farmers and ranchers would develop early there. One of the first to take advantage of this fact was O.D. Lambard, who on August 13, 1864 platted the town site of a new but largely paper city to be called Roseville. Blocks were laid out and numbered from one to fifty-five, but names were given only to Atlantic, Pacific, Vernon, Washington, and Lincoln streets.

There are several versions of how Roseville acquired its name, but the most plausible is the one which states the name was conferred because of the many wild roses which grew profusely in and around the town site.

The first building to be erected at Roseville Junction was the flimsily constructed wooden freight depot, built and operated by Cyrus W. Taylor at the "Depot Y" formed at the juncture of the north and east bound lines of the C.P.R.R. Later (1874), a more permanent depot building replaced the original structure.

It was around the depot and the railroad that the town of Roseville slowly began to develop. Two streets on opposite sides of the main lines of the C.P.R.R. emerged as the business and commercial center of Roseville. One of these streets was Pacific Street, located in what is now the heart of Roseville's Old Town Redevelopment area. Anchored by the historic J.D. Pratt building at the corner of Pacific and Lincoln Streets and famed Branstetter's Hall at the intersection of Pacific and Washington Streets, Pacific Street became an important business center for the surrounding ranchers who made up most of Roseville's population which as late as 1900 was described as still consisting largely of ranchers.

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Between 1870 and 1906, Roseville experienced the "slow but sure" development which characterized many California towns of that era. By the turn of the century, its population had stabilized between 250 and 300 residents, but it was generally recognized that Roseville was destined to become one of the most important towns in Placer County.

This prophecy was realized in 1906-1908 when the railroad switching yards were moved here from Rocklin and Roseville began a period of fantastic growth that was seemingly overnight to change it from a sleepy little railroad shipping station to the most important freight handling terminal on the Pacific Coast.

The phenomenal period of business and commercial growth which accompanied the railroad expansion caused the town to "grow outward in all directions." Atlantic Street, which prior to the "boom" had been one of Roseville's two principal business thoroughfares, had to be moved back approximately 100 feet to accommodate new miles of railroad track which were being constructed and went into a period of decline. Pacific Street, on the other hand, continued to prosper and, by the end of 1906, the entire block between Lincoln and Washington Streets was filled in with new construction.

Pacific Street continued in its accustomed role as the center of Roseville's economic activity until August 24, 1911 when a destructive fire leveled the entire block between Branstetter's Hall and the three-storied brick I.O.O.F. building. Pacific Street then rapidly declined in favor of that portion of Lincoln Street north of the railroad tracks which had begun to emerge as an important commercial center as early as 1906.

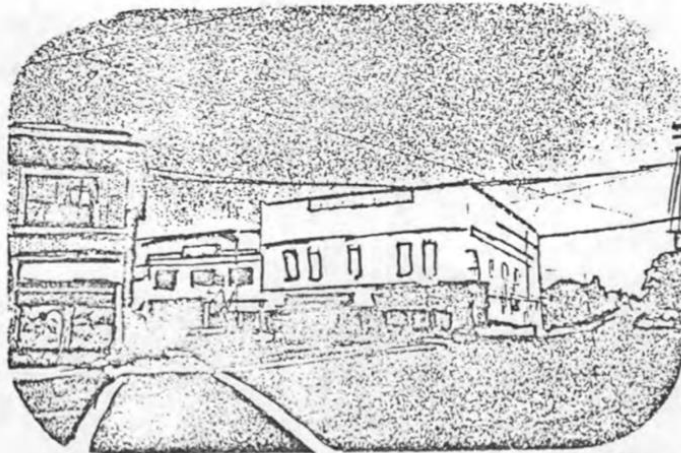
Ever accelerating business and commercial activity led to incorporation in April of 1909 which did much to ensure an orderly and continued growth of the community which in one two-year period (September, 1911-January, 1914) saw over 110 new buildings constructed. Population increased from 2,608 in 1910 to 4,477 in 1920 and Roseville now found itself divided into factions--the teeming North Side, centered along Lincoln Street and extending back to and including Church and Main Streets, and the rapidly expanding South Side, centered along fast growing Vernon Street.

This friendly rivalry continued until 1950 when completion of the Seawall Underpass and the subsequent closing of the Lincoln Street railroad crossing, which heretofore had linked both sides of the town, marked the end of Lincoln Street, for all practical purposes, as a major commercial center. Completion of Folsom Dam (1955) and the Roseville Freeway (1956) led to an easterly expansion of the town and the further deterioration of the historic Pacific-Lincoln-Church-Main Street triangle as well as that of the Vernon Street region. By 1968, a significant portion of business activity centered in the Roseville Square-Harding Way and Sunrise Blvd. areas and Roseville's "Old Town," north of the tracks, became largely a ghost town characterized by empty, boarded up buildings and deserted streets.

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This was the situation in 1977 when a revitalization movement was inaugurated by a group of new, largely young, energetic merchants to restore Roseville's historic "Old Town" area to its heyday of the 1920's. New businesses opened in stores and shops largely deserted for over twenty years. Paint was applied lavishly to weathered fronts, brightly covered awnings and overhangs stretched out over newly redecorated facades of once tired buildings, and attractive planter boxes were placed strategically along the streets.

The sound of the hammer could be heard everywhere as Roseville's Old Town began to shake itself awake from its self-imposed slumber of the past twenty-five years. Perhaps the single most important factor in the renaissance of Roseville's "Old Town" was the creation of a Roseville Old Town Redevelopment Association (1977), headed by Douglas Good, which spearheaded the movement and resulted in the Roseville City Council establishing the historic area bounded by Pacific, Lincoln, Church, and Main Streets as "Old Town Planning Area No. 1." A federal grant was subsequently obtained by the hard-working Redevelopment Association and Edwin S. Astone, an urban revitalization consultant, was engaged to provide guidance in finding ways to preserve the area for its historical value.



AN ARCHITECTURAL STUDY OF ROSEVILLE'S HISTORIC OLD TOWN

P-31-4240

With completion of the Central Pacific (now Southern Pacific) Railroad in May of 1869, a new era was ushered in for California--the era of the railroad town. One of these new, hastily "thrown up" railroad communities was Roseville, Placer County, California, which came into being in 1864 at the junction of the California Central and Central Pacific Railroads.

Roseville, like many of its companion cities (e.g. Colfax, Truckee, etc.), sprawled along both sides of the railroad tracks and was characterized by small, unpainted, one- and two-story, wooden buildings. Those were the days of coal oil lamps, of ugly wooden signs, and crude board sidewalks echoing loudly to each passing foot-step. Streets were choked with dust in summer and deteriorated into seas of mud in winter.

The above description aptly applied to Roseville's Atlantic and Pacific Streets, which stretched out rather unevenly along the main railroad line until the year 1878 when completion of the three-storied, brick J.D. Pratt-I.O.O.F. building on Pacific Street signified the transition of the town from a temporary freight shipping station to the beginnings of a "town of substance," a fact which did not go unnoticed in area newspapers. Auburn's Placer Herald (August 24, 1878) pointed out that erection of the edifice (still standing) "shows a disposition on the part of those erecting it to stay and build a town," while the Sacramento Union (September 27, 1878) reflected that "our neighboring town of Roseville is branching out into the substantial in the matter of building--changing from wood to brick in their construction."

A scattering of other brick buildings followed during the latter decades of the nineteenth century, but for the most part, Roseville's architectural style still emphasized the small frame construction which had characterized its early growth and development.

This rather lackluster trend continued at an accelerated rate in Roseville's historic "Old Town" zone after 1906 when the Southern Pacific railroad terminal was transferred here from nearby Rocklin. New blocks of the ubiquitous wooden stores, shops, and saloons filled in remaining gaps on historic Pacific Street as well as on both the east and west sides of nearby Lincoln Street. During one two-year period (September, 1911-January, 1914), it was reported that 110 buildings were erected, many of which were concentrated in the historic Pacific-Lincoln-Church-Main Street triangle. One notable exception to this pattern of construction was the erection (1908) by A.B. McRae of the impressive three-storied McRae Building which became the focal point around which increased North Side development evolved.

The scourge of late nineteenth/early twentieth century communities--"fire"--was to drastically alter this architectural syndrome. In August of 1911, bustling Pacific Street was completely leveled between the old Granstetter Hall building and the brick I.O.O.F. Hall. The traditional economic heart of Roseville deteriorated rapidly from this point on. What little new construction, however, was of brick, constructed largely after 1916. These brick buildings, along with the seemingly indestructible Odd Fellows Building, still stand empty and desolate along once busy Pacific Street.

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Nearby Lincoln Street suffered an equally destructive fate, first in February of 1924 when the east side of Lincoln, north of the concrete Bart Hotel (erected 1910) went up in flames; then in November of the same year by a conflagration which originated in the J.H. Herring wooden block of buildings (1910) on the west side of Lincoln Street, north of the alley, and extending to the brick Cassie Hill building (1907). Earlier (February, 1916), fire had gutted the historic J.D. Pratt (1870) and adjacent store buildings (1906) between Pacific Street and the alley, leaving the entire western side of the block between Pacific and a short distance south of Church Street in ruins.

Today, most of the buildings in Roseville's designated historic zone, with the exception of the old I.O.O.F. building (1878) on Pacific Street; the three buildings on Main Street between its intersection with Church and Lincoln Streets and the Roseville High School district administrative offices, all of which were completed c. 1908; and the Roseville Printing Company building (1915) on Church Street date from the period following the previously mentioned fires.



GOALS/OBJECTIVES

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The following are the goals/objectives to be achieved by the revitalization of Old Town Roseville and are the end to which the technical aspects of this plan are aimed.

1. To capitalize on the area's unique and historic character. Old Town Roseville is unique in its size scale and architectural integrity. It has the potential of becoming an historic attraction, while at the same time being a vital functioning part of the Roseville commercial community. The turn-of-the-century building facades contrast with the intimate, irregular back alleys. The notable buildings should be preserved and restored to display their original character. The alleyways and the irregular spaces between and behind buildings should become pedestrian areas. The streetscape should be enhanced to have more of a pedestrian orientation.
2. To contribute diverse in-town commercial activities. This area can become the setting for the sale of a variety of personalized goods and services in contrast with the strip commercialism and the contemporary shopping malls. Its revitalization is important in that this area is the City's best link with its past and can add a unique dimension to Roseville. As this area becomes revitalized, it can become a destination and can bring increased activity to the entire downtown.
3. To create an attractive pedestrian environment and to encourage a wide range of uses contributing to day and nighttime activity. The small, intimate scale of both the area and its buildings is conducive to a pleasant pedestrian environment. Uses should be encouraged which capitalize on and contribute to this pedestrian environment, such as restaurants, antique shops, galleries, market and bazaar type food, and craft outlets.
4. To encourage current owners to participate in the revitalization. It is because of the pioneering of many of the area's current owners and tenants that the upgrading of Old Roseville is being discussed. Because upgrading can occur on a small scale, parcel-by-parcel basis, there is the opportunity for current property owners and tenants to realize the benefits of the area's physical and economic improvement.

RECOMMENDED PRESERVATION/REHABILITATION PLANNING POLICIES

P-31-4240

It is recommended that every effort be made to rehabilitate the historic area of Roseville, utilizing whatever sources of revenue are now and which may be available for this purpose. The historic downtown can be one of Roseville's major environmental resources.

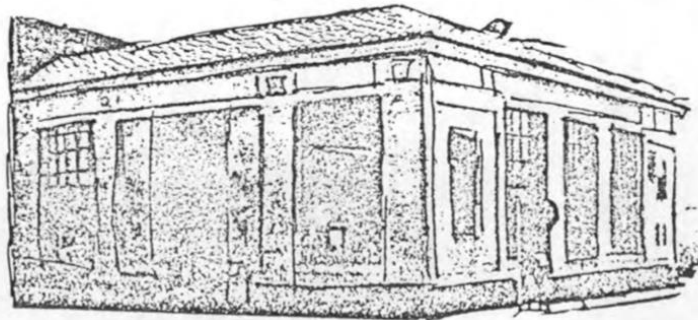
1. The architectural and historic resources of Roseville have been recognized locally and measures should be taken to preserve and protect them. Resources of architectural and historical value are scarce and the ethics of responsible resource conservation place the owners, the City, and its public officials in a position of stewardship.
2. It is not the intent of historic preservation/rehabilitation policies, plans, and programs in Roseville to return the town to a bygone era or to turn the town into a museum. The intent is not to create an artificial or forced atmosphere to invite historical fakery that can only caricature the past and mock the present. Nor is the intent to encourage a collection of undesirable and unnecessary exterior "themes" that will quickly become dated and reveal their transient nature. The intent is to preserve and protect the special character and identity of Old Roseville.
3. The architectural and historic resources of Roseville contribute to the overall environment and the quality of life. They are especially important because the collective effect is more valuable than the individual contribution. Because each significant building makes not only an individual impact but adds substantially to the overall town fabric or townscape, demolition or unsympathetic alteration of significant buildings should be discouraged.

A further intent is to avoid adverse impacts on the historic environment or to minimize the effect of inevitable impacts by preventing insensitive, incompatible, incongruous, or detrimental change. The intent is to encourage sensitive, successful rehabilitation, restoration, and adaptive use of buildings to serve contemporary needs and to encourage sympathetic yet modern design in new development to perpetuate the architectural integrity.
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P-31-4240

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7. A thorough inventory of architectural and historic resources and an historic preservation plan are an important and needed part of the comprehensive planning process for Roseville and a comprehensive historic preservation ordinance should be adopted.
8. An amendment to the existing City Site Review Ordinance should be adopted to provide for the review of any plan that affects the exterior appearance of any structure in the historic area.



PRELIMINARY ARCHITECTURAL/HISTORICAL BUILDING SURVEY

P-31-4240

An important part of this planning effort was a survey of all of the buildings and sites within the Old Town Planned Area No. 1. The purpose was to identify the use of each parcel, each building, a preliminary evaluation of the condition and age of the buildings and any historical information associated with the particular buildings and sites.

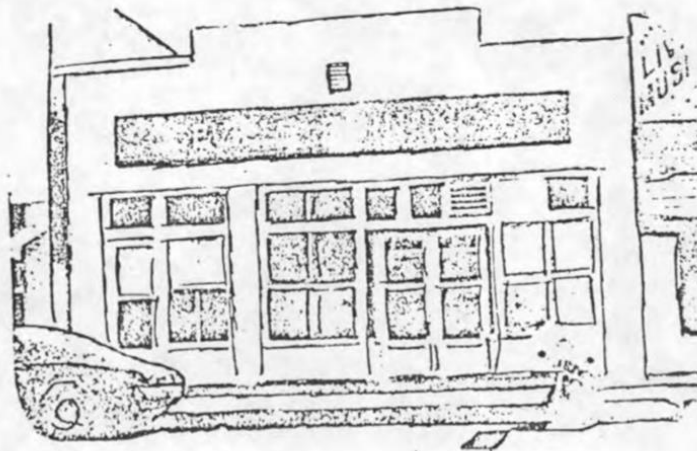
This preliminary survey work was completed by members of the working committee of the Old Town Roseville Redevelopment Association.

From the survey forms, the photo file established by O.T.R.R.A. and after a visual assessment, each of the buildings were classified into one of the following categories:

1. Major - a building that either by its existing appearance and/or its being the location of an historical commercial enterprise, ownership, etc., relates significantly to the Old Town Roseville historic era, 1900-1925.
2. Supportive - a building that by its appearance and/or its history cannot be classified as a "Major" building, but the buildings do present a good framework for the "Major" buildings, helps to support the time, place and scale of the "Major" building.
3. Non-Contributor - a building that is unrelated in appearance, condition, scale, etc., to the time period of the early heritage of the commercial area of Old Town Roseville.

The tabulation of each classification is as follows:

- | | |
|---------------------|--------------|
| 1. Major | 13 buildings |
| 2. Supportive | 17 buildings |
| 3. Non-Contributors | 8 buildings |



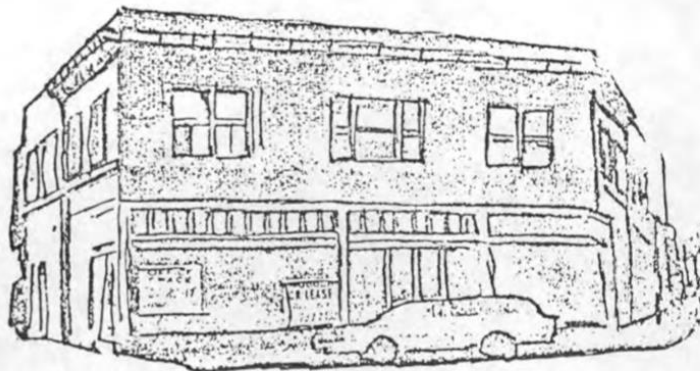
PRESERVATION/REHABILITATION GUIDELINES

P-31-4240

Rehabilitation and restoration guidelines can provide a basis for decisions of both the City and property owners who want to improve the appearance of their properties. For the City, guidelines help in administering the provisions of an historic district or landmarks ordinance. If the ordinance provides for examination of an owner's plan, to change the exterior appearance of a property, guidelines help to assure that City decisions are not made on the basis of personal preference. Guidelines assist in preventing arbitrary determinations that might be contested in court, help to insure that all applications for approval of exterior alterations are treated uniformly and fairly, and promote consistency in future decisions.

For the property owner, guidelines aid in making decisions when the owner invests in altering the appearance of a property. Alternatives that would obscure or destroy significant architectural features can more easily be avoided, as can indulgence in fads that would not be good investments over the long term. Sensible choices, made with the help of good guidelines, can prolong the life of the property and the investment. Sensitive work that respects the existing architectural components may well enhance the market value of a significant property. Such work, whether simple maintenance or elaborate restoration, is likely to contribute to the character of the neighborhood or setting of the property, not detract from it.

In evaluating the design qualities of the Old Town Roseville Historic District, the working committee examined the types of materials and the design configurations of existing architectural components and the nature of remodelings through the years. The team also examined photographic evidence of the architectural history. The data collected by the team formed the basis of the design and maintenance guidelines that follow.



GENERAL

P-31-4240

1. Every reasonable effort shall be made to use a structure for its originally intended purpose or to provide a compatible use which will require minimum alteration to the structure and its environment.
2. Rehabilitation work shall not destroy the distinguishing qualities or character of the structure and its environment. The removal or alteration of any historic material or architectural features should be held to a minimum.
3. Deteriorated architectural features shall be repaired rather than replaced wherever possible. In the event replacement is necessary, the new material should match the material being replaced in the composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of original features, substantiated by physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings.
4. Distinctive, stylistic features or examples of skilled craftsmanship, which characterize historic structures and often predate the mass production of building materials shall be treated with sensitivity.
5. Changes which may have taken place in the course of time are evidence of the history and development of the structure and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
6. All structures shall be recognized as products of their own time. Alterations to create an earlier appearance shall be discouraged.
7. Contemporary design for additions to existing structures or landscaping shall not be discouraged if such design is compatible with the size, scale, color, material, and character of the neighborhood, structures, or its environment.
8. Wherever possible, new additions or alterations to structures shall be done in such a manner that if they were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

A. Storefronts

1. Where original, old storefronts remain, their appearance should not be altered. Such storefronts should be repaired and preserved. Where storefronts have been altered, they should be restored if possible. The original design should be determined by examining photographs from the period which are on file with the City Planning Office provided by the Old Town Roseville Redevelopment Association and by investigating any original architectural

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fabric that remains beneath the changes. As much original material and detail should be retained in the restoration as possible. Wood or stone steps, stone sills, and other elements that contribute to the character of storefronts' entries should be preserved.

2. Where most of the existing architectural design dates from an interim remodeling and where this remodeling adds to the historical character of the historic district, restoration must conform to the period of this remodeling and not to the original design.
3. Where the original design cannot be determined or where financial considerations preclude full-scale restoration of a storefront that has already been altered, a design that is not a pure restoration but that is in keeping with the design of the rest of the building may be appropriate. A contemporary storefront with simple lines sympathetic to the rest of the building design is also acceptable. The general proportions, materials, colors, rhythm of solids to voids, repetition of design elements, and direction expression (the effect of verticality or horizontality) common to the street should be followed in designing new storefronts. Use of materials not in existence when a storefront was built should be discouraged in its "restoration."
4. The architectural integrity of the buildings in the historic district should be preserved. Accessories, such as light fixtures, that imitate the designs of these eras should be prohibited. Designs appropriate to the years during which the buildings in the historic district were constructed should be encouraged.
5. Canvas awnings are traditional to the historic district and are an acceptable element of storefronts. The size and scale of awnings should be appropriate to the building to which they are attached, based on photographic and documentary evidence. Color choice should be made with discretion. Metal awnings, glass awnings, and glass canopies are not in keeping with the prevailing character of the historic district and should be prohibited. To avoid obscuring building elements on the upper stories, canopies and awnings should not be permitted above the ground floor unless there are photographs or other documentation showing that they existed there at one time.

B. Windows and Doors

1. Where they still exist, the original sills, lintels, frames, sash, muntins, and glass of windows and transoms should be preserved. The original doorway elements, including sills, lintels, frames, and the doors, should also be retained. When they must be replaced, the replacements should duplicate the originals in design and materials.

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2. Glass in windows, doors, and transoms should be clear except where documentary evidence indicate the original use of colored glass. Plastic materials should not be used in place of glass. The existing small-paned transoms could be insulated from the inside if heat loss is a problem. Because the transoms are opaque, their exterior appearance will not be altered by interior insulation measures. The transoms should not be obscured on the exterior.
3. The original proportions of wall openings should be retained. Blocking of existing openings to accommodate standard sash and glass sizes, to hide ceilings lowered beneath the tops of existing windows, or for any other reasons should be discouraged.
4. Decorative wood or metal lintels, brackets, and any other window or doorway trim should be preserved and should be restored where possible.
5. Fire shutters were traditional to the historic district and evidence indicates that they dated from the early 1850's. Where old newspapers and photographs of other evidence indicate the original presence of fire shutters, they might be reinstalled. Since the cost of using the original material is prohibitive, other materials such as wood or aluminum would be acceptable as long as they were executed in the design indicated by the historical evidence. Aluminum shutters of standard design should not be considered acceptable.
6. Windows with small panes are not appropriate to buildings constructed in the late nineteenth and early twentieth centuries. In restoration, the original number of panes in glassed areas should be used.
7. Where aluminum sash and screens are in use, they should match frames and sash of windows, for example, in a white, bronze, or black finish. The natural color of the metal should not remain. These guidelines also apply to aluminum storm and screen doors.

C. Cornices

1. Cornices should be restored to their original appearance using original materials where possible and duplications of the original where necessary. Original materials were wood or metal.
2. In some instances, duplication of the original cornice using contemporary materials may be necessary, although the use of materials in existence when the original was constructed is the preferred treatment.
3. Where restoration with original material is not feasible, surviving cornice elements should be retained and repaired. An alternative to full-scale restoration may be construction of a new cornice of contemporary but sympathetic design in the same design relation to the rest of the building as the original cornice.

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4. Wood and metal cornices should be painted in the same color as that originally used whenever possible. If original colors cannot be determined, lead white, sandstone, or buff are the preferred colors.
5. Where possible, brick corbels should be restored and treated in the same manner as brick wall surfaces.
6. Gutters, downspouts, and flashing should be inconspicuous.

D. Roofs

1. Roofs retaining their original shapes should be maintained. In some cases where roof shapes have been altered, restoration to original appearance may be possible.
2. Contemporary roofing materials are acceptable. Where roofs are visible, roofing materials should be dark and asbestos shingles should be discouraged. Flashing should be unobtrusive.
3. Pseudo-mansard roofs applied to storefronts are incongruous with the historical character and should not be permitted.
4. Mechanical equipment located on roof tops will be screened from view by a wooden lattice or fence-like covering.

E. Brick

1. Brick is the dominant building material in the historic district. Brick should be treated and maintained in a manner that will preserve it and should not be treated in a manner that will deface it or accelerate deterioration. It should not be covered by synthetic brick or stone, by asbestos or wood shingles, by wood or aluminum siding, or by synthetic materials of any other kind.
2. Sandblasting accelerates the deterioration of brick and should not be used. Sandblasting is an abrasive cleaning process that removes not only dirt and paint but also the exterior glaze of the brick. Because the exterior glaze no longer protects the brick from the weather, the brick erodes. Sandblasting also produces a porous and pitted surface that absorbs water from rain.
3. Brick may be cleaned by applying mild chemical solvents, by scrubbing with nonferrous wire brushes, or by spraying with water under high pressure. Steam cleaning may also be acceptable, although humidity will penetrate the buildings.
4. Brick that has already been sandblasted should be treated with clear silicone every two or four years to repel water. However, treatment with silicone is not the equivalent of retaining the original glaze. If water penetrates the brick through the mortar joints, the waterproof surface may trap salts and moisture between the surface of the brick and the silicone, causing efflorescence and eventual spalling (surface disintegration) of the brick. If the moisture freezes, consequent expansion and contraction may also cause spalling.

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5. When repointing is necessary to replace deteriorated mortar or to stop water damage, loose mortar should be raked out to a depth of approximately one-half inch to one inch in both vertical and horizontal joints and the brick washed to remove small particles that remain. Joints should not be sawed because sawing cuts into the brick and chips edges and corners. Use of a hammer and chisel is the preferred way to remove mortar.
6. The new mortar that is used should be mixed to approximate the proportions of lime and sand and other materials used in the old mortar. Approximately the same proportions is necessary not only to match the color and texture of the old mortar, but also to match its chemical composition. If the color of the mortar and the width of the joints are not matched, the new work will obviously differ from the old and the visual unity of the wall will be impaired.
7. When deteriorating brick must be replaced, replacements should match the old brick in color, texture, size, and coursing technique. Mortar should not only be applied to the edges of a replacement brick, but also to the surfaces that make contact with other bricks. A replacement brick should be placed flush with the rest of the facade. Mortar should be pointed to match existing joints. Replacement brick should be laid in the same bond as the original.
8. Repainting is preferred to cleaning brick that has previously been painted. Painting brick that has not previously been painted is an appropriate way to unify a facade for which the original brick color, size, texture, coursing technique, and mortar appearance cannot be matched in repair work and in which this inconsistency is visually disruptive. The color of paint to be applied to brick surfaces should match as closely as possible the natural color of the brick.
9. Many of the buildings have been stuccoed. Stucco is very difficult to remove from brick, especially soft brick, and therefore its removal is not recommended. Although stucco may be removed laboriously by use of a hammer and chisel, the chisel marks often mar the brick. If wire mesh was attached to the brick to hold the stucco, the mesh may be pulled from the surface of the brick to remove the stucco. Excessive scars from attaching the mesh to the brick may or may not necessitate cosmetic work--a thin coat of stucco directly over the brick.

The recommended treatment of stuccoed brick is smoothing the surface with a skim coat of stucco, perhaps scoring it to resemble the original brick texture, and painting it a brick color. Mortar joints may also be suggested by scoring in a color approximating the original color of the mortar. Simply smoothing the surface of the stucco and painting it in an appropriate color is also acceptable.

F. Color

1. Color choice for building exteriors may express individual taste but should always contribute to the historical character of the historic

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district and should be based on historical precedent. Exterior colors should harmonize with other colors on the same building and on the streetscape. Exterior colors should complement the colors of neighboring buildings and should not produce an effect of visual competition or discord. Exterior colors should be selected to be mutually supportive and beneficial to the overall historic character of the streetscape.

2. Where wood or metal surfaces of windows, doors, porches, and details other than cornices are to be painted, a range of color choices is available. During the late nineteenth century, muted colors and earth tones were favored. They included gray, dark brown, dark green, blue gray, beige, brick red, and terra cotta. The lead content of paint at that time precluded the production of pure white paint, but lead white, a slightly grayish white, was frequently used for major surface areas and for details. Lead white is an appropriate choice for window sash and frames and for other details. In some instances, black or dark gray may be appropriate for the fixed window or door frame. If the original color of a cornice cannot be determined, lead white, buff, or "sandstone" color are preferred choices.
3. Where brick has been painted, repainting in a color that approximates that of the natural brick is appropriate; mortar joints might also be suggested in a color approximating the natural color of the mortar (not a pure white). Depending on the paint history of the building, lead white paint may be an acceptable alternative for the facade. Where brick was unpainted and remains unpainted, use of paint on the exterior is discouraged, since unpainted brick is a strong design tradition in the historic district.
4. Paint colors that were not produced or used during the late nineteenth century should be discouraged. Bright, new colors are to be avoided, even when used sparingly. Pastels were not favored in the late nineteenth century other than in tropical climates; their use would be incongruous with the historic setting and should be discouraged. High gloss paints should also be discouraged because they were not available in the late nineteenth century and they tend to highlight the imperfections of the material they cover.
5. One or two colors may be used in addition to white, black, and gray. Minimizing the number of colors will maximize their effect.

G. Signs

1. Sign guidelines are required to encourage graphic design that attracts business and contributes to the quality of the historic commercial environment. Signs have a legitimate function and place: they provide necessary information and directions. Smaller, well-designed signs attract the eye but large, garish, obtrusive signs visually pollute. Well-designed signs complement each other and attract attention to the buildings they advertise; badly designed signs compete with each other and visually confuse. Each

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business should be limited to one primary sign, except those businesses on corners which may have a sign on each street. Each business may also appropriately establish one sign directly lettered on window glass or glass in doors.

2. Signs in the historic district should be pedestrian-oriented in size and shape. Graphics should be simple and bold. Signs should be flush with the wall since these usually complement architectural elements more effectively than projecting signs. Signs that project less than three feet from the building, clear the sidewalk by at least eight feet, and are hung at least six inches from the vertical face of the wall also can be acceptable. Symbolic, three-dimensional signs (such as a barber pole or a pawn shop symbol) are encouraged. Paper signs attached to the interiors or exteriors of store windows should be discouraged except where temporary presentation for public notice requires such treatment.
3. The height of new signs should not extend above the window sills of the second floor. Signs on one-story buildings should not project above the cornice line.
4. Signs that display the symbol, slogan, or trademark of national brands of soft drinks or other products that do not form the bulk of the business transacted on the premises should be prohibited.
5. Graphics may be painted directly on the building surface when the wall surface already has been painted and is presently painted in a uniform manner.
6. Wood is the preferred material for signs, however exposed neon tubing is also an acceptable sign material. On wood signs, lettering may be routed, applied, or painted. Lettering used during the period in which a building was built is appropriate to its signage. Simple, modern lettering is also appropriate. Lettering in black or gold may also be applied to glass.
7. Color choices for lettering should be made with discretion and should reflect the color guidelines. Gold is also an acceptable color for lettering. The number of colors used on a sign should be minimal to maximize its effect.
8. Free standing signs are prohibited.
9. When lighting is necessary, it should be subdued and indirect. Back lighting of signs and moving and flashing signs should be prohibited.

H. Sign Submittal Requirements

1. Elevations of buildings showing major dimensions of exterior walls on which signs are to be placed, placement of each proposed sign on the building face, and proportions of proposed signs with respect to building proportions of the elevation on which the sign is to be placed.

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2. Scale drawings of each proposed sign showing sign dimensions, size and type of lettering, proposed means of illumination, samples of materials and colors.
3. A photograph of the existing elevations on which signs are to be placed.



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CRITERIA FOR NEW CONSTRUCTION

Basic design criteria should be established for new construction. The criteria proposed here are based on a combination of existing and historical design elements common to the historic district and identify sets of relationships and materials common to commercial buildings. The objective is not to mimic historic structures but to assure that new design, while contemporary, will be compatible with the existing character of Old Town Roseville.

The criteria must have flexibility. In any new construction, the immediate frame of reference will be buildings adjacent to the lot being developed. The new design should relate primarily to the historical design elements found on adjacent buildings and should secondarily consider the effect of the design on the total character of the streetscape.

1. It is the intent of these criteria for new construction to assist construction of contemporary architecture compatible with the traditional building forms. "Wild West" theme construction, typified by false front architecture embellished with gingerbread-style detail, board and-batten siding, and bright colors, is not appropriate for the Old Town Roseville Historic District and should not be considered an acceptable building motif.
2. New construction should maintain the continuity of existing rows of buildings or help to establish such continuity. Facades should be constructed at the property line(s) facing the street(s).
3. The front and side walls of new construction should be parallel to the property lines. Polygonal and circular shaped buildings should be prohibited.
4. New buildings should be constructed to within ten percent of the average height of existing, adjacent buildings. The maximum height of any new building should be 35 feet. The minimum height should be 20 feet. Sidewalk level, commercial spaces should have a minimum ceiling height of ten feet from the floor.
5. Brick is the preferred exterior material for new construction. The color and texture should be similar to that of brick historically used. Stuccoed surfaces may be permitted on a limited basis. The use of wood, synthetic, and metal siding should be prohibited.
6. A new facade should be rectangular in shape and its proportions (width in relation to height) should be consistent or compatible with the proportions of adjacent historic buildings. The principal directional expression of new facades may be horizontal or vertical. Facades of one-story buildings should be organized into three horizontal or vertical bands: storefront; solid wall space above storefront; and cornice with or without parapet. Two-story buildings should be organized into three or four horizontal bands: storefront; horizontal band (optional); second floor; and cornice (with or without parapet). These bands should align with those of adjacent buildings.

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7. Facades should be organized into three, four, or five bays. The directional expression of windows and doors should be vertical, though several vertical elements may be combined to form a horizontal opening.
8. New construction details should approximate the character of historic details found in the historic district. Reproduction of historic building details on new buildings is discouraged, except where the reconstruction of historic buildings may be appropriate.
9. New storefronts should approximate the character of those built in the past: the double doors of Gold Rush era buildings; the recessed entry with flanking showcases of the 1880-1940 period; and others that can be photographically documented. Storefronts with recessed entries should be divided into three bands: a transom band; a band of display windows; and a small spandrel or paneled band under display windows. Proportions of storefronts should be consistent with those of historical storefronts. Storefronts should be ten feet high, including the transom band. Metal storefront elements should not leave exposed the natural color of the metal.
10. Awnings or triangular sidewalk roofs attached above street-level storefronts should be encouraged. Mansard, free form, or geometric sidewalk roofs should be prohibited.
11. False fronts or parapet walls should conceal roofs from public view.
12. The scale of new construction should be harmonious with that of adjacent buildings. Materials, signs, and other elements of new construction should be consistent with the scale of similar elements found in adjacent historic buildings.
13. The plans for any new building contemplated to be constructed on a site that is not adjacent to existing major and/or supportive buildings will be reviewed with more flexibility regarding the above new construction criteria.

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PERMITTED USES

In Old Town Roseville no building or improvement or portion thereof shall be erected, constructed, converted, established, altered, or enlarged nor shall any premises be used except for one or more of the following purposes:

- I. Retailing of consumer convenience goods and dispensing of consumer services from the following establishments:
 - a. Antique shops
 - b. Art galleries
 - c. Bakeries
 - d. Barber shops
 - e. Beauty shops
 - f. Bicycle shops
 - g. Book stores
 - h. Boutiques
 - i. Camera shops
 - j. Clothing stores
 - k. Confectionaries (candy stores)
 - l. Decorator and home accessory shops
 - m. Delicatessens
 - n. Drug stores
 - o. Financial institutions
 - p. Florists
 - q. Food stores not exceeding 5,000 square feet
 - r. Gift and novelty shops
 - s. Hardware stores
 - t. Hobby shops
 - u. Ice cream parlors
 - v. Import and art objects stores
 - w. Jewelry stores
 - x. Locksmith shops
 - y. Leather goods stores
 - z. Luggage shops
 - aa. Music stores
 - bb. Pet shops
 - cc. Photographic studios
 - dd. Post offices
 - ee. Retail sale produce markets for the sale of fresh fruit, produce, flowers, plants, meat, poultry, and groceries
 - ff. Saloons
 - gg. Restaurants, excluding drive-in and drive-through but including outside service on private property
 - hh. Shoe stores
 - ii. Shoe repair shops
 - jj. Sporting goods stores
 - kk. Stationers and card shops
 - ll. Studios for art, dance, music

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- mm. Tobacco shops
- nn. Travel bureaus
- oo. Variety shops
- pp. Wedding shops.

II. The following uses shall be permitted only upon issuance of a special use permit:

- a. Business machines sales display and service
- b. Drafting and blueprint services
- c. Newspaper plants
- d. Lithography shops
- e. Radio and TV shops
- f. Hotels and motels
- g. Business and professional office uses. Such uses may include accountants, advertising agencies, architects, attorneys, contractors, doctors, engineers, financial institutions, insurance brokers, securities brokers, surveyors, and graphic artists.
- h. Addressing, secretarial, and telephone answering services
- i. Electronic data processing, tabulating, and record keeping
- j. Labor unions and trade associations
- k. Medical, dental, biological, and x-ray laboratories
- l. Private clubs, fraternal organizations, and lodges
- m. Dwelling units.
- n. Theaters (playhouses, dinner theaters, etc.)
- o. Craft-type uses consisting primarily of retail businesses in the front and wholesale uses in the back

III. Any other use which the Planning Commission may find to be similar in character to the uses, including accessory uses enumerated here and consistent with the purpose and intent of this district.

IV. Any existing manufacturing/industrial use will be considered by the City to be in conformance with the plan until such time as the terms of the existing temporary permits have expired. It is the intention of the City not to renew permits for manufacturing/industrial uses.

V. Non-Conforming Uses -- Any use existing at the time of the adoption of these guidelines (other than those operating under temporary special permits) although such use does not conform to the provisions hereof, may be continued indefinitely. However, if any non-conforming use is abandoned, or is discontinued for a period of six (6) months or more, subsequent use of said land shall be in conformity with the provisions of these guidelines.

PUBLIC IMPROVEMENTS

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A. Surface Materials

The texture of the ground is an essential visual element of the historic district streetscape, its importance increasing with the current trend toward more plazas and malls and wider sidewalks in downtown areas.

Traditionally, as part of an urban revitalization program, the attempt is to get away from using only endless yards of concrete and asphalt and to introduce a variety of textures, materials, and colors in an attempt to provide variety and an element of the C.B.D. that is functional, interesting, and pleasing to the eye.

The challenge in historical district revitalization is to provide a floor that is functional and pleasing to the eye, but one that does not clutter the visual appeal and compete with the buildings for attention.

With a theme centered around the turn of the century, concrete sidewalks and asphalt streets would be appropriate. The sidewalks are extremely narrow and could be expanded to include the use of planter strips. The details for a sidewalk widening program would require further study.

When it is desirable to restore a building to a particular moment in time and when that building has adjacent to it unique public improvements such as boardwalks, consideration should be given to their replacement.

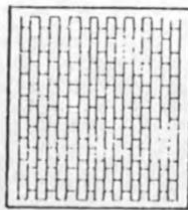
Surface materials should be integrated into the overall design concept for the area. The details of the surface materials should be coordinated with the choice of lighting equipment, street furniture, and public signs as well as the buildings themselves.

- B. The City has an unusual opportunity to enhance the street lighting. The present street lights are of a standardized modern design and detract from the historical character of the street. Eventually they should be replaced, but not by the standardized gaslight design promoted by the gas companies and now found in historic areas from coast to coast. The standardized design has become a cliché. Historic research utilizing the old photographs of early day Roseville and the type of fixtures used in other historic districts could provide information as to the type of lighting equipment utilized around the turn of the century, and reproducing any to replace the existing devices would enhance the visual character of the area. Of paramount importance, however, is the level of lighting. An unsafe level of lighting should not be permitted because of the desire to maintain historic ambience.
- C. Street furniture and other accessories are needed in the historic district to humanize the area by providing basic pedestrian amenities. Street furniture and other accessories also may be used to establish a tone or atmosphere for a neighborhood or district; the lack of them discourages pedestrian traffic. Wood benches with backrests are needed on the sidewalks, but not too close to

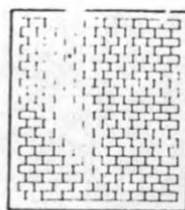
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traffic. Wood benches and other amenities should be integrated with the district by complementary design. Benches and good landscaping may be particularly attractive and functional components of redesigning the rear of buildings for pedestrian access and use.

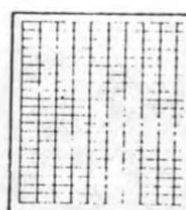
- D. Trash receptacles should be designed to relate in general style to other street accessories and should be placed at staged intervals near other elements of street furniture. Medium-sized wood barrels or replicas of old shipping crates could be used as trash receptacles. They should not be decorated except for the addition of a small sign.
- E. Parking lots and exterior waste receptacles in public view (other than pedestrian-oriented trash receptacles) should be screened by a continuous board fence (not picket).
- F. Signs and graphics for which the City is responsible (such as parking signs and graphics on trash receptacles) should have a single lettering style traditional to the historic district and a limited and consistent number of colors.
- G. Overhead wiring is part of tradition as well as necessity. Since the late nineteenth century, overhead wiring has been very much a part of the atmosphere in the historic district. Underground wiring is not essential for historical authenticity, although it may be desirable for more general urban design reasons.
- H. Attractively lettered street signs attached directly to the corners of buildings is one method of street identification. If street signs must be mounted on standards, plain, traditional lettering in black on a white background is preferred to any more elaborate design not traditional to the area that might be used in other parts of the nation. Wrought-iron designs are inappropriate and should be avoided.
- I. Although not based on precedent, sidewalk ramps at the corners and drinking fountains would be functional additions. Ramps would facilitate access to the shops and would be an aid to the handicapped. Fountains could be reproduced from suitable drinking fountain designs of the late nineteenth century or could be of sensitive contemporary design.



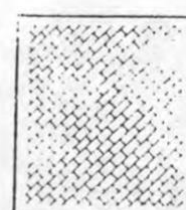
STRETCHER BOND
ALONG PATH



STRETCHER BOND
ACROSS PATH



STACK BOND



DIAGONAL (FLAT)

RECOMMENDED PLAN APPROVAL PROCESS

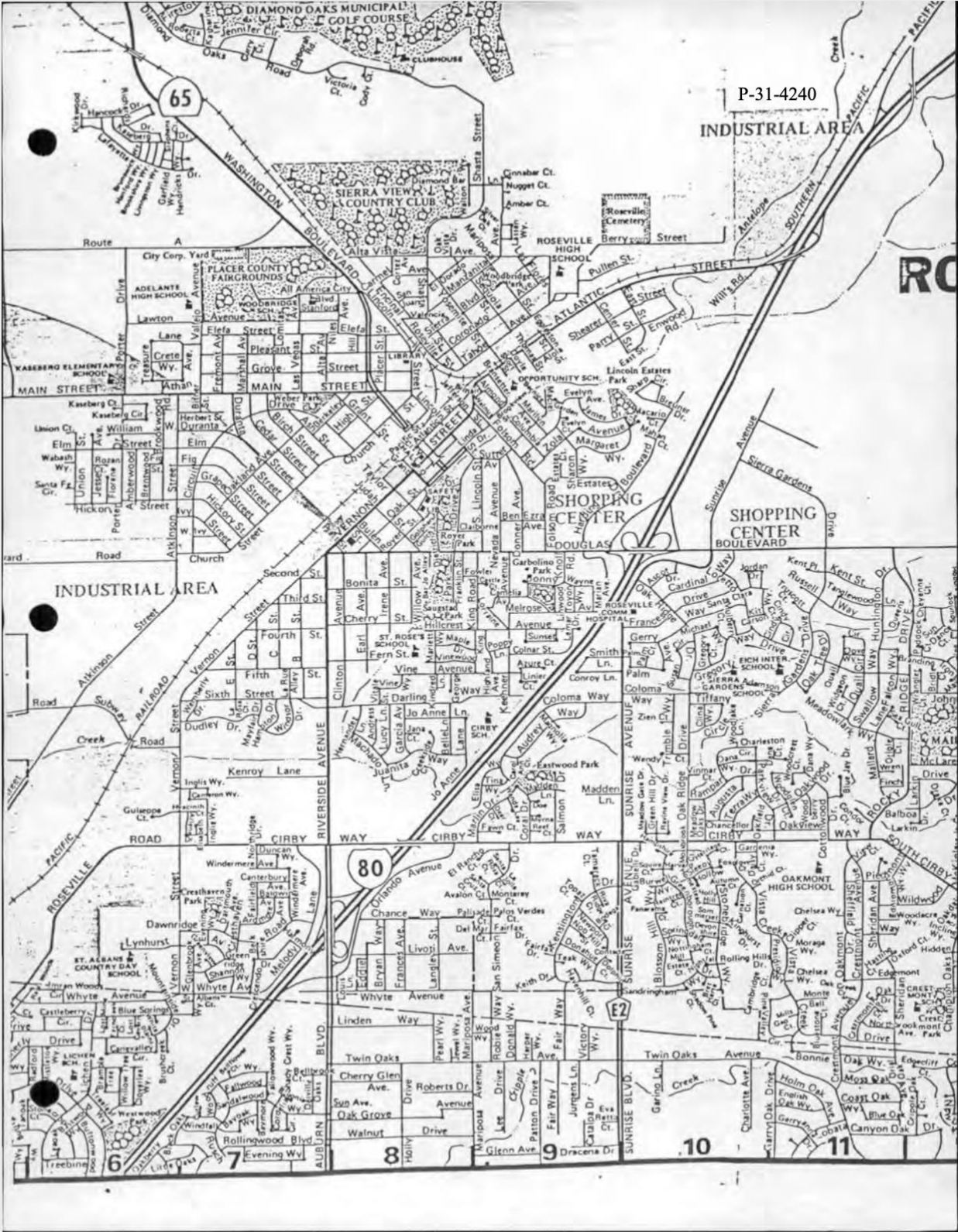
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All plans for changes to private property and the renovation, rehabilitation, and/or restoration of any existing building in the historic district shall be presented to and considered by the Project Review Commission. This review and consideration shall include written comments from the Old Town Roseville Redevelopment Association acting in an advisory capacity to the Project Review Commission and the City Planning Commission. All decisions of the Project Review Commission will be final with the exception of any existing or future appeal procedures pertaining to matters that come before the P.R.C.

All plans for public improvement by the City, utility companies, or any other entity involved in improvements to the publicly owned property and public rights of way will be brought before the P.R.C. for comment as the plans are compatible with the theme of the historic district development.

The Old town Merchants Association shall designate a representative of their association to co-ordinate these efforts between the property owners and the merchants.





PC Attachment 2

From: Alexa Roberts
To: Gold, Charity
Subject: Re: Timeline
Date: Tuesday, July 21, 2020 10:57:48 AM
Attachments: [image001.png](#)

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

That is really strange. Please include this petition statement and the number of signatures there are in the report:

<https://www.change.org/p/roseville-planning-committee-and-city-council-save-hotel-belvedere>

there are also many "reasons for signing" if you click into that at the bottom.



Petition · Save Hotel Belvedere · Change.org

After a video surfaced of George Floyd being murdered by Minneapolis police, 15-year-old Kellen started a petition demanding justice. It's now the biggest petition ever on Change.org and officers have been arrested and charged.

www.change.org

From: Gold, Charity <CGold@roseville.ca.us>
Sent: Tuesday, July 21, 2020 10:54 AM
To: Alexa Roberts <alexaroberts@hotmail.com>
Subject: RE: Timeline

I did not receive emails generated from the petition.

Charity Gold
Associate Planner
Development Services Dept.
o: (916) 774-5247
f: (916) 774-5129
[Working together to build a quality community.](#)
Civic Center | 311 Vernon Street | Roseville, CA | 95678



From: Alexa Roberts <alexaroberts@hotmail.com>
Sent: Tuesday, July 21, 2020 10:46 AM
To: Gold, Charity <CGold@roseville.ca.us>
Subject: Re: Timeline

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

I know that when people sign the petition, an email is sent along with that, urging the Planning Committee and City Council not to approve the plan. Are those not being counted? Because I want to ensure that those hundreds of emails are included in the public commentary report. Please confirm. They were being sent to you, and now to the planningdivision email.

From: Gold, Charity <CGold@roseville.ca.us>
Sent: Tuesday, July 21, 2020 10:32 AM
To: Alexa Roberts <alexaroberts@hotmail.com>
Cc: Levy, Jonathan <JLevy@roseville.ca.us>
Subject: RE: Timeline

Attached are the public comments that have been received thus far and the mailing list that was provided to the applicant. I hope that this request satisfies the request below. Feel free to contact me if any additional information is needed.

Charity Gold
Associate Planner
Development Services Dept.
o: (916) 774-5247
f: (916) 774-5129
[Working together to build a quality community.](#)
Civic Center | 311 Vernon Street | Roseville, CA | 95678

-----Original Message-----
From: Alexa Roberts <alexaroberts@hotmail.com>
Sent: Tuesday, July 14, 2020 11:25 AM
To: Gold, Charity <CGold@roseville.ca.us>
Subject: Re: Timeline

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

Perfect- thank you! :)

Sent from my iPhone

> On Jul 14, 2020, at 11:24 AM, Gold, Charity <CGold@roseville.ca.us> wrote:

>

> Yes. I don't currently have all the emails organized, but I can send them once I do.

>

> Charity Gold

> Associate Planner

> Development Services Dept.

> o: (916) 774-5247

> f: (916) 774-5129

> [Working together to build a quality community.](#)

>

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

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PC Attachment 2

[illegible]

PC Attachment 2

From: [Nightingale444](#)
To: [Gold, Charity](#)
Subject: Public Comment for 502 Lincoln St. plan
Date: Monday, July 27, 2020 11:29:13 PM

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

The huge multi-story complex going up at Washington and Lincoln St. is already an eyesore, ruining the whole original plan of creating a complex of shops with turn-of century vibe to complement the area. Instead what is being created is a derelict ghetto in the making, with possibly the idea of a money-maker for the owner and city, but unless it is for low-income housing, it is nothing but an increase to parking problems and traffic congestion going to and from the high school and Atlantic St.

Frankly, who would want to live there, but possibly homeless subsidized by the city??

Crowding out Nubbins Drive-in to the point of obscurity is highly unfair to a business that has been part of Old Roseville for many years.

Citizens of Roseville were hoping to see the Belvedere Hotel restored as a part of the history of Old Roseville. It had its charm in its day, and restored, could be turned into a nice cafe and hotel again. Turning it into an additional high-rise apartment complex is only going to further destroy the original vibe intent of Old Roseville. What are you thinking??? Increased parking and traffic problems, for sure!

Bonnie Mae Russell and Rodger Tellefson

PC Attachment 2

From: [Gold, Charity](#)
To: [Gold, Charity](#)
Subject: FW: Save the Belvedere Hotel
Date: Friday, August 7, 2020 10:24:59 AM

From: Teresa Seaman <teris2@att.net>
Sent: Thursday, August 6, 2020 3:36 PM
To: City Council Mail <CityCouncil@roseville.ca.us>
Subject: Save the Belvedere Hotel

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

Dear Roseville City Council,

I am requesting that you do not allow the Belvedere Hotel to be demolished and replace with condos. The Belvedere is a Historic Building in the City of Roseville's Historic District.

I know this as I am a homeowner in the Historic District. I own the property at 202 Grove St. at the corner of Grove and Placer Sts. I was condering making my home into a business at one time and met with the Roseville Building Dept and other Depts to see what would be required. I was told as my residence resides within the Roseville Historic District, I would be bound by certain Building permits and Guidelines. Currently my son is living at the residence.

I cannot imagine that others would not be held to the same Guidelines and standards. I know the Roseville Historic Society is working hard to save and restore this Historic Hotel and NOT tear it down for modern buildings.

I am a long time Roseville resident, a member of the Roseville City School District community, and want to preserve the history and buildings we have in Old Historic Roseville.

I know the building could be restored to its former glory, with possibly additional units built around it for affordable housing.

Please let me know you received this request. Thank you.

Teri Seaman
202 Grove St
Roseville Ca 95678
916-759-2126

August 13, 2020

Charity Gold
Project Planner Planning Commission, City of Roseville
311 Vernon Street
Roseville, CA 95678

Dear Ms. Gold,

I am the great-granddaughter of Ernest Carl Sawtell, Florence Schellhous, and great-niece of Melba Erven who were all beloved members of the Roseville community. My great-great-grandfather William Sawtell was the first mayor of Roseville and Martin A. Schellhous (great-great-great-grandfather) was one of the founding fathers of this town. My great-grandmother Florence was recognized by a member of Congress as someone whose dedication and contribution to the Roseville community were of great value.

I am writing to express my opposition to the decision to demolish the Hotel Belvedere located in historic downtown Roseville. The hotel provides a cultural sense of identity and integrity to the community that is already abundant with apartment complexes and shopping plazas. Part of the magic of a historic location within a city is the preservation of old buildings that have rich past filled with the stories of those who contributed to the early years of the town. There is something very special about being able to share as a community a piece of the past, like the Hotel Belvedere. A manner in which the hotel could have a positive impact on the community would be if it could be used as a cultural center for educational enrichment. The Hotel Belvedere is a cherished relic that adds to the pride and morality of the heart of old downtown Roseville. As a descendant of those who were distinguished members of Roseville's history, it would be an act of deep appreciation to preserve this building.

I ask that you reconsider this decision. The past is a link to the present. There are other ways to turn some old into something new without tearing down a diamond in the ruff.

Sincerely,

Danielle Silveira

Debbie Silveira
1861 Blacks Lane, Durham, CA 95938

August 13, 2020

Charity Gold
Planning Commission, City of Roseville
311 Vernon Street
Roseville, CA 95678

Dear Ms. Gold,

Thank you for the opportunity to comment on the Hotel Belvedere project. As a great granddaughter of the first mayor of Roseville, William Sawtell and founding father Martin Shellhous, I am writing to ask that the City of Roseville re-evaluate the Hotel Belvedere Project. Once this historic building is demolished, it will be lost forever.

Growing up in Roseville, I have watched it go from a small town surrounded by open fields and flanked by foothills and the Sierra Nevada mountains to an paved extension of Sacramento. Unlimited growth of this part of Placer County has been nothing but jaw dropping.

With the green light given to permit such growth and development, comes the responsibility and tax dollars to preserve the heritage of the city. Part of that heritage is to preserve the historic downtown and key landmark such as the Hotel Belvedere.

I have read that the plan is to demolish the hotel only to be replaced with condominiums. Do condominiums really belong in this historically themed area of "Old Roseville" at the expense of an historical building, which is over 100 years old?

Please consider postponing this project until after the pandemic for closer evaluation. There are so many different things that this historical hotel could be used for that would provide an enriching experience for Roseville residents. Consider getting a second opinion from a different consultant; one that specializes in historical preservation.

Thank you again for taking the time to listen to my concerns.

Sincerely,

Debbie Silveira

PC Attachment 2

From: [Jeanne Lindberg](#)
To: [Gold, Charity](#)
Subject: Fwd: Saving the Belvedere
Date: Wednesday, August 19, 2020 12:34:05 PM

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

Hi Charity,

This is a copy of what I sent you last week in advance of the important upcoming Commission meeting regarding the Belvedere property development.

I watched the Zoom meeting last evening. Though no fault of yours, I didn't think the Planning Commission came off as very responsive to the public concern about sparing the historic building from demolition. To me, all the quibbling about notification and protocol was beside the point. There is a very strong public perception that the City is not acting to preserve our history, and in fact doesn't care about it.. Examples such as the upcoming demolition of the old post office keep occurring. Time and again the City acts only from a financial perspective. Both old and new Roseville residents resent this.

The Belvedere developer's representative, Al Johnson, last night seemed almost ignorant of the public outcry. He rejected out of hand the possibility of renovating the old hotel for another purpose, such as the clubhouse idea I suggested in my previous email, as too expensive. I have been told that other companies interested in the property were willing to do that.

My question to you is: Will you make sure the developer sees the public response, such as the emails from me and from others, and will you, as a public servant, comment on them? Years ago my father, Frank Chilton, served on the Roseville Planning Commission. I appreciate how large your responsibility is. I will be watching your meeting on the 27th with great interest.

Thank you very much.

Jeanne Lindberg

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

From: **Jeanne Lindberg** <jeanneclindberg@gmail.com>
Date: Thu, Aug 13, 2020 at 5:08 PM
Subject: Saving the Belvedere
To: <cgold@roseville.ca.us>

I am writing to express my strong support of the growing movement to save the historic Belvedere Hotel from destruction. We only have a very few buildings left from the early days of Roseville. Each one is precious and cannot be replaced, but the Hotel Belvedere is an especially compelling representative of Old Roseville. First of all, its location in the small Old Town district is perfect. Old Town is developing into a charming gathering place for community members and tourists alike. The Belvedere is across from the Carnegie Museum which draws old timers as well as new residents and children to learn

about our history and collect information from the growing archives.

In Roseville we don't have magnificent old mansions built by historic tycoons as they do in Sacramento (where they really know how to preserve their historical treasures). Roseville was a railroad and farming town with local merchants supporting those industries. We have the Maidu Museum which pays tribute to our indigenous peoples. To represent the farming community, we have the historic Fiddymment ranch house which the Historical Society and the City of Roseville are partnering to restore. The Hotel Belvedere is the perfect representation of the railroad people who stayed there and frequented the establishments of Old Town.

I realize that the Belvedere belongs to the developer who has plans to raze it and build a condominium complex on the extended site. Of course we need more housing. But surely a compromise must exist that would prevent the absolute destruction of this precious piece of history.

How about renovating the Belvedere to serve as a clubhouse for the condo residents? The ground floor could be made available for owner gatherings and perhaps to rent out for small community events. Possibly the upstairs rooms could be used for the benefit of the residents. For example there could be an art studio, a library, a card room, etc. It would add value to condominium ownership and could be included in the HOA dues. A plaque on the front of the restored building could give a bit of history. And it would make the new complex fit in with Old Town.

I understand that the City of Roseville in recent decades has required developers to give back to the community, often in terms of schools or parks. Restoring the Belvedere, even for their own purposes, would be a very important and visual way of giving back. Unlike a park or a school, it would be giving back something that cannot be replaced.

There are A LOT of local residents who feel very strongly about this issue. Please do the right thing.

Sincerely,
Jeanne Chilton Lindberg
Fifth Generation Roseville Resident
Board Member, Roseville Historical Society

PC Attachment 2

From: [Shearer, Grace](#)
To: [Gold, Charity](#)
Subject: FW: Belvedere Hotel
Date: Thursday, August 20, 2020 2:10:15 PM

Hi Charity,
Please see below.

Thanks!
Grace

From: Susan Dickinson <sdickinson@frontlineed.com>
Sent: Thursday, August 20, 2020 11:56 AM
To: City Council Mail <CityCouncil@roseville.ca.us>; Planning External <PlanningDivision@roseville.ca.us>
Subject: Belvedere Hotel

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

Dear Roseville City Council, City Planning Commission and Others,

My name is Susan Gadberry-Dickinson and I am a member of the Roseville Moose Lodge. The property surrounding our Lodge (502 Lincoln St.) was recently sold and a proposed development called the Belvedere Town Homes has been submitted to the City of Roseville.

I am opposed to the plans submitted that include demolition of the 103-year-old Hotel Belvedere and believe that the structure has historical significance to our City and should be restored and re-purposed.

I am opposed to the plans submitted that include 18 town homes. I believe that these buildings do not match the feel of the historic district and 4-story buildings will be out of place in the area.

I am opposed to the plans submitted because I believe residential properties, next door to a commercial property may hinder long-standing community fund-raising activities held at the Roseville Moose Lodge.

I am opposed to the plans submitted because the amount of public parking in Historic Old Town is already overloaded and adding new residences will make this problem worse.

I am opposed to the plans submitted because the intersection that will be used for access to the proposed project (at the Crooked Bridge) is already dangerous for vehicles and pedestrians and adding additional traffic will make this problem worse.

The Roseville Moose Lodge, at its core, is a community center used to raise funds to support various causes. We are a commercial business and hold our largest fund-raisers at night, usually dinners with live music. Our goal is to find a way to restore and re-purpose the Belvedere and develop the property in a manner that enhances the historic charm of our City without affecting our mission to support children, seniors and other non-profits in our community.

Sincerely,

PC Attachment 2

Susan Gadberry-Dickinson

This email may contain information that is confidential or attorney-client privileged and may constitute inside information. The contents of this email are intended only for the recipient(s) listed above. If you are not the intended recipient, you are directed not to read, disclose, distribute or otherwise use this transmission. If you have received this email in error, please notify the sender immediately and delete the transmission. Delivery of this message is not intended to waive any applicable privileges.

PC Attachment 3

From: [Mark Beaber](#)
To: [Gold, Charity](#)
Subject: Hotel Belvedere
Date: Thursday, June 25, 2020 2:08:52 PM

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

I understand there is a petition going around to “save” the Belvedere. I’m sure many folks signing it don’t understand what “saving” it really means. If this building were to be “saved”, what would be done with it? Who is going to be financially responsible for updating it? I’m sure any plan to “save” this building does not take into account for that glaring fact. Issues like asbestos, lead paint, and who knows what else would need to be done to “save” it, would cost a fortune. Then what?

I say let’s move forward into the future. If the new owners want to tear it down, that should be good with the city. More revenue for the city. More income for the neighborhood businesses with folks living so close.

I keep seeing these comments about how people remember this place from when they were growing up. I’m fairly confident almost no one has actually been inside this place. So what memories do they really have? Walking past it? That’s a memory. And that is the thing people want to save - memories. The only memory most folks have nowadays of the Belvedere is an old, haggard looking building. Having nice homes for new residents (or old ones) would make so many more memories for those families lucky enough to call Old Town Roseville home.

Thank you for your time.

PC Attachment 3

From: [Shearer, Grace](#)
To: [Gold, Charity](#)
Subject: FW: Belvedere Hotel Roseville - Do NOT save it
Date: Friday, July 31, 2020 7:43:12 AM

Good morning!
Please see message below.

Thanks,
Grace

From: Kyle <KyleAvery@protonmail.com>
Sent: Friday, July 31, 2020 7:41 AM
To: Planning External <PlanningDivision@roseville.ca.us>
Subject: Belvedere Hotel Roseville - Do NOT save it

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

Hi Planning Division,

I hope this email finds you well!

To jump right into it... I have seen that some local *renters* who live at 423 Lincoln St, Roseville have continued to lobby and protest on Lincoln street on the weekends to "save the Belvedere" Hotel in Historic Roseville.

Since they have created signs and encouraged local citizens to email the planning division to protest its purchase and redevelopment, I thought I would email you with my thoughts as well...

As a Roseville citizen for over 30 years and who owns multiple addresses in Original Roseville... I **cannot** sit quietly while these young idealist renters try to undermine the development of our city.

Many home owners in the area have been **so happy** with how Roseville had spent so much time and effort to restore Historic Roseville and surrounding downtown areas!! It has been a dream come true! In that same spirit, if someone bought the Belvedere and wanted to rebuild it, I am all for it. However, someone bought it with a different dream in mind!!

I am firmly **for free market purchase and redevelopment on any property within the law.** That includes buying and leveling the old hotel to make way for a high rise or any other amenity to continue to refine and grow our city.

The fact is... these young adults lived across the street **while** the Belvedere and surrounding lands were for sale at the time of purchase on 6/12/19. They **said and did nothing** when it was available to them for purchase. Only after it sold... and now that someone else has taken the personal risk to re-appropriate the land to build their dream... do they want to lobby for it, **that is NOT right.**

PC Attachment 3

If they wanted to restore it or save it they should have bought it when it was available to everyone, not to try to lobby locals to persuade the planning commission to block the rightful and lawful owner from exercising his rights and freedom.

I appreciate you keeping my name private and out of the public on this and am open to more discussions on how local home owners feel.

Best wishes,

Kyle Avery

Sent with [ProtonMail](#) Secure Email.

From: v.ellerbaxter@mycci.net
To: [Gold, Charity](#)
Cc: [val eller baxter](#)
Subject: Hotel Bevedere-NO: Building new condos -YES
Date: Saturday, August 15, 2020 11:51:37 AM

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

TO: Roseville Planning Commission, City of Roseville.

The developer should be given the green light on this project demolishing the old HOTEL BELVEDERE and (2 trees, adjacent derelict building, weeds, etc.) building new residences for ROSEVILLE.

I love saving Historic Buildings, however Hotel Belvedere is not an Historic Site, it is an old flophouse. We still have some comparable rooms in Old Town today, and they won't be worth saving either. As a very active member of the Native Daughters of the Golden West, I participate in honoring Old Sites - Land Marks, Monuments and Buildings. The Hotel Bevedere meets none of those requirements.

We lived in nearby Citrus Heights/Fair Oaks during the 1950-1960's. We moved to other parts of the state for work, returning to this area in 2010 and choosing Roseville. The town is wonderful. We live across from Old Town (over the Crooked Bridge). Walking to Old Town is a twice regular event, for exercising (daily) eating, drinking and appreciating the Historic Buildings. Near the former Hotel Belvedere lies a real treasure, missed by most, the Carnegie Library, I take visitors there as my personal pride in showing off "Our" Carnegie Library.

The contractor should be congratulated, not vilified, for bring 18 living spaces for new/existing residents, this is prime property.

The flyer I am reading slyly misrepresents the total units, 18 4-story condos to be built on the lot = 72!!!! Shame on you.

Reading the Public Hearing Notice, published in the Roseville Tribune August 14th there would be "18 Dwelling Units built on 18 residential lots and one common lot". These is a huge building space. Personal experience has proven the City Planning Department does an excellent job of requiring all rules are followed for building and parking in our city.

Robert and Valerie Eller Baxter

v.ellerbaxter@mycci.net

916.865.7529

PC Attachment 3

From: [W Harvey](#)
To: [Gold, Charity](#)
Subject: Belvedere
Date: Saturday, August 15, 2020 10:02:39 AM

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

Hi Charity,

Your name was passed out to a lot of us here at the Moose Lodge as the one to contact regarding proposed development on Lincoln. I don't care what happens to the building. The purpose of this note is to let you know that not all of us agree or disagree on the project. The leaders do not have a blanket "yes" or "no" to speak for all members. Not all of us are for Trump, not all of us are for Biden. Same is true for this situation.

Thank you.

W.

PC Attachment 3

From: [Sonam Lexa](#)
To: [Gold. Charity](#)
Subject: The Belvedere Hotel project
Date: Saturday, August 15, 2020 9:45:07 PM

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

Hello,

My name is Sonam Kaur and I am a resident of Roseville. I love going to the historical side of Roseville and even enjoy taking my daughter for strolls. I grew up not too far from here and over time have seen the decay of the area. More specifically the Belvedere area - what use to be a great block is now an eyesore that has attracted negative attention by squatters. I fear walking down that street now - as the condition it is in. I heard about the renovation project and am very excited about it. In addition to the renovation of the abandoned hotel, a new community would give people who grew up here, a chance to own part of historic Roseville. I am very thrilled and hope the project is approved by the city.

Best,
Sonam Kaur

PC Attachment 3

From: [John Owston](#)
To: [Gold, Charity](#)
Subject: Hotel Belvedere - TEAR IT DOWN!
Date: Friday, August 14, 2020 3:58:34 PM

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

City Staff,

This building is a pile of junk!!!

I did not even know this was a hotel. It is a dump. Lately a few people have been damn near bullying others to act on their behalf and that is why I'm sending this e-mail. I never cared much about whether or not something gets torn down but I'm sick of these few pressuring me and others to push their agenda. this place is junk, trash in front all the time, my family and i ride bikes by it many nights a week and often see homeless people there. Once we even saw something a homeless person was doing that was too gross for me to even write it down here. tear this junky place down.

-John

PC Attachment 3

From: [Paras Singh](#)
To: [Gold, Charity](#)
Subject: Belvedere Project
Date: Tuesday, August 18, 2020 2:02:11 PM

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

Hello Charity,

I am a Roseville resident and frequent the downtown Roseville area. I have heard about the project to develop new homes where the Belvedere building stands today.

I am majorly in favor for this project as it brings new homes and cleans up our downtown area making it more desirable for people to visit.

As of now every time I drive by the Belvedere all I see is trash and homeless sleeping on the porch. Even though it is an historic building but it has become an eye soar for Roseville residents and visitors. It does not put Downtown Roseville in the good light by any means.

I sure hope the home project gets a go as I think it will help all the business owners around and give that are a much needed facelift.

Paras Singh

916-803-6478

Sent from my iPhone

PC Attachment 3

From: [Paras Singh](#)
To: [Gold, Charity](#)
Subject: Belvedere Project
Date: Tuesday, August 18, 2020 2:02:11 PM

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

Hello Charity,

I am a Roseville resident and frequent the downtown Roseville area. I have heard about the project to develop new homes where the Belvedere building stands today.

I am majorly in favor for this project as it brings new homes and cleans up our downtown area making it more desirable for people to visit.

As of now every time I drive by the Belvedere all I see is trash and homeless sleeping on the porch. Even though it is an historic building but it has become an eye soar for Roseville residents and visitors. It does not put Downtown Roseville in the good light by any means.

I sure hope the home project gets a go as I think it will help all the business owners around and give that are a much needed facelift.

Paras Singh

916-803-6478

Sent from my iPhone

PC Attachment 3

From: [Bobbi Versteeg](#)
To: [Gold, Charity](#)
Subject: Belvedere
Date: Tuesday, August 18, 2020 7:23:52 PM

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

Hi,

I live in Roseville, off Foothills and Pleasant Grove. I frequent downtown Roseville and support the project removing the Belvedere. It's an unsightly neglected property and other than being old, doesn't have a lot of historic uniqueness. The area needs living spaces like the project, with inclusive parking.

Bobbi Tilton
916-832-1921

Get [Outlook for Android](#)

PC Attachment 3

From: [Casey Wilson](#)
To: [Gold, Charity](#)
Subject: Belvedere hotel project
Date: Tuesday, August 18, 2020 7:59:09 PM

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

To Whom it May Concern,

I would like to add my opinion to the Belvedere project on Lincoln Street. I have seen a lot of media recently about stopping the project. I am a business owner on Lincoln Street. I actually run past the Belvedere often. The only value I can see in the location is a over night sleeping location for the homeless. I understand the historical aspect of the building, but it is not a beautiful piece of architecture. The building has been vacant for years and I completely support the project proposed for that location. It will bring new life and aesthetics to that area of Roseville.

Casey Wilson
916-871-8422

Sent from my iPhone

Findings on the Architectural Report of the Belvedere Hotel at 502 Lincoln Street

In reading the architectural report done by ECORP for Old Roseville LLC in 2019, I find some major issues.

The building was listed as a Major Contributing Building for our (P-31-4240) Old Town Roseville Historical District in 1981. According to this architectural report:

"The classification of the Belvedere Hotel in the District Record as a "Major Contributor" refers, according to the record, to "a building that either by its existing appearance and/or its being the location of an historical commercial enterprise, ownership, etc., related significantly to the Old Town Roseville historic era, 1900-1925" "

Soon after the property was purchased last year, the owner's sister came to the Carnegie Museum to inquire about if the Belvedere was historically significant. They were told by the President of the Roseville Historical Society that the building was not only historically significant, but that we were working on an event/exhibit focused entirely on the importance of the Hotel. The property was listed for sale as a "Historical Property."

To say that this building is not historical because *"the building located at 502 Lincoln Street, known as the Belvedere Hotel, is not identified on the Historic Roseville Walking Tour presented by the Roseville Historical Society"* is to ignore every bit of information that the Historical Society has archived at the Carnegie Museum and every statement that we have made to explain its significance to Roseville history.

This is not a legitimate argument that the building must not matter. The RHS' online walking tour hasn't been used for a long time and is outdated. If you go to any other city's Historical Society webpage, it is not an extensive source of information. You will find that information at the Museum itself, and much was found when Megan Webb with ECORP came to speak with us.

Well-known Roseville Historian, Leonard Davis, even conducted an interview with Dolores Manring and wrote an article about the history of the Hotel Belvedere published in the Roseville Historical Society newsletter in 1992 (not mentioned in the architectural report, though it was shown to Megan Webb, of ECORP). He writes that:

"During the boom period of 1906-1908, when Southern Pacific Railroad was busily engaged in moving its terminal facilities here from nearby Rocklin and for several years thereafter. Roseville's small population steadily increased from a modern two or three hundred to an imposing three or four thousand residents.

Housing was at a premium during those flush years, and numerous boarding and rooming houses sprang up all around the vast railroad yards to accommodate hordes of young "rails" daily streaming into our community and in the process swelling its population. "Homes away from home" was an oft quoted description used to describe such homey places as the

Rudder Grange, Ramona Hotel, Caldarella Rooming House, Morgan's Boarding House and, of course, the subject of this piece, the Belvedere hotel which catered to these youthful, mostly single railroad workers."

Davis goes on to tell the history of the hotel's construction, different owners, and Dolores' own experience living among the "rails" who she viewed as uncles, more than roomers. She describes receiving souvenirs from the railroad crews when they came back from Dunsmuir and other far-off places. Leonard Davis ends the article by saying:

*"Mrs. Manring continued to live on the premises until her passing away at the age of 78 in 1989. Daughter, Dee, who returned to Roseville after the death of her father, now lives in one of the **last remaining "Homes away from home" the historic Belvedere Hotel, in the heart of Roseville's Old Town.**"*

Again, this is just one of many pieces of evidence supporting the Belvedere's local historical importance that was provided to Webb when she visited the Carnegie Museum. She chose to focus on the lack of mention in an old walking tour guide and not address the articles held at the Carnegie and history presented to her in her report.

To say that no one of local importance is associated with the Belvedere is absolutely false.

This report touches only on the 4 owners, and not at all on residents who lived for tens of years at and even passed away at the hotel. They fail to mention that Michael & Stoffels built the Belvedere. John M. Stoffels, one of the most active building contractors in Roseville and Placer County during the 1920s-1940s, also built the Veterans' Memorial Hall in Auburn, The J. C. Penney building on Vernon Street, Cochrane's Chapel of The Roses, and the Citizens' Bank. The Lumber was provided by Adams Lumber Co., managed by Roy Matheny- who lived at the Belvedere in 1925. At one of his company's free annual Rose Theater parties, he vowed "that his company would always be found at the forefront of the upbuilding and boosting of the City of Roses." He went on to operate Matheny Bros. Lumber Co. and became Vice President of our Local Building & Loan Assoc. The Press Tribune stated that he and his brother had "staked their all on Roseville's Future, having recently opened one of the best and most modernly equipped lumber yards in the state." This Lumber Co. was sold to Diamond Match Co. and they ended up purchasing G. W. Lohse's Real Estate & Insurance Business.

The building isn't only associated with the historic commercial success of Roseville, but the success of the Southern Pacific Railroad. Countless Southern Pacific Train Conductors such as Charles H. Brown, S.P. Engineers like Austin M. Carter, 48-year S.P. Brakeman George K Martin, and 38-year S.P. employee, Chairman of the Legislative Board of and Legislative Advocate for the Brotherhood of locomotive Engineers, Delmar H. Brey. J.J. Barnes, who owned a successful shipyard in San Francisco and was a Fireman for the Southern Pacific Railroad. The list of important Machinists, Conductors, and Engineers who lived there is overwhelming. If you have a long history of Roseville Railroad workers in your family, there's a good chance one of your ancestors stayed at the Belvedere. The Hotel Belvedere was built in response to the Railroad's move from Rocklin to Roseville. How much more significant to Roseville history could it be?

The Architectural Report admits that, *"Overall, the building retains integrity of location, materials, and setting"* and even that, based on historic photographs provided by the Roseville Historical Society, *'the building has virtually remained the same with the exception of the removal of the front balcony, front awnings, and one second-story window.'*

Keep this in mind, as I address this report's reasons for lowering the Belvedere's Contributing Listing.

The reasons for lowering the Major Contributing Listing to a Supportive Contributing Listing are extremely weak.

1. The report states that *"Additional trees planted in the front yard have diminished the visibility of the building from the street which also detracts from its sense of time and place, related to feeling and association. "*

According to the most recent Arborist Report, these trees are not protected in any way and should/could of course be removed. Regardless, these trees were there in 1981, when it was listed as a Major Contributing Building. How has a property that hasn't been altered since then, lost its merit due to trees that were there when it was first given its Major Contributor Listing?

2. *"The construction of the Moose Lodge to the north has also impaired the visibility of the building."*

The Moose Lodge was constructed in the 1960s, long before the Hotel Belvedere was listed as a Major Contributing building to our Old Town Historic District. And the Hotel is much taller than it. Does every historical building lose its importance if something is built beside it? Where's the logic in that?

3. *"Also, the Belvedere Hotel signage, which used to be present on the building as seen from several historical photographs, have been removed "*

Now, this is really upsetting. The Hotel Belvedere signage was on the building when it was sold to Old Town Roseville LLC in 2019. We have photographic proof of that. The new owner allowed a family friend of his to remove the signs and sell them. Members of the Moose Lodge took photos of the signs being removed. I was informed that the city actually had a case against the new owner for doing this without a permit. To say that this is now a reason, in his favor, to take away the Major Contributing Listing is ridiculous. I personally tracked down and bought one of the signs. I donated it to the Roseville Historical Society and it could be reused or replicated easily. There is no argument there.

PC Attachment 4

The idea of possible mitigation for the loss of this significant building by making an architectural report is **not acceptable**. This report doesn't even have the right construction year on it. The Belvedere was built in 1917.

The fact that the owner is including a site monument, acknowledging the historical importance of the Belvedere in his plan, is further proof that they are fully aware of its local significance.

The report says:

"Generally speaking, the Specific Plan identifies HABS-like documentation as a mitigation measure to be implemented in the case that it is not feasible to retain a building and demolition is the only option"

Demolition is NOT the only option.

Many others who were outbid, had plans to restore and reuse this building. They still do. I have spoken to several of them, along with a historical building inspector who had just reviewed the property. It's a project, just as much younger buildings can be, but it is definitely doable. The structure is sound, the roofing is new, the asbestos is contained to a small area and easily removed.

Concerning the building's architectural style:

Scott T. Hanson, author of "Restoring Your Historic House, The Comprehensive Guide for Homeowners" confirmed, based on listing photos of the outside and interior, that the Belvedere is clearly a Craftsman Style building, with square pillar columns and tell-tale covered porch. The inside of the building isn't spoken about in this report, but it exemplifies every Craftsman style characteristic: built in cabinetry, exposed wood beams, wooden windowsills and frames, thick baseboards and extensive use of stained woodworking.

The architectural report says that:

"The Craftsman style is evidenced in this building by triangular knee braces and exposed rafters under the deep eave and gable roof, full-length front porch, extended columns from the ground level, and the wood-framed single-hung original windows that remain on the building." and "It's architectural style is a product of the period of popularity of that style during the 1900s to 1920s"

Yet, comes to the conclusion that *"The residence does not embody the distinctive characteristics of a type, period, or method of construction..."*

What a contradiction.

The architectural report does not include the fact that The Belvedere's construction was praised in local newspapers.

PC Attachment 4

In the Roseville Press Tribune on May 31, 1917, on the week of the building's opening, it was written:

"BELVEDERE APARTMENTS OPEN TO THE PUBLIC:

The Belvedere apartments are completed and the beautiful new building was thrown open to the public the fore part of this week. The building is modern in every respect and is the work of Frank Michael who was the contractor. Mr. Bell, the owner and proprietor has something to be truly proud of and he will no doubt find a ready response on the part of the public.

Belvedere apartments are an ornament to Lincoln street. The city is to be congratulated upon having the good fortune of inducing Mr. Bell to build in its limits."

The Belvedere even made a photo appearance in the Roseville Register's first ever "Build A Home Edition," in July of 1919.

The title of the page is "Some Splendid Buildings Recently Completed in the City of Roses" and the photo caption reads:

"Belvedere Apartments, Lincoln Street, Built by Michaels & Stoffels, material furnished by Adam's Lumber Company"

The architectural report concludes that *"The techniques employed for construction and maintenance of the residential building were not unique and were in existence prior to construction of the building, and therefore are not historically significant. The residence does not embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or possess any significant distinguishable components."*

This building, referred to as "modern", "splendid", "an ornament to Lincoln Street," and "something truly to be proud of" by local news, was clearly thought of as a unique and exciting new building in Roseville. The "Build A Home Edition" of The Roseville Register, took pride in featuring the most up-to-date trends in home-building. I don't know how the writer of this report came to the conclusion that it doesn't embody the period, other than their research must have been inadequate.

I've heard from a couple people at the City that they "heard it was a mess inside." Maybe you looked at the property when it hadn't been cleaned out, but I've been inside the property since it has sold, and it's absolutely beautiful. I see buildings in much worse shape renovated every day. Buildings completely covered in asbestos or tilting over. I understand that there is no one currently employed with the city who has knowledge of historical buildings. **Please take the Roseville Historical Society's knowledge and concern seriously.**

This architectural report has not proven, in any way, that the Hotel Belvedere is no longer meeting requirements to be a Major Contributing Building for this Historical District.

It also doesn't prove that the building is ineligible to be evaluated for the National or State Register, as it is associated with the important historic context of the local railroad, retains historic integrity of its architectural features, exemplifies the architectural style of the time and place it is built in, retains its original materials, location, and design, and is associated with important local people and events.

If, as the architectural report vaguely states, it has lost "feeling," why are there almost 5,500 signatures urging you not to approve this plan? The building is virtually unchanged, as this report, itself, admits. Why, even after the owner allowed the signs to be torn down and sold, do people consistently contact the Historical Society wanting to know more about this building, telling me about their family history there, and wanting to see this building protected?

This new architectural report has the 1981 "Old Town Roseville Historic District, Historic District Program" attached at the end of it. The introduction of this document states their concerns:

"The Old Town Roseville Association is comprised of property owners in the area and they are concerned about the future. There is great interest in seeing the area recycled, but there is a concern. The concern is that enthusiasm for the recycling will be reflected in changes to the physical environment that are unrestrained, uncontrolled, and generally incompatible with design standards, regulations and controls that are consistent with the historical setting."

The "Recommended Preservation/Rehabilitation Planning Policies" read:

It is recommended that every effort be made to rehabilitate the historic area of Roseville, utilizing whatever sources of revenue are now and which may be available for this purpose. The historic downtown can be one of Roseville's major environmental resources.

1. The architectural and historic resources of Roseville have been recognized locally and measures should be taken to preserve and protect them. Resources of architectural and historical value are scarce, and the ethics of responsible resource conservation place the owners, the City, and its public officials in a position of stewardship.

2. it is not the intent of historic preservation/rehabilitation policies, plans, and programs in Roseville to return the town to a bygone era or to turn the town into a museum. The intent is not to create an artificial or forced atmosphere to invite historical fakery that can only caricature the past and mock the present. Nor is the intent to encourage a collection of undesirable and unnecessary exterior "themes" that will quickly become dated and reveal their transient nature. The intent is to preserve and protect the special character and identity of Old Roseville.

3. The architectural and historic resources of Roseville contribute to the overall environment and quality of life. They are equally important because the collective effect is more valuable than the individual contribution. Because each significant building makes not only an individual impact but adds substantially to the overall town

fabric or townscape, demolition or unsympathetic alteration of significant buildings should be discouraged.

A further intent is to avoid adverse impacts on the historic environment or to minimize the effect of inevitable impacts by preventing insensitive, incompatible, incongruous, or detrimental change. The intent is to encourage sensitive, successful rehabilitation, restoration, and adaptive use of buildings to serve contemporary needs and to encourage sympathetic yet modern design in new development to perpetuate the architectural integrity.

4. A building permit for alteration of buildings that are designated historic buildings should be granted only on finding that the proposed plans meet the performance standards contained in the guidelines provided in this policy. Sympathetic modern design should be encouraged, and the design criteria for new design in historic environments included in this document should serve as a basic reference when reviewing proposals for new construction.

Adherence to design standards will encourage creativity, not stifle individual initiative. Property owners are encouraged to seek professional advice in architectural restoration, rehabilitation, and adaptive use.

5. The following official historic preservation policy should be adopted by the City of Roseville: It is better to repair than to restore, better to restore than to reconstruct. In general, it is better to do less than more. In all cases, as much original fabric and existing detailing should be retained as is possible in any work on a significant structure.

6. Capital improvements planning should complement and support historic preservation/rehabilitation goals. Such planning includes public development of open space, public amenities, such as street lighting and street furniture, public facilities, and others.

7. A thorough inventory of architectural and historic resources and an historic preservation plan are important and needed part of the comprehensive planning process of Roseville and a comprehensive historic preservation ordinance should be adopted.

8. An amendment to the existing City Site Review Ordinance should be adopted to provide for the review of any plan that affects the exterior appearance of any structure in the historic area.

In this document, I see some guidelines that this current plan is in violation of:

GENERAL
(pg 17)

4. Deteriorated architectural features shall be repaired rather than replaced wherever possible. In the event replacement is necessary, the new material should match the

material being replaced in the composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of original features, substantiated by physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings.

5. Changes which may have taken place in the course of time are evidence of the history and development of a structure and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

CRITERIA FOR NEW CONSTRUCTION (pg 26)

2. New construction should maintain the continuity of existing rows of buildings or help to establish such continuity. Facades should be constructed at the property line (s) facing the street (s)

3. The front and side walls of new construction should be parallel to the property lines. Polygonal and circular shaped buildings should be prohibited.

4. New buildings should be constructed to **within ten percent of the average height of existing adjacent buildings.** **The maximum height of any new building should be 35 feet.** The minimum height should be 20 feet. Sidewalk level, commercial spaces should have a minimum ceiling height of ten feet from the floor.

5. Brick is the preferred exterior material for new construction. The color and texture should be similar to that of brick historically used. Stuccoed surfaces may be permitted on a limited basis. The use of wood, synthetic, and metal sidings should be prohibited.

12. The scale of new construction should be harmonious with that of adjacent buildings. Materials, signs, and other elements of new construction should be consistent with the scale of similar elements found in adjacent historic buildings.

This document, accomplished as a result of a grant from the National Trust for Historic Preservation, is attached to the very end of ECORP's evaluation.

I encourage you to read it through, as its guidelines pertain to all buildings within the Historical District. That includes our Hotel Belvedere.

PC Attachment 4

Is the Old Town Historical District legitimate to you? Are you being responsible in your "position of stewardship," as this 1981 document words it?

I call for the Roseville Planning Committee and City Council not to approve the Belvedere Townhome plan and require a plan that does not demolish an important building in our Old Town Historical District.

Please include this in the report of public commentary on this plan for 502 Lincoln Street.

A response would be appreciated,

Alexa Roberts
Roseville Historical Society
916-223-7575



July 29, 2020

Ms. Charity Gold, Associate Planner
City of Roseville
311 Vernon Street
Roseville, California 95678

RE: *Response to comments regarding "Findings on the Architectural Report of the Belvedere Hotel at 502 Lincoln Street"*

Dear Ms. Charity Gold,

Below is a response to the July 20, 2020 comment letter from Roseville Historical Society member Alexa Roberts regarding the report we submitted for the Belvedere Hotel, located at 502 Lincoln Street in Roseville.

Comment 1. *To say that this building is not historical because "the building located at 502 Lincoln Street, known as the Belvedere Hotel, is not identified on the Historic Roseville Walking Tour presented by the Roseville Historical Society" is to ignore every bit of information that the Historical Society has archived at the Carnegie Museum and every statement that we have made to explain its significance to Roseville history. This is not a legitimate argument that the building must not matter. The RHS' online walking tour hasn't been used for a long time and is outdated. If you go to any other city's Historical Society webpage, it is not an extensive source of information. You will find that information at the Museum itself, and much was found when Megan Webb with ECORP came to speak with us.*

Response to 1. The architectural history evaluation considered numerous sources of information that are referenced in Sections 3.3 and 4.1 of the report. A reference to the walking tour at the bottom of Section 4.1 was made within the context of the results of the archival research. The evaluation was not based solely on this fact, but took into account multiple lines of evidence that are required to evaluate the building relative to the National and State registers.

Comment 2. *Well-known Roseville Historian, Leonard Davis, even conducted an interview with Dolores Manning and wrote an article about the history of the Hotel Belvedere published in the Roseville Historical Society newsletter in 1992 (not mentioned in the architectural report, though it was shown to Megan Webb, of ECORP). He writes that:*

"During the boom period of 1906-1908, when Southern Pacific Railroad was busily engaged in moving its terminal facilities here from nearby Rocklin and for several years thereafter. Roseville's small

population steadily increased from a modern two or three hundred to an imposing three or four thousand residents.

Housing was at a premium during those flush years, and numerous boarding and rooming houses sprang up all around the vast railroad yards to accommodate hordes of young "rails" daily streaming into our community and in the process swelling its population. "Homes away from home" was an oft quoted description used to describe such homey places as the Rudder Grange, Ramona Hotel, Caldarella Rooming House, Morgan's Boarding House and, of course, the subject of this piece, the Belvedere hotel which catered to these youthful, mostly single railroad workers."

Davis goes on to tell the history of the hotel's construction, different owners, and Dolores' own experience living among the "rails" who she viewed as uncles, more than roomers. She describes receiving souvenirs from the railroad crews when they came back from Dunsmuir and other far-off places. Leonard Davis ends the article by saying:

"Mrs. Manring continued to live on the premises until her passing away at the age of 78 in 1989. Daughter, Dee, who returned to Roseville after the death of her father, now lives in one of the last remaining "Homes away from home" the historic Belvedere Hotel, in the heart of Roseville's Old Town."

Again, this is just one of many pieces of evidence supporting the Belvedere's local historical importance that was provided to Webb when she visited the Carnegie Museum. She chose to focus on the lack of mention in an old walking tour guide and not address the articles held at the Carnegie and history presented to her in her report.

Response to 2. The architectural history evaluation reviewed numerous sources of information, which yielded considerable information on the Manring family. This information is summarized in Section 4.3 of the report and in the Department of Parks and Recreation 523 Record forms for the building. Attachment A to the report includes copies of correspondence from the Roseville Historical Society, Carnegie Museum, Placer County Museum, which includes information provided on the Manring family. All relevant information gathered from the Roseville Historical Society, among other sources, was included in Sections 2.1, 2.2, 4.1, 4.3, and 4.4. Section 2.1 includes reference to Davis' 1993 article, as well as a brief outline of the railroad depot.

Comment 3. *To say that no one of local importance is associated with the Belvedere is absolutely false.*

This report touches only on the 4 owners, and not at all on residents who lived for tens of years at and even passed away at the hotel. They fail to mention that Michael & Stoffels built the Belvedere. John M. Stoffels, one of the most active building contractors in Roseville and Placer County during the 1920s-1940s, also built the Veterans' Memorial Hall in Auburn, The J. C. Penney building on Vernon Street, Cochrane's Chapel of The Roses, and the Citizens' Bank. The Lumber was provided by Adams Lumber Co., managed by Roy Matheny- who lived at the Belvedere in 1925. At one of his company's free

annual Rose Theater parties, he vowed "that his company would always be found at the forefront of the upbuilding and boosting of the City of Roses." He went on to operate Matheny Bros. Lumber Co. and became Vice President of our Local Building & Loan Assoc. The Press Tribune stated that he and his brother had "staked their all on Roseville's Future, having recently opened one of the best and most modernly equipped lumber yards in the state." This Lumber Co. was sold to Diamond Match Co. and they ended up purchasing G. W. Lohse's Real Estate & Insurance Business.

The building isn't only associated with the historic commercial success of Roseville, but the success of the Southern Pacific Railroad. Countless Southern Pacific Train Conductors such as Charles H. Brown, S.P. Engineers like Austin M. Carter, 48-year S.P. Brakeman George K Martin, and 38-year S.P. employee, Chairman of the Legislative Board of and Legislative Advocate for the Brotherhood of locomotive Engineers, Delmar H. Brey. J.J. Barnes, who owned a successful shipyard in San Francisco and was a Fireman for the Southern Pacific Railroad. The list of important Machinists, Conductors, and Engineers who lived there is overwhelming. If you have a long history of Roseville Railroad workers in your family, there's a good chance one of your ancestors stayed at the Belvedere. The Hotel Belvedere was built in response to the Railroad's move from Rocklin to Roseville. How much more significant to Roseville history could it be?

Response to 3. The statements of significance are in relation to the criteria of eligibility for the California Register of Historical Resources (CRHR) and National Register of Historic Places (NRHP). The criteria each have specific thresholds of significance. The guiding framework for assessing resource significance against the criteria (for both NRHP and CRHR as advised by California Office of Historic Preservation) is outlined in National Parks Service Bulletin 15 "How to Apply the National Register Criteria for Evaluation." The specific criteria in question is CRHR criterion 2/NRHP criterion B, for association with the lives of persons significant to the past or important to local, California, or national history. The evaluation utilized Bulletin 15 when applying the criteria. According to Bulletin 15, page 15, "Properties eligible under Criterion B [Criterion 2 for CRHR] are usually those associated with a person's *productive life*". In other words, in order to meet the thresholds for this criterion, the building should be representative of the factors that made the person significant in history. The fact that an important person is associated or lived in a building does not, in and of itself, render the building eligible under this criterion. As the Belvedere Hotel relates to the individuals and companies mentioned in the comment above, the Hotel does not meet the threshold of significant association to their productive lives (what made them important). The historical importance of Michael & Stoffels and Adams Lumber Co., may be better represented through the businesses that they operated, rather than one building they helped construct. The conductors, chairman, shipyard owners, machinists, and engineers are most certainly better associated with the Southern Pacific Railroad, as it is the primary reason they may hold historical significance, rather than the Hotel for which they at one point resided. The question of significance in accordance with CEQA, as outlined in the report, is tied to the CRHR and NRHP eligibility criteria and the thresholds within.

Comment 4. *The reasons for lowering the Major Contributing Listing to a Supportive Contributing Listing are extremely weak.*

1. *The report states that "Additional trees planted in the front yard have diminished the visibility of the building from the street which also detracts from its sense of time and place, related to feeling and association. "*

According to the most recent Arborist Report, these trees are not protected in any way and should/could of course be removed. Regardless, these trees were there in 1981, when it was listed as a Major Contributing Building. How has a property that hasn't been altered since then, lost its merit due to trees that were there when it was first given its Major Contributor Listing?

2. *"The construction of the Moose Lodge to the north has also impaired the visibility of the building."*

The Moose Lodge was constructed in the 1960s, long before the Hotel Belvedere was listed as a Major Contributing building to our Old Town Historic District. And the Hotel is much taller than it. Does every historical building lose its importance if something is built beside it? Where's the logic in that?

3. *"Also, the Belvedere Hotel signage, which used to be present on the building as seen from several historical photographs, have been removed "*

Now, this is really upsetting. The Hotel Belvedere signage was on the building when it was sold to Old Town Roseville LLC in 2019. We have photographic proof of that. The new owner allowed a family friend of his to remove the signs and sell them. Members of the Moose Lodge took photos of the signs being removed. I was informed that the city actually had a case against the new owner for doing this without a permit. To say that this is now a reason, in his favor, to take away the Major Contributing Listing is ridiculous. I personally tracked down and bought one of the signs. I donated it to the Roseville Historical Society and it could be reused or replicated easily. There is no argument there.

Response to 4. The three reasons identified in the comment above were included on Page 27 in the discussion regarding Integrity. Integrity is the ability of a property to convey its significance, and includes seven aspects: Location, Design, Setting, Materials, Workmanship, Feeling, and Association. Retention of the specific aspects of integrity that convey the property's significance is paramount to eligibility, and includes determining which aspects are most important to a particular property. The evaluation assessed integrity of the property as it was recorded in person September 26, 2019. As stated on page 28 of the report, *"The Belvedere Hotel...still retains the essential qualities to remain a contributor to the Old Town Roseville Historic District. The Belvedere Hotel, constructed within the Period of Significance for the District that ranges from 1900 to 1925, continues to be recognized through its physical appearance and location among similarly purposed buildings as a historical commercial enterprise. Despite the loss of integrity of association, feeling, and workmanship as an individual resource; the Belvedere Hotel retains the essential aspects of integrity that were established for the Old Town Roseville Historic District, which are the contributing buildings' location, physical recognizability as a historical commercial enterprise, and association to the commercial development of Old Roseville. As such, the Belvedere Hotel retains sufficient integrity to remain a contributor to the District."* In other words, the assessment still concluded that the building should

remain a contributor to the District and the loss of integrity was not a reason to lower the contributing status of the building.

With regard to the Hotel's contributing status to the District, the report states "ECORP believes the classification of the hotel in the District Record as a "Major Contributor" should be adjusted to be considered a "Supporting Contributor" based on the definitions provided in the record. The Belvedere Hotel building is not a primary focal point within the District and does not represent the architectural value for which the District is aesthetically formulated; rather, it contributes to the overall framework of the District and its presence and historical association supports the other major contributors to the District."

Comment 5. *Concerning the building's architectural style:*

Scott T. Hanson, author of "Restoring Your Historic House, The Comprehensive Guide for Homeowners" confirmed, based on listing photos of the outside and interior, that the Belvedere is clearly a Craftsman Style building, with square pillar columns and tell-tale covered porch. The inside of the building isn't spoken about in this report, but it exemplifies every Craftsman style characteristic: built in cabinetry, exposed wood beams, wooden windowsills and frames, thick baseboards and extensive use of stained woodworking.

The architectural report says that:

"The Craftsman style is evidenced in this building by triangular knee braces and exposed rafters under the deep eave and gable roof, full-length front porch, extended columns from the ground level, and the wood-framed single-hung original windows that remain on the building. " and "It's architectural style is a product of the period of popularity of that style during the 1900s to 1920s"

Yet, comes to the conclusion that "The residence does not embody the distinctive characteristics of a type, period, or method of construction..."

What a contradiction.

The architectural report does not include the fact that The Belvedere's construction was praised in local newspapers.

In the Roseville Press Tribune on May 31, 1917, on the week of the building's opening, it was written:

"BELVEDERE APARTMENTS OPEN TO THE PUBLIC:

The Belvedere apartments are completed and the beautiful new building was thrown open to the public the fore part of this week. The building is modern in every respect and is the work of Frank Michael who was the contractor. Mr. Bell, the owner and proprietor has something to be truly proud of and he will no doubt find a ready response on the part of the public.

Belvedere apartments are an ornament to Lincoln street. The city is to be congratulated upon having the good fortune of inducing Mr. Bell to build in its limits."

The Belvedere even made a photo appearance in the Roseville Register's first ever "Build A Home Edition," in July of 1919.

The title of the page is "Some Splendid Buildings Recently Completed in the City of Roses" and the photo caption reads:

"Belvedere Apartments, Lincoln Street, Built by Michaels & Stoffels, material furnished by Adam's Lumber Company"

The architectural report concludes that "The techniques employed for construction and maintenance of the residential building were not unique and were in existence prior to construction of the building, and therefore are not historically significant. The residence does not embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or possess any significant distinguishable components."

This building, referred to as "modern", "splendid", "an ornament to Lincoln Street," and "something truly to be proud of" by local news, was clearly thought of as a unique and exciting new building in Roseville. The "Build A Home Edition" of The Roseville Register, took pride in featuring the most up-to-date trends in home-building. I don't know how the writer of this report came to the conclusion that it doesn't embody the period, other than their research must have been inadequate.

Response to 5. The statements of significance are in relation to the criteria of eligibility for the CRHR and NRHP for which each have thresholds of significance, with guiding framework in NPS Bulletin 15. The specific criterion in question is CRHR criterion 3/NRHP Criterion C, for resources that embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. According to Bulletin 15, "To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction." The report concludes that the building does contain Craftsman elements; however, as an individual resource as it relates to variation and evolution of commercial Craftsman buildings, it is not an exceptional representative example of Craftsman architecture in design or technique as compared to others. Merely being identified as a clear Craftsman style building does not mean that the building meets the threshold of significance for that criterion. Further, the notations in newspapers identified in the comment also do not directly translate to significance in accordance with the criterion. Being referred to in newspapers as "beautiful," "modern," and "splendid" do not reflect a comprehensive analysis of this building in relation to its historical context or architectural value among others of its kind. Rather, those statements in newspapers reflect the subjective opinion of the newspaper author in regard to its appearance only.

The remaining comments on the July 20, 2020 letter simply state policy recommendations from the 1981 Old Town Roseville Historic District Program report, which is already attached to the ECORP architectural history report.

Best regards,

A handwritten signature in blue ink that reads "Jeremy Adams". The signature is written in a cursive style with a large, stylized 'J' and 'A'.

Cultural Resources Manager

PC Attachment 5

From: [Shearer, Grace](#)
To: [Gold, Charity](#)
Subject: FW: Belvedere Hotel
Date: Wednesday, August 26, 2020 12:52:43 PM

Hi Charity,
Please see below.

Thanks!

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

From: Ray Sprague <raiderray46@comcast.net>
Sent: Wednesday, August 26, 2020 12:20 PM
To: Planning External <PlanningDivision@roseville.ca.us>
Subject: Belvedere Hotel

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

I would hope the Planning commission would not allow the demolition of the Belvedere Hotel in the old Roseville area. We all know the history and stories of this old Roseville building and what it was in the day. I would hope you would give the citizens of Roseville a chance to restore and save this part of history.

The location of the proposed town houses also will impact the Moose lodge- they are known for being a contributor the several non-profit organizations in the city. They hold fund raisers by having dinners and dancing. Their late night activities will be a problem with the walls of a resident basically almost touching. Who would allow such a close proximity to a commercial piece of property that has late night functions? This will more than likely destroy the Moose Lodge and all they do for the community.

Certainly the planning commission can see the downfall to this development and it is 10 lbs of material in a 5lb bag at best.

Thanks you

PC Attachment 5

From: [Public Comment](#)
To: [Isom, Mike](#); [Bitter, Greg](#); [Gold, Charity](#)
Subject: FW: DTSP PCL DT-4 - Belvedere Townhomes - Letter of Support
Date: Wednesday, August 26, 2020 8:56:32 AM

For your information.

From: Eric Crane <etcrane@gmail.com>
Sent: Tuesday, August 25, 2020 2:50 PM
To: Public Comment <publiccomment@roseville.ca.us>
Cc: Planning Commission <PlanningCommission@roseville.ca.us>
Subject: DTSP PCL DT-4 - Belvedere Townhomes - Letter of Support

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

Good Afternoon Chair Caporusso and members of the Planning Commission,

As someone who moved to Roseville in 2013 and has family in the area, I have enjoyed getting to know all that Roseville has to offer and seeing what a warm and welcoming community it is for (relative) newcomers like myself. I'm writing this letter in support of a project that I believe will add value to this community and provide much needed housing during these difficult times.

The Belvedere Townhomes, located at 510 Lincoln Street near Historic Old Town Roseville, would create a new amenity for residents and the community around them. In my former role as Policy Advocate for Downtown Sacramento Partnership, I witnessed firsthand just how beneficial the addition of new residential units can be for an aging urban core. Areas where there has been blight and the potential for crime can be renewed and revitalized by giving new residents ownership and a stake in their community. Old Roseville would benefit greatly from the potential of first time home buyers and the new families this project will bring. Being able to walk over and enjoy its restaurants and nightlife offerings, these families would also bring economic benefit to Old Roseville and Downtown Roseville. What currently sits vacant, dilapidated and foreboding at the edge of historic old town could become a center for new opportunity and greatly enhance the entire area.

These are difficult times for everyone. Between the pandemic and its economic impacts, many families are struggling. There is no question that new investment in communities will be impacted by the events of this year. In this immediate moment you have the opportunity to encourage new investment and see a good project move forward, one that will provide new homes to 18 families that may be in need during California's existing housing crisis. Now I know there are some in the community who would prefer the Belvedere Hotel remain as it is. Sadly, it's just not responsible to let a building that is a hazard to the community due to years of neglect continue to deteriorate further each day. And while restoration is a nice thought, the cost of such an endeavor would be a challenge in good times, but in today's climate would be all but impossible due to the lack of private, city or state funding resources. While the Belvedere Townhomes may be different than the Belvedere Hotel, they will still be a place that is making history through new families and new memories.

I urge you to approve this project and encourage new investment in Old Roseville.

Sincerely,

Eric T. Crane
225 Pinecrest Ct.

PC Attachment 5

From: [Leah Alberto](#)
To: [Gold, Charity](#); [Planning External](#)
Subject: Belvedere Hotel
Date: Tuesday, August 25, 2020 3:40:22 PM

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

Dear Roseville Planning Commission:

I am writing to add my voice to those in support of the Belvedere Townhomes in old Roseville.

I think it would be good to have the old Belvedere Hotel removed for the townhome project. I have lived in Roseville most of my life, growing up near the crooked bridge. The Belvedere has never been a charming old hotel—for my family it was always a place to be avoided.

I had my wedding reception 43 years ago at the Moose Lodge and the Belvedere was a dangerous place and falling apart then!

For nearly 60 years it has been empty and dilapidated--I look forward to it going away for something we need—additional housing for our residents. This property is not on the National Register of Historic Places, it has never been maintained by previous owners and would cost millions to restore it.

I support the new owner and his plans for bringing additional housing to old town Roseville.

Thank you, Leah Alberto

614 Lucy Lane, Roseville

--

Leah Alberto

Former State Board Examiner

Former Salon Owner

Consultant

Home (916) 773-7285

Cell (916) 412-3689

PC Attachment 5

From: cjm1236@aol.com
To: [Gold, Charity](#)
Subject: Hotel Belvedere
Date: Friday, August 21, 2020 3:37:57 PM

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

How about moving the old Hotel to elsewhere & building the housing? It can be moved by truck. People s/be the priority, not musty small-scale local history. Prices of a room in a house anywhere around here are \$400-800. Apartments are \$1200-2500. Houses are \$1/4million-3million. Put people first? Jeff Christie ...

PC Attachment 5

From: [Shearer, Grace](#)
To: [Gold, Charity](#)
Subject: FW: Hotel Belvedere
Date: Thursday, August 20, 2020 2:55:59 PM

Hi Charity,
Another email below (but looks to be from someone different).

Thanks!
Grace

From: robertcircle17@gmail.com <robertcircle17@gmail.com>
Sent: Thursday, August 20, 2020 11:12 AM
To: City Council Mail <CityCouncil@roseville.ca.us>; Planning External <PlanningDivision@roseville.ca.us>
Subject: Hotel Belvedere

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

Dear Roseville City Council, City Planning Commission and Others,

My name is Robert Circle and I am a member of the Roseville Moose Lodge. The property surrounding our Lodge (502 Lincoln St.) was recently sold and a proposed development called the Belvedere Town Homes has been submitted to the City of Roseville.

I am opposed to the plans submitted that include demolition of the 103-year-old Hotel Belvedere and believe that the structure has historical significance to our City and should be restored or repurposed.

I am opposed to the plans submitted that include 18 town homes. I believe that these buildings do not match the feel of the historic district and 4-story buildings will be out of place in the area.

I am opposed to the plans submitted because I believe residential properties, next door to a commercial property may hinder long-standing community fund-raising activities held at the Roseville Moose Lodge.

I am opposed to the plans submitted because the amount of public parking in Historic Old Town is already overloaded and adding new residences will make this problem worse.

I am opposed to the plans submitted because the intersection that will be used for access to the proposed project (at the Crooked Bridge) is already dangerous for vehicles and pedestrians and adding additional traffic will make this problem worse.

The Roseville Moose Lodge, at its core, is a community center used to raise funds to support various causes. We are a commercial business and hold our largest fund-raisers at night, usually dinners with live music. Our goal is to find a way to restore or re-purpose the Belvedere and develop the property in a manner that enhances the historic charm of our City without affecting our mission to support children, seniors and other non-profits in our community.

Sincerely,

PC Attachment 5

Robert D Circle

PC Attachment 5

From: [City Council Mail](#)
To: [Gold, Charity](#)
Subject: FW: Repurpose Hotel Belvedere
Date: Friday, August 21, 2020 10:45:42 AM

From: John Dickinson <capcty3@yahoo.com>
Sent: Thursday, August 20, 2020 11:44 AM
To: City Council Mail <CityCouncil@roseville.ca.us>
Subject: Repurpose Hotel Belvedere

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

Dear Roseville City Council, City Planning Commission and Others,

My name is John Dickinson and I am a member of the Roseville Moose Lodge. The property surrounding our Lodge (502 Lincoln St.) was recently sold and a proposed development called the Belvedere Townhomes has been submitted to the City of Roseville.

I am opposed to the plans submitted that include demolition of the 103-year-old Hotel Belvedere and believe that the structure has historical significance to our City and should be restored or repurposed.

I am opposed to the plans submitted that include 18 townhomes. I believe that these buildings do not match the feel of the historic district and 4-story buildings will be out of place in the area.

I am opposed to the plans submitted because I believe residential properties, next door to a commercial property may hinder long-standing community fund-raising activities held at the Roseville Moose Lodge.

I am opposed to the plans submitted because the amount of public parking in Historic Old Town is already overloaded and adding new residences will make this problem worse.

I am opposed to the plans submitted because the intersection that will be used for access to the proposed project (at the Crooked Bridge) is already dangerous for vehicles and pedestrians and adding additional traffic will make this problem worse.

The Roseville Moose Lodge, at its core, is a community center used to raise funds to support various causes. We are a commercial business and hold our largest fund-raisers at night, usually dinners with live music. Our goal is to find a way to restore or repurpose the Belvedere and develop the property in a manner that enhances the historic charm of our City without affecting our mission to support children, seniors and other non-profits in our community.

PC Attachment 5

Sincerely,

John Dickinson

PC Attachment 5

From: [Shearer, Grace](#)
To: [Gold, Charity](#)
Subject: FW: Repurpose Hotel Belvedere
Date: Tuesday, August 25, 2020 9:11:23 AM

Hi Charity,
Another message below.

Thanks!

From: John Dickinson <capcty3@yahoo.com>
Sent: Tuesday, August 25, 2020 9:10 AM
To: Planning External <PlanningDivision@roseville.ca.us>
Subject: Repurpose Hotel Belvedere

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

Dear Roseville City Council, City Planning Commission and Others,

My name is John Dickinson and I am a member of the Roseville Moose Lodge. The property surrounding our Lodge (502 Lincoln St.) was recently sold and a proposed development called the Belvedere Townhomes has been submitted to the City of Roseville.

I am opposed to the plans submitted that include demolition of the 103-year-old Hotel Belvedere and believe that the structure has historical significance to our City and should be restored or repurposed.

I am opposed to the plans submitted that include 18 townhomes. I believe that these buildings do not match the feel of the historic district and 4-story buildings will be out of place in the area.

I am opposed to the plans submitted because I believe residential properties, next door to a commercial property may hinder long-standing community fund-raising activities held at the Roseville Moose Lodge.

I am opposed to the plans submitted because the amount of public parking in Historic Old Town is already overloaded and adding new residences will make this problem worse.

I am opposed to the plans submitted because the intersection that will be used for access to the proposed project (at the Crooked Bridge) is already dangerous for vehicles and pedestrians and adding additional traffic will make this problem worse.

The Roseville Moose Lodge, at its core, is a community center used to raise funds to support various causes. We are a commercial business and hold our largest fund-raisers at night, usually dinners with live music. Our goal is to find a way to restore or

PC Attachment 5

repurpose the Belvedere and develop the property in a manner that enhances the historic charm of our City without affecting our mission to support children, seniors and other non-profits in our community.

Sincerely,

John Dickinson

PC Attachment 5

From: [Shearer, Grace](#)
To: [Gold, Charity](#)
Subject: FW: 502 Lincoln Street Roseville, CA 95678
Date: Tuesday, August 25, 2020 9:11:05 AM

Hi Charity,
Please see below.

Thanks!

From: Brian F <cabrian@hotmail.com>
Sent: Tuesday, August 25, 2020 9:08 AM
To: Planning External <PlanningDivision@roseville.ca.us>; City Council Mail <CityCouncil@roseville.ca.us>
Subject: 502 Lincoln Street Roseville, CA 95678

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

Dear Roseville City Council, City Planning Commission and Others,

My name is Brian Featherston and I am a member of the Roseville Moose Lodge. The property surrounding our Lodge (502 Lincoln St.) was recently sold and a proposed development called the Belvedere Town Homes has been submitted to the City of Roseville.

I am opposed to the plans submitted that include demolition of the 103-year-old Hotel Belvedere and believe that the structure has historical significance to our City and should be restored or repurposed.

I am opposed to the plans submitted that include 18 town homes. I believe that these buildings do not match the feel of the historic district and 4-story buildings will be out of place in the area.

I am opposed to the plans submitted because I believe residential properties, next door to a commercial property may hinder long-standing community fund-raising activities held at the Roseville Moose Lodge.

I am opposed to the plans submitted because the amount of public parking in Historic Old Town is already overloaded and adding new residences will make this problem worse.

I am opposed to the plans submitted because the intersection that will be used for access to the proposed project (at the Crooked Bridge) is already dangerous for vehicles and pedestrians and adding additional traffic will make this problem worse.

The Roseville Moose Lodge, at its core, is a community center used to raise funds to support various causes. We are a commercial business and hold our largest fund-raisers at night, usually dinners with live music. Our goal is to find a way to restore or re-purpose the Belvedere and develop the property in a manner that enhances the historic charm of our City without affecting our mission to support children, seniors and other non-profits in our community.

Sincerely,

PC Attachment 5

Brian Featherston

PC Attachment 5

From: [Shearer, Grace](#)
To: [Gold, Charity](#)
Subject: FW: Belvedere Hotel
Date: Tuesday, August 25, 2020 7:32:45 AM

Good morning Charity,

Please see message below.

Thanks,
Grace

From: dgcgadb@surewest.net <dgcgadb@surewest.net>
Sent: Monday, August 24, 2020 6:31 PM
To: Planning External <PlanningDivision@roseville.ca.us>
Subject: Belvedere Hotel

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

Planning Commissioners:

PLEASE!! PLEASE!! Do not destroy the Belvedere Hotel. It is one of the important historic buildings left in the west side of the original Roseville, which is the west side of the railroad tracks. By original Roseville, I am referring to when it was approximately 9 square miles. I know most of you on the planning commission are what I call new to Roseville. but it is very important to us that have lived in Roseville all of our lives to keep some of the historic memories so we can share them with our grandchildren and great grandchildren, so they can better understand where we grew up.

The best plan for the Belvedere Hotel is to make it a museum and let us have the Carnegie Library back. We are the only area in Roseville that does not have a library the we can either walk to or at least get there easily. If you really care about our side of town you will realize how important the library is to us. Children coming home from Roseville Joint Union High School, will have easy access to the library. and for our younger children, it will be easier for them to be able to have access to reading books.

Our area of Roseville has already been neglected in many ways so PLEASE let us keep the Belvedere Hotel, even if you have received big bucks from

PC Attachment 5

Derek Lee or his sub contractors to demolish it.

Sincerely.

Caryl Fenton Gadberry

Street

304 West Duranta

Roseville, California, 95678

PC Attachment 5

From: [Shearer, Grace](#)
To: [Gold, Charity](#)
Subject: FW: Belvedere Hotel
Date: Monday, August 24, 2020 8:54:06 AM

Hi Charity,

Please see below.

Thanks,
Grace

From: Susan Dickinson <sdickinson@frontlineed.com>
Sent: Monday, August 24, 2020 8:53 AM
To: Planning External <PlanningDivision@roseville.ca.us>
Cc: dgcgadb@surewest.net
Subject: Belvedere Hotel

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

My name is Susan Gadberry Dickinson. I was born in Roseville Hospital, attended Kaseberg School, Warren T Eich, Roseville High School, and Sierra College. I work at Escape Technology, Frontline Education, on Douglas Blvd.

My mother still lives at 304 W. Duranta St, the house I grew up in.

I implore you to listen to your conscience and DO NOT approve the request by developers to destroy the Belvedere Hotel. It is a piece of Roseville's history. It is a beautiful structure, inside and out. It needs only tender loving care to be an elegant addition to the Roseville Old Town district. It would be an excellent complement to the Crooked bridge and Carnegie Library/Museum as a Railroad Museum.

Three very good reasons **not** to approve the proposed Townhome plan:

1. The traffic impact to the neighborhood would be horrible. The 5 way intersection at the Lincoln end of the Crooked bridge is already a nightmare.
2. There are no services nearby for residents.
3. The design of the proposed 18 condominiums is completely out of place for the neighborhood.

The #1 Goal of the city's General Plan is:

"Goal LU1 [Goal 1]: ... b. A commitment to preserving its small-town attributes **and cultural heritage**, and a dedication to promoting a **strong sense of community**, while preserving individual neighborhoods ..."

Please do Dolores Manring, along with the entire Manring family, and our community an honor by preserving a piece of our heritage.

SAVE THE BELVEDERE HOTEL

This email may contain information that is confidential or attorney-client privileged and may constitute inside information. The contents of this email are intended only for the recipient(s) listed above. If you are not the intended recipient, you are directed not to read, disclose, distribute or otherwise use this transmission. If you have received this email in error, please notify the sender immediately and delete the transmission. Delivery of this message is not intended to waive any applicable privileges.

PC Attachment 5

From: ginag257@gmail.com
To: [Gold, Charity](#); [Planning External](#)
Subject: Belvedere Hotel
Date: Tuesday, August 25, 2020 3:48:39 PM

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

Dear Members of the Roseville Planning Commission:

I am writing in support of the townhomes project in old Roseville. This will be a significant project for old Roseville as we need additional local housing. The Belvedere property has never been properly maintained by the former owners and this housing will help old town Roseville residents with property values and be a boost to local business.

I live just about a half mile from this project and am supportive of the townhomes. This seems like a very good use and I hope that you will support the Belvedere Townhomes.

Thank you,

Gina Gibson

616 Shasta Oaks Circle

Roseville, CA

PC Attachment 5

From: [Shearer, Grace](#)
To: [Gold, Charity](#)
Subject: FW: Saving Hotel Belvedere and Roseville Moose
Date: Monday, August 24, 2020 8:32:51 AM

Hi Charity,
Another message below.

Thanks!
Grace

From: rickhipkins@surewest.net <rickhipkins@surewest.net>
Sent: Saturday, August 22, 2020 11:47 AM
To: Planning External <PlanningDivision@roseville.ca.us>
Cc: City Council Mail <CityCouncil@roseville.ca.us>
Subject: Saving Hotel Belvedere and Roseville Moose

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

Dear Roseville City Council, City Planning Commission and Others,

My name is Richard Hipkins and I am a member of the Roseville Moose Lodge. The property surrounding our Lodge (502 Lincoln St.) was recently sold and a proposed development called the Belvedere Townhomes has been submitted to the City of Roseville.

I am opposed to the plans submitted that include demolition of the 103-year-old Hotel Belvedere and believe that the structure has historical significance to our City and should be restored or repurposed.

I am opposed to the plans submitted that include 18 townhomes. I believe that these buildings do not match the feel of the historic district and 4-story buildings will be out of place in the area.

I am opposed to the plans submitted because I believe residential properties, next door to a commercial property may hinder long-standing community fund-raising activities held at the Roseville Moose Lodge.

I am opposed to the plans submitted because the amount of public parking in Historic Old Town is already overloaded and adding new residences will make this problem worse. Traffic conditions is bad enough this will make matters much worse.

I am opposed to the plans submitted because the intersection that will be used for access to the proposed project (at the Crooked Bridge) is already dangerous for vehicles and pedestrians and adding additional traffic will make this problem worse.

PC Attachment 5

The Roseville Moose Lodge, at its core, is a community center used to raise funds to support various causes. We are a commercial business and hold our largest fund-raisers at night, usually dinners with live music. Our goal is to find a way to restore or repurpose the Belvedere and develop the property in a manner that enhances the historic charm of our City without affecting our mission to support children, seniors and other non-profits in our community.

Sincerely,

Richard Hipkins

PC Attachment 5

From: [Shearer, Grace](#)
To: [Gold, Charity](#)
Subject: FW: Meeting on 8/27, Belvedere Hotel site
Date: Monday, August 24, 2020 8:32:29 AM

Hi Charity,
Please see message below.

Thanks,
Grace

From: Mia Hipkins <hipkins@surewest.net>
Sent: Saturday, August 22, 2020 11:33 AM
To: City Council Mail <CityCouncil@roseville.ca.us>
Cc: Planning External <PlanningDivision@roseville.ca.us>
Subject: RE: Meeting on 8/27, Belvedere Hotel site

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

Dear Roseville City Council, City Planning Commission and Others,

My name is **Mia Hipkins** and I am a member of the Roseville Moose Lodge. The property surrounding our Lodge (502 Lincoln St.) was recently sold and a proposed development called the Belvedere Town Homes has been submitted to the City of Roseville.

I am opposed to the plans submitted that include demolition of the 103-year-old Hotel Belvedere and believe that the structure has historical significance to our City and should be restored or repurposed.

I am opposed to the plans submitted that include 18 town homes. I believe that these buildings do not match the feel of the historic district and 4-story buildings will be out of place in the area.

I am opposed to the plans submitted because I believe residential properties, next door to a commercial property may hinder long-standing community fund-raising activities held at the Roseville Moose Lodge.

I am opposed to the plans submitted because the amount of public parking in Historic Old Town is already overloaded and adding new residences will make this problem worse.

I am opposed to the plans submitted because the intersection that will be used for access to the proposed project (at the Crooked Bridge) is already dangerous for vehicles and pedestrians and adding additional traffic will make this problem worse.

The Roseville Moose Lodge, at its core, is a community center used to raise funds to support various causes. We are a commercial business and hold our largest fund-raisers at night, usually dinners with live music. Our goal is to find a way to restore or re-purpose the Belvedere and develop the property in a manner that enhances the historic charm of our City without affecting our mission to support children, seniors and other non-profits in our community.

Sincerely,

Mia Hipkins

PC Attachment 5

From: [Leah Alberto](#)
To: [Gold, Charity](#); [Planning External](#)
Subject: Belvedere Hotel - From Mario Lopez
Date: Tuesday, August 25, 2020 3:46:09 PM

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

Dear Planning Commission and Staff:

I support the Belvedere Townhomes project on your Planning Commission agenda this Thursday evening.

This property has been underutilized or empty for over 50 years. It is in significant disrepair and I think we could use some housing in old town Roseville to help the businesses located there.

We should be very happy that the current owner wants to invest in old Roseville helping to create jobs, housing and commerce, especially in the middle of the current pandemic and economic downturn. We should be encouraging this kind of investment in our community.

Thank you for your consideration, I hope that you will approve the Belvedere Townhomes project.

Thank you,

Mario Lopez, 614 Lucy Lane, Roseville

--

Mario Lopez
Home (916) 773-7285

PC Attachment 5

From: [Shearer, Grace](#)
To: [Gold, Charity](#)
Subject: FW: condo proposal
Date: Friday, August 21, 2020 7:46:22 AM

Good morning Charity,
Please see below.
Thanks!
Grace

From: prowse_r <prowse_r@yahoo.com>
Sent: Thursday, August 20, 2020 6:58 PM
To: Planning External <PlanningDivision@roseville.ca.us>
Subject: Re: condo proposal

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

My name is **Richard Prowse** and I am a member of the Roseville Moose Lodge. The property surrounding our Lodge (502 Lincoln St.) was recently sold and a proposed development called the Belvedere Town Homes has been submitted to the City of Roseville.

I am opposed to the plans submitted that include demolition of the 103-year-old Hotel Belvedere and believe that the structure has historical significance to our City and should be restored or repurposed.

I am opposed to the plans submitted that include 18 town homes. I believe that these buildings do not match the feel of the historic district and 4-story buildings will be out of place in the area.

I am opposed to the plans submitted because I believe residential properties, next door to a commercial property may hinder long-standing community fund-raising activities held at the Roseville Moose Lodge.

I am opposed to the plans submitted because the amount of public parking in Historic Old Town is already overloaded and adding new residences will make this problem worse.

I am opposed to the plans submitted because the intersection that will be used for access to the proposed project (at the Crooked Bridge) is already dangerous for vehicles and pedestrians and adding additional traffic will make this problem worse.

The Roseville Moose Lodge, at its core, is a community center used to raise funds to support various causes. We are a commercial business and hold our largest fund-raisers at night, usually dinners with live music. Our goal is to find a way to restore or re-purpose the Belvedere and develop the property in a manner that enhances the historic charm of our City without affecting our mission to support children, seniors and other non-profits in our

PC Attachment 5

community.

Sincerely,

Richard Prowse

Sent from my Metro By T-Mobile 4G LTE Android Device

Dear Moose members

The property surrounding the Roseville Moose Lodge was recently sold and a proposal to develop the property was submitted to the City of Roseville. The plan includes demolishing all the existing buildings (including the Hotel Belvedere) removing two native oak trees and putting in 18 four-story townhome buildings that will each be 47 ft. in height.

As you know - The Roseville Moose Lodge, at its core, is a community center used to raise funds to support various causes. We are a commercial business and hold our largest fund-raisers at night, usually dinners with live music. One of our concerns is that having residential properties next door may not only hinder our fund-raising efforts but may impact the potential residents. Our goal is to find a way to restore or repurpose the Belvedere in a manner that enhances the historic charm of our city. The secondary benefit of saving Hotel Belvedere is that it will isolate our building from residential living space while we continue our mission to support children, seniors and other non-profits in our region through community fundraisers.

On August 27th @ 6:30pm, the Roseville Planning Commission will hold a “virtual” public meeting to discuss the proposal. The meeting will be viewable on Comcast Ch. 14, Consolidated Ch. 73, AT&T U-verse and will be streamed live on the [City's YouTube channel](#). During the meeting the public may comment by calling 916-774-5353 or emailing publiccomment@roseville.ca.us.

Ahead of the public meeting, we are starting a campaign to ensure our concerns are heard by City officials and the new property owner. If you have an opinion on this matter, please email the City groups listed below. We have provided an email template below that you may use outlining concerns that we feel are important. Feel free to edit the letter based on your personal opinions.

Thank you,

*Roseville Moose Lodge
Board of Directors
506 Lincoln Street
Roseville CA 95678*

PC Attachment 5

[City Council Email](mailto:citycouncil@roseville.ca.us) (citycouncil@roseville.ca.us)

[Planning Commission Email](mailto:planningdivision@roseville.ca.us) (planningdivision@roseville.ca.us)

Dear Roseville City Council, City Planning Commission and Others,

My name is (enter your name here) and I am a member of the Roseville Moose Lodge. The property surrounding our Lodge (502 Lincoln St.) was recently sold and a proposed development called the Belvedere Townhomes has been submitted to the City of Roseville.

I am opposed to the plans submitted that include demolition of the 103-year-old Hotel Belvedere and believe that the structure has historical significance to our City and should be restored or repurposed.

I am opposed to the plans submitted that include 18 townhomes. I believe that these buildings do not match the feel of the historic district and 4-story buildings will be out of place in the area.

I am opposed to the plans submitted because I believe residential properties, next door to a commercial property may hinder long-standing community fund-raising activities held at the Roseville Moose Lodge.

I am opposed to the plans submitted because the amount of public parking in Historic Old Town is already overloaded and adding new residences will make this problem worse.

I am opposed to the plans submitted because the intersection that will be used for access to the proposed project (at the Crooked Bridge) is already dangerous for vehicles and pedestrians and adding additional traffic will make this problem worse.

The Roseville Moose Lodge, at its core, is a community center used to raise funds to support various causes. We are a commercial business and hold our largest fund-raisers at night, usually dinners with live music. Our goal is to find a way to restore or repurpose the Belvedere and develop the property in a manner that enhances the historic charm of our City without affecting our mission to support children, seniors and other non-profits in our community.

Sincerely,

(enter your name here)

PC Attachment 5

From: [Alexa Roberts](#)
To: [Gold, Charity](#)
Subject: Petition as a public comment:
Date: Monday, August 24, 2020 2:07:24 PM

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

I want to make sure that this petition statement and number of signatures is included as a public comment for the Belvedere project:

www.change.org/savehotelbelvedere



As of now, (it grows every day) there are exactly 920 Roseville signatures and 5,907 total signatures.

Here is the petition statement:

The historic Hotel Belvedere at 502 Lincoln street was built in 1917, just a few years after our beautiful Carnegie Library. The Roseville Historical Society recognizes it as a historically significant building. For over a year, they have been working non-stop on a big exhibit and event (currently postponed due to the pandemic) celebrating its rich history. Alexander B. McRae, early Roseville pioneer, sold this land to Alex L. Bell, who had the Belvedere built by Michael & Stoffels. John M. Stoffels, one of the most active building contractors in Roseville and Placer County during the 1920s-1940s, also built the Veterans' Memorial Hall in Auburn, The J. C. Penney building on Vernon Street, Cochrane's Chapel of The Roses, and the Citizens' Bank. The Lumber was provided by Adams Lumber Co., managed by Roy Matheny- who lived at the Belvedere in 1925. At one of his company's free annual Rose Theater parties, he vowed "that his company would always be found at the forefront of the upbuilding and boosting of the City of Roses." He went on to operate Matheny Bros. Lumber Co. and became Vice President of our Local Building & Loan Assoc. The Press Tribune stated that he and his brother had "staked their all on Roseville's Future, having recently opened one of the best and most modernly equipped lumber yards in the state." This Lumber Co. was sold to Diamond Match

PC Attachment 5

Co. and they ended up purchasing G. W. Lohse's Real Estate & Insurance Business.

From its very beginning, the Craftsman-style hotel hosted upstanding individuals. Boasting of hot water in every room, the Belvedere was the higher-end place to stay in Roseville when it was built, proudly called an "ornament to Lincoln Street" by the Roseville Press Tribune in the week of its grand opening. We can see, based on guest books, census documents, and newspaper articles that the Belvedere was occupied by successful Engineers, Conductors, Trainmen and important business men who came to Roseville to work with the Southern Pacific Railroad and Pacific Fruit Express. Even the first owner of the Belvedere, Alexander L. Bell, was a Conductor from New York. The different women who lived at and owned the Belvedere contributed much to our community, taking leadership roles in groups such as the Ladies' Aid Society.

Mrs. Pearl Manring, who operated the hotel for 35 years until her passing in 1989, was a member of the Roseville Historical Society. Under her name, the Belvedere Hotel has been listed as a Major Contributor to the Old Town Roseville Historic District since 1981. According to the architectural report done last year, the building is at the very least a Supportive Contributor to the Old Town Roseville Hist. Dist. Reasons listed in this report for why the building shouldn't keep its Major listing, are that it's obstructed by trees (which would be easily pruned or removed), obstructed by the Moose Lodge, (which it's much taller than) and that the building's original signs are gone. The new owner, in the past year, allowed someone to remove and sell those signs without a permit to do so. Both signs have been purchased and donated to the Historical Society and could be reused or replicated. The building is listed on the RHS website. The Carnegie Museum holds much evidence of its important history and has made it clear, to all who ask, that the building is significant. Up until very recently, her daughter Dolores lived in the Hotel and only left to be in a nursing care facility. Since it was sold in June, 2019, it's been confirmed by a building inspector that the building is in surprisingly good shape and has very little asbestos to remove. The roof is new and the building is made with sturdy redwood, which has made it highly resistant to weather damage over time. Those who were outbid in 2019 and so many others had and continue to have hopes and plans to restore the Belvedere. We all know that the hotel is restoreable.

Now the new owner, Old Town Roseville LLC, has officially submitted a plan to demolish this historically intact, century-old building to build condos in its place. We ask that you not approve this plan. Plenty of new housing is under construction just up the street. Seeing as the Belvedere Hotel is on a 9,975 sqft lot, a compromise could be that condos or other buildings be built on the land around it, with the historic hotel as a restored feature adding value and interest. It could be restored to be something like Sacramento's "Kupros Craffthouse," an office space, event space, or so many other things. There are plenty of possibilities. We ask that this current plan, involving the hotel's demolition, be turned down in light of the Belvedere's local historical significance, Major Contributor listing for the Old Town

PC Attachment 5

Roseville Historical Dist. and the overwhelming interest of our community in restoring it. We would absolutely come together to make it happen. The owner has other options, but we don't have another Hotel Belvedere. This building is a piece of our history we are proud of and have much hope for. All we ask is that you to hear the voices of Roseville locals and simply not approve this plan.

Recently, The Holbrooke Hotel in Grass Valley, The National Hotel in Nevada City (both restorations being funded by Acme Hospitality in Santa Barbara), The Gilded Drifter Inn of Loyaltown (the owner was inspired by Hotel Belvedere to purchase it), and Park Victorian in Auburn have been successfully and lovingly restored by their communities. We in Roseville deserve to see our very own beloved and irreplaceable Belvedere Hotel brought back to life as well.

Please respond, confirming that this will be included in the public comment report.

Thank you!

Alexa Roberts
Chairwoman, Preservation Committee
Roseville Historical Society

PC Attachment 5

From: [Shearer, Grace](#)
To: [Gold, Charity](#)
Subject: FW: Regarding Belvedere Proposal
Date: Tuesday, August 25, 2020 3:47:43 PM

Hi Charity,
Please see below.

Thanks!

From: LEAANN SIPPLE <leaannhall@comcast.net>
Sent: Tuesday, August 25, 2020 3:46 PM
To: City Council Mail <CityCouncil@roseville.ca.us>; Planning External <PlanningDivision@roseville.ca.us>
Subject: Regarding Belvedere Proposal

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

Dear Roseville City Council, City Planning Commission and Others,

My name is LeaAnn Sipple and I am a member of the Roseville Moose Lodge. The property surrounding our Lodge (502 Lincoln St.) was recently sold and a proposed development called the Belvedere Town Homes has been submitted to the City of Roseville.

I am opposed to the plans submitted that include demolition of the 103-year-old Hotel Belvedere and believe that the structure has historical significance to our City and should be restored or repurposed.

I am opposed to the plans submitted that include 18 town homes. I believe that these buildings do not match the feel of the historic district and 4-story buildings will be out of place in the area.

I am opposed to the plans submitted because I believe residential properties, next door to a commercial property may hinder long-standing community fund-raising activities held at the Roseville Moose Lodge.

I am opposed to the plans submitted because the amount of public parking in Historic Old Town is already overloaded and adding new residences will make this problem worse.

I am opposed to the plans submitted because the intersection that will be used for access to the proposed project (at the Crooked Bridge) is already dangerous for vehicles and pedestrians and adding additional traffic will make this problem worse.

The Roseville Moose Lodge, at its core, is a community center used to raise funds to support various causes. We are a commercial business and hold our largest fund-

PC Attachment 5

raisers at night, usually dinners with live music. Our goal is to find a way to restore or re-purpose the Belvedere and develop the property in a manner that enhances the historic charm of our City without affecting our mission to support children, seniors and other non-profits in our community.

Sincerely,

LeaAnn Sipple

PC Attachment 5

From: [Alec Vogelsang](#)
To: [Gold, Charity](#); [Planning External](#)
Subject: Please Approve of the Belvedere Townhomes Project
Date: Tuesday, August 25, 2020 3:32:34 PM

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

Dear Members of the Roseville Planning Commission,

I am writing in support of the Belvedere Townhomes project in historic Old Town Roseville.

I think this is a very good project and will help provide additional housing for the citizens of Roseville. As a young professional currently living in an apartment in East Roseville, I have looked for housing options which have been limited. There may be members of the community who would like to save the Belvedere Hotel, but it is my understanding that it has been abandoned and empty for over 50 years. It is not of significant historical relevance, and Old Town deserves better. In the spirit of the Belvedere Hotel that housed railroad conductors and engineers throughout its lifetime, please approve the Belvedere Townhomes project so that it can once again house the people of Roseville.

I hope you take this support into consideration and **approve the Belvedere Townhomes this Thursday evening.**

Thank you.

Alec Vogelsang, Rosemeade Apartments, East Roseville
UCSD | NanoEngineering | 2016
Phone: (916) 671-0652

Email: smartalecv@gmail.com

PC Attachment 6

From: [Pam Compton](#)
To: [Gold, Charity](#)
Subject: Please - Belvedere Hotel - Turn it into a Retail Establishment w Stores / Museum
Date: Thursday, August 27, 2020 9:51:35 AM

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

Please, please, please - consider alternatives to tearing down the Belvedere Hotel.

A retail establishment / museum would be great - it would keep the historical element in Historical Roseville.

Please. I'm not from Roseville - I live here, now, with my elder parents, and am a board member of the Roseville Historical Society.

I'm 61 years old. I'm not a youngster, but I'm not an elder (yet...). I treasure the historic element of Roseville that is disappearing. It's so important to the community and neighborhood.

Traffic is another HUGE concern. It will be a nightmare. The Roseville Historical Society is planning walking tours. The Belvedere Hotel, as a last stop - retail/museum would be an amazing finish to the tour. I'll volunteer to be a docent at the museum!!!

Please. Please, please consider the historic options of keeping Historic Roseville - historic.

Thank you -
Pam Compton
Board Member, Roseville Historical Society
(206) 715-7811

PC Attachment 6

From: [Public Comment](#)
To: [Gold, Charity](#)
Cc: [Ogden, Derek](#)
Subject: FW: Planning Commission -- Save the Belvedere Hotel
Date: Thursday, August 27, 2020 10:23:22 AM
Attachments: [image001.png](#)

Gregory W. Bitter, AICP

Planning Manager

Development Services Dept.- Planning Division

o: (916) 774-5294

f: (916) 774-5129

Working together to build a quality community.

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



From: Susan Dickinson <sdickinson@frontlineed.com>
Sent: Thursday, August 27, 2020 8:31 AM
To: Public Comment <publiccomment@roseville.ca.us>
Subject: Planning Commission -- Save the Belvedere Hotel

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

My name is Susan Gadberry Dickinson. I was born in Roseville Hospital, attended Kaseberg School, Warren T Eich, Roseville High School, and Sierra College. I work at Escape Technology, Frontline Education, on Douglas Blvd.

My mother still lives at 304 W. Duranta St, the house I grew up in.

I implore you to listen to your conscience and DO NOT approve the request by developers to destroy the Belvedere Hotel. It is a piece of Roseville's history. It is a beautiful structure, inside and out. It needs only tender loving care to be an elegant addition to the Roseville Old Town district. It would be an excellent complement to the Crooked bridge and Carnegie Library/Museum as a Railroad Museum.

Three very good reasons **not** to approve the proposed Townhome plan:

1. The traffic impact to the neighborhood would be horrible. The 5 way intersection at the Lincoln end of the Crooked bridge is already a nightmare.
2. There are no services nearby for residents.
3. The design of the proposed 18 condominiums is completely out of place for the neighborhood.

PC Attachment 6

The #1 Goal of the city's General Plan is:

"Goal LU1 [Goal 1]: ... b. A commitment to preserving its small-town attributes **and cultural heritage**, and a dedication to promoting a **strong sense of community**, while preserving individual neighborhoods ..."

Please do our community an honor by preserving a piece of our heritage.

SAVE THE BELVEDERE HOTEL

This email may contain information that is confidential or attorney-client privileged and may constitute inside information. The contents of this email are intended only for the recipient(s) listed above. If you are not the intended recipient, you are directed not to read, disclose, distribute or otherwise use this transmission. If you have received this email in error, please notify the sender immediately and delete the transmission. Delivery of this message is not intended to waive any applicable privileges.

PC Attachment 6

From: [Cyndi Hale](#)
To: [Gold, Charity](#)
Subject: Belvedere
Date: Wednesday, August 26, 2020 4:47:15 PM

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

Dear Roseville City Council, City Planning Commission and Others,

My name is Cyndi Hale and I am a member of the Roseville Moose Lodge, and a resident/home owner of Roseville. I grew up in Roseville and attended Roseville schools. I consider Roseville my home town, and am fond of its history. The property surrounding our Lodge (502 Lincoln St.) was recently sold and a proposed development called the Belvedere Town Homes has been submitted to the City of Roseville.

I am opposed to the plans submitted that include demolition of the 103-year-old Hotel Belvedere and believe that the structure has historical significance to our City and should be restored or repurposed. It's a beautiful building with so much history and charm for our beloved town.

I am opposed to the plans submitted that include 18 town homes. Had I been made aware of the apartment homes that were constructed at Main and Washington, resulting in the demolition of Fast Freddie's Pizza and the Roseville Hotel, I would have been opposed and written in then, as well. Those buildings, and the proposed buildings to replace the current Belvedere property, are out of place, don't match the feel and community of the old town/downtown Roseville area, and I personally feel they'd be an eyesore. Especially considering they'd be 4 stories high, when none of the other buildings in downtown/old town are that high.

I am opposed to the plans submitted because I believe residential properties next door to a commercial property may hinder long-standing community fund-raising activities held at the Roseville Moose Lodge. We facilitate many community-based functions throughout the year, benefitting Placer Breast Cancer Foundation and in previous years, we've raised funds and held functions that benefit the Roseville Police Activities League, Stand Up Placer, Homestart, Paradise Camp Fire Victims and other charities.

I am opposed to the plans submitted because the amount of public parking in Historic Old Town is already overloaded and adding new residences will make this problem worse. The argument that the parking lot next to the Moose Lodge now, and the parking between the Belvedere property and the historic Fire House will be sufficient is ridiculous. If it's already difficult for our attendees to find parking during our special events, I can't imagine how many will opt not to attend if they now have to fight for parking with residents of an 18-town home development. I understand that these town homes will have their own garages, yet I'm doubtful that this will be sufficient to accommodate those who may have several driving-age residents in each home.

I am opposed to the plans submitted because the intersection that will be used for access to the proposed project where Lincoln Street connects to Sierra Blvd at the Sierra Vista Bridge (aka "The Crooked Bridge") is already dangerous for vehicles and pedestrians and adding additional traffic from a residential community with 18 homes and likely double the amount of cars in and out, will make this problem worse. When Roseville High School releases their students in the afternoons, and in the morning during drop-offs, it's only worse.

The Roseville Moose Lodge, at its core, is a community center used to raise funds to support various causes. We are a commercial business and hold our largest fund-raisers at night, usually

PC Attachment 6

dinners with live music. Our goal is to find a way to restore or re-purpose the Belvedere and develop the property in a manner that enhances the historic charm of our City without affecting our mission to support children, seniors and other non-profits in our community.

Sincerely,

Cyndi Hale

PC Attachment 6

From: [gordon.johnson](#)
To: [Gold, Charity](#)
Subject: Belevedere Hotel
Date: Thursday, August 27, 2020 12:22:45 PM

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

I am opposed to the demolition of the Belevedere Hotel. I have been friends with Dee since 1976, the Belevedere Hotel is such a important part of the history and culture of Roseville. Dee loved the Belevedere more than life itself. This is a sad day for Old Town, Historic Roseville,. Old Town doesn't have many buildings to begin with and to demolish one to put up new modern condos that's a tragic mistake.

PC Attachment 6

From: [Pam Ori](#)
To: [Gold, Charity](#)
Subject: Hotel Belvedere
Date: Wednesday, August 26, 2020 7:32:26 PM

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

I urge you to preserve the historic Hotel Belvedere as part of Roseville's past. Already, the integrity of Old Town is being compromised with new construction that has made no attempt to maintain the style of the surrounding buildings.

While the property was for sale, I happened to meet the owners, while walking by. They graciously shared the history of the buildings; their construction and past uses. Craftsmanship and character abound in the structure. This property could be renovated and put to use for years to come. It would be a sad mistake to demolish it, along with its proud history.

Our city leaders should always be aware of the role Roseville had in the building of California, and do whatever possible to preserve its legacy. The demolition of historic buildings shouldn't even be considered. Please save the Hotel Belvedere.

Pam Ori

Sent from my iPad

PC Attachment 6

From: [Dana Repan](#)
To: [Gold, Charity](#)
Subject: Hotel Belvedere
Date: Wednesday, August 26, 2020 4:37:50 PM

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

Hello,

I am petitioning the City of Roseville to please consider stopping the demolition of the Hotel Belvedere. The Hotel is an iconic feature of Roseville, representing its historic value as a resting place for travelers and the railroad workers. It is a piece of Roseville that we will never get back again if it is demolished and replaced with a project that lacks the connection to our city's past. The city should value these historic places that tell our story for future generations. As Roseville chips away at its past, Rosevillians are left little remnants of what originally built the city.

Has there been any consideration for re-use of the building with the proposed condo project? Or moving the building to @theGrounds as a potential venue for events?

Please reconsider the demolition of this contribution to our city's history.

Sincerely,
Dana Repan

PC Attachment 6

From: [Suzanne Ruiz](#)
To: [Gold, Charity](#)
Subject: Belvedere hotel
Date: Wednesday, August 26, 2020 8:54:24 PM

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

I understand the need for affordable housing in our area. But why must it come at the cost of ruining our small town feel by building modern buildings in our old downtown. The new ones going up are an eye sore. They are ugly modern buildings that look totally out of place. Now you want to allow more in an area that has no room for that kind of traffic. Traffic let's look at that too. Our city has become so congested and at times a dangerous place to drive. All this continued growth is choking out city. We used to be so unique now we are just another carbon copy. Please do not allow them to be built there. It's too busy there, no room for traffic flow, and will be an eye sore.

Thank you

S Ruiz

Sent from my iPhone

PC Attachment 6

From: [Luke](#)
To: [Gold, Charity](#)
Subject: 502 Lincoln Street/ Hotel Belvedere
Date: Wednesday, August 26, 2020 9:58:16 PM

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

Hello,

I'm writing to ask that the planning department of the City of Roseville require the preservation of the historic Hotel Belvedere at 502 Lincoln Street.

I've been involved in preservation projects, have in fact restored a 1927 cottage myself, and I'm absolutely convinced historic buildings do more than just beautify our city- they give it a tie to the past that books and museums just cannot do. Our historic buildings are under threat and are not replaceable. We cannot even rebuild them to resemble anything like what they were, due to building codes and lack of the old growth lumber used to build them the first time.

Please consider this: the wood used in this old hotel is almost certainly old growth lumber from an old growth forest that no longer exists. Do we really want to send that irreplaceable wood into the landfill? Shouldn't we instead preserve what is left of our past, not just the buildings but of the forest it came from?

Thank you kindly for your consideration of this matter,

Luke VonderOhe
2303 North Cirby Way
Roseville

PC Attachment 6

From: [Allison Foster](#)
To: [Gold, Charity](#)
Subject: Comment on Hotel Belvedere
Date: Thursday, August 27, 2020 2:54:44 PM

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

To the Planning Commission of the City of Roseville:

I was born and raised in Roseville and I care deeply about this city. The entire backdrop of my life is centered around this town. I learned about the history of Railroad Junction during class at Sargeant Elementary. I sat outside the classroom with my classmates and sculpted a salt dough art piece to hopefully be bronzed and placed under "The Rose Sculpture". The small indentations from my life in Roseville are there. My name is hanging in the office of Sargeant for being awarded the Principal's Award in 6th Grade. If you chip off layers of paint in the cheer box at Oakmont High School, you'd find my name from Senior year. Roseville has a rich history and it is so very important that we honor that. By wiping out this beautiful building, you are wiping out history. While you may continue to claim that The Belvedere Hotel holds no significant historical value, that is utterly untrue. The people of your town are standing up and telling you this.

Do right by the citizens of your city and preserve the history.

There are many other options to save and preserve the history of this building when you choose to see through the selfish view of purely monetary gain. The upcoming generation holds values of less waste and more repurposing. We have to, we have inherited a world that forces us to. This is the perfect chance for you to look toward the future generation while saving a piece of Roseville History. I beg you to honor the past and future by not allowing the demolition of this historical building of Roseville.

Thank you for your time.

Respectfully,
Allison Foster

Belvedere Townhomes Project

Addendum to the Downtown Roseville Specific Plan Environmental Impact Report

(SCH #2007102090, Certified April 6, 2009) Minor Design Review Permit,
Tentative Subdivision Map, and Tree Permit (File #PL20-0050)

August 2020 | ORL-02

Prepared for:

City of Roseville
Development Services Department – Planning Division
311 Vernon Street
Roseville, CA 95678

Prepared by:

HELIX Environmental Planning, Inc.
11 Natoma Street, Suite 155
Folsom, CA 95630



ADDENDUM TO THE DOWNTOWN ROSEVILLE SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH # 2007102090, CERTIFIED APRIL 6, 2009) MINOR DESIGN REVIEW PERMIT, TENTATIVE SUBDIVISION MAP, AND TREE PERMIT (FILE # PL20-0050)

Project Title/File Number:	Belvedere Townhomes – Minor Design Review Permit, Tentative Subdivision Map, and Tree Permit (File # PL20-0050)
Project Location:	510 Lincoln Street, 430 Lincoln Street, 502 Lincoln Street, and a portion of 512 Lincoln Street (APNs 011-147-014, 011-147-012, 011-147-003, 011-147-015)
Project Description:	Construction of 18 single-family townhomes on 18 residential lots and one common lot. Approval of Minor Design Review Permit; Approval of Tentative Subdivision Map; and Issuance of Tree Permit.
Project Applicant:	Derrek Lee, Old Roseville LLC
Property Owner:	Old Roseville LLC
Lead Agency Contact:	Charity Gold, Associate Planner

The City of Roseville certified an Environmental Impact Report (EIR) for the Downtown Roseville Specific Plan (DTSP; State Clearinghouse No. 2007102090) on April 6, 2009. The current project applicant, Old Roseville LLC, proposed minor changes to the approved project. Consequently, the proposed Belvedere Townhomes Project (proposed project) has been evaluated in an Initial Study (IS), contained in this Addendum to determine whether those changes would result in any new or more substantial impacts from those identified in the 2009 DTSP EIR.

An Addendum to a previously certified 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 have occurred (California Environmental Quality Act Guidelines [CEQA] Section 15164). Consistent with State CEQA Guidelines Section 15164, the IS contained in this Addendum has been prepared to demonstrate that none of the conditions described in Section 15162 of the State 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 certified EIR adequate to describe the impacts of the proposed project. State 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 certified EIR for consideration by the hearing body.

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PROJECT DESCRIPTION

Background

The Belvedere Townhomes Project (proposed project), is located within the Downtown Roseville Specific Plan (DTSP) area which is a 167-acre infill area in the central part of the City of Roseville, in western Placer County, CA (City; 2009 DTSP EIR, p. 1-1). The DTSP area is surrounded by built-out neighborhoods and is bisected by the Union Pacific Railroad (UPRR) J.R. Davis Rail Yard, resulting in a segment of the Plan area to the northwest and a segment to the southeast of the UPRR facilities. Washington Boulevard passes under the railroad tracks, connecting the segments.

The DTSP area is comprised of the existing Historic Old Town, Vernon Street Civic Core, and Royer and Saugstad Park. The Historic Old Town and Vernon Street Civic Core areas are further subdivided into a total of ten distinct character districts (five for each), and the two parks. Each district incorporates an anticipated look and feel designed to promote the core goals established in the DTSP.

The DTSP was originally approved anticipating 1,020 new residential units and 900,000 square feet of new ground floor retail use on corresponding with 23.96 acres of medium-density and high-density residential, approximately 112.73 acres of commercial, and 36.52 acres of park, and 0.12 acre of right-of-way land uses (2009 DTSP pp. 4-1, 4-4). For detailed project location, background, environmental setting, and project descriptions of the DTSP, refer to Chapters 1, 2, and 3 of the DTSP and Chapters 1 and 3 of the Environmental Impact Report (EIR) prepared for the DTSP. The DTSP was approved by the City on April 6, 2009, and the accompanying EIR was certified at that time (State Clearinghouse No. 2007102090). Information on where to find copies of these documents is included in the Purpose and Scope of Addendum section, below.

Project Location

The proposed project site is an approximately one-acre area in the southeastern portion of the City of Roseville, Placer County, CA, and is in the northeastern portion of the DTSP area. The site is located on the east side of Lincoln Street, near its intersection with Sierra Boulevard, and consists of three parcels, a portion of a fourth, and an easement for site access. The parcels are Assessor Parcel Numbers (APNs) 011-147-014, 011-147-003, and 011-147-012; and a portion of APN 011-147-015, and the addresses are 510 Lincoln Street, 502 Lincoln Street, 430 Lincoln Street, and 512 Lincoln Street, respectively.

The project site is located in Section 34 of Township 11N, Range 6E, as shown on the Roseville, CA 7.5-minute U.S. Geological Survey (USGS) quadrangle map. Refer to Figure 1 for the regional project location and Figure 2 for an aerial image of the project site with the APN boundaries shown (Attachment A).

Environmental Setting

The proposed project site is located within a commercial and residential area of the City, and is surrounded by industrial, commercial, and residential development. The site is generally bordered by residential and commercial parcels on the north, south, and west, and by UPRR tracks and an undeveloped parcel to the east. The site partially surrounds the property containing the Moose Association building (i.e., Moose Lodge). The properties directly north and south of the project site are developed with paved parking lots.

A substantial portion of the site is vacant, with roughly seventy percent of the site undeveloped with only a few trees and shrubs; however, APNs 011-147-003 and 011-147-012 are developed with former residential land uses, and a portion of an existing parking lot extends into the northern portion of the site (APNs 011-147-014 and 011-147-015). The structure at APN 011-147-003 is a vacant hotel/apartment building (formerly the Belvedere Hotel), and the structures at 011-147-012 consist of a vacant single-story house (W. Seitz Residence), a shed and a dilapidated building in the backyard. As described in the Architectural History Evaluation, the

PC Exhibit A

Belvedere Hotel “has been dormant since at least the 1990s and has not operated as a hotel for many years, likely since Pearl Manring [the former owner] was alive [1989]” (ECORP Consulting, Inc. [ECORP], 2019a). No information was identified which indicated how long the W. Seitz Residence has been vacant. Both parcels feature trees associated with the residential buildings.

The zoning designation for all four parcels affected by the proposed project is Historic District/Downtown Specific Plan - Old Town Commercial (HD/SA-DT-4) and the General Plan land use designation is Central Business District (CBD). Table 1 summarizes the zoning, General Plan land use, and the actual use of the property for the project site and surrounding areas.

Table 1. Zoning, General Plan Land Use and Property Use			
Location	Zoning	General Plan Land Use	Actual Use of Property
Site	Historic District/Downtown Specific Plan - Old Town Commercial (HD/SA-DT-4)	Central Business District (CBD)	Mostly vacant, parking lot entrance in northern portion, former residential development with structures remaining
North	HD/SA-DT-4	Central Business District (CBD)	Parking lot
South	HD/SA-DT-4	Central Business District (CBD)	Surface parking lot
East	Light Industrial/Downtown Specific Plan - Old Town Commercial Extension (M1/SA-DT-5)	Industrial	UPRR
	HD/SA-DT-4	Central Business District (CBD)	Vacant
West	HD/SA-DT-4	Central Business District (CBD)	Moose Lodge
	RMU/SA-DT-3	Medium Density Residential (MDR)	Residential

Proposed Project

The following elements constitute the proposed project analyzed in this Addendum (see Attachment A, Figure 3 for the site plan).

Approval of Minor Design Review Permit: The proposed project would create one common lot and develop 18 single-family townhomes on 18 residential lots (Tentative Map dated May 2020). No modifications to the site’s land use designations or zoning would be required.

The development would be comprised of six buildings with two or four townhome units in each. Proposed townhomes would be three-stories tall (approximately 46 feet, 10 inches total building height from grade) with garages at ground level. Each unit would have three bedrooms, 3½ bathrooms, two-car garage, covered patio, a second-floor balcony, and rooftop outdoor space. The proposed buildings and their units are:

- Building 1 – Four attached townhouse units
- Building 2 – Two attached townhouse units
- Building 3 – Two attached townhouse units
- Building 4 – Two attached townhouse units
- Building 5 – Four attached townhouse units
- Building 6 – Four attached townhouse units

The common lot, Lot A, would include driveway access from Lincoln Street, a drive aisle compliant with the fire department turning radii, nine guest parking spaces, utilities, drainage, and landscaping. Pedestrian access from Lincoln Street would be provided via two walkways. Site drainage would convey stormwater to four water quality basins located throughout the project site.

Other proposed features include an 8-foot-high concrete masonry soundwall along the eastern boundary of the project site and a 26-foot-wide trash enclosure at the north end of the project site.

A two-hour fire wall separation would be placed between each townhouse, one-hour rating each unit with one-inch air space along the property line. Fire walls would extend from the foundation to the underside of the roof deck. Horizontal continuity of firewalls would be maintained per 2019 California Building Code Section 706.5.

The area of disturbance would be approximately 42,673 square feet (SF). Earthwork would include approximately 1,320 cubic yards (CY) of excavation (including footings and utilities) and 2,385 CY of embankment for a net import of approximately 1,065 CY. The project would also require the demolition of two existing structures: the W. Seitz Residence, located at 430 Lincoln Street and built in 1926 (APN 011-147-012), and the Belvedere Hotel, located at 502 Lincoln Street and built in 1914 (APN 011-147-003).

Approval of Tentative Maps: The proposed project includes a: (1) Tentative Parcel Map to divide existing parcels 011-147-014, 011-147-003, and 011-147-012 into 18 single family lots and Lot A (common lot for ingress/egress, access easement, public utility easement, landscape easement, and drainage easement).

Issuance of Tree Permit: The proposed project includes a request for a Tree Permit, that would allow the removal of two valley oak trees (*Quercus lobata*). This permit would be issued by the City.

PURPOSE AND SCOPE OF ADDENDUM

As discussed in the Background Section, an EIR was certified for the DTSP on April 6, 2009. The 2009 DTSP and DTSP EIR are available on the City of Roseville's website at the following web address: <https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8775091>.

Basis for Addendum

This Addendum has been prepared pursuant to State CEQA Guidelines Section 15164 and Public Resources Code Sections 21083 and 21166. An Addendum is an appropriate subsequent document to a previously certified EIR when some changes to a project are necessary, but those changes do not create new or increased significant environmental impacts that warrant major revisions to the previous EIR. (State CEQA Guidelines Sections 15162(a), 15164(a); see *Save Our Heritage Organization v. City of San Diego* (2018) 28 Cal.App.5th 656, 668.) Also, an addendum is appropriate when circumstances surrounding a project have not substantially changed and when no new information of substantial importance has been uncovered that indicates the project would create new significant impacts or increase the severity of the previously identified significant impacts; see discussion immediately below. (State CEQA Guidelines Sections 15162(a), 15164(a).) Substantial evidence presented in this Addendum demonstrates that the proposed project does not create any new significant impacts or increase the severity of previously identified significant impacts. Nor are there any new circumstances or new information that would create such impacts or require more robust analysis as discussed in more detail below. (State CEQA Guidelines Section 15162(a).) Therefore, an Addendum is the appropriate CEQA document, and a subsequent or supplemental EIR is not warranted. (Id., Section 15164(e).)

No New Circumstances or New Information

Circumstances surrounding the project area have not substantially changed nor has any new information of substantial importance come to light since certification of the previous EIR, that indicates the current proposed

project would create new significant impacts or increase the severity of existing significant impacts beyond those listed in the 2009 DTSP EIR (State CEQA Guidelines Section 15162(a)). No new projects or other development beyond those contemplated in the previously certified EIR have been approved or proposed within the vicinity of the project site that could increase the severity of the proposed project's environmental effects nor is there new information of substantial importance showing that: (i) mitigation measures or alternatives previously found to be infeasible would actually now be feasible and would substantially reduce one or more significant effects of the proposed project, but the project proponents decline to adopt the mitigation measure or alternative; or (ii) mitigation measures or alternatives considerably different from those analyzed in the previously certified CEQA documents would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative. Further, the City is not aware of any other new information that might be relevant to the proposed project's CEQA analysis. In summary, there is no evidence on the record, or otherwise reasonably discoverable, indicating that any new circumstances or new information exist that that: (a) would create new significant impacts; (b) substantially increase the severity of previously identified significant impacts; (c) or require additional analysis or verification. As a result, all boxes in the "New Circumstances" and "New Information" columns in the accompanying checklist, below, are marked "No."

Significant and Unavoidable Impact Conclusions in Previous EIRs

The 2009 DTSP EIR identified the following impacts as significant and unavoidable:

- Impact 4.6-2: Transportation and Circulation—Unacceptable p.m. Peak Hour LOS at Signalized Intersections under Cumulative (2020) Plus Project Conditions.
- Impact 4.7-1: Cultural Resources—Disturbance of Architectural Resources.
- Impact 4.10-1: Generation of Short-term Construction-Related Emissions of Criteria Air Pollutants and Precursors.
- Impact 4.10-2: Generation of Long-Term Operation-Related (Regional) Emissions of Criteria Air Pollutants and Ozone Precursors.
- Impact 4.10-3: Exposure of Sensitive Receptors to Toxic Air Contaminant Emissions.
- Impact 4.11-5: Land Use Compatibility of On-site Sensitive Receptors with Future Railroad Noise Levels.
- Impact 5.4-1: Increases in Greenhouse Gas Emissions.

The analyses within this Addendum rely on the 2009 DTSP EIR and project-specific *Biological Resources Evaluation Letter Report for the Proposed Belvedere Townhomes Project (City of Roseville File # PL20-0050)*, *City of Roseville, Placer County, CA* (HELIX Environmental Planning, Inc. [HELIX] 2020a), *Arborist Report for Old Roseville Townhomes Project, City of Roseville, California* (HELIX 2019), *Cultural Resources Assessment for the Belvedere Townhomes Project, City of Roseville, Placer County, California* (HELIX 2020b), *Architectural History Evaluation, The Beverly Hotel, 502 Lincoln Street, Roseville* (ECORP 2019), *Trip Generation and Vehicle Miles Traveled Analysis for the Proposed Belvedere* memorandum (LSA Associates, Inc. [LSA] 2020), and *Noise Impact Assessment* (ECORP 2020). These studies are included as Attachments B through G, respectively. Most of the project impacts remain identical to the impacts described in the EIRs because the proposed project is less intensive than the use types envisioned and analyzed for the subject property. The proposed project uses reduce or maintain the same level of potential impacts, as discussed in this Addendum.

ENVIRONMENTAL CHECKLIST FOR ADDENDUM ENVIRONMENTAL REVIEW

The purpose of this checklist is to evaluate the environmental issue 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.

2018 CEQA Checklist Update

Since certification of the previous EIR, the Appendix G Checklist in the State CEQA Guidelines has been updated, effective early 2019. Although not required, the updated checklist is included in this Addendum along with the prior version, as part of a good-faith effort to provide the most up-to-date information to decision makers and the public (PRC Section 21002.1(e), 210065; see State CEQA Guidelines Sections 15002(a)(1), 15003(c)). The updated checklist is presented in strike out/underline to clearly show the 2019 changes and they are discussed in the analysis where appropriate. This revised checklist material is not considered “new information” as defined in State CEQA Guidelines Section 15162(a)(3) (See *Citizens Against Airport Pollution v. City of San Jose* (2014) 227 Cal.App.4th 788, 808; *Cleveland National Forest Foundation v. San Diego Assn. of Governments* (2017) 17 Cal.App.5th 413, 426).

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 each of the environmental issues.

Do Proposed Changes Involve New Significant Impacts?

Pursuant to Section 15162(a)(1) of the State 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 State 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 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 State 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 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 State 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 proposed 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 proposed project are listed under each environmental category. Mitigation measures that are included in this section as applicable are ones that require ongoing or future implementation, such as mitigation that is timed to occur prior to issuance of a building permit or during construction. It is noted in the discussion sections below where mitigation measures are either not relevant to the proposed project because they pertain to a different area or land use or have already been implemented.

Conclusions

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

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?	2009 DTSP EIR Ch. 4.5 P. 4.5-9	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?	2009 DTSP EIR Ch. 4.5 P. 4.5-9	No	No	No	None
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	2009 DTSP EIR Ch. 4.5 P. 4.5-9	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?	2009 DTSP EIR Ch. 4.5 P. 4.5-10	No	No	No	2009 DTSP EIR MM 4.5-3
2018 CEQA Checklist Update:					
Except as provided in Public Resources Code Section 21099, W would the project:					
c) In non-urbanized areas, s Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	See a, b, and c above.	No	No	No	None

Discussion:

2009 DTSP EIR

The 2009 DTSP EIR concluded that the DTSP project would result in the following aesthetics impacts:

- Impact 4.5-1 – impacts on scenic vistas (less than significant);
- Impact 4.5-2 – degradation of visual character (less than significant);
- Impact 4.5-3 – impacts from lighting (less than significant with mitigation);

The 2009 DTSP EIR found that impacts to scenic vistas would be less than significant because views towards the Sierra Foothills and Sierra Nevada are not generally visible from the DTSP area and views of any scenic resources would not be reduced because development would be similar in nature to existing development in the DTSP area. The 2009 DTSP EIR also found that impacts to visual character would be less than significant because all development projects would occur at currently developed sites with existing urban land uses and would be consistent with design criteria in the DTSP. Impacts from lighting and reflective surfaces were found to be potentially significant; although it found that the potential increase of reflective surfaces and nighttime lighting or glare from redevelopment projects involving development of urban land uses similar in nature to existing urban land uses in Downtown Roseville would not stand out from surrounding areas, the proposed golf course in the DTSP would add substantially high intensity lighting that could be significant. A mitigation measure (MM 4.5-3) was adopted to address light and glare impacts due to golf course lighting and to reduce impacts from lighting to less than significant.

Proposed Project

The property proposed to be developed as a part of the proposed project was also anticipated in the DTSP to be developed in a manner consistent with the proposed project.

Scenic vistas and visual character and quality: The aesthetic setting has not changed considerably since the 2009 DTSP EIR. The City has a design review process in place that requires all new development projects in the DTSP area to be reviewed for its compliance with the design guidelines established by the DTSP. No new significant impacts on scenic vistas or visual character and quality would result.

Scenic resources: No State Scenic Highways, County Scenic Highways, or other scenic resources are within the DTSP area. There would be no new significant impacts on scenic resources, including those on a State Scenic Highway.

Light or glare: The 2009 DTSP EIR identified that the potential increase of reflective surfaces and nighttime lighting from redevelopment projects would be potentially significant, however, the significant impact would be due to high-intensity lighting from nighttime operation of the proposed golf course in the DTSP. MM 4.5-3 was adopted to reduce the associated impacts to a level of less than significant; however, the currently proposed project does not include development of a golf course and MM 4.5-3 does not apply. The proposed project would not result in any new significant impacts associated with light or glare.

The proposed project would not result in aesthetic impacts beyond what was previously analyzed in the 2009 DTSP EIR. Therefore, no new significant impacts or substantially more severe impacts would occur to aesthetics as a result of the proposed project.

Mitigation Measures: Mitigation measures from prior environmental review apply to the proposed project; no new measures are warranted.

Conclusion: As described above, the proposed project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the 2009 DTSP EIR.

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?	Not analyzed per 2009 DTSP EIR Ch. 4.0 P. 4-1	No	No	No	None
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	Not analyzed per 2009 DTSP EIR Ch. 4.0 P. 4-1	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))?	Not analyzed per 2009 DTSP EIR Ch. 4.0 P. 4-1	No	No	No	None
d) Result in the loss of forest land or conversion of forest land to non-forest use?	Not analyzed per 2009 DTSP EIR Ch. 4.0 P. 4-1	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?	Not analyzed per 2009 DTSP EIR Ch. 4.0 P. 4-1	No	No	No	None

2018 CEQA Checklist Update: No updates were made to Agricultural & Forestry Resources.

Discussion:

2009 DTSP EIR

The 2009 DTSP EIR stated that the Notice of Preparation for the DTSP (dated October 17, 2007) identified that implementation of the DTSP would result in “no-impact” or “less than significant impacts” in the areas of agricultural resources; population and housing; recreation; and mineral resources, and, therefore, these topics were not analyzed in the 2009 DTSP EIR. The 2009 DTSP EIR did not address impacts to agriculture and forestry resources because the DTSP area does not include such resources.

Proposed Project

The proposed project would not result in agricultural and forestry resources impacts beyond what was previously analyzed in the 2009 DTSP EIR because: (1) it will not result in changes to the development footprint of the DTSP beyond what was previously analyzed; and (2) the proposed project site does not contain agricultural or forestry land. Therefore, no new significant impacts or substantially more severe impacts occur to agricultural and forestry resources as a result of the proposed project.

Mitigation Measures: No mitigation measures from prior environmental review apply to the proposed project, and no new mitigation measures are required.

Conclusion: As described above, the proposed project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the 2009 DTSP EIR.

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?	2009 DTSP EIR Ch. 4.10 P. 4.10-27 to 4.10-30, 4.10-33, 4.10-34	No	No	No	2009 DTSP EIR MM 4.10-1 and MM 4.10-2
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	2009 DTSP EIR Ch. 4.10 P. 4.10-27 to 4.10-30, 4.10-33	No	No	No	2009 DTSP EIR MM 4.10-1 and MM 4.10-2
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)?	2009 DTSP EIR Ch. 4.10 P. 4.10-27 to 4.10-30, 4.10-33	No	No	No	2009 DTSP EIR MM 4.10-1 and MM 4.10-2
d) Expose sensitive receptors to substantial pollutant concentrations?	2009 DTSP EIR Ch. 4.10 P. 4.10-33, 4.10-34	No	No	No	2009 DTSP EIR MM 4.10-3
e) Create objectionable odors affecting a substantial number of people?	2009 DTSP EIR Ch. 4.10, P. 4.10-34	No	No	No	2009 DTSP EIR MM 4.10-5
2018 CEQA Checklist Update:					
Where available, the significance criteria established by the applicable air quality management <u>district</u> or air pollution control district may be relied upon to make the following determinations. Would the project:					
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Deleted but captured by items a and b				

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b) e) Result in a cumulatively considerable net increase of any criteria pollutant 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)?	2009 DTSP EIR Ch. 4.10 P. 4.10-27 to 4.10-30, 4.10-33, 4.10-34	No	No	No	2009 DTSP EIR MM 4.10-1 and MM 4.10-2
c) d) Expose sensitive receptors to substantial pollutant concentrations?	See item d above				
d) e) Create objectionable Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people?	2009 DTSP EIR Ch. 4.10, P. 4.10-34	No	No	No	2009 DTSP EIR MM 4.10-5

Discussion:

2009 DTSP EIR

The 2009 DTSP EIR concluded that the DTSP project would result in the following air quality impacts:

- Impact 4.10-1 – generation of short-term construction related emissions of criteria air pollutants and precursors (significant and unavoidable);
- Impact 4.10-2 – generation of long-term operation-related (regional) emissions of criteria air pollutants and ozone precursors (significant and unavoidable);
- Impact 4.10-3 – exposure of sensitive receptors to Toxic Air Contaminant (TAC) emissions (significant and unavoidable);
- Impact 4.10-4 – generation of long-term operation-related (local) mobile-source emissions of carbon monoxide (less than significant);
- Impact 4.10-5 – exposure of sensitive receptors to odors (less than significant).

Mitigation measures were included to reduce all air quality impacts, however, there would still be significant and unavoidable impacts related to reactive organic gases (ROG) and PM10 from construction and ROG, NOX, and PM10 from long-term operations; significant and unavoidable impacts related to fugitive dust and PM10 from grading and trenching activities and construction emissions; and significant unavoidable impacts related to operational emissions. Measures that apply to the proposed project are included below.

Proposed Project

The proposed project would not conflict with the applicable air quality plan. Construction and operation of the proposed project does not conflict with designated land uses as identified in 2009 DTSP EIR. The 2009 DTSP EIR made a determination that air quality impacts related to both the short-term construction impacts and the long-term operation impacts of development in the DTSP were significant and unavoidable, even with mitigation. The proposed project does not change the area assumed for development under the DTSP.

The proposed project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. The project is consistent with what was assumed in the 2009 DTSP EIR. The 2009 DTSP EIR modeled emissions of construction-related activity, including site grading, paving, building construction, and architectural coating based on standard construction methods and equipment. Emissions for both construction and operations would be consistent with what was previously disclosed and there would be no new or increased impacts. Further, Placer County Air Pollution Control District's (PCAPCD) preliminary screening table (PCAPCD 2020, Table 2-2) indicates the typical size of a project that would generate NOx operational emissions equal to PCAPCD's threshold of 55 lbs/day. For residential projects, 868 condominium units or 911 apartment units would generate NOx that would reach the significance threshold. The proposed project, which includes only 18 units, is minor in comparison.

The 2009 DTSP EIR found that implementation of the DTSP would have the potential to result in exposure of sensitive receptors to excessive TAC concentrations associated with off-site locomotive emissions and was considered a significant and unavoidable impact. 2009 DTSP EIR MM 4.10-3 is applicable to the proposed project; amongst other things, the measure calls for homes equipped with filter systems with high Minimum Efficiency Reporting Value (MERV) for removal of small particles, disclosure to future residents advising them of the proximity to the J.R. Davis Rail Yard and associated health risk impacts.

To note, the proposed project could have less potential for health risk impact based on the following:

- The proposed project site is located over 1,300 feet from the parcel in which the UPRR J.R. Davis Rail Yard is located, which is 300 feet further than the 1,000-foot siting distance guideline provided by the California Air Resources Board (CARB) for conducting a Health Risk Assessment for a rail yard. Due to the distance of the project from the rail yard, a project-specific Health Risk Assessment is not warranted.
- Based on results of the Roseville Rail Yard Study (CARB 2004), the estimated cancer risk on the project site from the UPRR J.R. Davis Rail Yard is between 25 and 50 in one million affected individuals. Although PCAPCD does not have a threshold for existing background health risk, the Bay Area Air Quality Monitoring District establishes a cumulative cancer risk threshold of 100 in one million affected individuals. The project site is well below this risk threshold.
- The Mobile Source Air Toxics Protocol Tool by the Sacramento Metropolitan Air Quality Management District (2020) indicates the current cancer risk is approximately 16 in one million affected individuals for the portion of the rail yard within Sacramento County, while this same area is within the 100 in one million isopleth shown in Figure 1 of the Roseville Rail Yard Study (CARB 2004). The current Mobile Source Air Toxics Protocol Tool data suggests that the risks have been substantially reduced since the CARB study was released in 2004. Correspondingly, the cancer risk from the UPRR J.R. Davis Rail Yard is likely currently much less than the 25 and 50 in one million affected individuals estimated in 2004.

Further, the proposed project would result in no new or increased impacts as a result of objectionable odors, or other emissions leading to odors. Odors associated with diesel exhaust and ROG from application of asphalt and architectural coatings would be emitted during project construction. The odor of these emissions is objectionable to some; however, emissions would disperse rapidly from the project site and therefore should not

be at a level that would affect a substantial number of people. Further, construction activities would be temporary. As a result, impacts associated with temporary odors during construction are not considered significant.

As a residential development, operation of the project would not result in odors affecting a substantial number of people. Solid waste generated by the project would be collected by a contracted waste hauler, ensuring that any odors resulting from on-site waste would be managed and collected in a manner to prevent the proliferation of odors. Operational odor impacts would be less than significant. The proposed project will not generate new or substantially more severe impacts than those previously evaluated in the 2009 DTSP EIR and thus will not exacerbate any onsite odor impacts.

Mitigation Measures: Mitigation measures from prior environmental review that apply to the proposed project are included below; no new measures are warranted. MM 4.10-1, 4.10-2, 4.10-3, and 4.10-5 in the 2009 DTSP EIR mitigate potential impacts to air quality.

MM 4.10-1: [Comply with all applicable rules and regulations in accordance with the Placer County Air Pollution Control District]

MM 4.10-2: [Mitigation measures developed by Placer County Air Pollution Control District]

MM 4.10-3: [Mitigation measures shall be implemented to reduce the exposure of sensitive receptors to TACs]

MM 4.10-5: [Implement MM 4.10-3 to reduce indoor exposure to TACs would also result in reduction in the intensity of offensive odors]

Conclusion: As described above and with implementation of the applicable mitigation measures, the proposed project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the 2009 DTSP EIR.

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?	2009 DTSP EIR Ch. 4.9 P. 4.9-17, 4.9-18, 4.9-19	No	No	No	2009 DTSP EIR MM 4.9-1 through 4.9-6
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?	2009 DTSP EIR Ch. 4.9-19	No	No	No	2009 DTSP EIR MM 4.9-6
b) 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?	2009 DTSP EIR Ch. 4.9-19	No	No	No	2009 DTSP EIR MM 4.9-6
c) 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?	2009 DTSP EIR Ch. 4.9 P. 4.9-19, 4.9-20	No	No	No	None
d) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	2009 DTSP EIR Ch. 4.9 P. 4.9-20	No	No	No	2009 DTSP EIR MM 4.9-8

PC Exhibit A

e) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	None	No	No	No	None
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2018 CEQA Checklist Update:

c) Have a substantial adverse effect on <u>state or federally protected wetlands as defined by Section 404 of the Clean Water Act</u> (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	See b above.	No	No	No	2009 DTSP EIR MM 4.9-6
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Discussion:

2009 DTSP EIR

The 2009 DTSP EIR concluded that the DTSP project would result in the following impacts to biological resources:

- Impact 4.9-1 – biological resources – effects on special-status fish species (less than significant with mitigation);
- Impact 4.9-2 – biological resources – effects on Valley Elderberry Longhorn Beetles (less than significant with mitigation);
- Impact 4.9-3 – biological resources – effects on raptors and special-status birds (less than significant with mitigation);
- Impact 4.9-4 – biological resources – effects on special-status bats (less than significant);
- Impact 4.9-5 – biological resources – effects on Northwestern Pond Turtles (less than significant);
- Impact 4.9-6 – biological resources – impacts to Jurisdictional Waters and Sensitive Natural Communities (less than significant with mitigation);
- Impact 4.9-7 – biological resources – wildlife movement corridors (less than significant);
- Impact 4.9-8 – biological resources – impacts to protected trees (less than significant with mitigation).

Mitigation measures were provided to reduce all biological resources impacts to a less than significant level (2009 DTSP EIR, pp. 4.9-20 to 4.9-24.) Measures that apply to the proposed project are included under “Mitigation Measures,” below. Remaining measures are not included because they apply to biological resources not affected by the proposed project.

Proposed Project

No additional or substantially more severe impacts will occur as a result of the proposed project. The proposed project site was evaluated in July 2020 by HELIX biologist and International Society of Arboriculture Certified Arborist (WE-12922A), Stephanie McLaughlin, M.S. and the results documented in a Biological Resources Evaluation Letter Report (HELIX 2020a; Attachment B). The evaluation included a review of existing publicly

available records for special status species occurrences in the region, and a biological reconnaissance survey conducted on July 21, 2020. An arborist inventory of the site was also conducted in November 2019 (HELIX 2019; Attachment C).

Refer to the reports in Attachments B and C for the methods and results of both evaluations and refer to Figure 4 in Attachment A for habitat types and protected tree locations. The results are summarized here:

Special Status Plant Species: Based on the results of the database review, and biological reconnaissance survey, there is currently no suitable habitat for special-status plant species on the proposed project site and there have been no reported occurrences of special-status plant species on or adjacent to the site in the California Natural Diversity Database. The site is vegetated with ruderal vegetation and has been disturbed. There are no native or naturalized habitats on the project site. Impacts to special status plant species would be less than significant.

Special Status Animal Species: Based on the results of the desktop review and habitats observed in the proposed project site during the biological reconnaissance survey, the project site provides potentially suitable habitat for pallid bat (*Antrozous pallidus*), a California Department of Fish and Wildlife species of special concern, however, this species has a low potential to occur on the site and would only potentially use the site for night roosting (HELIX 2020a; Attachment B). Impacts to the bat would be less than significant. No other special-status animal species were identified as having the potential to occur on or adjacent to the site. The project site also provides potential habitat for migratory birds and other nesting birds (see below).

Migratory Birds and Raptors: The 2009 DTSP EIR identified suitable nesting habitat in the plan area for common bird species within existing vegetation such as trees, shrubs, and ruderal habitats, which occur on the project site. The project site and immediate vicinity provides nesting and foraging habitat for a variety of native birds common to urbanized areas, such as mourning dove (*Zenaida macroura*), northern mockingbird (*Mimus polyglottos*), and California scrub jay (*Aphelocoma californica*). Nests were not observed during surveys; however, a variety of migratory birds have the potential to nest in and adjacent to the site, in trees, shrubs and on the ground in vegetation. Implementation of 2009 DTSP EIR MM 4.9-3 regarding preconstruction surveys would reduce impacts to less than significant.

Aquatic Resources: The project site is in the Linda Creek-Cirby Creek hydrologic unit (HUC12: 180201110104). NWI mapping based on 1984 aerial imagery shows no aquatic features on the property. The nearest mapped aquatic feature is Dry Creek, located 0.3 miles south of the project site. No aquatic features were observed on the project site. The proposed project would not affect aquatic habitat or species, including jurisdictional waters, special-status fish, and the Northwestern pond turtle.

Protected Trees: A total of two protected trees were surveyed within the project footprint (see Figure 4). Both trees identified in the survey area were valley oak trees and are both subject to compliance with the City's tree ordinance. Implementation of 2009 DTSP EIR MM 4.9-3 regarding preconstruction surveys would reduce impacts to less than significant.

Mitigation Measures: Mitigation measures from prior environmental review that apply to the proposed project are included below; no new measures are warranted. MM 4.9-3 to 4.9-8 in the 2009 DTSP EIR mitigate potential impacts to biological resources.

MM 4.9-3: Raptors and Special-status Birds

MM 4.9-8: Protected Trees

Conclusion: As described above, with implementation of the applicable mitigation measures the proposed project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the 2009 DTSP EIR.

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?	2009 DTSP EIR Ch. 4.7, P. 4.7-9, 4.7-10	No	No	No	2009 DTSP EIR MM 4.7 -1
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	2009 DTSP EIR Ch. 4.7, P. 4.7-10	No	No	No	2009 DTSP EIR MM 4.7 -2
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	None	No	No	No	None
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	2009 DTSP EIR Ch. 4.7, P. 4.7-10, 4.7-11	No	No	No	2009 DTSP EIR MM 4.7 -3
2018 CEQA Checklist Update: Section title updated to "Cultural Resources."					
a) Cause a substantial adverse change in the significance of a historical resource <u>pursuant to as defined</u> in § 15064.5?	See item a above				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	See Geology and Soils discussion				
<u>c) d)</u> Disturb any human remains, including those interred outside of dedicated cemeteries?	See item d above				

Discussion:

2009 DTSP EIR

The 2009 DTSP EIR concluded that the DTSP project would result in the following impacts to cultural resources:

- Impact 4.7-1 – cultural resources – disturbance of architectural resources (significant and unavoidable);
- Impact 4.7-2 – cultural resources – disturbance of potential subsurface cultural deposits (less than significant with mitigation);
- Impact 4.7-3 – cultural resources – undiscovered/unrecorded human remains (less than significant with mitigation).

Mitigation measures were provided to reduce all cultural resources impacts to a less than significant level except for significant and unavoidable impacts related to the possibility of demolishing a historical resource (Id., p. 4.7-12.). Measures that apply to the proposed project are included below.

Proposed Project

A Cultural Resources Assessment (HELIX 2020b; Attachment D) and Architectural History Evaluation (ECORP 2019; Attachment E) were conducted for the proposed project. As part of the Cultural Resources Assessment, a records search, archaeological intensive pedestrian survey, and Native American outreach was conducted. The updated archival records search, Native American outreach, and field survey determined that two historic-era structures, the Belvedere Hotel at 502 Lincoln Street and the W. Seitz Residence at 430 Lincoln Street, are located within the project's cultural resources Area of Potential Effect (APE; see Attachment A, Figure 5, for the APE). Both of these structures have been evaluated for significance and found to be ineligible for individual inclusion in the CRHR (ECORP 2019; City of Roseville 2009). No other cultural resources, including prehistoric or historic-era artifacts or features, are visible on the ground surface within the APE. Given that the area is highly disturbed and has been intensively used since at least the early 1900s, the likelihood of encountering buried historic-era materials during construction is moderate. The lack of known prehistoric sites in the immediate area and that APE's history of recurring ground disturbances suggest that area has a low sensitivity for buried prehistoric materials.

The record search determined that the Roseville Carnegie Library and Museum (P-31-004242) is located at 557 Lincoln Street, approximately 200 feet northwest of the APE. Built in 1912, the Roseville Carnegie Library and Museum is a Classical Revival style on-story building which was listed on the NRHP in 2009. The townhomes that would be constructed by the proposed project are expected to be largely hidden from the Library's viewshed by trees and the Loyal Order of Moose Lodge at 506 Lincoln Street, and therefore would not significantly impact the library's integrity of setting or feeling (HELIX 2020b; Attachment D).

As documented in the Cultural Resources Assessment and the Architectural History Evaluation for the project (Attachments D and E, respectively), both the Belvedere Hotel and the W. Seitz Residence have been shown to be ineligible for inclusion in the CRHR and are not listed in the City's list of significant buildings shown in Section 19.61.030 of the Roseville Municipal Code. Therefore, neither the Belvedere Hotel nor the W. Seitz Residence require additional study, avoidance, or mitigation to resolve impacts resulting from implementation of the proposed project. MM 4.7-1 from the 2009 DTSP EIR does not apply to the proposed project.

As also discussed in the 2009 DTSP EIR, construction activities associated with the project such as grubbing, grading, and trenching have the potential to damage or destroy previously undiscovered, buried archaeological resources or human remains, could result in a potentially significant impact without mitigation. Implementation measures as defined in the DTSP would reduce the impact to less than significant and no new mitigation measures are warranted.

Mitigation Measures: Mitigation measures from prior environmental review that apply to the proposed project are included below; no new measures are warranted. MM 4.7-2 and 4.7-3 in the 2009 DTSP EIR mitigate potential impacts to cultural resources.

MM 4.7-2: Disturbance of Potential Subsurface Cultural Deposits

MM 4.7-3: Undiscovered/Unrecorded Human Remains

Conclusion: As described above and with implementation of the applicable mitigation measures, the proposed project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the 2009 DTSP EIR.

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.
2018 CEQA Checklist Update: Energy is a new issue area, although energy analysis was conducted in the previously certified EIRs.					
a) <u>Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?</u>	2009 DTSP EIR Ch. 4.2 - 20	No	No	No	None
b) <u>Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?</u>	None	No	No	No	None

Discussion:2009 DTSP EIR

The 2009 DTSP EIR concluded that the WRSP project would result in the following impacts to energy, as part of its section on public utilities:

- Impact 4.2-6 – utilities – increased demand for electrical service (less than significant);
- Impact 4.2-7 – utilities – increased demand for natural gas (less than significant).

No mitigation measures were required to reduce energy impacts because they were already projected at a less than significant level (2009 DTSP EIR, p. 4.2-20 through 4.2-21.)

Proposed Project

The project would not result in additional impacts related to energy beyond what was previously analyzed in the 2009 DTSP EIR. Roseville Electric identified sufficient electric generation capacity to serve increased residential and non-residential land use development in the DTSP area and PG&E indicated that no facility upgrades would be needed to accommodate the estimated increase in natural gas demand. Further, as discussed below in Transportation/Traffic, under proposed project conditions there would be no significant impact on in vehicle miles traveled (VMT), which supports a likely reduction in transportation fuel use. In addition, pursuant to a recent update to Title 24, Part 6, Building Energy Efficiency Standards for California, after January 1, 2020, all new homes constructed in the State are required to have solar panels installed, which will further reduce

the proposed project's consumption of mainstream generated electricity and increase reliance on renewable energy sources. Therefore, no new significant impacts or substantially more severe impacts occur to energy resources as a result of the proposed project.

Mitigation Measures: No mitigation measures from prior environmental review apply to the proposed project, and no new mitigation measures are required.

Conclusion: As described above, the proposed project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the 2009 DTSP EIR.

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:	2009 DTSP EIR Ch. 4.4, P. 4.4-7, 4.4-8	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.)	2009 DTSP EIR Ch. 4.4, P. 4.4-7, 4.4-8	No	No	No	None
ii) Strong seismic ground shaking?	2009 DTSP EIR Ch. 4.4, P. 4.4-7, 4.4-8	No	No	No	None
iii) Seismic-related ground failure, including liquefaction?	2009 DTSP EIR Ch. 4.4, P. 4.4-8	No	No	No	None
iv) Landslides?	2009 DTSP EIR Ch. 4.4, P. 4.4-8, 4.4-9	No	No	No	2009 DTSP EIR MM 4.4-3
b) Result in substantial soil erosion or the loss of topsoil?	2009 DTSP EIR Ch. 4.4, P. 4.4-9	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?	2009 DTSP EIR Ch. 4.4, P.4.4-9, 4.4-10	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?	2009 DTSP EIR Ch. 4.4, P. 4.4-10	No	No	No	None

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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?	2009 DTSP EIR Ch. 4.4, P. 4.4-7	No	No	No	None
2018 CEQA Checklist Update:					
a) Expose people or structures to <u>Directly or indirectly cause</u> potential substantial adverse effects, including the risk of loss, injury, or death involving:	2009 DTSP EIR Ch. 4.4, P. 4.4-7, 4.4-8, 4.4-9, 4.4-10	No	No	No	2009 DTSP EIR MM 4.4-3
f) <u>Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</u>	None	No	No	No	None

Discussion:

2009 DTSP EIR

The 2009 DTSP EIR concluded that the DTSP project would result in the following impacts to geology and soils:

- Impact 4.4-1 – geology and soils – risks to people and structures caused by seismic hazards, including surface fault rupture and strong ground shaking (less than significant);
- Impact 4.4-2 – geology and soils – seismically induced risks to people and structures caused by liquefaction (less than significant);
- Impact 4.4-3 – geology and soils – seismically induced risks to people and structures caused by landslides (less than significant with mitigation);
- Impact 4.4-4 – geology and soils – construction-related erosion hazards (less than significant);
- Impact 4.4-5 – geology and soils – potential for subsidence or compression of unstable soils (less than significant).

The 2009 DTSP EIR concluded that the DTSP project would have less than significant impacts to geology and soils without mitigation and MM 4.4-3 would reduce impacts caused by potential landslides along Dry Creek to a less than significant level (Id., p. 4.4-10 through 4.4-11).

Proposed Project

The proposed project does not change the development footprint previously analyzed in the 2009 DTSP EIR and it does not change the conclusions of the geotechnical work already completed. No septic or alternative wastewater systems are proposed. Development of the proposed project site will be required to conform to the City's ordinances and standards regarding grading, including requirements for stormwater quality and erosion controls during and after construction. Further, the project is not along Dry Creek and, therefore, is not subject to MM 4.4-3 which addresses potential impacts associated with landslides along Dry Creek. Therefore, no new significant impacts or substantially more severe impacts occur to geology and soils as a result of the proposed project.

Paleontological resources (question f in the State CEQA Guidelines) was added to the Geology and Soils section during the 2018 CEQA checklist update. The proposed project is located within an infill area in Downtown Roseville and it is surrounded by residential and industrial/transportation land uses. Three of the affected project parcels are developed (W. Seitz Residence, Belvedere Hotel, and parking). Based on the level of disturbance at the site and its surroundings, the likelihood of discovering paleontological resources is considered less than significant and no new mitigation measures are required.

Mitigation Measures: No mitigation measures from prior environmental review apply to the proposed project, and no new mitigation measures are required.

Conclusion: As described above, the proposed project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the 2009 DTSP EIR.

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?	2009 DTSP Ch. 4.10 P. 4.10-13, 4.10-14, 4.10-22, 4.10-23, 4.10-24. Ch 5. P. 5-21, 5-22.	No	No	No	2009 DTSP EIR 5.4-1 through 5.4-2
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	2009 DTSP Ch. 4.10 P. 4.10-24, Ch 5. P. 5-21, 5-22.	No	No	No	2009 DTSP EIR 5.4-1 through 5.4-2

2018 CEQA Checklist Update: Section title updated to "Greenhouse Gas Emissions."

Discussion:

2009 DTSP EIR

The 2009 DTSP EIR discussed greenhouse gas emissions and initiatives that were being implemented at the time of the release of the EIR. At the time the 2009 DTSP EIR was certified and approved, no air district or other regulatory agency in California, including PCAPCD, had identified a significance threshold for GHG emissions. The EIR discussed the adoption of SB 37 and AB 32, where AB 32's primary objective was to reduce California's contribution to global warming by reducing California's total annual production of GHG emissions. The EIR concluded that if the DTSP "does not conform with the state mandate to reduce GHG emissions to 1990 levels by the year 2020 and the associated increase in the amount of mass emissions is considered to be substantial, then the impact of the [DTSP] would be cumulatively considerable (significant)" (2009 DTSP EIR p. 4.10-27) and that "Implementation of the [DTSP] would result in increased generation of greenhouse gases (GHGs) which can contribute to global climate change" (2009 DTSP EIR p. 5-14)." The DTSP policies and implementation measures included elements that would reduce GHG emissions and noted that the "purpose of the [DTSP] by its very nature (e.g., promotion of the use of alternative modes of transportation and overall

design that creates a compact development pattern that encourages walking, biking, and public transit use, which in turn reduce vehicle trip number and length) would reduce potential consumption of fossil fuel energy, and thereby reduce potential GHG emissions.

The EIR quantified construction and operational GHG emissions resulting from implementation of the DTSP and concluded that the DTSP would result in a substantial increase in GHG emissions compared to existing conditions and this would be a considerable contribution to the cumulative impact of global climate change that would result in a significant impact.

The 2009 DTSP EIR concluded that the DTSP would result in the following project-level and cumulative climate change/greenhouse gas impacts:

- Impact 5.4-1 – increases in greenhouse gas emissions (significant).

(I.d. pp. 5-21 through 5-22)

Mitigation measures that apply to the proposed project are included below.

Proposed Project

As noted in the Transportation/Traffic section of this Addendum, the proposed project would not result in substantial new VMT impacts. Overall, GHG emissions from the proposed project would not exceed emissions associated with the land uses approved in 2009 because the approved project's development footprint, energy use, VMTs, or other emission sources that might produce GHGs have not increased. In fact, emissions should be reduced. Therefore, no new significant impacts or substantially more severe impacts occur from GHG emissions as a result of the proposed project.

Refer to the section above on Energy and below on Utilities and Service Systems for information on energy and water conservation and reduction requirements that also would reduce GHG emissions.

The proposed project is consistent with land uses contained in the DTSP; therefore, GHG emissions as a result of the project would not be expected to result in a substantial variation of GHG emissions than the land uses analyzed in the specific plan. Additionally, PCAPCD adopted 1,100 metric tons of carbon dioxide equivalent/year (MT CO₂e/year) as the De Minimis level for land use projects (PCAPCD 2016a). The corresponding size of projects at 1,100 MT CO₂e/year is 105 condominium units or 115 apartment units (PCAPCD 2016b). The proposed project, with only 18 proposed units, falls far below these corresponding project sizes and GHG impacts would therefore be at a De Minimis level.

Mitigation Measures: Mitigation measures from prior environmental review that apply to the proposed project are included below; no new measures are warranted. MM 5.4-1 in the 2009 DTSP EIR mitigates potential impacts from GHG emissions.

Mitigation Measure 4.10-2: [(Mitigation measures developed by Placer County Air Pollution Control District)]

Mitigation Measure 5.4-1: [Implement Energy Efficiency, Renewable Energy, and Water Conservation and Efficiency, Solid Waste Measures, Land Use Measures, Transportation and Motor Vehicles]

Conclusion: As described above and with implementation of the applicable mitigation measures, the proposed project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the 2009 DTSP EIR.

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?	2009 DTSP EIR Ch. 4.8 P. 4.8-5, 4.5-6, 4.8-7	No	No	No	2009 DTSP EIR MM 4.8-2
b) Create a significant hazard to the public or the environment though reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	2009 DTSP EIR Ch. 4.8 P. 4.8-5, 4.5-6, 4.8-7	No	No	No	2009 DTSP EIR MM 4.8-2
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within on-quarter mile of an existing or proposed school?	None	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?	2009 DTSP EIR Ch. 4.8 P. 4.8-1, 4.8-2, 4.8-5, 4.5-6, 4.8-7	No	No	No	2009 DTSP EIR MM 4.8-2
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?	Not analyzed	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?	Not analyzed	No	No	No	None

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g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Not analyzed	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?	Not analyzed	No	No	No	None
2018 CEQA Checklist Update:					
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	See item e above				
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	Deleted but captured by item e and Noise item d				
f) g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	See item g above				
g) h) Expose people or structures, either directly or indirectly, 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?	See item h above				
Discussion: <u>2009 DTSP EIR</u> The 2009 DTSP EIR concluded that the DTSP project would result in the following impacts to hazards and hazardous materials:					
• Impact 4.8-1 – hazardous materials – use, storage, or handling of hazardous materials (less than significant); • Impact 4.8-2 – hazardous materials – exposure of construction workers, residents, and others to hazardous materials (less than significant with mitigation).					

Mitigation measures were provided to reduce all hazards and hazardous materials impacts to a less than significant level (2009 DTSP EIR, pp. 4.8-7 to 4.8-8). Measures that apply to the proposed project are included below.

Proposed Project

The proposed project does not involve new development areas or new uses which had not previously be anticipated. None of the project uses are known to use, store, generate, or transport large amounts or unusual types of hazardous materials, and existing regulations are sufficient to address the common materials – such as cleaners- which will be used in the project area. Based on a review of the EnviroStor website (California Department of Toxic Substances Control 2020) the project site is not on a list of hazardous materials sites. The project site is not within an airport land use plan, is not located within two miles of a public or public use airport and it is not within the vicinity of a private airstrip. The nearest airport is Sacramento McClellan Airport, 3028 Peacekeeper Way, McClellan Park, CA, approximately 7 miles to the southwest. The nearest private air strip is Freedom Field, 9500 Baseline Road, Elverta, CA, approximately 9.7 miles to the west. The downtown area has been taken into account in the City's emergency preparedness planning. As discussed in the DTSP, Fire Station #1 located at 401 Oak Street serves the DTSP area. The project is not located adjacent to any wildlands or wildland fire hazard areas; the project is within a Local Responsibility Area according to the 2007 *Fire Hazard Severity Zones in SRA* map by the California Department of Forestry and Fire Protection (2007).

No schools are within 0.25 mile of the site, however, Woodbridge Elementary School, 515 Niles Avenue, Roseville, is 0.30 mile to the northwest. The mitigation measure from the 2009 DTSP EIR address potential exposure and no additional mitigation is needed.

The project does not introduce any new impacts related to this topic, and impacts will remain less than significant. Therefore, no new significant impacts or substantially more severe impacts occur from hazards and hazardous materials as a result of the proposed project.

Mitigation Measures: Mitigation measures from prior environmental review that apply to the proposed project are included below; no new measures are warranted. MM 4.8-2 in the 2009 DTSP EIR mitigate for potential impacts as a result of hazards and hazardous materials.

MM 4.8-2: Hazardous Materials – Exposure of Construction Workers, Residents, and Others to Hazardous Materials

Conclusion: As described above and with implementation of the applicable mitigation measures, the proposed project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the 2009 DTSP EIR.

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?	2009 DTSP EIR Ch. 4.12 P. 4.12-9, 4.12-10, 4.12-11, 4.12-12	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)?	2009 DTSP EIR Ch. 4.12 P. 4.12-11	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?	2009 DTSP EIR Ch. 4.12 P. 4.12-9, 4.12-10, 4.12-11, 4.12-12	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?	2009 DTSP EIR Ch. 4.12 P. 4.12-13, 4.12-14, 4.12-15	No	No	No	2009 DTSP EIR MM 4.12-5
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?	2009 DTSP EIR Ch. 4.12 P. 4.12-9, 4.12-10, 4.12-11, 4.12-12	No	No	No	None

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f) Otherwise substantially degrade water quality?	2009 DTSP EIR Ch. 4.12 P. 4.12-9, 4.12-10, 4.12-11, 4.12-12	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?	2009 DTSP EIR Ch. 4.12 P. 4.12-13, 4.12-14, 4.12-15	No	No	No	2009 DTSP EIR MM 4.12-6
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	2009 DTSP EIR Ch. 4.12 P. 4.12-13, 4.12-14, 4.12-15	No	No	No	2009 DTSP EIR MM 4.12-6
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?	2009 DTSP EIR Ch. 4.12 P. 4.12-13, 4.12-14, 4.12-15	No	No	No	2009 DTSP EIR MM 4.12-6
j) Inundation by seiche, tsunami, or mudflow?	2009 DTSP EIR Ch. 4.12 P. 4.12-15	No	No	No	2009 DTSP EIR MM 4.12-7
2018 CEQA Checklist Update:					
a) <u>Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?</u>	2009 DTSP EIR Ch. 4.12 P. 4.12-9, 4.12-10, 4.12-11, 4.12-12	No	No	No	None
b) <u>Substantially deplete decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin 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)?</u>	2009 DTSP EIR Ch. 4.12 P. 4.12-11	No	No	No	None

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c) <u>Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:</u>	See item a above	No	No	No	None
i) <u>result in substantial erosion or siltation on- or off-site;</u>	See item a above	No	No	No	None
ii) <u>substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;</u>	See item g, h, and i above	No	No	No	2009 DTSP EIR MM 4.12-6
iii) <u>create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or</u>	See item a above	No	No	No	None
iv) <u>impede or redirect flood flows?</u>	See item g, h, and i above	No	No	No	2009 DTSP EIR MM 4.12-6
d) <u>In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?</u>	See item j above	No	No	No	2009 DTSP EIR MM 4.12-7
e) <u>Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?</u>	See item a above, see also discussion below	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?	Deleted but captured in item c				
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 runoff?	Deleted but captured in item c				
f) Otherwise substantially degrade water quality?	Deleted but captured in items a and e				

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?~~

Deleted but captured in item d

Discussion:

2009 DTSP EIR

The 2009 DTSP EIR concluded that the DTSP project would result in the following impacts to hydrology and water quality:

- Impact 4.12-1 – hydrology and water quality – short-term degradation of water quality from project-related construction activities (less than significant);
- Impact 4.12-2 – hydrology and water quality – temporary effects on groundwater quality during construction (less than significant);
- Impact 4.12-3 – hydrology and water quality – change in the quantity of groundwater through withdrawals, interception, or loss of recharge capacity (less than significant);
- Impact 4.12-4 – hydrology and water quality – long-term changes in runoff and water quality (less than significant);
- Impact 4.12-5 – hydrology and water quality – expose people or structures to a significant risk of flooding (less than significant with mitigation);
- Impact 4.12-6 – hydrology and water quality – proposed project structures within the 100-year flood zone could impeded or redirect flood flows (less than significant with mitigation);
- Impact 4.12-7 – hydrology and water quality – inundation by seiche, tsunami, or mudflow (less than significant).

Mitigation measures were provided to reduce all hydrology and water quality impacts to a less than significant level (Id., p. 4.12-16). Measures that apply to the proposed project are included below. Remaining measures apply only to the Dry Creek area of the DTSP (see Attachment A, Figure 6, for the Federal Emergency Management Agency [FEMA] map), which is not impacted by the proposed project.

Proposed Project

The proposed project would not result in changes to the development footprint or additional impacts related to hydrology and water quality beyond those that were analyzed in the 2009 DTSP EIR.

Regarding the new requirement for a project to not conflict with or obstruct implementation of a sustainable groundwater management plan, a plan does not exist for the project area at this time. The project site is within jurisdiction of the Western Placer Groundwater Sustainability Agency, which has not yet completed its groundwater sustainability plan, due by January 1, 2022. Therefore, no new significant impacts or substantially more severe impacts would occur to hydrology and water quality as a result of the proposed project.

Mitigation Measures: The mitigation measure from prior environmental review that applies to the proposed project is included below; no new measures are warranted. MM 4.12 - 5 in the 2009 DTSP EIR mitigates potential impacts to hydrology and water quality.

MM 4.12-5: Hydrology and Water Quality – Expose People or Structures to a Significant Risk of Flooding.

Conclusion: As described above and with implementation of the applicable mitigation measure, the proposed project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the 2009 DTSP EIR.

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?	2009 DTSP EIR Ch. 4.1, P. 4.1-7	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?	2009 DTSP EIR Ch. 4.1, PP. 4.1-8, 4.9-10	No	No	No	None
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	2009 DTSP EIR Ch. 4.1, P. 4.1-9	No	No	No	None
2018 CEQA Checklist Update:					
b) Conflict Cause a significant environmental impact due to a 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?	See b above.	No	No	No	None
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	Deleted but captured by item b and Biological Resources item f				

Discussion:2009 DTSP EIR

The 2009 DTSP EIR concluded that the DTSP project would result in the following land use and planning impacts:

- Impact 4.1-1 – land use – potential for division of an existing community (no impact);
- Impact 4.1-2 – land use – conflicts with land use plans, policies, or regulations (less than significant);
- Impact 4.1-3 – land use – consistency with Habitat Conservation and Natural Community Conservation Plans (no impact).

Proposed Project

The proposed project will not result in new or substantially more severe impacts to land use and planning beyond what was analyzed in the 2009 DTSP EIR. The project does not alter the development footprint of the DTSP and will not physically divide an established community. The proposed project does not conflict with the designated land use (Central Business District) and zoning (Historic District/Downtown Specific Plan – Old Town Commercial). See Attachment A, Figure 7, for a land use map and Figure 8 for zoning. No new significant impacts or substantially more severe impacts occur to land use as a result of the proposed project.

Mitigation Measures: No mitigation measures from prior environmental review apply to the proposed project, and no new mitigation measures are required.

Conclusion: As described above, the proposed project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the 2009 DTSP EIR.

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?	Not analyzed per 2009 DTSP EIR Ch. 4.0 P. 4-1	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?	Not analyzed per 2009 DTSP EIR Ch. 4.0 P. 4-1	No	No	No	None
2018 CEQA Checklist Update: No updates were made to Mineral Resources					
Discussion: <u>2009 DTSP EIR</u> The 2009 DTSP EIR stated that the Notice of Preparation for the DTSP (dated October 17, 2007) indicated that implementation of the DTSP would result in “no-impact” or “less than significant impacts” in the areas of agricultural resources; population and housing; recreation; and mineral resources, and, therefore, these topics were not analyzed in the 2009 DTSP EIR. The 2009 DTSP EIR did not address impacts to mineral resources because the DTSP project area did not include such resources. <u>Proposed Project</u> The proposed project would not result in any additional agricultural and forestry resources impacts beyond what was previously analyzed in the 2009 DTSP EIR because: (1) it will not result in changes to the development footprint of the DTSP beyond what was previously analyzed; and (2) the site for the proposed project does not contain mineral resources. Therefore, no new significant impacts or substantially more severe impacts occur to agricultural and forestry resources as a result of the proposed project. Mitigation Measures: No mitigation measures from prior environmental review apply to the proposed project, and no new mitigation measures are required.					

Conclusion: As described above, the proposed project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the 2009 DTSP EIR.

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?	2009 DTSP EIR Ch. 4.11 PP. 4.11-22, 4.11-24	No	No	No	2009 DTSP EIR MM 4.11-2, MM 4.11-1, MM 4.11-3, MM 4.11-4, MM 4.11-5, MM 4.11-6
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	2009 DTSP EIR Ch. 4.11 P. 4.11-24, 4.11-25	No	No	No	2009 DTSP EIR MM 4.11-7
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	2009 DTSP EIR Ch. 4.11 PP. 4.11-22, 4.11-24	No	No	No	2009 DTSP EIR MM 4.11-2, MM 4.11-1, MM 4.11-3, MM 4.11-4, MM 4.11-5, MM 4.11-6
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	2009 DTSP EIR Ch. 4.11 P. 4.11-16	No	No	No	2009 DTSP EIR MM 4.11-1
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?	2009 DTSP EIR Ch. 4.11, P. 4.11-16	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?	Not analyzed	No	No	No	None

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2018 CEQA Checklist Update:

a) Exposure of persons to or <u>Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project</u> in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	See c above.	No	No	No	2009 DTSP EIR MM 4.11-2, MM 4.11-1, MM 4.11-3, MM 4.11-4, MM 4.11-5, MM 4.11-6
b) Exposure of persons to or <u>Generation of excessive groundborne vibration or groundborne noise levels?</u>	See b above.	No	No	No	2009 DTSP EIR MM 4.11-7
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	Deleted but captured by item a				
c) d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	Deleted but captured by item a				
d) e) <u>For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?</u>	See e above.	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?	Deleted but captured by item d				

Discussion:

2009 DTSP EIR

The 2009 DTSP EIR concluded that the DTSP project would result in the following noise impacts:

- Impact 4.11-1 – short-term construction-generated noise levels (less than significant; however, mitigation is included);
- Impact 4.11-2 – long-term traffic noise levels at existing noise-sensitive receivers (less than significant);
- Impact 4.11-3 – long-term operational stationary source noise levels (less than significant with mitigation);
- Impact 4.11-4 – land use compatibility of on-site sensitive receptors with future traffic noise levels (less than significant with mitigation);

- Impact 4.11-5 – land use compatibility of on-site sensitive receptors with future railroad noise levels (significant and unavoidable);
- Impact 4.11-6 – future interior noise levels at on-site sensitive receptors (less than significant with mitigation);
- Impact 4.11-7 – ground-borne noise and vibration levels at sensitive receptors (less than significant with mitigation).

Mitigation measures were identified to reduce noise impacts to a less than significant level except for significant and unavoidable impacts related to land use compatibility of on-site sensitive receptors with future railroad noise levels. Measures that apply to the proposed project are included under “Mitigation Measures,” below. Remaining measures are not included because they apply only to noise-related impacts not associated with the proposed project.

Proposed Project

A project-specific Noise Impact Assessment (ECORP 2020; Attachment F) was prepared in accordance with MM 4.11-4 from the 2009 DTSP EIR.

Construction-Generated Noise Levels: As discussed in the Noise Impact Assessment for the proposed project (ECORP 2020; Attachment F), construction of the proposed project is estimated to result in noise levels ranging from 67.1 to 78.1 dBA¹ at the nearest noise-sensitive receptors which are residences located approximately 70 feet west of the project site. The City of Roseville restricts the time that construction can take place but does not promulgate numeric thresholds pertaining to the noise associated with construction. Specifically, Section 9.24.030 of the City’s Municipal Code states that the noise standards shall not apply to noise sources associated with private construction provided such activities take place between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and between the hours of 8:00 a.m. and 8:00 p.m. Saturday and Sunday. Additionally, all construction equipment must be fitted with factory-installed muffling devices and all construction equipment must be maintained in good working order. It is typical to regulate construction noise in this manner since construction noise is temporary, short-term, intermittent in nature, and would cease upon completion of construction. Furthermore, the City of Roseville is a developing urban community and construction noise is generally accepted as a reality within the City. Additionally, construction would occur through the project site and would not be concentrated at one location. Therefore, noise generated during construction activities, as long as construction is conducted within the permitted hours, would be in compliance with City noise standards. However, the 2009 DTSP EIR identifies MM 4.11-1 to address short-term construction generated noise levels during construction of projects in the DTSP. This mitigation would apply to the proposed project so that short-term construction generated noise levels remain less than significant.

Long-Term Operational Stationary Source Noise Levels: Potentially significant impacts associated with long-term operational stationary source noise levels identified in the 2009 DTSP EIR would result from development and operation of industrial and commercial/office land uses. The proposed project consists of a residential development and does not include industrial and commercial/office land uses. The associated operational noise impacts would not occur and the associated mitigation measure (MM 4.11-3) would not apply.

¹ dBA = A-weighted sound level which is the sound pressure level in decibels as measured on a sound level meter which measures the sound in a manner similar to the frequency of the human ear. This measurement correlates well with subjective reactions to noise.

The primary operational noise sources associated with the proposed project would be stationary sources. Potential stationary noise sources related to long-term operation of residences on the project site would include mechanical equipment and other typical sources specific to residential neighborhoods such as barking dogs, internal traffic circulation, radios, and people talking. The 2035 General Plan Update includes Maximum Allowable Noise Exposure Levels (refer to Table 4 of the Noise Impact Assessment; ECORP 2020; Attachment F) which identifies the normally acceptable outdoor noise exposure for residences, as those proposed by the project, as 60 dBA CNEL² and conditionally acceptable outdoor noise exposure as 65 – 69 dBA CNEL. According to field noise measurements conducted by ECORP, mechanical heating, ventilation, and air conditioning equipment generates noise levels less than 45 dBA at 20 feet, which is less than City's noise threshold for protecting residential uses. Urban residential noise, consisting of barking dogs, internal traffic circulation, radios, and people talking, generally registers at 55 to 60 dBA. Per field measurements conducted by ECORP, the ambient recorded noise level on the project site is 62.5 dBA CNEL. Thus, the project would not be expected to generate noise levels that exceed ambient conditions. As stated in Policy N1.5 of the 2035 General Plan, when existing exterior noise is between 60 and 65 dBA, a greater than 3 dB increase in noise is significant. The project is not anticipated to generate noise levels greater than what is currently experienced in the project area. The proposed project places residential uses adjacent to other residential uses. The most basic planning strategy to minimize adverse impacts on new land uses due to noise is to avoid designating certain land uses at locations within the community that would negatively affect noise sensitive land uses. The project site is located on the outskirts of a predominantly residential area. The project is consistent with the types, intensity, and patterns of land use envisioned for the project area, and as previously described, the project is considered compatible with the existing noise environment. Operation of the project would not result in a significant noise-related impact associated with onsite sources.

Land Use Compatibility with Traffic Noise Levels: The proposed project would generate 94 average trips per day (LSA 2020; Attachment G). The Noise Impact Assessment found that the amount of additional traffic from the proposed project would not result in a doubling of traffic on any of the vicinity roadways (doubling of traffic is considered to result in an increase in noise by 3 dB which is barely perceptible by the human ear), and thus the project's contribution to existing traffic noise would not be perceptible (ECORP 2020). Further, the 2035 General Plan Update states that for projects where the existing exterior noise is between 60 and 65 dBA (as previously stated, the existing exterior noise is 62.5 dBA CNEL), an increase in noise levels of 3 dB or greater is a significant impact. The minimal increase in traffic trips as a result of the project would not result in a 3 dB increase in noise levels. The traffic noise levels would not result in a potentially significant impact. The noise study also found that project-generated traffic would not contribute to a significant increase in future cumulative traffic noise levels. Impacts would be less than significant without additional mitigation.

Land Use Compatibility with UPRR Noise Levels: The proposed project is located within the 60 dB L_{dn}³ noise contour as depicted on Figure IX-3 of the 2035 General Plan Update (City of Roseville 2020). The ambient noise level recorded on the project site is 62.5 dBA CNEL, which is 2.5 dB over what is an acceptable exterior noise level for new residences, but within the conditionally acceptable outdoor noise exposure for residences. According to the 2035 General Plan Update, new construction or development should occur within a conditionally acceptable outdoor noise environment only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features are

² CNEL = Community Noise Equivalent Level which is a 24-hour average of acoustic energy of noise with a 5 dBA "weighting" during the hours of 7 p.m. to 10 p.m. and a 10 dBA weighting added to noise during the hours of 10 p.m. to 7 a.m. to account for noise sensitivity in the evening and nighttime, respectively. A 60 dBA 24-hour LEq would result in a measurement of 66.7 dBA CNEL.

³ L_{eq} = Equivalent Noise Level which is the average acoustic energy of noise for a stated period of time. The L_{eq} of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure. This scale does not vary regardless of whether the noise occurs during the day or the night.

included in the design. During the 24-hour noise measurement that was taken from November 19 to 20, 2019, the passing of a freight train occurred on four occasions. The level of use of the UPRR is not anticipated to increase in the future; therefore, significant modifications to the existing noise contours documented in the 2035 General Plan Update are not anticipated (City of Roseville 2020).

MM 4.11-4 and MM 4.11-5 from the 2009 DTSP EIR would apply to the project to minimize the exposure of residents to noise levels exceeding City standards. Consistent with the requirements in the 2035 General Plan Update and 2009 DTSP EIR MM 4.11-5, in order to reduce noise exposure from the railroad, the proposed project design includes an eight-foot-high masonry wall positioned on the eastern boundary of the project site. The placement of such a wall represents the best available exterior noise level reduction measure and masonry barriers are able to reduce noise levels at an affected receiver by 10 to 20 dBA (FHWA 2011). Eight feet is the maximum allowable height allowed for a masonry wall in the City of Roseville, per Section 19.22.030 of the City's Municipal Code (to achieve the most potent noise-reducing effect, a noise enclosure/barrier must extend length-wise and vertically as far as feasibly possible to be most effective). Neither the masonry wall nor the exterior-to-interior noise attenuations would reduce the ambient noise level of 62.5 dBA CNEL at the rooftop patios; however, the project would be required to adhere to the 2019 California Building Standards which require the project be constructed with building envelopes with a minimum Sound Transmission Class 50. Adherence to the code would limit the transmission of sound within the rooftop patio. Although existing noise levels exceed the preliminary residential standard of 60 dBA CNEL at the project site, the project is providing the best available exterior noise level reduction measure feasible, which is consistent with Policy N1.1 of the 2035 General Plan Update. With implementation of mitigation measure MM 4.11-4, and MM 4.11-5 impacts at the project level would be reduced to a level of less than significant.

2009 DTSP EIR MM 4.11-6 applies to noise-sensitive land uses with direct exposure to roadways, parking area, and railways and exterior noise levels greater than 70 dB L_{dn}.⁴ The project site experiences noise levels of 62.5 dBA CNEL which is below the threshold for the measure, and does not apply to the proposed project. However, the exterior-to-interior reduction of newer residential units, such as that proposed by the project, is generally 30 dBA or more. Therefore, the recorded exterior project site noise level of 62.5 dBA CNEL equates to interior noise levels of 32.5 dBA CNEL within the proposed townhomes, which is below the 45 dBA CNEL interior noise threshold presented in Policy N1.2 of the 2035 General Plan Update.

Vibration: Construction on the project site would have the potential to result in varying degrees of temporary groundborne vibration, depending on the specific construction equipment used and the operations involved. Ground vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in distance. The Noise Impact Assessment for the proposed project addressed vibration, with peak particle velocity (PPV) at 25 feet (inches per second) presented in Table 6 of the assessment (ECORP 2020). For comparison purposes, the Caltrans' (2013a) recommended standard of 0.1 inch per second PPV with respect to the prevention of structural damage for fragile buildings is used as a threshold. This is also the level at which vibrations may begin to annoy people in buildings.

Construction activities would occur throughout the project site and would not be concentrated at the point closest to the nearest structure. Consistent with Federal Transit Authority (FTA) recommendations for calculating construction vibration, construction vibration was measured from the center of the project site (FTA 2018). It is noted that the project site is irregular-shaped in that the proposed buildings would be

⁴ L_{dn} = Day/Night Noise Level which is a 24-hour average of acoustic energy of noise with 10 dBA weighting added to noise during the hours of 10 p.m. to 7 a.m. to account for noise sensitivity in the evening and nighttime, respectively. A 60 dBA 24-hour Leq would result in a measurement of 66.4 dBA L_{dn}.

constructed to the south and east of the existing Moose Lodge building and the project driveway would wrap around the south, east, and north sides of the Moose Lodge, which is the closest structure to the site. The center point of any of these features is located approximately 25 feet away at the nearest location. Based on the vibration levels presented in Table 6 of the Noise Impact Assessment, ground vibration generated by heavy-duty equipment would not be anticipated to exceed approximately 0.089 inch per second PPV at 25 feet. Thus, structures located at 25 feet, even fragile structures, would not be negatively affected. Based on the vibration levels presented in Table 6, ground vibration generated by heavy-duty equipment would not be anticipated to exceed approximately 0.089 inch per second PPV at 25 feet. Thus, structures located at 25 feet, even fragile structures, would not be negatively affected.

In accordance with MM 4.11-7, groundborne vibration from the UPRR on the project was evaluated. Under the proposed project, a residential building would be 60 feet from the UPRR at the nearest point. The City does not establish a numeric threshold for vibration associated with passing trains; however, the greatest groundborne vibration levels at the nearest residence would be 0.17 PPV which is below the Caltrans recommended standard of 0.2 PPV (ECORP 2020).

Airports: The proposed project site is located approximately nine miles southwest of the Sacramento McClellan Airport and is located outside of the boundaries of the McClellan Airport land use plan. Since the site is outside the land use plan boundaries it is beyond the noise contours generated by airport operations. The proposed project will not expose people residing or working in the project area to excess airport noise levels.

Mitigation Measures: Mitigation measures from prior environmental review that apply to the proposed project are included below; no new measures are warranted. MM 4.11-1, MM 4.11-3, MM 4.11-4, MM 4.11-5, MM 4.11-6, and MM 4.11-7 in the 2009 DTSP EIR mitigate potential impacts from noise. As described above, MM 4.11-3 and MM 4.11-6 do not apply to the proposed project.

MM 4.11-1: Short-Term Construction-Generated Noise Levels

MM 4.11-4: Land Use Compatibility of On-site Sensitive Receptors with Future Traffic Noise Levels

MM 4.11-5: Land Use Compatibility of On-site Sensitive Receptors with Future Railroad Noise Levels

MM 4.11-7: Ground-Borne Noise and Vibration Levels at Sensitive Receptors

Conclusion: As described above and with implementation of the applicable mitigation measures, the proposed project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the 2009 DTSP EIR.

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)?	2009 DTSP EIR Ch. 6 P. 6-1, 6-2	No	No	No	None
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	Not analyzed	No	No	No	None
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	Not analyzed	No	No	No	None
2018 CEQA Checklist Update:					
a) Induce substantial <u>unplanned</u> 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)?	2009 DTSP EIR Ch. 6 P. 6-1, 6-2	No	No	No	None
b) Displace substantial numbers of existing <u>people or</u> housing, necessitating the construction of replacement housing elsewhere?	No analyzed	No	No	No	None
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	Deleted but captured by item b				

Discussion:

2009 DTSP EIR

The 2009 DTSP EIR concluded that the DTSP project would not result in significant growth-inducing impacts. The DTSP promotes an increase in the density and amount of housing in Downtown Roseville and with respect to population and housing, the DTSP provides additional housing but would not induce the need for additional housing outside of Downtown Roseville because the DTSP encourages development of mixed uses, residential, and commercial/office/retail uses in the same area.

Mitigation measures were not required to reduce population and housing impacts to less than significant.

Proposed Project

The project would increase the number of residential units within the DTSP area by 18 units, which would incrementally increase the population of the DTSP. Existing buildings (the W. Seitz Residence and the Belvedere Hotel) at the proposed project site are unoccupied, therefore, no existing housing or populations will be displaced. The proposed project would replace the existing vacant former Belvedere Hotel and W. Seitz Residence, and because no housing will be removed, no replacement housing will need to be constructed. The 2009 DTSP EIR determined that the DTSP would not induce substantial growth outside of the DTSP area. The Public Services and Utilities sections of this Addendum establish that the City possesses adequate capacity to accommodate the additional units. Therefore, no new significant impacts or substantially more severe impacts occur from population or to housing as a result of the proposed project.

Mitigation Measures: No mitigation measures from prior environmental review apply to the proposed project, and no new mitigation measures are required.

Conclusion: As described above and with implementation of the applicable mitigation measures, the proposed project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the 2009 DTSP EIR.

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?	2009 DTSP EIR Ch. 4.3, P. 4.3-7, 4.3-8	No	No	No	None
b) Police protection?	2009 DTSP EIR Ch. 4.3, P. 4.3-8	No	No	No	None
c) Schools?	2009 DTSP EIR Ch. 4.3, P. 4.3-8, 4.3-9	No	No	No	2009 DTSP MM 4.3-4
d) Parks?	2009 DTSP EIR Ch. 4.3, P. 4.3-10, 4.3-11	No	No	No	None
e) Other public facilities?	2009 DTSP EIR Ch. 4.3, P. 4.3-10	No	No	No	None
2018 CEQA Checklist Update: No updates were made to Public Services.					
Discussion: <u>2009 DTSP EIR</u> The 2009 DTSP EIR concluded that the DTSP project would result in the following public services impacts: - Impact 4.3-1 – public service – increased demand for fire protection and emergency medical facilities, systems, equipment, and services (less than significant); - Impact 4.3-2 – public services – increased demand for fire flow (less than significant); - Impact 4.3-3 – public services – increased demand for law enforcement facilities, services, and equipment (less than significant);					

- Impact 4.3-4 – increased demand for public school facilities and services (less than significant with mitigation);
- Impact 4.3-5 – public services – increased demand for library services (less than significant).

Mitigation measures were provided to reduce all public services impacts to a less than significant level (Id., pp. 4.3-11). Measures that apply to the proposed project are included below.

Proposed Project

The proposed project would result in a minor increase in the amount of public services required due to the increase of 18 residential units in the DTSP area. This minor increase in population does not change the conclusions of the 2009 DTSP EIR because any potential impacts are readily mitigated through the payment of public facility fees that are calculated based on the number of units being constructed. Accordingly, payment of these fees provides funds for any potentially affected public services, so that they may maintain their current level of service. The proposed project is within the DTSP boundary and is consistent with designated land uses and zoning, therefore, there would be no new or substantially more severe impacts to public services as a result of the proposed project.

Mitigation Measures: Mitigation measures from prior environmental review that apply to the proposed project are included below; no new measures are warranted. MM 4.3-4 in the 2009 DTSP EIR mitigate potential impacts to public services.

MM 4.3-4: Increased Demand for Public School Facilities and Services

Conclusion: As described above, the proposed project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the 2009 DTSP EIR.

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?	Not analyzed per 2009 DTSP EIR Ch. 4.0 P. 4-1	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?	Not analyzed per 2009 DTSP EIR Ch. 4.0 P. 4-1	No	No	No	None

2018 CEQA Checklist Update: No updates were made to Recreation.

Discussion:2009 DTSP EIR

The 2009 DTSP EIR indicated that implementation of the DTSP would result in “no-impact” or “less than significant impacts” in the areas of agricultural resources; population and housing; recreation; and mineral resources, and, therefore, these topics were not analyzed in the 2009 DTSP EIR. The DTSP requires an overall park land dedication of 28.7 acres. Royer and Saugstad Parks are located in the DTSP area, with a combined area of 36.3 acres. An additional 1.1 acre of park land will be provided at the Town Square Civic Center, for a total of 36.4 acres of park land in the DTSP area.

Proposed Project

The proposed project would not result in any additional recreational resources impacts beyond what was previously discussed in the 2009 DTSP EIR because: (1) it will not result in changes to the development footprint of the DTSP beyond what was previously analyzed; and (2) development of the site was considered in the 2009 DTSP EIR, and the construction of 18 townhomes would not result in a substantial population increase that would result in an increase in use of parks resulting in their deterioration, nor does the project require or result in the construction of new recreational facilities. Furthermore, park requirements are met through existing parks in the DTSP area and residential development in the DTSP area is waived from park dedication or in-lieu fee requirements (Policy 8.2.1). Therefore, no new significant impacts

or substantially more severe impacts would occur to recreation resources as a result of the proposed project.

Mitigation Measures: No mitigation measures from prior environmental review apply to the proposed project, and no new mitigation measures are required.

Conclusion: As described above, the proposed project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the 2009 DTSP EIR.

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?	2009 DTSP EIR Ch. 4.6 PP. 4.6-29, 4.6-30, 4.6-31, 4.6-32	No	No	No	2009 DTSP EIR MM 4.6-1, MM 4.6-2, MM 4.6-5
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?	2009 DTSP EIR Ch. 4.6 PP. 4.6-29, 4.6-30	No	No	No	2009 DTSP EIR MM 4.6-1, MM 4.6-2, MM 4.6-5
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?	None.	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)?	2009 DTSP EIR Ch. 4.6 P. 4.6-32	No	No	No	None
e) Result in inadequate emergency access?	2009 DTSP EIR Ch. 4.6 P. 4.6-32	No	No	No	None

PC Exhibit A

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?	2009 DTSP EIR Ch. 4.6-31, 32	No	No	No	None
2018 CEQA Checklist Update: Section title updated to "Transportation."					
Would the project:					
a) Conflict with an applicable program plan, ordinance or policy establishing measures of effectiveness for the performance of addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? 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?	2009 DTSP EIR Ch. 4.6 PP. 4.6-29, 4.6-30, 4.6-31, 4.6-32	No	No	No	2009 DTSP EIR MM 4.6-1, MM 4.6-2, MM 4.6-5
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (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?	None	No	No	No	None
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	Deleted but captured by Hazards and Hazardous Materials item e				
c) d) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	See item d above				
d) e) Result in inadequate emergency access?	See item e above				

f) ~~Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?~~

Deleted but captured by item a

Discussion:

2009 DTSP EIR

The 2009 DTSP EIR concluded that the DTSP project would result in the following transportation impacts:

- Impact 4.6-1 – Transportation and Circulation—Unacceptable Peak Hour LOS at Signalized Intersections under Existing Plus Project Conditions (less than significant);
- Impact 4.6-2 – Transportation and Circulation—Unacceptable p.m. Peak Hour LOS at Signalized Intersections under cumulative (2020) Plus Project Conditions (significant and unavoidable);
- Impact 4.6-3 – Transportation and Circulation—Transit (less than significant);
- Impact 4.6-4 – Transportation and Circulation—Bicycle and Pedestrian (less than significant);
- Impact 4.6-5 – Transportation and Circulation—Parking (less than significant);
- Impact 4.3-6 – Transportation and Circulation—Design (less than significant);
- Impact 4.3-7 – Transportation and Circulation—Emergency Access (less than significant).

Mitigation measures were provided to reduce transportation impacts to a less than significant level except for the significant and unavoidable impacts indicated above (Id., pp. 4.6-33 to 4.6-34).

Proposed Project

The City's 2035 General Plan Update (City of Roseville 2020) indicates that future projects consistent with the 2035 General Plan Update will not require further VMT analysis, pursuant to the tiering provisions of CEQA. The proposed project is consistent with 2035 General Plan Update designated land uses and zoning.

The City will be adopting a VMT threshold of 12.8 VMT/capita which aligns with SB 375, the MTP/SCS, and the CARB Scoping Plan (CARB 2017). The VMT threshold could be used for analysis of future land use amendments to the 2035 General Plan Update EIR or other projects not within the scope of the 2035 General Plan Update EIR. It also states that quantitative analysis would not be required if it can be demonstrated that a project would generate VMT which is equivalent to or less than what was assumed in the 2035 General Plan Update EIR. This includes infill projects due to shorter trips and reduced vehicle trips.

Additionally, a traffic memorandum, prepared by LSA and dated August 4, 2020 (Attachment G), analyzed the trip generation of the proposed project and VMT. The proposed project would generate 94 average daily trips (ADT), including eight trips (one inbound and seven outbound) in

the a.m. peak hour and nine trips (six inbound and three outbound) in the p.m. peak hour. Because the proposed project would generate fewer than 50 peak-hour trips, a Traffic Impact Study was not required.

To analyze VMT, the Governor's Office of Planning and Research's *Technical Advisory on Evaluating Transportation Impacts in CEQA* (Technical Advisory; OPR 2018) was consulted. The Technical Advisory recommends VMT screening thresholds for smaller projects. The footnote on page 12 of the OPR Technical Advisory states the following:

"Screening Threshold for Small Projects

Many local agencies have developed screening thresholds to indicate when detailed analysis is needed. Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact."

The OPR Technical Advisory recommends that a project generating 110 ADT or less be screened out of a VMT analysis due to the presumption of a less than significant impact. As previously described, the proposed project would generate 94 ADT. Because the ADT generation of the proposed project is less than the OPR Technical Advisory screening threshold of 110 ADT, the project is presumed to have a less than significant impact.

This is consistent with the 2035 General Plan Update which states that quantitative analysis would not be required if it can be demonstrated that a project would generate VMT which is equivalent to or less than what was assumed in the 2035 General Plan Update EIR. This includes infill projects due to their shorter trips and reduced vehicle trips.

Policy CIRC2.1 of the 2035 General Plan Update identifies the City's minimum Level of Service (LOS) standard of LOS "C." However, Figure III-3 of the Circulation Element of the 2035 General Plan Update identifies the area in which the proposed project is located as a Pedestrian District. Policy CIRC2.4 exempts City Pedestrian Districts from the LOS standard.

Mitigation Measures: No mitigation measures from prior environmental review apply to the proposed project and no new measures are warranted.

Conclusion: As described above, the proposed project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the 2009 DTSP EIR.

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)?	Not analyzed	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.	Not analyzed	No	No	No	None
2018 CEQA Checklist Update: No updates were made to Tribal Cultural Resources.					
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, which was part of Assembly Bill (AB) 52 (2014) (discussed below), 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.					

2009 DTSP EIR

The requirement to analyze impacts on tribal cultural resources was not added to CEQA until January 2015 with the 2014 passage of AB 52. However, the 2009 DTSP EIR analyzed impacts on cultural resources, which include tribal cultural resources.

The 2009 DTSP EIR concluded that the DTSP project would result in the following impacts to cultural resources:

- Impact 4.7-1 – cultural resources – disturbance of architectural resources (significant and unavoidable);
- Impact 4.7-2 – cultural resources – disturbance of potential subsurface cultural deposits (less than significant with mitigation);
- Impact 4.7-3 – cultural resources – undiscovered/unrecorded human remains (less than significant with mitigation).

Mitigation measures were provided to reduce all cultural resources impacts to a less than significant level except for significant and unavoidable impacts related to the possibility of demolishing a historical resource (Id., p. 4.7-12.)

Proposed Project

No AB 52 consultation is required for the proposed project, because it does not trigger the preparation of a negative declaration, mitigated negative declaration, or EIR (Public Resources Code § 21080.3.1(b)). The proposed project would result in no additional impacts to cultural resources, including tribal cultural resources, beyond what was previously analyzed in the 2009 DTSP EIR. The proposed project would result in no changes in development footprint beyond what was analyzed in the 2009 DTSP EIR. Therefore, no new significant impacts or substantially more severe impacts occur to cultural resources as a result of the proposed project.

Mitigation Measures: No mitigation measures from prior environmental review apply to the proposed project, and no new mitigation measures are required.

Refer to applicable measures in V. Cultural Resources discussed above.

Conclusion: As described above and with implementation of the applicable mitigation measures, the proposed project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the 2009 DTSP EIR.

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?	2009 DTSP EIR Ch. 4.2 P. 44.2-16, 4.2-17	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?	2009 DTSP EIR Ch. 4.2 P. 4.2-18, 4.2-19	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?	2009 DTSP EIR Ch. 4.2 P. 4.2-20	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?	2009 DTSP EIR Ch. 4.2 P. 4.2-16, 4.2-17	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?	2009 DTSP EIR Ch. 4.2 P. 4.2-18, 4.2-19	No	No	No	None
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	2009 DTSP EIR Ch. 4.2 P. 4.2-20	No	No	No	None
g) Comply with federal, state, and local statutes and regulations related to solid waste?	2009 DTSP EIR Ch. 4.2 P. 4.2-20	No	No	No	None

2018 CEQA Checklist Update:					
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	Deleted but captured by items a and c				
a b) Require or result in the relocation or construction of new or expanded water, or wastewater treatment or stormwater, drainage, electric power, natural gas, or telecommunications facilities or expansion of existing facilities, the construction or relocation of which could cause significant environmental effects?	2009 DTSP EIR Ch. 4.2 P. 4.2-16, 4.2-17, 4.2-18, 4.2-19, 4.2-20, 4.2-21	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?	Deleted but captured by item a				
b d) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years from existing entitlements and resources, or are new or expanded entitlements needed?	2009 DTSP EIR Ch. 4.2 P. 4.2-16, 4.2-17	No	No	No	None
c 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?	See item e above				
d f) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	2009 DTSP EIR Ch. 4.2 P. 4.2-20	No	No	No	None

e g) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	2009 DTSP EIR Ch. 4.2 P. 4.2-20	No	No	No	None
Discussion: <u>2009 DTSP EIR</u> The 2009 DTSP EIR concluded that the DTSP project would result in the following impacts to public utilities: • Impact 4.2-1 – public utilities – potable water supply, treatment, and distribution (less than significant); • Impact 4.2-2 – public utilities – fire flows (less than significant); • Impact 4.2-3 – public utilities – wastewater treatment and collection (less than significant); • Impact 4.2-4 – public utilities – stormwater drainage system (less than significant); • Impact 4.2-5 – utilities – increased demand for solid waste disposal (less than significant); • Impact 4.2-6 – utilities – increased demand for electrical service (less than significant); • Impact 4.2-7 – utilities – increased demand for natural gas service (less than significant). All impacts to public utilities were determined less than significant (Id., p. 4.2-21). • Impact 11.14 – contribute to cumulative increases in demands for recycled water (less than significant). <u>Proposed Project</u> The proposed project would not modify the land use and zoning designations for project parcels, therefore, there would be no new impact to utilities and services systems and no substantial increase in the severity of impacts as a result of the proposed project. Mitigation Measures: Prior environmental review determined no mitigation measures were warranted. Conclusion: As described above, the proposed project would not result in a new significant impact or significant impacts that are substantially more severe than those analyzed in the 2009 DTSP EIR.					

XX. Wildfire

	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.
2018 CEQA Checklist Update: Wildfire is a new issue area.					
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
a) <u>Substantially impair an adopted emergency response plan or emergency evacuation plan?</u>	Not Applicable				
b) <u>Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?</u>	Not Applicable				
c) <u>Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?</u>	Not Applicable				
d) <u>Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?</u>	Not Applicable				
Discussion: The project site is not within a State Responsibility Area and receives fire protection from the Roseville Fire Department—not CAL FIRE (2009 DTSP EIR, p. 4.3-1, 4.3-2). Mitigation Measures: Not applicable. Conclusion: None required.					

XXI. 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?	2009 DTSP Ch 5 P. 5-11, 5-12	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.)	2009 DTSP Ch 5 P. 5-6, 5-25	No	No	No	2009 DTSP EIR MM 5.4-1
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	None	No	No	No	None

2018 CEQA Checklist Update:

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

See item a above

Discussion: The previously certified DTSP EIR and this Addendum disclose all potential environmental impacts, their level of significance, mitigation measures to reduce significance, and the various components of the proposed project. Analyses in Biological Resources, Cultural Resources, Geology and Soils (specifically, analysis of paleontological impacts), and Tribal Cultural Resources demonstrate that the proposed project does not result in any new significant impacts or any substantial increases in the severity of previously-identified significant impacts to the environment, habitat or population of a fish or wildlife species, plant, or animal community, rare or endangered plant or animal, or artifacts of history or prehistory. Likewise, analysis in Air Quality, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, and Utilities and Service Systems demonstrates that the proposed project does not result in any new significant impacts or any substantial increases in the severity of previously identified significant impacts to human beings, either directly or indirectly.

Similarly, the proposed project does not result in any new or substantially more severe significant cumulative impacts than those that were addressed in the previously certified EIR. The 2009 DTSP EIR evaluated the potential for cumulative impacts in Section 5.0. The EIR provided the most up-to-date cumulative scenarios at the time of its preparation. As discussed above in the *Purpose and Scope of Addendum* section, subsection *No New Circumstances or New Information*, there are no approved or planned projects within the vicinity of the project site beyond those discussed in prior documents that could impact or increase the proposed project's environmental effects. The proposed project is consistent with the level of development assumed in the 2009 DTSP EIR and, as discussed above, would not result in any new or substantially more severe project-level impacts beyond those previously contemplated. Thereby, the proposed project also would not result in any substantially new or more severe cumulative impacts. 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 the mandatory findings.

Mitigation Measures: See measures listed under each issue area for those applicable to the proposed project.

Conclusion: With implementation of applicable mitigation measures discussed throughout this checklist, the proposed project would not, as compared to the originally proposed and revised projects presented in the 200 DTSP EIR, result in a new significant impact or significant impacts that are substantially more severe than significant impacts to the areas included in the mandatory findings of significance categories.

ENVIRONMENTAL DETERMINATION:

Based on analysis conducted in this Addendum and in the previously certified EIR, it is determined that implementation of proposed project modifications, as described in this Addendum, would not result in any new or substantially more severe environmental impacts, either directly or as a result of new circumstances or information. The City may take the following actions in compliance with CEQA:

- Approve the minor design review permit
- Approve the tentative maps
- Issue the Tree Permit

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 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 DOWNTOWN ROSEVILLE SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH # 2007102090, certified April 6, 2009), 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.

Addendum Prepared by:

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City of Roseville, Development Services–Planning Division

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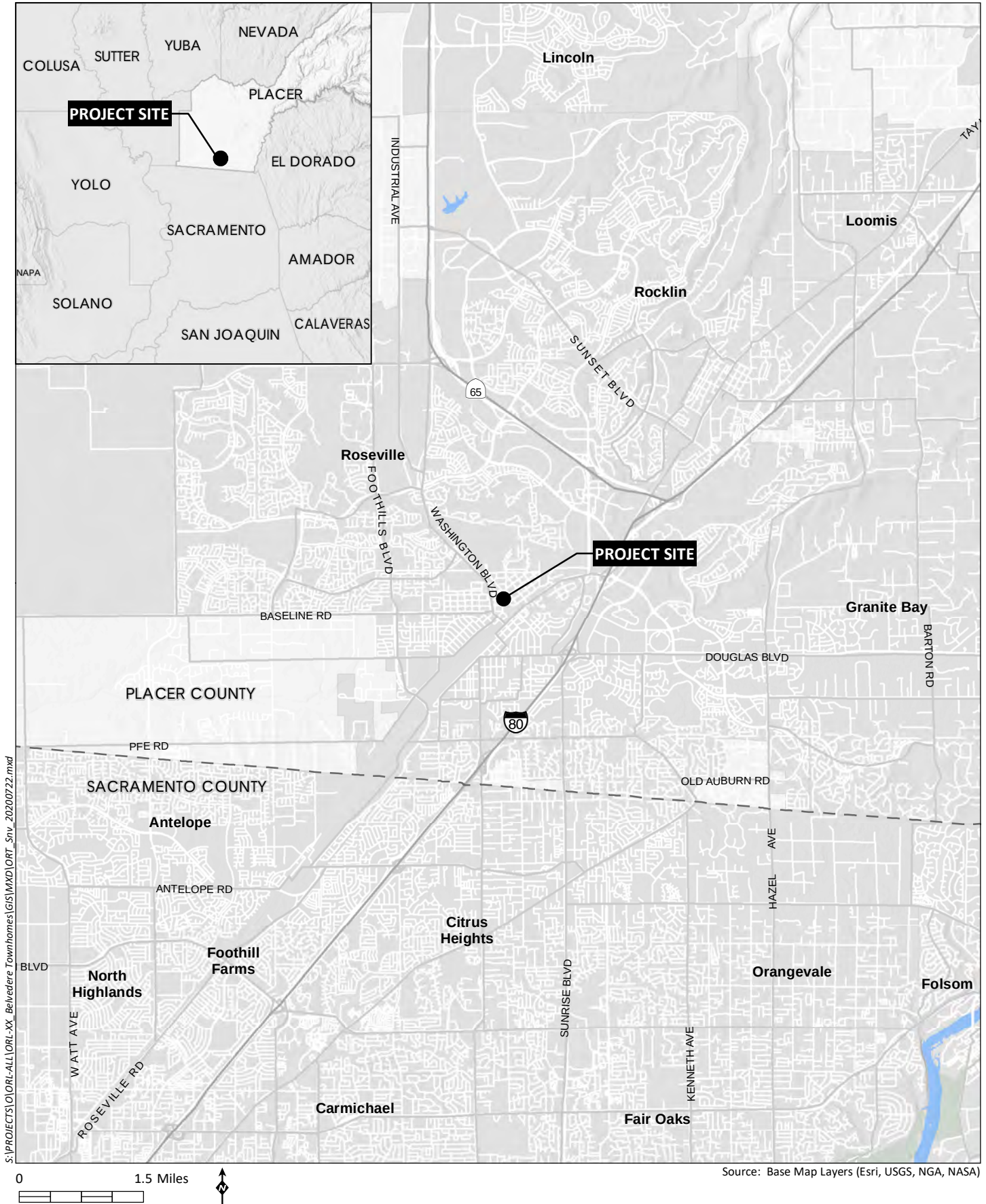
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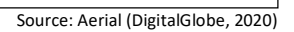
Attachment A

Project Figures

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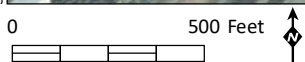
 Area of Potential Effects

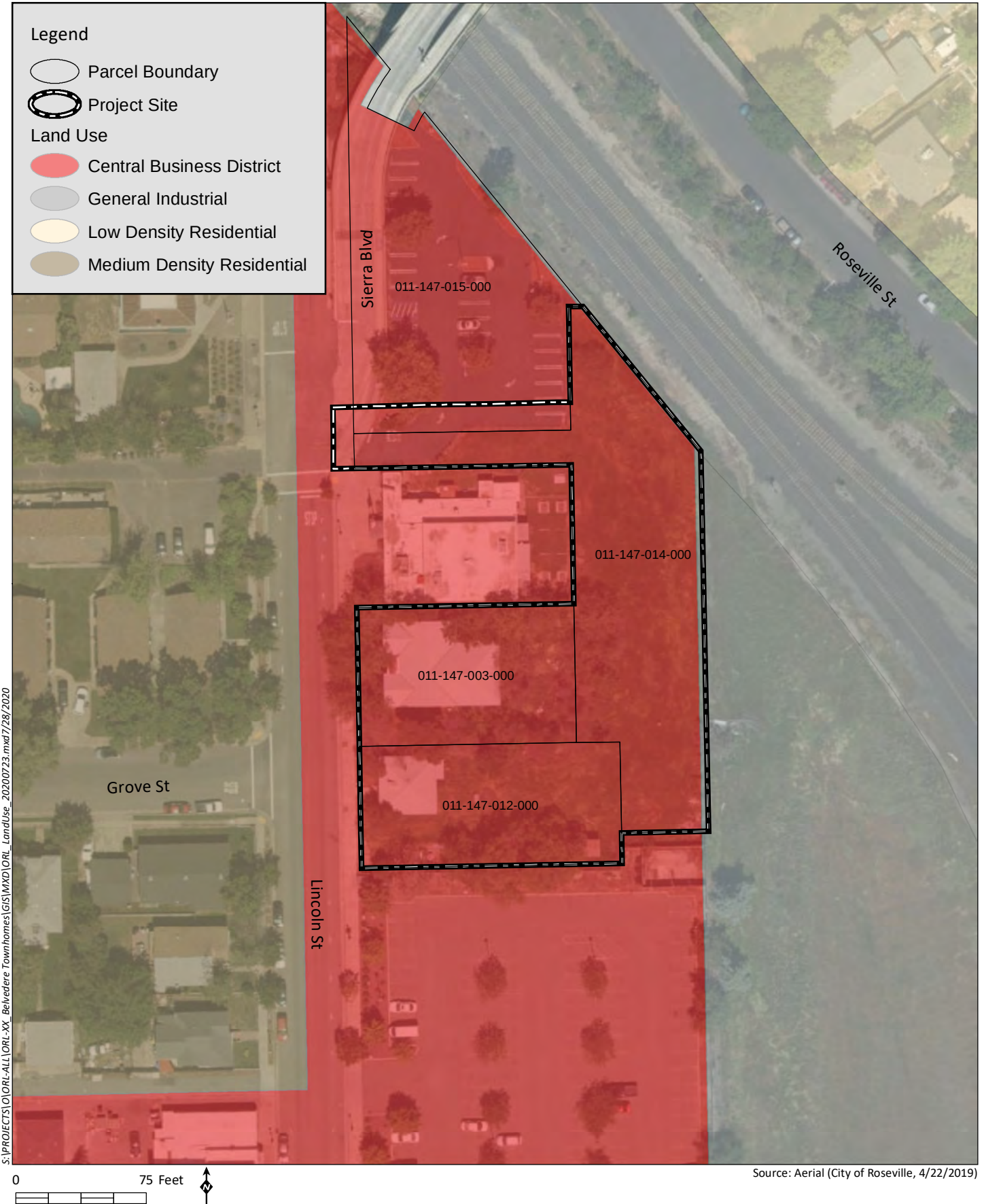


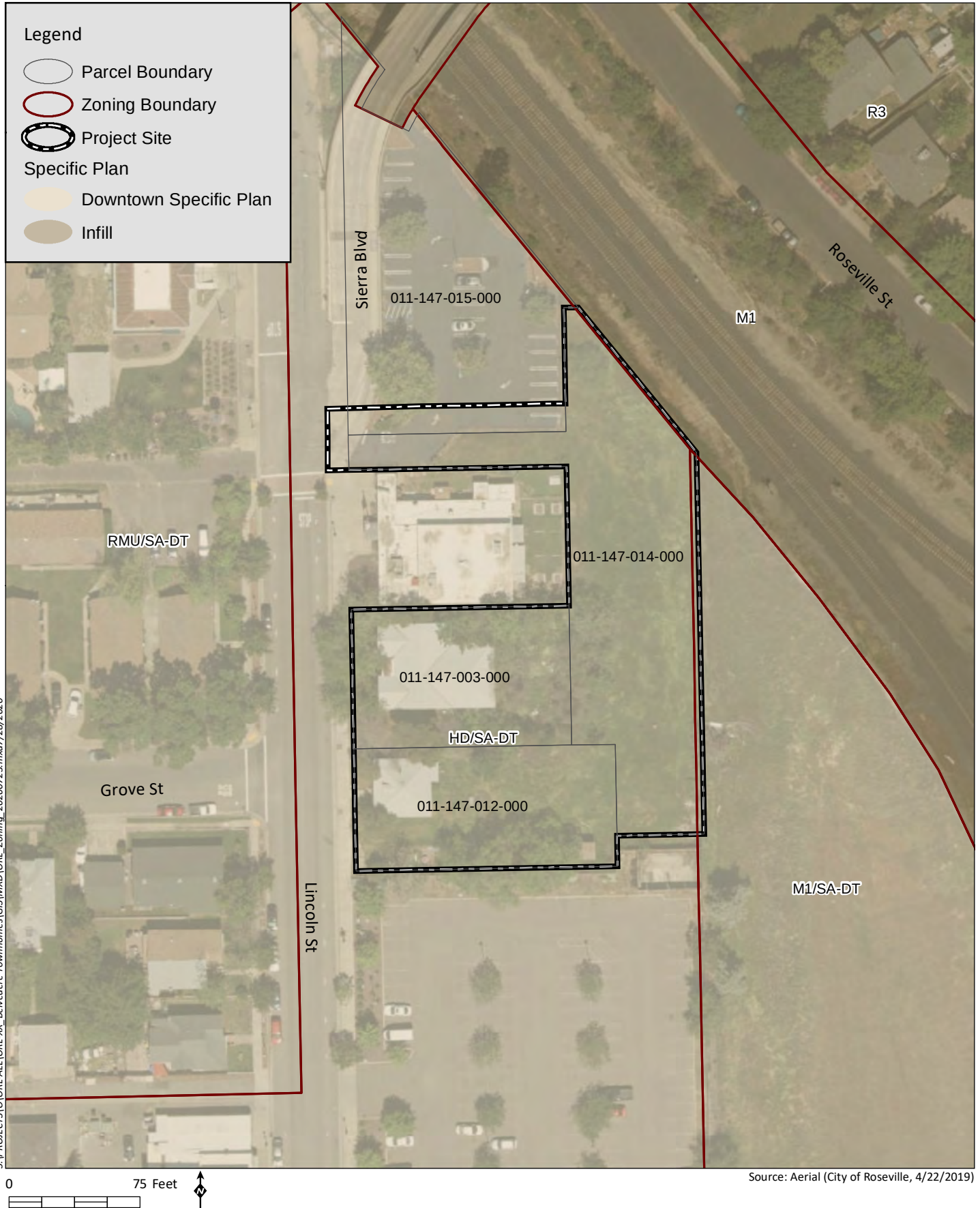
Source: Aerial (City of Roseville 2019)

PC Exhibit B

Belvedere Townhomes







Attachment B

Biological Resources Evaluation

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HELIX Environmental Planning, Inc.
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July 29, 2020

Project # ORL-02

Derrek Lee
Old Roseville LLC
1204 Wood Oak Court
Roseville, CA 95747

Subject: Biological Resources Evaluation Letter Report for the Proposed Belvedere Townhomes Project (City of Roseville File # PL20-0050), City of Roseville, Placer County, CA

Dear Mr. Lee:

HELIX Environmental Planning, Inc. (HELIX) has prepared this biological resources evaluation letter report for the proposed Belvedere Townhomes Project (proposed project; City of Roseville File # PL20-0050) located at the intersection of Lincoln Street and Grove Street in the City of Roseville, Placer County, California. This letter report was prepared to support an addendum to the Downtown Roseville Specific Plan Environmental Impact Report (DTSP EIR) prepared and certified by the City of Roseville in 2009. The purpose of our biological resources study was to evaluate the potential for regionally-occurring special-status plant and animal species, wetlands or other Waters of the U.S. or Waters of the State, protected trees, and/or other sensitive biological habitats to occur on the project site and/or be impacted by the proposed development on the site and provide a comparison of the identified impacts to what was identified and evaluated in the DTSP EIR. This letter report describes the methods and results of our biological resources evaluation.

PROJECT LOCATION AND DESCRIPTION

The project site is located in the City of Roseville, near the intersection of Lincoln Street and Grove Street (Figures 1 and 2; figures are included in Attachment A). The project site totals one acre and consists of three parcels, a portion of a fourth parcel, and an easement for site access. The parcels are Assessor's Parcel Numbers (APNs) 011-147-014, 011-147-003, 011-147-012, and a portion of APN 011-147-015. The project site is located in Section 34 of Township 11N, Range 6E, as shown on the Roseville, CA 7.5-minute U.S. Geological Survey quadrangle map.

The applicant is applying to the City of Roseville for approval of a minor design review permit, a tentative subdivision map, and a tree permit. The proposed project consists of demolition of the existing structures on the site and the construction of 18 single-family townhomes on eighteen residential lots and one common lot. The development would be comprised of six buildings with two to four townhome

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units in each. Proposed townhomes would be four stories tall with garages at ground level. Each unit would have three bedrooms, 3.5 bathrooms, a two-car garage, a covered patio, a second-floor balcony, and fourth floor rooftop outdoor space.

The common lot, Lot A, would include driveway access from Lincoln Street, a drive aisle compliant with the fire department turning radii, nine guest parking spaces, utilities, drainage, and landscaping. Pedestrian access from Lincoln Street would also be included via two pedestrian walkways. Site drainage would convey stormwater to four water quality basins located throughout the project site. Other features include an 8-foot concrete masonry unit sound wall constructed along the eastern boundary of the project site and a 26-foot-wide trash enclosure that would be constructed at the north end of the project site.

The proposed project also includes an application for a Tentative Parcel Map to divide existing parcels 11-147-014, 11-147-003, and 11-147-012 into 18 single family lots and Lot A (common lot for ingress/egress, access easement, public utility easement, landscape easement, and drainage easement) and a request for a tree permit from the City of Roseville allowing the removal of two valley oak (*Quercus lobata*) trees. Based on the current site plan, the entire project site would be impacted by implementation of the proposed project. Figure 2 is the project site depicted on aerial imagery and Figure 3 is the proposed site plan.

METHODS

Studies conducted in support of this report included a special-status species evaluation, an aquatic resources evaluation, and a biological reconnaissance survey. An arborist survey of the site was conducted by HELIX in November 2019; the results of the arborist survey are integrated into this report.

Special-Status Species Evaluation

Regulations pertaining to the protection of biological resources at the project site are summarized in Attachment B. For the purposes of this report, special-status species are those that fall into one or more of the following categories, including those:

- listed as endangered or threatened under the Federal Endangered Species Act (FESA; including candidates and species proposed for listing);
- listed as endangered or threatened under the California Endangered Species Act (CESA; including candidates and species proposed for listing);
- designated as rare, protected, or fully protected pursuant to California Fish and Game Code;
- designated a Species of Special Concern (SSC) by the California Department of Fish and Wildlife (CDFW);
- considered by CDFW to be a Watch List species with potential to become an SSC;

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- defined as rare or endangered under Section 15380 of the California Environmental Quality Act (CEQA); or
- Having a California Rare Plant Rank (CRPR) of 1A, 1B, 2A, 2B, or 3.

In order to evaluate special-status species and/or their habitats with the potential to occur in the project site and/or be impacted by the proposed project, HELIX obtained lists of special-status species known to occur and/or having the potential to occur in the proposed project site and vicinity from the U.S. Fish and Wildlife Service (USFWS; USFWS 2020), the California Native Plant Society (CNPS; CNPS 2020), and the California Natural Diversity Database (CNDDDB; CDFW 2020). Attachment C includes these lists of special-status plant and animal species occurring in the project region. The potential for these regionally occurring special-status species to occur in the project site is analyzed in Attachment D.

Aquatic Resource Evaluation

The U.S. Fish and Wildlife Service's National Wetlands Inventory (NWI) online database was reviewed to determine if there are any wetlands or other Waters of the U.S. mapped by the USFWS on the property. The NWI provides reconnaissance level information on wetlands and deep water habitats from analysis of high-altitude aerial imagery.

Historic aerial imagery from National Environmental Title Research (NETR) was reviewed for information on past land uses and presence of aquatic features visible on aerial imagery. NETR provides aerial imagery covering the property at irregular intervals from 1947 to 2016, and USGS topographic maps at irregular intervals from 1910 to 2018.

Reconnaissance Survey

A biological reconnaissance survey was conducted on July 21, 2020 by HELIX biologist and International Society of Arboriculture Certified Arborist (WE-12922A) Stephanie McLaughlin, M.S. between 0900 and 1000 hours. Weather during the survey was clear and warm. The project site was assessed to identify the habitat type(s) present on-site and the potential to support special-status plant and wildlife species, and is further analyzed in Attachment D. The survey consisted of a pedestrian survey of the project site and the surrounding area. Meandering transects of the site were performed to obtain visual coverage of the site. Additionally, the results of the arborist survey and tree data collected in November 2019 were evaluated to confirm that tree conditions had not significantly changed. A complete list of plant and animal species observed on the project site was prepared during the biological reconnaissance and is included as Attachment E.

RESULTS

Environmental Setting

The site is located within a commercial and residential area in the historic downtown portion of the City of Roseville and is surrounded by industrial, commercial and residential development. The site is generally bordered by residential and commercial parcels on the north, south, and west and by Union Pacific Railroad tracks and an undeveloped parcel to the east.

Site Conditions

The entire project site is in a disturbed condition. There are two boarded up and abandoned residences located on the site. The site is used by transients and contains temporary shelters and a significant amount of associated trash and debris. Historic aerial imagery indicates that the property has been subject to a variety of recurring ground disturbance activities since 1947, including disking and small holding agriculture.

Habitat Types/Vegetation Communities

Habitat types/vegetation communities on the site include ruderal/disturbed and developed areas. The site show signs of use by humans, including transients, and contains a significant amount of trash and other debris. Habitats and land covers are depicted on Figure 4. Representative site photographs are included as Attachment F.

Ruderal/Disturbed

Ruderal/disturbed habitat occurs in areas that are heavily disturbed by past or ongoing human activities but retain a soil substrate. Ruderal/disturbed areas may be sparsely to densely vegetated, but do not support a recognizable community or species assemblage. Vegetative cover is usually herbaceous and dominated by a wide variety of weedy non-native species or a few ruderal native species.

Ruderal/disturbed habitat, which totals 0.68 acre, comprises the majority of the site (Figure 4). This habitat in the project site occurs is either unvegetated or heavily dominated by a dense cover of non-native annual grasses, with small patches of native and non-native grasses and forbs. Dominant species include Italian ryegrass (*Festuca perennis*), wild oats (*Avena fatua*), and ripgut brome (*Bromus diandrus*). Nearly all plant species observed during the site reconnaissance are non-natives associated with disturbance (Attachment E).

Developed

Developed/disturbed habitat differs from ruderal habitat by generally have little to no vegetation and containing built structures or maintained surfaces. Vegetation that does occur within this community type is often ornamental, rather than invasive or noxious weeds such as in ruderal habitat. Approximately 0.32 acre of developed/disturbed habitat occurs within the project site (Figure 4).

This habitat within the project site consists of paved surfaces (driveways, parking areas) and two abandoned residences. The plant species that occur in the project site within this community type are largely ornamental and native tree species surrounding the two abandoned residential properties located on the site. Dominant species include catalpa (*Catalpa speciosa*), trumpet creeper (*Campsis radicans*), and mulberry (*Morus alba*).

Topography

The project site is largely flat. The elevation on the project site ranges from approximately 130 to 132 feet above mean sea level (MSL).

Soils

The project site includes one soil mapping unit (NRCS 2020): Cometa-Ramona sandy loams, 1 to 5 percent slopes.

Cometa-Ramona sandy loam soils occur at backslopes and tread on terraces and consist of alluvium derived from granite. A typical profile is sandy loam from 0 to 18 inches, clay from 18 to 29 inches, and sandy loam from 29 to 60 inches; the depth to water table is 80 inches. Cometa-Ramona sandy loam is not on the National Hydric Soils List for Sacramento County (NRCS 2015).

Special Status Species Evaluation

A total of nine regionally occurring special-status plant species and 22 regionally occurring special-status wildlife species were identified during the database queries and desktop review and are evaluated below and summarized in Attachment D.

Special Status Plant Species

A total of nine regionally occurring special-status plant species were identified during the database queries and desktop review. Five of these species occur in wetland habitats such as vernal pools and seasonal wetlands: dwarf downingia (*Downingia pusilla*), legenere (*Legenere limosa*), Boggs Lake hedge-hyssop (*Gratiola heterosepala*), pincushion navarretia (*Navarretia myersii* ssp. *myersii*), Sacramento Orcutt grass (*Orcuttia viscida*), and Sanford's arrowhead (*Sagittaria sanfordii*). One of these species occurs in chaparral, cismontane woodland or grasslands: big-scale balsamroot (*Balsamorhiza macrolepis*), another occurs in alkaline meadows, seeps, playas or grasslands: hispid bird's-beak (*Chloropyron molle* ssp. *hispidum*), and one of these species occurs in mesic soils: Ahart's dwarf rush (*Juncus leiospermus* var. *ahartii*).

There is currently no suitable habitat for special-status plant species on the site and there have been no reported occurrences of special-status plant species on or adjacent to the site in the CNDDDB. The site is vegetated with ruderal vegetation and has been disturbed. There are no native or naturalized habitats on the project site.

Special Status Animal Species

A total of 22 regionally occurring special-status wildlife species were identified during the database searches and desktop review. The majority of the special-status wildlife species are associated with aquatic habitats of the adjacent Sacramento Valley such as rivers, sloughs, and freshwater wetlands, including vernal pools. The remaining species are associated with open areas with native or naturalized vegetation and scattered trees.

There are no reported occurrences of special-status animal species on or adjacent to the site and no special-status species were observed during the biological reconnaissance survey. Based on the results of the desktop review and habitats observed in the project site during the biological reconnaissance survey, the project site provides potentially suitable roosting habitat for pallid bat (*Antrozous pallidus*), a CDFW species of special concern, and this species has a low potential to occur on the site as documented in Attachment D. No other special-status animal species were identified as having the

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potential to occur on or adjacent to the site. The project site also provides potential habitat for migratory birds and other nesting birds. These species are discussed briefly below. Species determined to have no potential to occur on the project site or be impacted by the proposed project (Attachment D) are not discussed further in this report.

Pallid Bat

Pallid bat is on the CDFW Special Animals List and occurs in a variety of habitats, usually woodland, grassland, forest, and manmade structures up to approximately 9,000 feet (2,750 meters) above MSL. This species typically roosts in rocky crevices, caves, hollow trees, tree foliage, and buildings or other man-made structures.

Pallid bat was considered to have a low potential to occur in the DTSP area as a result of analysis conducted for the DTSP EIR, primarily utilizing roosting habitat in bridges, buildings, and other structures as well as in mature trees and snags. The project site provides potentially suitable roosting habitat for pallid bat within the existing abandoned structures and mature trees. Although some potential roost sites are present, the current level of adjacent human disturbance including roads, buildings, and active railroad tracks, may limit the likelihood of roosting occurring within the project site. No signs of roosting (guano, stains, noise) were observed during the field survey, therefore maternity roosts are not believed to occur on the site. Pallid bat has no more than a low potential to occur within the project site and if present would occur in low numbers. It is expected that if pallid bat used the site for roosting, it would be limited to use of buildings or trees for a night roost. Construction activities would be unlikely to affect bats using the site for a night roost.

In the low likelihood that pallid bat individuals were using trees or abandoned buildings on the site for a night roost at the time of construction, project activities such as removal of existing structures or trees would be unlikely to result in harm to individual pallid bats as the bats would not be present on site during daylight hours. Impacts to pallid bat would be less than significant and no mitigation is necessary.

Migratory Birds and Raptors

As noted in Attachment B, migratory and non-game birds are protected during the nesting season by California Fish and Game Code. The DTSP EIR identified suitable nesting habitat in the plan area for common bird species within existing vegetation such as trees, shrubs, and ruderal habitats, which occur on the project site. The project site and immediate vicinity provides nesting and foraging habitat for a variety of native birds common to urbanized areas, such as mourning dove (*Zenaida macroura*), northern mockingbird (*Mimus polyglottos*), and California scrub jay (*Aphelocoma californica*). Nests were not observed during surveys; however, a variety of migratory birds have the potential to nest in and adjacent to the site, in trees, shrubs and on the ground in vegetation.

As identified in the DTSP EIR, project activities such as clearing and grubbing during the avian breeding season (February 1 through August 31) could result in injury or mortality of eggs and chicks directly through destruction or indirectly through forced nest abandonment, nest failure, or premature fledging due to noise and other construction related disturbance. In addition, removal of the abandoned residences and other structures on the site could result in direct impacts to nesting birds if they are actively using the structures. Needless destruction of nests, eggs, and chicks would be a violation of the Fish and Game Code and a significant impact.

The recommended mitigation measures for nesting migratory birds and raptors in the following section would reduce potential impacts to this species to less than significant.

Aquatic Resource Evaluation

The project site is in the Linda Creek-Cirby Creek hydrologic unit (HUC12: 180201110104). NWI mapping based on 1984 aerial imagery shows no aquatic features on the property. The nearest mapped aquatic feature is Dry Creek, located 0.3 miles south of the project site. No aquatic features were observed on the project site.

Protected Trees

A total of two protected trees were surveyed within the project footprint. Both trees identified in the survey area were valley oak trees. Additional tree species identified on the project site but not protected under the City Code included Catalpa (*Catalpa speciosa*), London plane (*Platanus x acerifolia*), almond (*Prunus dulcis*), mulberry (*Morus alba*), juniper (*Juniperus* sp.), edible fig (*Ficus carica*), citrus (*Citrus* sp.), and privet (*Ligustrum* sp.). Detailed tree data for the two protected surveyed trees is included in Table 1. The approximate locations of the two protected trees and their driplines are shown on Figure 4.

Of the two protected oak trees within the survey area, one (#257) is in Fair-Good health and Fair structure, and the other (#256) is in Fair health and Poor-Fair structure (due to a heavy lean and an asymmetrical canopy weighted on one side). While failure of this structurally compromised tree does not appear imminent, problems can worsen over time, leading to failure. Although a crown cleaning and pruning to lighten overburdened limbs would reduce the risk of failure, there is no treatment that will correct these structural issues. If failure were to occur, then the tree may be uprooted and cause damage to targets; therefore, this tree is recommended for removal.

Table 1
IMPACTS TO PROTECTED TREES

Tree #	Species	DBH (inches)	Impacts	Mitigation
256	Valley Oak	17	Planned for removal	None Expected
257	Valley Oak	15	Planned for removal	Required

Sensitive Natural Communities

Due to the level of disturbance at the site and the lack of native or naturalized plant communities, there are no terrestrial or aquatic sensitive natural communities on the property.

RECOMMENDED MITIGATION MEASURES

Special Status Species

Migratory Birds and other Nesting Birds

The project site provides suitable nesting habitat for native songbirds and large trees adjacent to the site provide nesting habitat for raptors. Removal of vegetation containing active nests would potentially result in destruction of eggs and/or chicks; noise, dust, and other anthropogenic stressors in the vicinity of an active nest could lead to forced nest abandonment and mortality of eggs and/or chicks. Needless destruction of eggs or chicks would be a violation of the Fish and Game Code and a significant impact. Pre-construction surveys should be conducted prior to project implementation to determine if nesting birds are present on or adjacent to the site, so that measures could be implemented if needed to avoid harming nesting birds.

The following mitigation is recommended to reduce potential project impacts to nesting birds:

The removal of any structures, trees, or shrubs shall occur from September 1 through December 15, outside of the avian nesting season. If project (construction) ground-disturbing or vegetation clearing and grubbing activities commence during the general avian breeding season (February 1 through August 31; nesting season for passerine and non-passerine birds) or December 15 and August 31 (nesting season for raptors), a qualified biologist shall conduct a pre-construction nesting bird survey no more than 14 days prior to initiation of project activities and again immediately prior to construction. The survey area shall include suitable raptor nesting habitat within 500 feet of the project boundary (inaccessible areas outside of the project site can be surveyed from the site or from public roads using binoculars or spotting scopes). A report shall be prepared and submitted to the City and CDFW. Pre-construction surveys are not required in areas where project activities have been continuous since prior to December 15, as determined by a qualified biologist. Areas that have been inactive for more than 14 days during the avian breeding season must be re-surveyed prior to resumption of project activities. If no active nests are identified, no further measures are required. If active nests are identified, the following measures are required:

- All vegetation and structures with active nests shall be flagged and a suitable non-disturbance buffer (e.g., 500 feet for raptors; 100 feet for passerines) shall be established around the nest site. The size of the buffer zone shall be determined by a qualified biologist in coordination with CDFW and will depend on the species involved, site conditions, and type of work to be conducted in the area.
- A qualified biologist shall monitor active nests to determine when the nest is no longer active (i.e., the nestlings have fledged and are no longer reliant on the nest, or the nest has failed). The project biologist and CDFW shall be consulted for clearance before construction activities resume in the vicinity.

Aquatic Resources

There are no aquatic resources on the project site and no mitigation measures are required.

Protected Trees

The Proposed Project will remove the two protected oak trees within the survey area (Figure 4). One tree (#256) is recommended for removal. Since one of the two protected trees (#256) to be removed by the project is recommended for removal due to poor condition, no mitigation is anticipated for removal of that tree. Tree #257 requires mitigation on an inch-for-inch basis. This can be in the form of fifteen 15-gallon replacement trees, eight 24-inch box trees, or five 36-inch box trees. Alternatively, in-lieu fees can be paid at \$118 per trunk inch removed. Based on the current fee schedule, this would equate to an estimated cost of approximately \$1,770.

SUMMARY/CONCLUSIONS

Site Conditions

The property at the Belvedere Townhomes project site is in a disturbed condition and supports no sensitive natural communities or sensitive terrestrial biological resources. Vegetation on the property consists of ruderal species, almost all of which are non-native.

Special Status Species

Structures, mature trees, and snags on the project site provide marginal habitat for pallid bat. No bats or sign were observed during the biological survey, and pallid bat has no more than a low potential to use the site for roosting, likely limited to use of the abandoned buildings or trees as a night roost. Construction activities would be unlikely to affect night roosting bats if they were present. Therefore, impacts of the proposed project would be less than significant on pallid bat and no mitigation is necessary.

The property does not provide suitable habitat for any other regionally-occurring special-status plant or animal species, and no additional species have the potential to occur on the property or be impacted by the proposed project.

Migratory Birds

There is potential for common native birds to nest on the property or on adjacent properties where project activities could result in stress leading to nest failure. Implementation of the recommended mitigation measure for nesting birds would reduce the potential for project impacts to nesting birds to less than significant.

Aquatic Resources

As there are no aquatic resources on the project site, no protection or mitigation measures are required.

Protected Trees

Because no trees are slated for preservation, no protection or preservation measures are recommended. Removal of Tree # 257 will require a Tree Permit from the City of Roseville and

Letter to Mr. Lee
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mitigation based on an inch-for-inch calculation. Using current City mitigation fees, the cost will be approximately \$1,770.

I appreciate the opportunity to assist you on this project. Feel free to contact me with any questions at (916) 365-8712.

Sincerely,



Stephen Stringer, M.S.
Principal Biologist/Biology Group Manager

Attachments:

- A – Figures
- B – Regulatory Context
- C – Database Query Results
- D – Potential for Regionally-Occurring Special-status Species to Occur on the Property
- E – Species Observed on the Property
- F – Representative Site Photos

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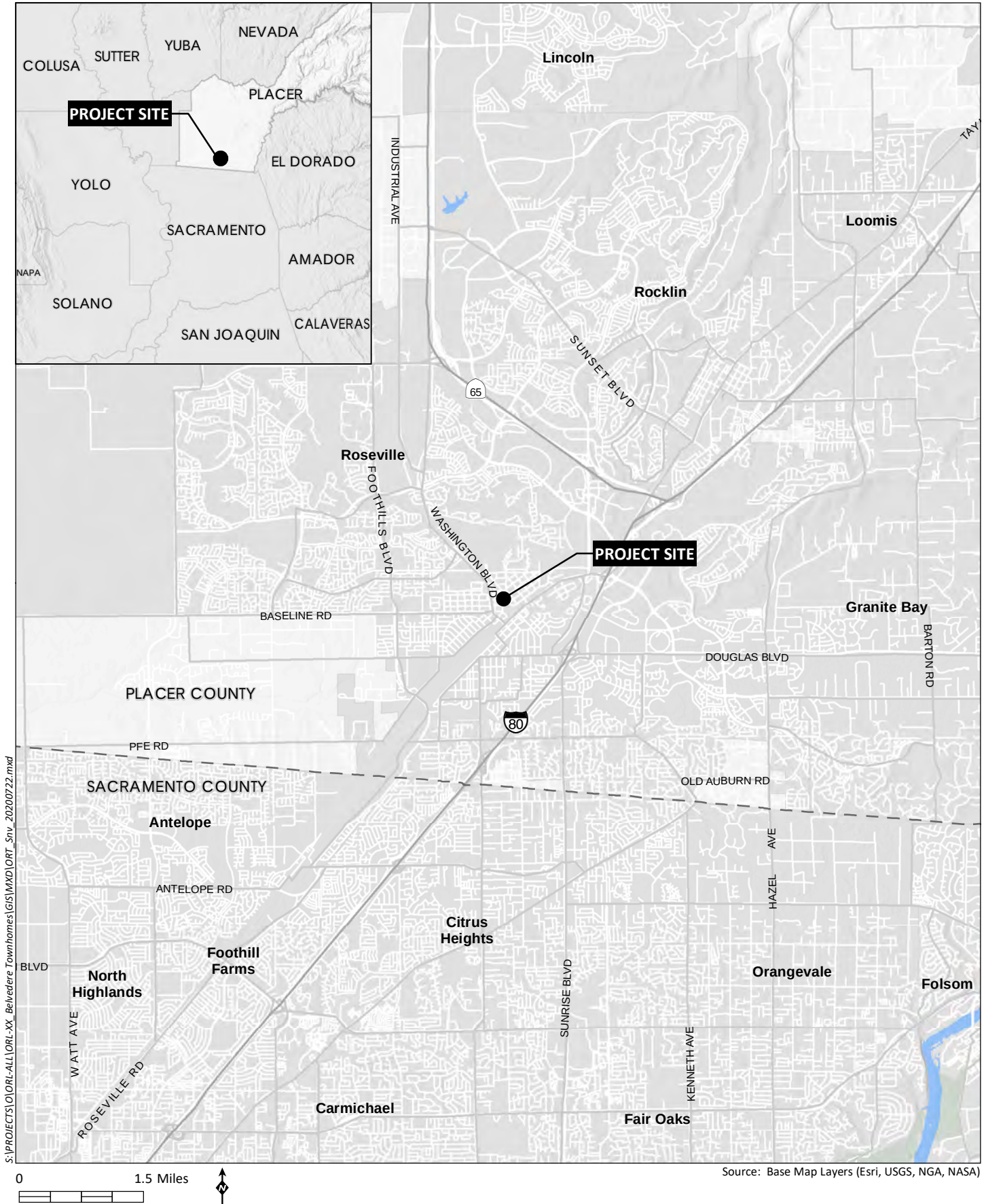
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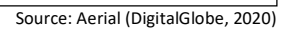
Attachment A

Figures

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Attachment B

Regulatory Context

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Attachment B Regulatory Context

Regulatory Setting

Policies, regulations, and plans pertaining to the protection of biological resources on the project site are summarized in the following sections.

Federal Requirements

Federal Endangered Species Act

The U.S. Fish and Wildlife Service (USFWS) enforces the provisions stipulated within the Federal Endangered Species Act of 1973 (FESA; 16 USC 1531 et seq.). Species identified as federally threatened or endangered (50 CFR 17.11, and 17.12) are protected from take, defined as direct or indirect harm, unless a Section 10 permit is granted to an entity other than a federal agency or a Biological Opinion with incidental take provisions is rendered to a federal lead agency via a Section 7 consultation. Pursuant to the requirements of FESA, an agency reviewing a proposed project within its jurisdiction must determine whether any federally-listed species may be present in the study area and determine whether the proposed project will jeopardize the continued existence of or result in the destruction or adverse modification of critical habitat of such species (16 USC 1536 (a)[3], [4]). Other federal agencies designate species of concern (species that have the potential to become listed), which are evaluated during environmental review under the National Environmental Protection Act (NEPA) or California Environmental Quality Act (CEQA) although they are not otherwise protected under FESA.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) of 1918 established federal responsibilities for the protection of nearly all species of birds, their eggs, and nests. The Migratory Bird Treaty Reform Act of 2004 further defined species protected under the act and excluded all non-native species. Section 16 U.S.C. 703–712 of the Act states “unless and except as permitted by regulations, it shall be unlawful at any time, by any means or in any manner, to pursue, hunt, take, capture, kill, attempt to take, capture, or kill” a migratory bird. A migratory bird is any species or family of birds that live, reproduce or migrate within or across international borders at some point during their annual life cycle. Currently, there are 836 migratory birds protected nationwide by the Migratory Bird Treaty Act, of which 58 are legal to hunt. The U.S. Court of Appeals for the 9th Circuit (with jurisdiction over California) has ruled that the MBTA does not prohibit incidental take (952 F 2d 297 – Court of Appeals, 9th Circuit 1991).

Clean Water Act

Any person, firm, or agency planning to alter or work in “waters of the U.S.,” including the discharge of dredged or fill material, must first obtain authorization from the U.S. Army Corps of Engineers (USACE) under Section 404 of the Clean Water Act (CWA; 33 USC 1344). Permits, licenses, variances, or similar authorization may also be required by other federal, state, and local statutes. Section 10 of the Rivers and Harbors Act prohibits the obstruction or alteration of navigable Waters of the U.S. without a permit from USACE (33 USC 403).

On April 21, 2020, the Environmental Protection Agency (EPA) and USACE published the Navigable Waters Protection Rule to define “Waters of the United States” in the Federal Register. On June 22,

Attachment B (cont.) Regulatory Context

2020 the Navigable Waters Protection Rule: Definition of “Waters of the United States” (NWPR) became effective in 49 states, including California, and in all US territories.

The NWPR regulates traditional navigable waters and perennial or intermittent tributary systems, and defines four categories of regulated waters including:

- The territorial seas and traditional navigable waters;
- Perennial and intermittent tributaries to those waters;
- Certain lakes, ponds, and impoundments; and
- Wetlands adjacent to jurisdictional waters.

The NWPR also defines 12 categories of exempted aquatic resources:

- Waters not listed as WOTUS
- Groundwater
- Ephemeral features
- Diffuse stormwater run-off
- Ditches not identified as WOTUS
- Prior converted cropland (PCC)
- Artificially irrigated areas
- Artificial lakes and ponds
- Water-filled depressions incidental to mining or construction activity
- Stormwater control features
- Groundwater recharge, water reuse, and wastewater recycling structures
- Waste treatment systems

With non-tidal waters, in the absence of adjacent wetlands, the extent of USACE jurisdiction extends to the ordinary high-water mark (OHWM) – the line on the shore established by fluctuations of water and indicated by a clear, natural line impressed on the bank, shelving, changes in soil character, destruction of terrestrial vegetation, or the presence of litter and debris. Wetlands are defined in 33 CFR Part 328 as:

“those areas that are inundated or saturated by surface or ground water at a frequency and duration to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.”

Federal and state regulations pertaining to Waters of the U.S., including wetlands, are discussed below.

Clean Water Act (33 USC 1251-1376). The CWA provides guidance for the restoration and maintenance of the chemical, physical, and biological integrity of the nation’s waters.

Section 401 requires that an applicant for a federal license or permit that allows activities resulting in a discharge to Waters of the U.S. must obtain a state certification that the discharge complies with other provisions of CWA. The Regional Water Quality Control Board (RWQCB) administers the certification program in California and may require State Water Quality Certification before other permits are issued.

Section 402 establishes a permitting system for the discharge of any pollutant (except dredged or fill material) into Waters of the U.S.

Attachment B (cont.) Regulatory Context

Section 404 establishes a permit program administered by USACE that regulates the discharge of dredged or fill material into Waters of the U.S. (including wetlands). Implementing regulations by USACE are found at 33 CFR Parts 320-332. The Section 404 (b)(1) Guidelines were developed by the USEPA in conjunction with USACE (40 CFR Part 230), allowing the discharge of dredged or fill material for non-water dependent uses into special aquatic sites only if there is no practicable alternative that would have less adverse impacts.

State Requirements

California Endangered Species Act

The California Endangered Species Act (CESA) (California Fish and Game Code Sections 2050 to 2097) is similar to the FESA. The California Fish and Wildlife Commission is responsible for maintaining lists of threatened and endangered species under CESA. CESA prohibits the take of listed and candidate (petitioned to be listed) species. “Take” under California law means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch capture, or kill (California Fish and Game Code, Section 86). The California Department of Fish and Wildlife (CDFW) can authorize take of a state-listed species under Section 2081 of the California Fish and Game Code if the take is incidental to an otherwise lawful activity, the impacts are minimized and fully mitigated, funding is ensured to implement and monitor mitigation measures, and CDFW determines that issuance would not jeopardize the continued existence of the species. A CESA permit must be obtained if a project will result in the “take” of listed species, either during construction or over the life of the project. For species listed under both FESA and CESA requiring a Biological Opinion under Section 7 of the FESA, CDFW may also authorize impacts to CESA species by issuing a Consistency Determination under Section 2080.1 of the Fish and Game Code.

California Code of Regulations Title 14 and California Fish and Game Code

The official listing of endangered and threatened animals and plants is contained in the California Code of Regulations Title 14 §670.5. A state candidate species is one that the California Fish and Game Code has formally noticed as being under review by CDFW to include in the state list pursuant to Sections 2074.2 and 2075.5 of the California Fish and Game Code.

Legal protection is also provided for wildlife species in California that are identified as “fully protected animals.” These species are protected under Sections 3511 (birds), 4700 (mammals), 5050 (reptiles and amphibians), and 5515 (fish) of the California Fish and Game Code. These statutes prohibit take or possession of fully protected species at any time. CDFW is unable to authorize incidental take of fully protected species unless any such take authorization is issued in conjunction with the approval of a Natural Community Conservation Plan that covers the fully protected species (California Fish and Game Code Section 2835).

California Environmental Quality Act

Under the California Environmental Quality Act of 1970 (Public Resources Code Section 21000 et seq.), lead agencies analyze whether projects would have a substantial adverse effect on a candidate, sensitive, or special-status species (Public Resources Code Section 21001(c)). These “special-status” species generally include those listed under FESA and CESA, and species that are not currently protected by statute or regulation, but would be considered rare, threatened, or endangered under the criteria

Attachment B (cont.) Regulatory Context

included CEQA Guidelines Section 15380. Therefore, species that are considered rare are addressed under CEQA regardless of whether they are afforded protection through any other statute or regulation. The California Native Plant Society (CNPS) inventories the native flora of California and ranks species according to rarity; plants ranked as 1A, 1B, 2A, 2B, and 3 are generally considered special-status species under CEQA.¹

Although threatened and endangered species are protected by specific federal and state statutes, CEQA Guidelines Section 15380(d) provides that a species not listed on the federal or state list of protected species may be considered rare if it can be shown to meet certain specified criteria. These criteria have been modeled after the definition in FESA and the section of the California Fish and Game Code dealing with rare or endangered plants and animals. Section 15380(d) allows a public agency to undertake a review to determine if a significant effect on species that have not yet been listed by either the USFWS or CDFW (i.e., candidate species) would occur.

California Native Plant Protection Act

The California Native Plant Protection Act of 1977 (California Fish and Game Code Sections 1900-1913) empowers the Fish and Game Commission to list native plant species, subspecies, or varieties as endangered or rare following a public hearing. To the extent that the location of such plants is known, CDFW must notify property owners that a listed plant is known to occur on their property. Where a property owner has been so notified by CDFW, the owner must notify CDFW at least 10 days in advance of any change in land use (other than changing from one agricultural use to another), in order that CDFW may salvage listed plants that would otherwise be destroyed. Currently, 64 taxa of native plants have been listed as rare under the act.

Nesting Birds

California Fish and Game Code Subsections 3503 and 3800 prohibit the possession, take, or needless destruction of birds, their nests, and eggs, and the salvage of dead nongame birds. California Fish and Game Code Subsection 3503.5 protects all birds in the orders of Falconiformes and Strigiformes (birds of prey). Fish and Game Code Subsection 3513 states that it is unlawful to take or possess any migratory nongame bird as designated in the Migratory Bird Treaty Act or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the Migratory Bird Treaty Act. The Attorney General of California has released an opinion that the Fish and Game Code prohibits incidental take.

Waters of the State

Any action requiring a CWA Section 404 permit, or a Rivers and Harbors Act Section 10 permit, must also obtain a CWA Section 401 Water Quality Certification. The State of California Water Quality Certification (WQC) Program was formally initiated by the State Water Resources Control Board (SWRCB) in 1990 under the requirements stipulated by section 401 of the Federal CWA. Although the Clean Water Act is a Federal law, Section 401 of the CWA recognizes that states have the primary authority and responsibility for setting water quality standards. In California, under Section 401, the State and Regional Water Boards are the authorities that certify that issuance of a federal license or permit does not violate

¹ The California Rare Plant Rank system can be found online at <http://www.cnps.org/cnps/rareplants/ranking.php>

Attachment B (cont.) Regulatory Context

California's water quality standards (i.e., that they do not violate Porter-Cologne and the Water Code). The WQC Program currently issues the WQC for discharges requiring U.S. Army Corps of Engineers' (Corps) permits for fill and dredge discharges within Waters of the United States, and now also implements the State's wetland protection and hydromodification regulation program under the Porter Cologne Water Quality Control Act.

On April 2, 2019, the SWRCB adopted a State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State (Procedures), for inclusion in the forthcoming Water Quality Control Plan for Inland Surface Waters and Enclosed Bays and Estuaries and Ocean Waters of California. The Procedures consist of four major elements: 1) a wetland definition; 2) a framework for determining if a feature that meets the wetland definition is a water of the state; 3) wetland delineation procedures; and 4) procedures for the submittal, review and approval of applications for Water Quality Certifications and Waste Discharge Requirements for dredge or fill activities. The Office of administrative Law approved the Procedures on August 28, 2019, and the Procedures become effective May 28, 2020. The SWRCB will circulate draft implementation Guidance on the Procedures in January/February 2020, with final Guidance anticipated March/April 2020.

Under the Procedures and the State Water Code (Water Code §13050(e)), "Waters of the State" are defined as "any surface water or groundwater, including saline waters, within the boundaries of the state." Unless excluded by the Procedures, any activity that could result in discharge of dredged or fill material to Waters of the State, which includes Waters of the U.S. and non-federal Waters of the State, requires filing of an application under the Procedures.

The Porter-Cologne Water Quality Control Act (Porter-Cologne Act, Water Code Section 13000 et seq.) is California's statutory authority for the protection of water quality in conjunction with the federal CWA. The Porter-Cologne Act requires the SWRCB and RWQCBs under the CWA to adopt and periodically update water quality control plans, or basin plans. Basin plans are plans in which beneficial uses, water quality objectives, and implementation programs are established for each of the nine regions in California. The Porter-Cologne Act also requires dischargers of pollutants or dredged or fill material to notify the RWQCBs of such activities by filing Reports of Waste Discharge and authorizes the SWRCB and RWQCBs to issue and enforce waste discharge requirements, National Pollution Discharge Elimination System (NPDES) permits, Section 401 water quality certifications, or other approvals.

California Fish and Game Code Section 1602 – Lake and Streambed Alteration Program

Diversions or obstructions of the natural flow of, or substantial changes or use of material from the bed, channel, or bank of any river, stream, or lake in California that supports wildlife resources are subject to regulation by CDFW, pursuant to Section 1602 of the California Fish and Game Code. The CDFW requires notification prior to commencement of any such activities, and a Streambed Alteration Agreement (SAA) pursuant to Fish and Game Code Sections 1601-1603, if the activity may substantially adversely affect an existing fish or wildlife resource. A lake under CDFW jurisdiction is defined as "a permanent natural body of water of any size or an artificially impounded body of water of at least one acre, isolated from the sea, and having an area of open water of sufficient depth and permanency to prevent complete coverage by rooted aquatic plants" (CCR Vol. 18 Title 14, Section 1562.1). Streambeds within CDFW jurisdiction are based on the definition of a stream as "a body of water that flows at least periodically or intermittently through a bed or channel having banks and supporting fish or other aquatic life" (CCR Vol. 18 Title 14, Section 1.72).

Attachment B (cont.) Regulatory Context

Local Requirements

Trees

The City of Roseville regulates the removal of or impact to protected trees under Chapter 19.66 of the Roseville Municipal Code. Protected trees are defined as any native oak tree, valley oak (*Quercus lobata*), interior live oak (*Quercus wislizeni*), blue oak (*Quercus douglasii*), or hybrid of these species, with a trunk diameter equal to or greater than six inches at breast height (DBH), which is at 54" above grade. No work that might impact the tree, including grading, trenching, or irrigation, is allowed within the protected zone of a protected tree, defined as the dripline radius plus one foot, without a tree permit. No permit is required for the removal of a protected tree under the following situations:

1. Trees damaged by thunderstorm, windstorm, flood, earthquake, fire or other natural cause and determined by a peace officer, fire fighter, public utility official, civil defense official or city code enforcement officer, acting in his or her official capacity, to present a danger to persons or property. Upon discovery of a condition justifying removal, the officer or official making the determination shall immediately provide written notification of the condition and action taken to the planning director.
2. When removal is determined to be necessary by fire department personnel actively engaged in fighting a fire.
3. When compliance would interfere with activities of a public utility necessary to comply with applicable safety regulations and/or necessary to repair or avoid the interruptions of services provided by such a utility. Unless there is an imminent threat to the public health, safety or welfare, the Planning Director shall be notified prior to the removal by a public utility of a protected tree.
4. The Planning Director may allow removal of a protected tree which has been certified by an arborist to be a dead tree. An arborist-certified dead tree may be removed without any replacement or mitigation requirements.
5. A protected tree located on property developed with a single-family or two-family dwelling which has been granted occupancy.
6. When a protected living tree presents a hazard to health and safety or structures due to its structural condition and location, the tree may be removed without any replacement or mitigation requirements. The hazardous condition of the tree must be determined by an arborist. The Planning Director must review the arborist's determination and consider the location of the protected tree prior to approving removal.

Attachment C

Database Query Results

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*The database used to provide updates to the Online Inventory is under construction. [View updates and changes made since May 2019 here.](#)

Plant List

13 matches found. [Click on scientific name for details](#)

Search Criteria

California Rare Plant Rank is one of [1A, 1B, 2A, 2B, 3, 4],
FESA is one of [Endangered, Threatened, Candidate, Not Listed],
CESA is one of [Endangered, Threatened, Rare, Not Listed], Found in Quads 3812173, 3812172 3812163 and 3812162;

[Modify Search Criteria](#) [Export to Excel](#) [Modify Columns](#) [Modify Sort](#) [Display Photos](#)

Scientific Name	Common Name	Family	Lifeform	Blooming Period	CA Rare Plant Rank	State Rank	Global Rank
Balsamorhiza macrolepis	big-scale balsamroot	Asteraceae	perennial herb	Mar-Jun	1B.2	S2	G2
Brodiaea rosea ssp. vallicola	valley brodiaea	Themidaceae	perennial bulbiferous herb	Apr-May(Jun)	4.2	S3	G5T3
Chloropyron molle ssp. hispidum	hispid bird's-beak	Orobanchaceae	annual herb (hemiparasitic)	Jun-Sep	1B.1	S1	G2T1
Clarkia biloba ssp. brandegeae	Brandegee's clarkia	Onagraceae	annual herb	May-Jul	4.2	S4	G4G5T4
Downingia pusilla	dwarf downingia	Campanulaceae	annual herb	Mar-May	2B.2	S2	GU
Fritillaria agrestis	stinkbells	Liliaceae	perennial bulbiferous herb	Mar-Jun	4.2	S3	G3
Gratiola heterosepala	Boggs Lake hedge-hyssop	Plantaginaceae	annual herb	Apr-Aug	1B.2	S2	G2
Juncus leiospermus var. leiospermus	Red Bluff dwarf rush	Juncaceae	annual herb	Mar-Jun	1B.1	S2	G2T2
Legenere limosa	legenere	Campanulaceae	annual herb	Apr-Jun	1B.1	S2	G2
Navarretia myersii ssp. myersii	pincushion navarretia	Polemoniaceae	annual herb	Apr-May	1B.1	S2	G2T2
Navarretia nigelliformis ssp. nigelliformis	adobe navarretia	Polemoniaceae	annual herb	Apr-Jun	4.2	S3	G4T3
Orcuttia viscida	Sacramento Orcutt grass	Poaceae	annual herb	Apr-Jul(Sep)	1B.1	S1	G1
Sagittaria sanfordii	Sanford's arrowhead	Alismataceae	perennial rhizomatous herb (emergent)	May-Oct(Nov)	1B.2	S3	G3

Suggested Citation

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Selected Elements by Scientific Name
California Department of Fish and Wildlife
California Natural Diversity Database

PC Exhibit B



Query Criteria: Quad IS (Roseville (3812173) OR Citrus Heights (3812163) OR Rocklin (3812172) OR Folsom (3812162))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<i>Accipiter cooperii</i> Cooper's hawk	ABNKC12040	None	None	G5	S4	WL
<i>Agelaius tricolor</i> tricolored blackbird	ABPBXB0020	None	Threatened	G2G3	S1S2	SSC
<i>Alkali Meadow</i> Alkali Meadow	CTT45310CA	None	None	G3	S2.1	
<i>Alkali Seep</i> Alkali Seep	CTT45320CA	None	None	G3	S2.1	
<i>Ammodramus savannarum</i> grasshopper sparrow	ABPBXA0020	None	None	G5	S3	SSC
<i>Andrena subapasta</i> An andrenid bee	IIHYM35210	None	None	G1G2	S1S2	
<i>Antrozous pallidus</i> pallid bat	AMACC10010	None	None	G5	S3	SSC
<i>Ardea alba</i> great egret	ABNGA04040	None	None	G5	S4	
<i>Ardea herodias</i> great blue heron	ABNGA04010	None	None	G5	S4	
<i>Athene cunicularia</i> burrowing owl	ABNSB10010	None	None	G4	S3	SSC
<i>Balsamorhiza macrolepis</i> big-scale balsamroot	PDAST11061	None	None	G2	S2	1B.2
<i>Branchinecta lynchi</i> vernal pool fairy shrimp	ICBRA03030	Threatened	None	G3	S3	
<i>Buteo swainsoni</i> Swainson's hawk	ABNKC19070	None	Threatened	G5	S3	
<i>Chloropyron molle ssp. hispidum</i> hispid salty bird's-beak	PDSCR0J0D1	None	None	G2T1	S1	1B.1
<i>Clarkia biloba ssp. brandegeae</i> Brandegee's clarkia	PDONA05053	None	None	G4G5T4	S4	4.2
<i>Desmocerus californicus dimorphus</i> valley elderberry longhorn beetle	IICOL48011	Threatened	None	G3T2	S2	
<i>Downingia pusilla</i> dwarf downingia	PDCAM060C0	None	None	GU	S2	2B.2
<i>Elanus leucurus</i> white-tailed kite	ABNKC06010	None	None	G5	S3S4	FP
<i>Emys marmorata</i> western pond turtle	ARAAD02030	None	None	G3G4	S3	SSC



Selected Elements by Scientific Name
California Department of Fish and Wildlife
California Natural Diversity Database

PC Exhibit B



Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<i>Falco columbarius</i> merlin	ABNKD06030	None	None	G5	S3S4	WL
<i>Fritillaria agrestis</i> stinkbells	PMLIL0V010	None	None	G3	S3	4.2
<i>Gratiola heterosepala</i> Boggs Lake hedge-hyssop	PDSCR0R060	None	Endangered	G2	S2	1B.2
<i>Hydrochara rickseckeri</i> Ricksecker's water scavenger beetle	IICOL5V010	None	None	G2?	S2?	
<i>Juncus leiospermus</i> var. <i>leiospermus</i> Red Bluff dwarf rush	PMJUN011L2	None	None	G2T2	S2	1B.1
<i>Lasionycteris noctivagans</i> silver-haired bat	AMACC02010	None	None	G5	S3S4	
<i>Laterallus jamaicensis coturniculus</i> California black rail	ABNME03041	None	Threatened	G3G4T1	S1	FP
<i>Legenere limosa</i> legenere	PDCAM0C010	None	None	G2	S2	1B.1
<i>Lepidurus packardii</i> vernal pool tadpole shrimp	ICBRA10010	Endangered	None	G4	S3S4	
<i>Linderiella occidentalis</i> California linderiella	ICBRA06010	None	None	G2G3	S2S3	
<i>Navarretia myersii</i> ssp. <i>myersii</i> pincushion navarretia	PDPLM0C0X1	None	None	G2T2	S2	1B.1
<i>Northern Hardpan Vernal Pool</i> Northern Hardpan Vernal Pool	CTT44110CA	None	None	G3	S3.1	
<i>Northern Volcanic Mud Flow Vernal Pool</i> Northern Volcanic Mud Flow Vernal Pool	CTT44132CA	None	None	G1	S1.1	
<i>Oncorhynchus mykiss irideus</i> pop. 11 steelhead - Central Valley DPS	AFCHA0209K	Threatened	None	G5T2Q	S2	
<i>Orcuttia viscida</i> Sacramento Orcutt grass	PMPOA4G070	Endangered	Endangered	G1	S1	1B.1
<i>Pandion haliaetus</i> osprey	ABNKC01010	None	None	G5	S4	WL
<i>Phalacrocorax auritus</i> double-crested cormorant	ABNFD01020	None	None	G5	S4	WL
<i>Progne subis</i> purple martin	ABPAU01010	None	None	G5	S3	SSC
<i>Riparia riparia</i> bank swallow	ABPAU08010	None	Threatened	G5	S2	
<i>Sagittaria sanfordii</i> Sanford's arrowhead	PMALI040Q0	None	None	G3	S3	1B.2
<i>Spea hammondi</i> western spadefoot	AAABF02020	None	None	G3	S3	SSC



Selected Elements by Scientific Name
California Department of Fish and Wildlife
California Natural Diversity Database

PC Exhibit B



Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<i>Taxidea taxus</i> American badger	AMAJF04010	None	None	G5	S3	SSC
Valley Needlegrass Grassland Valley Needlegrass Grassland	CTT42110CA	None	None	G3	S3.1	

Record Count: 42

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Placer County, California



Local office

Sacramento Fish And Wildlife Office

☎ (916) 414-6600

📠 (916) 414-6713

Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population, even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information.
2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Reptiles

NAME

STATUS

Giant Garter Snake *Thamnophis gigas*

Threatened

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/4482>

Amphibians

NAME	STATUS
California Red-legged Frog <i>Rana draytonii</i> There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/2891	Threatened

Fishes

NAME	STATUS
Delta Smelt <i>Hypomesus transpacificus</i> There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/321	Threatened

Insects

NAME	STATUS
Valley Elderberry Longhorn Beetle <i>Desmocerus californicus dimorphus</i> There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/7850	Threatened

Crustaceans

NAME	STATUS
Conservancy Fairy Shrimp <i>Branchinecta conservatio</i> There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/8246	Endangered
Vernal Pool Fairy Shrimp <i>Branchinecta lynchi</i> There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/498	Threatened
Vernal Pool Tadpole Shrimp <i>Lepidurus packardii</i> There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/2246	Endangered

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME

BREEDING SEASON (IF A
BREEDING SEASON IS INDICATED
FOR A BIRD ON YOUR LIST, THE
BIRD MAY BREED IN YOUR
PROJECT AREA SOMETIME WITHIN
THE TIMEFRAME SPECIFIED,
WHICH IS A VERY LIBERAL
ESTIMATE OF THE DATES INSIDE
WHICH THE BIRD BREEDS ACROSS
ITS ENTIRE RANGE. "BREEDS
ELSEWHERE" INDICATES THAT
THE BIRD DOES NOT LIKELY
BREED IN YOUR PROJECT AREA.)

Bald Eagle *Haliaeetus leucocephalus*

Breeds Jan 1 to Aug 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

<https://ecos.fws.gov/ecp/species/1626>

Burrowing Owl *Athene cunicularia*

Breeds Mar 15 to Aug 31

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

<https://ecos.fws.gov/ecp/species/9737>

California Thrasher *Toxostoma redivivum*

Breeds Jan 1 to Jul 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Common Yellowthroat *Geothlypis trichas sinuosa*

Breeds May 20 to Jul 31

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

<https://ecos.fws.gov/ecp/species/2084>

Golden Eagle *Aquila chrysaetos*

Breeds Jan 1 to Aug 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

<https://ecos.fws.gov/ecp/species/1680>

Lewis's Woodpecker *Melanerpes lewis*

Breeds Apr 20 to Sep 30

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9408>

Breeds Apr 1 to Jul 20

Nuttall's Woodpecker *Picoides nuttallii*

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

<https://ecos.fws.gov/ecp/species/9410>

Breeds Mar 15 to Jul 15

Oak Titmouse *Baeolophus inornatus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9656>

Breeds elsewhere

Rufous Hummingbird *Selasphorus rufus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/8002>

Breeds Feb 20 to Sep 5

Song Sparrow *Melospiza melodia*

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Breeds Apr 15 to Jul 20

Spotted Towhee *Pipilo maculatus clementae*

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

<https://ecos.fws.gov/ecp/species/4243>

Breeds Mar 15 to Aug 10

Tricolored Blackbird *Agelaius tricolor*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/3910>

Breeds elsewhere

Willet *Tringa semipalmata*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds Apr 1 to Jul 31

Yellow-billed Magpie *Pica nuttalli*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9726>

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

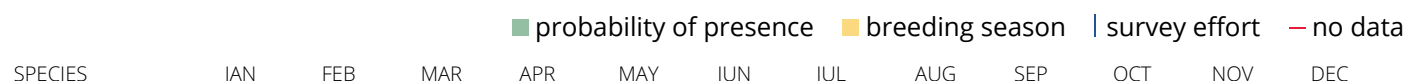
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (—)

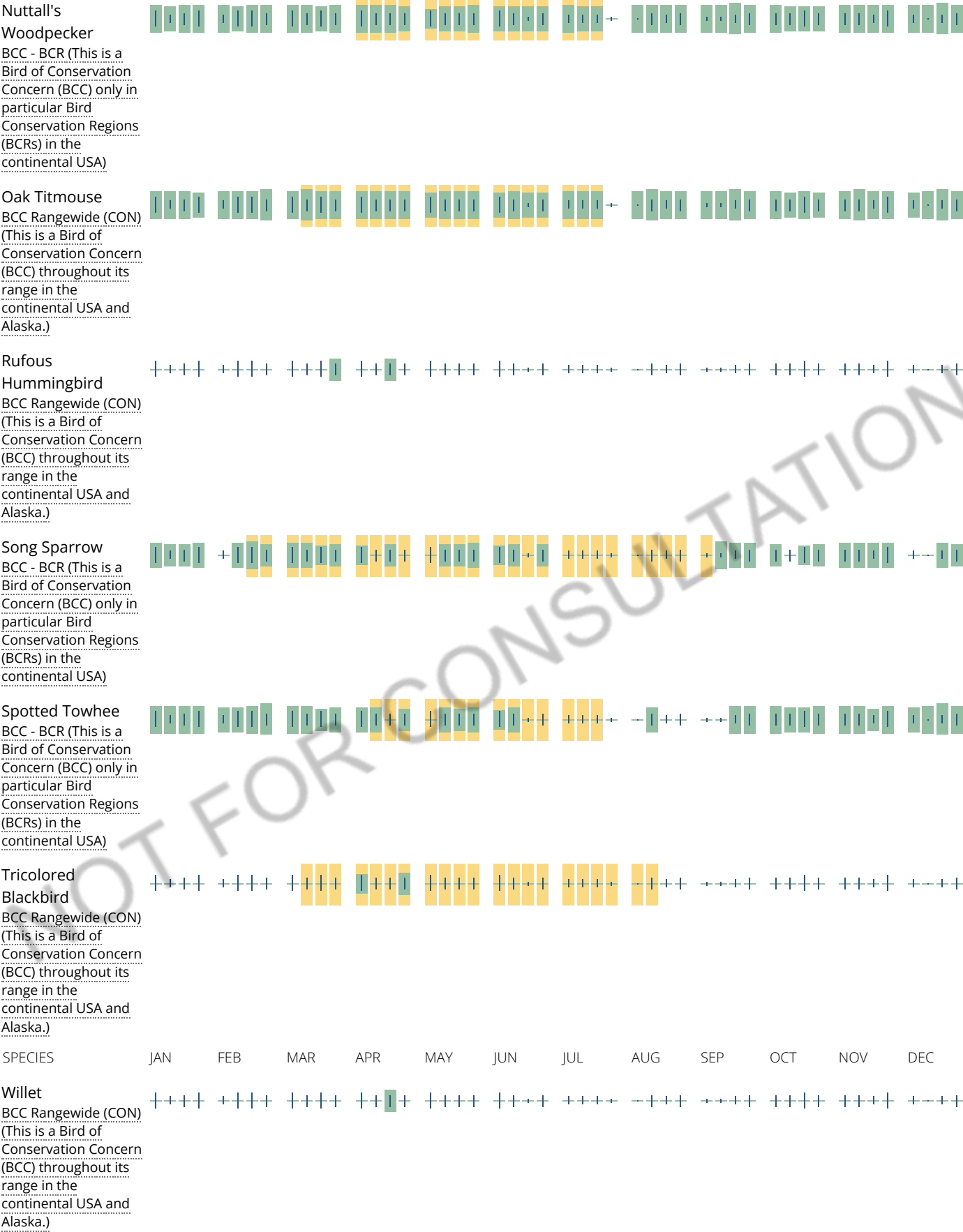
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.







Yellow-billed
Magpie
BCC Rangewide (CON)
(This is a Bird of
Conservation Concern
(BCC) throughout its
range in the
continental USA and
Alaska.)



Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) and/or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [AKN Phenology Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

THERE ARE NO KNOWN WETLANDS AT THIS LOCATION.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION

Attachment D

Potential for Regionally-Occurring
Special-status Species to Occur on
the Property

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Attachment D

Potential for Regionally-Occurring Special-status Species to Occur on the Property

Species Name/ Common Name ¹	Status ²	Habit, Ecology and Life History	Potential to Occur
Plants			
<i>Balsamorhiza macrolepis</i> big-scale balsamroot	--/--/1B.2	A perennial herb found in serpentine soils in chaparral, cismontane woodland, and valley and foothill grassland from 45 - 1555 meters elevation. Blooms March – May (CNPS 2020).	Will not occur. There is no suitable serpentine chaparral, cismontane woodland or grassland habitat on the property.
<i>Chloropyron molle</i> ssp. <i>Hispidum</i> hispid bird's-beak	--/--/1B.2	A hemiparasitic annual herb found in alkaline soils in meadows, seeps, playas, and valley and foothill grassland from 1 - 155 meters elevation. Blooms June - September (CNPS 2020).	Will not occur. There is no suitable alkaline meadows, seeps, playas or grassland habitat on the property.
<i>Downingia pusilla</i> dwarf downingia	--/--/2B.2	An annual herb found in vernal pools and mesic microsites in valley and foothill grassland from 1 – 445 meters elevation. Blooms March – May (CNPS 2020).	Will not occur. There are no suitable vernal pools on the property.
<i>Gratiola heterosepala</i> Boggs Lake hedge-hyssop	--/SE/1B.2	An annual herb found on clay soils in marshes and swamps at lake margins, and in vernal pools from 10 – 2,375 meters elevation. Blooms April – August (CNPS 2020).	Will not occur. There are no marshes, swamps, or suitable vernal pools on the property.
<i>Juncus leiospermus</i> var. <i>ahartii</i> Ahart's dwarf rush	--/--/1B.2	An annual herb found in mesic soils in valley and foothill grassland from 30 – 299 meters elevation. Blooms March – May (CNPS 2020).	Will not occur. There is no suitable mesic grassland habitat on the property.
<i>Legenere limosa</i> legenere	--/--/1B.1	An annual herb found in vernal pools from 1 – 880 meters elevation. Blooms April – June (CNPS 2020).	Will not occur. There are no suitable vernal pools on the property.
<i>Navarretia myersii</i> ssp. <i>myersii</i> pincushion navarretia	--/--/1B.1	An annual herb found in acidic vernal pools from 20 – 330 meters elevation. Blooms April – May (CNPS 2020).	Will not occur. There are no suitable vernal pools on the property.
<i>Orcuttia viscida</i> Sacramento Orcutt grass	FE/SE/1B.1	An annual herb found in vernal pools from 30 – 100 meters elevation. Blooms April-July (Sep) (CNPS 2020).	Will not occur. There are no suitable vernal pools on the property.
<i>Sagittaria sanfordii</i> Sanford's arrowhead	--/--/1B.2	A perennial rhizomatous herb found in marshes, swamps, and assorted shallow freshwater habitats from 0 – 650 meters elevation. Blooms May – October (November) (CNPS 2020).	Will not occur. There is no suitable aquatic habitat on the property.

Attachment D (cont.)

Potential for Regionally-Occurring Special-status Species to Occur on the Property

Species Name/ Common Name ¹	Status ²	Habit, Ecology and Life History	Potential to Occur
Animals			
Invertebrates			
<i>Branchinecta conservatio</i> conservancy fairy shrimp	FE/--/--	Found in large vernal pools (30 to 356,253 sq. meters) of varying soils and geology (USFWS 2005).	Will not occur. There are no suitable vernal pools on the property.
<i>Branchinecta lynchi</i> vernal pool fairy shrimp	FT/--/--	The range of the vernal pool fairy shrimp (VPFS) within California includes the Central Valley and southern California. (USFWS 2005). Populations are known from Stillwater Plain in Shasta County through most of the length of the Central Valley to Pixley in Tulare County (additional disjunct populations exist at various locations throughout state). VPFS occurs mostly in vernal pools, however it is also found in a variety of both natural and artificial wetland habitats, such as alkali pools, ephemeral drainages, stock ponds, roadside ditches, vernal swales, and rock outcrop pools (Helm 1997). Occupied wetlands are typically small (ranging from 0.1 to 0.05 acres in size), and pond for a relatively short duration (3-4 weeks) (Eriksen and Belk 1999). Soil types associated with VPFS vary greatly with geography and influence the ecology of the species. This fairy shrimp occurs in pools with 48 to 481 ppm salinity, and pH from 6.3 to 8.5 (Eriksen and Belk 1999).	Will not occur. There are no suitable vernal pools on the property.
<i>Desmocerus californicus</i> valley elderberry longhorn beetle	FT/--/--	Endemic to elderberry shrubs (<i>Sambucus</i> spp.) occurring in riparian habitat in the Sacramento and San Joaquin Valleys, riparian habitats in the Sacramento and San Joaquin Valleys, and less common throughout riparian forests of the Central Valley from Redding to Fresno County (USFWS 2014) typically below 152 m amsl (USFWS 2017a).	Will not occur. There are no elderberry shrubs in or immediately adjacent to the property.

Attachment D (cont.)

Potential for Regionally-Occurring Special-status Species to Occur on the Property

Species Name/ Common Name ¹	Status ²	Habit, Ecology and Life History	Potential to Occur
<i>Lepidurus packardii</i> vernal pool tadpole shrimp	FE/--/--	The vernal pool tadpole shrimp (VPTS) occurs within the Central Valley of California and in the San Francisco Bay area (USFWS 2005), with the majority of the populations occurring in the Sacramento Valley. This species has also been reported from the Sacramento River Delta to the east side of San Francisco Bay, and from a few scattered localities in the San Joaquin Valley from San Joaquin County to Madera County (Rogers 2001). Suitable habitats vary considerably, including vernal pools, clay flats, alkaline pools, ephemeral stock tanks, roadside ditches, and road ruts (Rogers 2001). Vernal pools may range in size from small, clear, and well-vegetated to highly turbid, alkali scald pools to large winter lakes (Rogers 2001) ranging in size from 54 square feet to 89 acres (USFWS 2005), containing clear- to highly-turbid water. They may be seasonal or ephemeral and may exhibit a wide range of salinity levels. However, VPTS survival requires that water bodies be deeper than 5 inches, pond for 40 days or more, and not experience wide daily temperature fluctuations (Rogers 2001). VPTS cysts (resting eggs) also must have the opportunity to dry out before they can hatch.	Will not occur. There are no suitable wetland habitats on the property.
Fishes			
<i>Hypomesus transpacificus</i> Delta smelt	FT/SE/--	Delta smelt are tolerant of a wide salinity range. For a large part of their one-year life span, delta smelt live along the freshwater edge of the mixing zone (saltwater-freshwater interface). Shortly before spawning, adults migrate upstream from the brackish-water habitat associated with the mixing zone and disperse	Will not occur. There is no suitable habitat for this species on the property.

Attachment D (cont.)
Potential for Regionally-Occurring Special-status Species to Occur on the Property

Species Name/ Common Name ¹	Status ²	Habit, Ecology and Life History	Potential to Occur
		into river channels and tidally-influenced backwater sloughs. They spawn in shallow, fresh or slightly brackish water upstream of the mixing zone. Most spawning happens in tidally-influenced backwater sloughs and channel edgewaters. Although spawning has not been observed in the wild, the eggs are thought to attach to substrates such as cattails, tules, tree roots and submerged branches. Delta smelt are found only from Suisun Bay upstream through the Delta in Contra Costa, Sacramento, San Joaquin, Solano and Yolo counties (USFWS 1995).	
<i>Oncorhynchus mykiss irideus</i> pop. 11 Central Valley Steelhead DPS	FT/--/--	This distinct population segment includes all naturally spawned anadromous steelhead populations below natural and manmade impassable barriers in the Sacramento and San Joaquin Rivers and their tributaries, excluding steelhead from San Francisco and San Pablo Bays and their tributaries, as well as two artificial propagation programs: the Coleman NFH, and Feather River Hatchery steelhead hatchery programs (NMFS 2016). Steelhead spawn in rivers and streams with cool, clear, water and suitable silt free substrate (NMFS 2016).	Will not occur. There is no suitable aquatic habitat on the property.
Amphibians			
<i>Rana draytonii</i> California red-legged frog	FT/--/SSC	The California red-legged frog occupies a fairly distinct habitat, combining both specific aquatic and riparian components. The adults require dense, shrubby or emergent riparian vegetation closely associated with deep (greater than 2 1/3-foot deep) still or slow-moving water. The largest densities of California red-legged frogs are associated with deep-water pools with dense stands of overhanging willows (<i>Salix</i> spp.) and an	Will not occur. There is no suitable habitat in or adjacent to the site.

Attachment D (cont.)
Potential for Regionally-Occurring Special-status Species to Occur on the Property

Species Name/ Common Name ¹	Status ²	Habit, Ecology and Life History	Potential to Occur
		intermixed fringe of cattails (<i>Typha latifolia</i>). Well-vegetated terrestrial areas within the riparian corridor may provide important sheltering habitat during winter. California red-legged frogs aestivate (enter a dormant state during summer or dry weather) in small mammal burrows and moist leaf litter. They have been found up to 100 feet from water in adjacent dense riparian vegetation. Studies have indicated that this species cannot inhabit water bodies that exceed 70° F, especially if there are no cool, deep portions (USFWS 2002).	
<i>Spea hammondi</i> western spadefoot toad	--/--/SSC	Amphibian that breeds in vernal pools and seasonal ponds or slow portions of streams in grasslands and woodlands. Adults spend most of their time in underground burrows in grasslands surrounding breeding pools (Jennings and Hayes 1994). Breeding is typically finished by the end of March. Tadpoles mature through late-spring and disperse as pools dry (Zeiner et al. 1988-1990).	Will not occur. The project site does not provide suitable breeding habitat for this species.
Reptiles			
<i>Actinemys (=Emys) marmorata</i> western pond turtle	--/--/SSC	Inhabits slow-moving water with dense submerged vegetation, abundant basking sites, gently sloping banks, and dry clay or silt soils in nearby uplands. Turtles will lay eggs up to 0.25-mile from water, but typically go no more than 600 feet (Jennings and Hayes 1994).	Will not occur. There is no suitable habitat on the property.
<i>Thamnophis gigas</i> giant garter snake	FT/ST/--	Endemic to the San Joaquin and Sacramento Valley floors. Inhabits agricultural wetlands and other waterways such as irrigation and drainage canals, sloughs, ponds, small lakes, low gradient streams, and adjacent uplands. Requires adequate water during its active season (early spring through mid-fall) to provide food and	Will not occur. There is no suitable habitat on the property.

Attachment D (cont.)

Potential for Regionally-Occurring Special-status Species to Occur on the Property

Species Name/ Common Name ¹	Status ²	Habit, Ecology and Life History	Potential to Occur
		cover, emergent, herbaceous wetland vegetation for foraging and cover, grassy banks and openings in waterside vegetation for basking, and higher elevation uplands for cover and refuge from flood waters during its dormant season (winter). Inhabits small mammal burrows and other soil crevices with sunny exposure along south and west facing slopes, above prevailing flood elevations when dormant. Primarily found in marshes and sloughs as well as slow-moving creeks but absent from large rivers (USFWS 2017b).	
Birds			
<i>Agelaius tricolor</i> tricolored blackbird	--/ST/--	Common locally throughout central California. Nests and seeks cover in emergent wetland vegetation and thorny vegetation such as Himalayan blackberry (<i>Rubus armeniacus</i>) as well as cattails and tules. Nesting area must be large enough to support a minimum colony of 50 pairs as they are a highly colonial species. Forages on ground in croplands, grassy fields, flooded land, and edges of ponds for insects (Shuford and Gardali 2008).	Will not occur. The project site does not provide suitable nesting habitat for this species.
<i>Aquila chrysaetos</i> golden eagle	--/--/FP	Typically occurs in rolling foothills, mountain areas, deserts and other open habitats up to 3,822 m amsl. Typically nests on cliff ledges or large trees in open areas in canyons. Will occasionally use other tall structures for nesting, such as electrical transmission towers. Prey consists mostly of rodents, carrion, birds, reptiles and occasionally small livestock (Zeiner et al. 1990).	Will not occur. The property does not provide suitable nesting or foraging habitat.

Attachment D (cont.)

Potential for Regionally-Occurring Special-status Species to Occur on the Property

Species Name/ Common Name ¹	Status ²	Habit, Ecology and Life History	Potential to Occur
<i>Ammodramus savannarum</i> Grasshopper sparrow	--/--/SSC	Frequents dense, dry, or well drained grassland, especially native grassland. Nests at base of overhanging clump of grass. This species is known from Los Angeles, Mendocino, Orange, Placer, Sacramento, San Diego, San Luis Obispo, Solano, and Yuba counties, in California.	Will not occur. The ruderal/disturbed habitat on the property does not provide suitable nesting or foraging habitat. The nearest extant occurrence of nesting is 7.75 miles north in a vernal pool preserve. Last observed in 1998 (CDFW 2020).
<i>Athene cunicularia</i> burrowing owl	--/--/SSC	Forages in grasslands, agricultural fields, and disturbed places where burrowing mammals are abundant. Nests in burrows, especially those of California ground squirrel (<i>Otospermophilus beecheyi</i> ; CDFW 2012).	Will not Occur. The site is too small in size to support burrowing owl foraging and is surrounded by disturbed commercial and residential parcels. No small mammal burrows or sign of burrowing owl was observed on the site.
<i>Buteo swainsoni</i> Swainson's hawk	--/ST/--	Swainson's hawk breeds in stands with few trees in juniper-sage flats, riparian areas, and in oak savannah in the Central Valley and forages in adjacent grasslands or suitable grain or alfalfa fields, or livestock pastures. Swainson's hawks breed in California and winter in Mexico and South America. Swainson's hawks usually arrive in the Central Valley between March 1 and April 1 and migrate south between September and October. Swainson's hawks usually nest in trees adjacent to suitable foraging habitat. Swainson's hawk nests are usually located in trees near the edges of riparian stands, in lone trees or groves of trees in agricultural fields, and in mature roadside trees. Valley oak, Fremont cottonwood, walnut, and large willow with an average height of about 58 feet, and ranging from 41 to 82 feet, are the most commonly used nest trees in the	Will not occur. The project site does not provide suitable nesting or foraging habitat for this species. As the project site is located in downtown Roseville, there is limited open habitat in the project vicinity. The nearest extant occurrence of nesting is 4.4 miles northwest along Pleasant Grove Creek (CDFW 2020).

Attachment D (cont.)

Potential for Regionally-Occurring Special-status Species to Occur on the Property

Species Name/ Common Name ¹	Status ²	Habit, Ecology and Life History	Potential to Occur
		Central Valley. Suitable foraging areas for Swainson's hawk include native grasslands or lightly grazed pastures, alfalfa and other hay crops, idle land, certain grain and row croplands, and ruderal lands. Swainson's hawks primarily feed on voles; however, they will feed on a variety of prey including small mammals, birds, and insects (CDFW 1994).	
<i>Elanus leucurus</i> white-tailed kite	--/--/FP	Inhabits rolling foothills and valley margins with scattered oaks, as well as river bottomlands or marshes next to deciduous woodland. Nests in isolated, dense-topped trees in open areas. Forages in a variety of habitats including grassland, marshes, and agricultural fields (Zeiner <i>et al.</i> 1988-1990).	Will not occur. The project site lacks suitable nesting or foraging habitat. Raptor nests were not observed in any of the large trees on or adjacent to the site. Nearest extant occurrence is 3 miles northwest along Pleasant Grove Creek (CDFW 2020).
<i>Laterallus jamaicensis coturniculus</i> California black rail	--/ST/--	Saltwater, brackish, and freshwater marshes. This species is known from Alameda, Butte, Contra Costa, Imperial, Los Angeles, Marin, Napa, Nevada, Orange, Placer, Sacramento, San Bernardino, San Diego, San Francisco, San Joaquin, San Luis Obispo, San Mateo, Santa Clara, Santa Cruz, Solano, Sonoma, Sutter, and Yuba counties, in California.	Will not occur. The property does not provide suitable nesting habitat for this species.
<i>Melospiza melodia</i> Song sparrow ("Modesto" population)	--/--/SSC	Restricted to California, where it is locally numerous in the Sacramento Valley, Sacramento-San Joaquin River Delta, and northern San Joaquin Valley. Resides in emergent freshwater marshes dominated by tules (<i>Scirpus</i> spp.) and cattails (<i>Typha</i> spp.) as well as riparian willow (<i>Salix</i> spp.) thickets. These Song Sparrows also nest in riparian forests of Valley Oak (<i>Quercus lobata</i>) with a sufficient	Will not occur. The property does not provide suitable nesting habitat for this species.

Attachment D (cont.)

Potential for Regionally-Occurring Special-status Species to Occur on the Property

Species Name/ Common Name ¹	Status ²	Habit, Ecology and Life History	Potential to Occur
		understory of blackberry (<i>Rubus</i> spp.), along vegetated irrigation canals and levees, and in recently planted Valley Oak restoration sites (Shuford and Gardali 2008).	
<i>Progne subis</i> purple martin	--/--/SSC	Occurs as a summer resident and migrant, primarily from mid-March to late September. Breeds from May (rarely late April) to mid-August. Purple martins are widely but locally distributed in forest and woodland areas at low to intermediate elevations throughout much of the state. Martins use a wide variety of nest substrates (e.g., tree cavities, bridges, utility poles, lava tubes, and, formerly, buildings), but nonetheless are very selective of habitat conditions nearby. Martins are most abundant in mesic regions, near large wetlands and other water bodies, and at upper slopes and ridges, which likely concentrate aerial insects (Shuford and Gardali 2008).	Will not occur. The property does not provide suitable nesting habitat for this species.
<i>Riparia riparia</i> bank swallow	--/ST/--	Found primarily in riparian and lowland habitat in California. Nests in colonies along cliffs or steep riverbanks in holes. In California, a majority of the population is situated along the Sacramento River and the Feather River. Other smaller populations persist near Monterey and north of Shasta counties (Zeiner et al. 1988-1990).	Will not occur. The project site does not provide suitable nesting habitat for this species.
Mammals			
<i>Antrozous pallidus</i> pallid bat	--/--/SSC	Found in grasslands, shrublands, woodlands, and forests from sea level up through mixed conifer forest habitats. Roosts in colonies usually in rock crevices, caves, mines, hollow trees, and buildings (Vaughan and O'Shea 1976).	May Occur. Pallid bat has a low potential to use the site for roosting, likely limited to use of the site for a night roost. Marginally suitable foraging habitat exists within the ruderal herbaceous habitat, and bats

Attachment D (cont.)

Potential for Regionally-Occurring Special-status Species to Occur on the Property

Species Name/ Common Name ¹	Status ²	Habit, Ecology and Life History	Potential to Occur
			may use hollow portions of existing trees and abandoned buildings on site for night roosting. No sign of bats was observed during the biological survey, so maternity roosts are assumed to be absent. Nearest extant occurrence is 5.7 miles southeast. Occurrence was last observed in 1941 (CDFW 2020).
<i>Taxidea taxus</i> American badger	--/--/SSC	Inhabits drier open stages of most shrub, forest, and herbaceous habitats with loose, friable soils. Preys on a wide variety of mammals, reptiles, birds, and carrion, and hunts mostly by digging out fossorial prey. Occasionally takes prey on the surface. Not tolerant of cultivation. No longer occur in the Central Valley except in the extreme western edge (Williams 1986).	Will not occur. The project site does not provide suitable habitat for this species; the property is too small and in too urbanized a setting to provide foraging habitat.

¹ Sensitive species reported in CNDDDB or CNPS on the "Roseville, Rocklin, Citrus Heights, or Folsom" USGS quads, or in USFWS lists for the project site.

² Status is as follows: Federal (ESA) listing/State (CESA) listing/other CDFW status or CRPR. F = Federal; S = State of California; E = Endangered; T = Threatened; C = Candidate; FP=Fully Protected; SSC=Species of Special Concern; WL=Watch List.

³ Status in the Project site is assessed as follows. **Will Not Occur:** Species is either sessile (i.e., plants) or so limited to a particular habitat that it cannot disperse on its own and/or habitat suitable for its establishment and survival does not occur on the project site; **Not Expected:** Species moves freely and might disperse through or across the project site, but suitable habitat for residence or breeding does not occur on the project site, potential for an individual of the species to disperse through or forage in the site cannot be excluded with 100% certainty; **Presumed Absent:** Habitat suitable for residence and breeding occurs on the project site; however, focused surveys conducted for the current project were negative; **May Occur:** Species was not observed on the site and breeding habitat is not present but the species has the potential to utilize the site for dispersal, **High:** Habitat suitable for residence and breeding occurs on the project site and the species has been recorded recently on or near the project site, but was not observed during surveys for the current project; **Present:** The species was observed during biological surveys for the current project and is assumed to occupy the project site or utilize the project site during some portion of its life cycle.

CRPR = California Rare Plant Rank: 1B – rare, threatened, or endangered in California and elsewhere; 2B – rare, threatened, or endangered in California but more common elsewhere. Extension codes: .1 – seriously endangered; .2 – moderately endangered.

Attachment D (cont.)
**Potential for Regionally-Occurring Special-status Species to Occur
on the Property**

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Attachment D (cont.)
**Potential for Regionally-Occurring Special-status Species to Occur
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Attachment E

Species Observed on the Property

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Attachment E

Species Observed on the Property

Table E-1. Plant Species Observed on the Project Site

Family	Species Name	Common Name	Status ¹
Native			
Cupressaceae	<i>Juniperus</i> sp.	juniper	--
Fagaceae	<i>Quercus lobata</i>	valley oak	--
Juncaceae	<i>Juncus bufonius</i>	toad rush	--
Non-native			
Bignoniaceae	<i>Campsis radicans</i>	trumpet creeper	--
	<i>Catalpa speciosa</i>	catalpa	--
Moraceae	<i>Ficus carica</i>	edible fig	--
	<i>Morus alba</i>	mulberry	--
Oleaceae	<i>Ligustrum</i> sp.	privet	--
Platanaceae	<i>Platanus x acerifolia</i>	London plane tree	--
Poaceae	<i>Avena fatua</i>	wild oats	Moderate
	<i>Bromus diandrus</i>	ripgut brome	Moderate
	<i>Cynodon dactylon</i>	Bermuda grass	Moderate
	<i>Festuca perennis</i>	Italian ryegrass	--
Polygonaceae	<i>Rumex crispus</i>	curly dock	Limited
Rosaceae	<i>Prunus dulcis</i>	almond	--
Rutaceae	<i>Citrus</i> sp.	citrus tree	--

¹ Status of native species is federal listing/state listing/California Rare Plant Rank; Status for non-native species is California Invasive Species Council invasiveness rating.

Attachment E (cont.) Species Observed on the Property

Table E-2. Wildlife Species Observed on the Property

Order/Family	Species Name	Common Name	Status ¹
Birds			
Apodiformes			
Trochilidae	<i>Calypte anna</i>	Anna's hummingbird	--
Columbiformes			
Columbidae	<i>Zenaida macroura</i>	mourning dove	--
Passeriformes			
Corvidae	<i>Aphelocoma californica</i>	California scrub jay	--
	<i>Corvus brachyrhynchos</i>	American crow	--
Fringillidae	<i>Haemorhous mexicanus</i>	house finch	--
Mimidae	<i>Mimus polyglottos</i>	northern mockingbird	--
Passeridae	<i>Passer domesticus</i>	house sparrow	--
Passerelidae	<i>Zonotrichia leucophrys</i>	white-crowned sparrow	--
Mammals			
Carnivora			
Canidae	<i>Canis latrans</i>	coyote	--
	<i>Canis lupus familiaris</i>	domestic dog	--
Lagomorpha			
Leporidae	<i>Lepus californicus</i>	black-tailed jackrabbit	--

¹ Status for animal species is ESA/CESA listing or other sensitivity.

Attachment F

Representative Site Photos

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Photo 1. One of the two abandoned buildings on the project site.



Photo 2. View of ruderal/disturbed habitat on the project site.

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Photo 3. View of debris and evidence of transient populations within the ruderal/disturbed habitat.



Photo 4. View of ornamental and native trees surrounding the abandoned structures.

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Attachment C

Arborist Report

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December 6, 2019

Derrek Lee
Old Roseville LLC
1204 Wood Oak Ct.
Roseville, CA 95747

RE: Arborist Report for Old Roseville Townhomes Project, City of Roseville, California

Dear Mr. Lee:

The purpose of this letter is to document protected trees on the ±0.95 acre Old Roseville Townhomes project site, located on the northeast corner of Lincoln Street and Grove Street, within the City of Roseville, Placer County, California, and to assess potential impacts on protected trees by the proposed project (Figure 1). The survey was conducted in conjunction with Mitigation Measure 4.9-8 of the *Downtown Roseville Specific Plan Mitigation and Monitoring Program*, dated March 2009. The Proposed Project includes the construction of 18 townhome units, fencing and associated landscaping.

The City of Roseville Tree Ordinance regulates encroachment within the protected zone and removal of protected trees. Protected trees include any native oak, defined as valley oak (*Quercus lobata*), blue oak (*Quercus douglasii*), interior live oak (*Quercus wislizeni*), or any hybrid between these species, with a trunk diameter of six inches or greater at breast height (54 inches or 4.5-feet above grade) measured as a total of a single trunk or multiple trunks. The tree protection zone (TPZ) is the area within a circle around the tree defined by the largest radius of the canopy plus one foot.

A tree permit is required for removal of protected trees, and any regulated activities associated with a discretionary project occurring within more than 20 percent of the protected zone of a protected tree. Trees identified by an arborist as dead or hazardous trees may be removed without a permit and do not require mitigation. The City of Roseville may require mitigation for tree removal as a condition of the tree permit. Mitigation shall be based on an inch for inch replacement of trees to be removed and a minimum of 50 percent of the replacement trees shall be native oaks. Replacement planting is the preferred alternative, but relocation of existing trees, revegetation, or payment of in-lieu mitigation fees may also be used to fulfill the mitigation requirements.

METHODS

ISA-Certified Arborist Zachary Neider (WE-11615A) conducted an arborist survey of the site on November 25, 2019. All native oak trees within or overhanging the project footprint were examined to determine species and trunk diameter at breast height. A diameter tape or calipers were used to verify each trunk diameter. Each protected tree was tagged with a pre-printed aluminum tag that corresponds

to the numbering in Table 1 below. All protected trees were identified to species and diameter at breast height (DBH), dripline radius (DLR), height, health, and structure were noted. The measurement from the trunk to the end of the longest lateral limb was visually estimated and used as the dripline radius. Approximate tree locations of protected trees were mapped using a Trimble GeoXT Global Positioning System (GPS) hand-held unit with sub-meter accuracy. Additionally, tree species data taken by King Engineering, dated September 6, 2019, was verified during the site visit.

The overall health and structure of each protected tree was evaluated on a scale ranging from poor to good. The health rating considers factors such as the size, color, and density of the foliage; the amount of deadwood within the canopy; bud viability; evidence of wound closure; and the presence or evidence of stress, disease, nutrient deficiency, and insect infestation. The structural rating reflects the trunk and branch configuration; canopy balance; the presence of included bark and other structural defects such as decay; and the potential for structural failure.

RESULTS

A total of two protected trees were surveyed within the project footprint. Both trees identified in the survey area were valley oak trees (*Quercus lobata*). Additional tree species identified, on the project site but not protected under the City Code, included Catalpa (*Catalpa speciosa*), London plane (*Platanus x acerifolia*), almond (*Prunus dulcis*), mulberry (*Morus alba*), juniper (*Juniperus* sp.), edible fig (*Ficus carica*), citrus (*Citrus* sp.), and privet (*Ligustrum* sp.). Detailed tree data for the two protected surveyed trees is included in Table 1. The approximate locations of the two protected trees and their driplines are shown on Figure 2.

Of the two protected oak trees within the survey area, one (#257) is in Fair-Good health and Fair structure, and the other (#256) is in Fair health and Poor-Fair structure (due to a heavy lean and an asymmetrical canopy weighted on one side). While failure of this structurally compromised tree does not appear imminent, problems can worsen over time, leading to failure. Although a crown cleaning and pruning to lighten overburdened limbs would reduce the risk of failure, there is no treatment that will correct these structural issues. If failure were to occur, then the tree may be uprooted and cause damage to targets; therefore, this tree is recommended for removal.

IMPACT ASSESSMENT AND MITIGATION REQUIREMENTS

The Proposed Project will remove the two protected oak trees within the survey area (Figure 2). One tree (#256) is recommended for removal.

Table 1
IMPACTS TO PROTECTED TREES

Tree #	Species	DBH (Inches)	Impacts	Mitigation
256	Valley Oak	17	Planned for removal	None Expected
257	Valley Oak	15	Planned for removal	Required

Since one of the two protected trees (#256) to be removed by the project is recommended for removal due to poor condition, no mitigation is anticipated for removal of that tree. Tree #257 requires mitigation on an inch-for-inch basis. This can be in the form of 15 (15-gallon) replacement trees, eight

Letter to Derrek Lee
December 6, 2019

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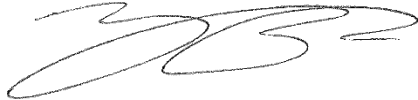
(24-inch box) trees, or five (36-inch box) trees. Alternatively, in-lieu fees can be paid at \$118 per trunk inch removed. This would equate to an estimated cost of approximately \$1,770.

TREE PROTECTION RECOMMENDATIONS

Because no trees are slated for preservation, no protection or preservation measures are recommended.

Please do not hesitate to call me at (916) 435-1202 or email at zacharyn@helixepi.com, if you have any questions about this report.

Sincerely,



Zachary Neider
ISA-Certified Arborist #WE-11615A

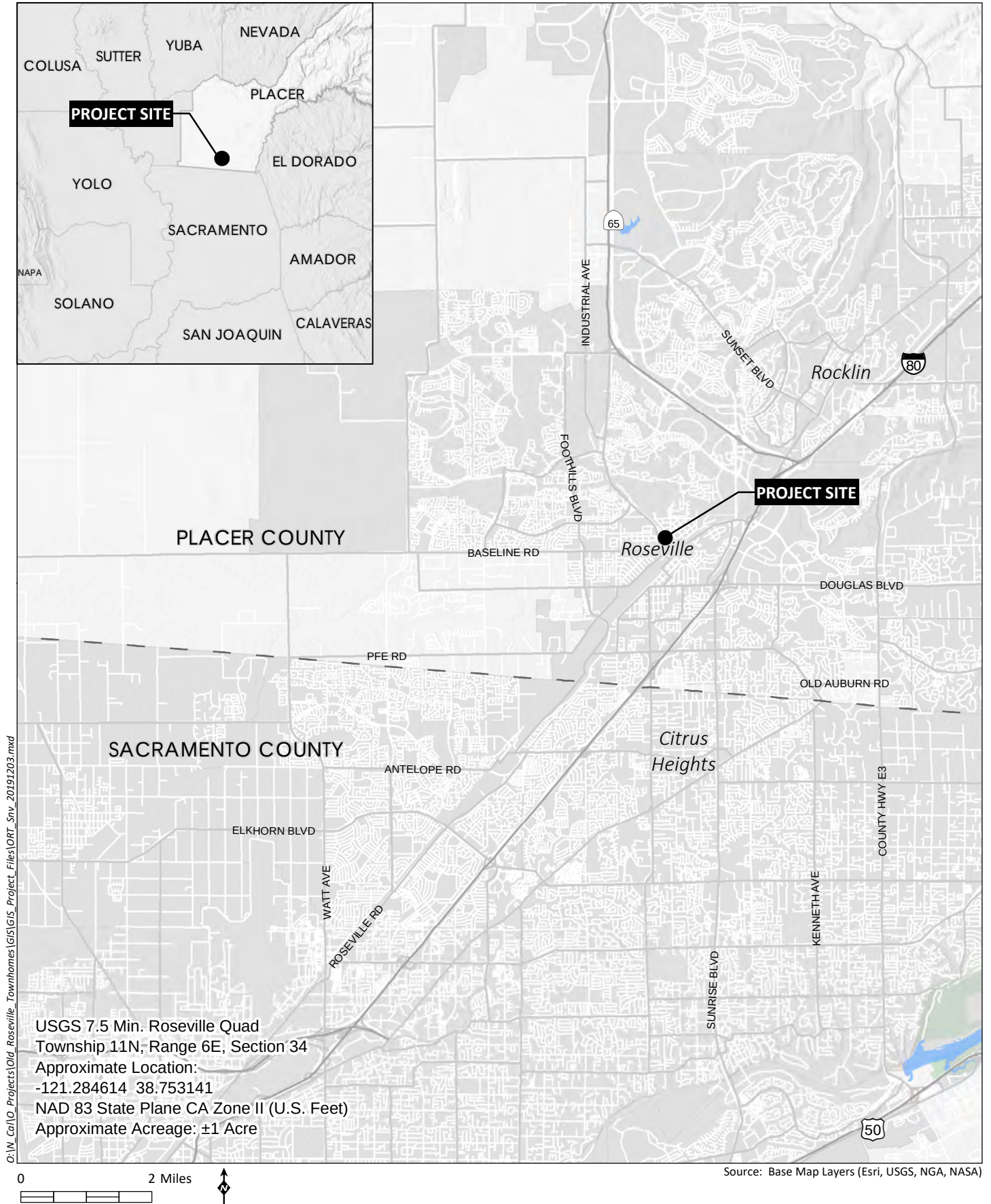
Enclosures:

Figure 1, Vicinity Map

Figure 2, Protected Tree Locations and Project Impacts

PC Exhibit B

Old Roseville Townhomes





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Attachment D

Cultural Resources Assessment

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July 29, 2020

Project # ORL-02

Mr. Derrek Lee
Old Roseville LLC
1204 Wood Oak Ct.
Roseville, CA 95747

Subject: Cultural Resources Assessment for the Belvedere Townhomes Project, City of Roseville, Placer County, California

Dear Mr. Lee:

HELIX Environmental Planning, Inc. (HELIX) has prepared this cultural resources assessment to characterize cultural resources that may be impacted by implementation of the Belvedere Townhomes Project (proposed project). Old Roseville LLC proposes to develop the project area with 18 three-story townhome units and ancillary features, including parking lots, landscaping, and fencing.

Under the California Environmental Quality Act (CEQA), a substantial adverse change to an historical resource (i.e., a cultural resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources) constitutes a significant environmental effect that must be avoided or mitigated, where feasible. The City of Roseville (City) must determine the potential for the proposed project to result in significant impacts to historical resources and must consider mitigation measures and alternatives to avoid those significant impacts as part of their decision-making process.

The CEQA analysis of the proposed project will be presented as an addendum to the Downtown Roseville Specific Plan (DTSP) Environmental Impact Report (EIR), certified in 2009. The DTSP project area includes 167 acres comprised of the existing Historic Old Town, Vernon Street Civic Core, and Royer and Saugstad Park. Potential impacts of the DTSP to cultural resources were analyzed and presented in the 2009 EIR. This cultural resources assessment is intended to update the portion of that analysis that is relevant to the proposed project through an updated archival records search, Native American outreach, and a field survey of the proposed project area.

PROJECT LOCATION AND DESCRIPTION

The project site is located in the City of Roseville, near the intersection of Lincoln Street and Grove Street (Figures 1 and 2; figures are included in Attachment A). The project site totals one acre and consists of three parcels, a portion of a fourth parcel, and an easement for site access. The parcels are Assessor's Parcel Numbers (APNs) 011-147-014, 011-147-003, 011-147-012, and a portion of APN 011-

Letter to Mr. Derrek Lee
July 29, 2020

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147-015. The project site is located in Section 34 of Township 11N, Range 6E, as shown on the Roseville, CA 7.5-minute U.S. Geological Survey (USGS) quadrangle map.

The applicant is applying to the City of Roseville for approval of a minor design review permit, a tentative subdivision map, and a tree permit. The proposed project consists of demolition of the existing structures on the site and the construction of 18 single-family townhomes on eighteen residential lots and one common lot. The development would be comprised of six buildings with two to four townhome units in each. Proposed townhomes would be four stories tall with garages at ground level. Each unit would have three bedrooms, 3.5 bathrooms, a two-car garage, a covered patio, a second-floor balcony, and fourth floor rooftop outdoor space.

The common lot, Lot A, would include driveway access from Lincoln Street, a drive aisle compliant with the fire department turning radii, nine guest parking spaces, utilities, drainage, and landscaping. The drive aisle would wrap around the north and east sides of the existing Loyal Order of Moose Lodge at 506 Lincoln Street. Pedestrian access from Lincoln Street would be facilitated by two pedestrian walkways. Site drainage would convey stormwater to four water quality basins located throughout the project site.

Other features include an 8-foot concrete masonry unit sound wall constructed along the eastern boundary of the project site and a 26-foot-wide trash enclosure would be constructed at the north end of the project site. A two-hour fire wall separation would be placed between each townhouse, one-hour rating each unit with 1-inch air space along the property line. Fire walls would extend from the foundation to the underside of the roof deck.

The area of disturbance would be approximately 42,673 square feet (sf). Earthwork would include approximately 1,320 cubic yards (cy) of excavation (including footings and utilities) and 2,385 cy of embankment for a net import of approximately 1,065 cy. The project would also require the demolition of two structures: the Belvedere Hotel, located at 502 Lincoln Street and built in 1914 (APN 011-147-003), and the W. Seitz residence, located at 430 Lincoln Street and built in 1926 (APN 011-147-012).

Area of Potential Effects

The Area of Potential Effects (APE) is defined as the geographic area or areas within which a project may directly or indirectly cause alterations in the character or use of significant historical or archaeological resources. The APE is influenced by the scale and nature of the project as well as by the types of cultural resources in the vicinity. For the purposes of this analysis, the APE is understood to be the area that would be subjected to ground disturbance during construction of the proposed project. Based on the current site plan the entirety of the project site would be disturbed by implementation of the proposed project, therefore the APE measures approximately one acre and corresponds to the project site described above (Figure 3). Because project designs are currently preliminary the vertical dimension of the APE is unknown.

CULTURAL RESOURCES RECORDS SEARCH

A cultural resources records search was conducted at the North Central Information Center (NCIC) at California State University, Sacramento on July 20, 2019. The records search addressed the entire APE plus a 0.25-mile buffer. The purpose of the record search was to (1) identify prehistoric and historic resources previously documented in the APE and within 0.25 mile of the APE's boundaries; (2) determine which portions of the APE may have been previously studied, when those studies took place, and how the studies were conducted; and (3) ascertain the potential for archaeological resources, historical resources, and human remains to be found in the APE. This search also included a review of the appropriate USGS topographic maps on which cultural resources are plotted, archaeological site records, building/structure/object records, and data from previous surveys and research reports. The California Points of Historical Interest, the California Historical Landmarks, the California Register of Historical Resources (CRHR), the National Register of Historic Places (NRHP), and California State Historic Resources Inventory listings were reviewed to ascertain the presence of designated, evaluated, and/or historic-era resources within the APE.

Records Search Results**Previous Studies**

The cultural resources records search identified two previous studies that have been conducted within a 0.25-mile radius of the proposed APE (Table 1). Of the two studies, only one (Report 008619) intersects the current APE. It is described briefly below.

Table 1
PREVIOUS STUDIES WITHIN 0.25 MILE OF THE APE

Report	Year	Author(s)	Title	Affiliation
008619	2006	Arrington, C. et al.	Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project, State of California	SWCA Environmental Consultants
012241	2015	Morehouse, J., and L. Rom	Archeological & Historic Architecture Records Review for the UP PTC Valley Subdivision, Mileposts 106.70, 108.20, 109.92, 111.50, 114.60, 118.50, 120.40, 124.80, 127.00, Placer County	Quality Services, Inc.

Report 008619 presents the results of a cultural resources investigation for the maintenance of fiber optic cable within the Quest network in the state of California. The only resource mentioned in the report that is in the vicinity of the current APE is site CA-PLA-690H, a segment of an historic railroad berm that has been destroyed through natural degradation.

Previously Recorded Resources

The cultural resources records search determined that two previously recorded cultural resources are located within 0.25 mile of the APE (Table 2). Only one of these resources is located within the APE: the

Old Town Roseville Historic District (P-31-004240) includes the current project site as well as other parcels to the north, south, and west. Both resources are described below.

Table 2
PREVIOUSLY RECORDED CULTURAL RESOURCES WITHIN 0.25 MILE OF THE APE

Primary	Trinomial	Description	Year(s)	Recorder	Affiliation
P-31-004240	None	Old Town Roseville Historic District	1981	Astone, E. S., and L. Davis	Astone & Associates
P-31-004242	None	Roseville Carnegie Library	1984	Hutchinson, R. G.	City of Roseville

P-31-004240 represents the Old Town Roseville Historic District (District). This area, which includes parcels on the east side of Lincoln Street (including the current APE) as well as the area bounded by Grove Street on the north and Pacific Street on the south, has been designated as a historic district at the local level by the City. The District consists of residential and commercial buildings displaying a variety of architectural styles ranging from late nineteenth century Victorian to the Deco-Moderne style of the 1930s and 1940s (EDAW 2009). The 1981 documentation for the District lists the Belvedere Hotel at 502 Lincoln Street as a “major” contributor to the District, and the W. Seitz residence at 430 Lincoln Street as a “supportive” contributor to the District. The Old Town Roseville Historic District has not been evaluated for eligibility to the CRHR or NRHP as a district.

P-31-004242 is the Roseville Carnegie Library and Museum. Built in 1912, this Classical Revival style one-story building was listed on the NRHP in 2009. It is located at 557 Lincoln Street, approximately 200 feet northwest of the current APE.

Additional Studies

Downtown Roseville Specific Plan EIR

In 2009 the City completed an EIR in support of the DTSP. The EIR addressed a 165-acre area comprised of the existing Historic Old Town, Vernon Street Civic Core, and Royer and Saugstad Parks. The DTSP established the appropriate distribution, mix, intensity, physical form, and functional relationships of land uses intended to encourage and facilitate infill development, mixed-use, pedestrian scale, urban amenities, transit use, creative design, and general revitalization of the Downtown area.

Cultural resource studies for the EIR included CRHR eligibility evaluations of several historic-era buildings in the Old Town and Downtown Vernon areas; these include the Belvedere Hotel at 502 Lincoln Street (APN 011-147-003) and the W. Seitz residence at 430 Lincoln Street (APN 011-147-012), both of which are located in the current APE. The City concluded that neither building met the criteria for inclusion in the CRHR (EDAW 2009).

Architectural History Evaluation of the Belvedere Hotel

In 2019 Old Roseville LLC retained ECORP Consulting, Inc. (ECORP) to conduct a historical resource evaluation of the Belvedere Hotel. In preparation for the current project Old Roseville LLC sought a demolition permit from the City, which requested that the building be first evaluated for historical significance in accordance with CEQA. ECORP concluded that while the building has historical association, it appears to no longer retain sufficient integrity to be considered historically significant as

an individual resource because it does not evoke a sense of place and time and ultimately has lost historic fabric. ECORP noted that the building was evaluated for preparation of the 2009 DTSP and found to have lost historic integrity, and therefore is not eligible individually for the CRHR. ECORP concluded that the building is identified as a contributor to the Old Town Roseville Historic District as described in the DTSP and City General Plan and it retains sufficient integrity to remain a contributing element to that District (ECORP 2019).

NATIVE AMERICAN OUTREACH

On July 16, 2020, HELIX requested that the Native American Heritage Commission (NAHC) conduct a search of their Sacred Lands File for the presence of Native American sacred sites or human remains in the vicinity of the APE. A written response received from the NAHC on July 20, 2020, stated that the Sacred Lands File failed to indicate the presence of Native American cultural resources in the immediate area.

On July 22, 2020, HELIX sent letters to five Native American contacts that recommended by the NAHC as potential sources of information related to cultural resources in the vicinity of the APE:

- Grayson Coney, Cultural Director, Tsi Akim Maidu
- Pamela Cubbler, Treasurer, Colfax-Todds Valley Consolidated Tribe
- Regina Cuellar, Chairperson, Shingle Springs Band of Miwok Indians
- Clyde Prout, Chairman, Colfax-Todds Valley Consolidated Tribe
- Gene Whitehouse, Chairperson, United Auburn Indian Community of the Auburn Rancheria

The letters advised the tribes and specific individuals of the proposed project and requested information regarding cultural resources in the immediate area, as well as any feedback or concerns related to the proposed project. As of the data of this report no responses have been received.

Correspondence related to Native American outreach is provided in Attachment B.

CULTURAL RESOURCES FIELD SURVEY

Archaeological fieldwork in support of this assessment included an intensive pedestrian survey of the APE. The survey was conducted on July 21, 2020, by HELIX archaeologist Jentin Joe. The survey involved systematic investigation of the entire APE in 5-meter transects. During the survey the ground surface was examined for artifacts (e.g., flaked stone tools, tool-making debris, stone milling tools, fire-affected rock, prehistoric ceramics), soil discoloration that might indicate the presence of a prehistoric cultural midden, soil depressions, and features indicative of the former presence of structures or buildings (e.g., standing exterior walls, postholes, foundations, wells, mines) or historic debris (e.g., metal, glass, ceramics). Ground disturbances such as gopher holes and burrows were also visually inspected. Photographs of the APE are provided in Attachment C.

The APE is surrounded by industrial, commercial and residential development. The APE is generally bordered by residential and commercial parcels on the north, south, and west, and by Union Pacific Railroad tracks along the eastern border. The area's topography is generally flat, with elevations ranging from approximately 130 to 132 feet above mean sea level.

The survey found that entire APE is in a disturbed condition, and the majority of the area is either unvegetated or heavily dominated by a dense cover of non-native annual grasses, with small patches of native and non-native grasses and forbs. Approximately one third of the APE consists of buildings (the Belvedere Hotel and the W. Seitz residence) and paved surfaces such as driveways and parking areas. Ground surface visibility during the survey was moderate to poor throughout most of the APE.

Both the Belvedere Hotel and the W. Seitz residence appear to be in a state of disrepair. The APE is currently used by transients and contains temporary shelters and a significant amount of modern trash and debris. Historic aerial imagery indicates that the property has been subject to a variety of re-occurring ground disturbance activities since 1947, including disking and small holding agriculture.

No prehistoric or historic-era cultural materials were found during the survey.

SUMMARY AND MANAGEMENT RECOMMENDATIONS

Summary

The updated archival records search, Native American outreach, and field survey determined that two historic-era structures, the Belvedere Hotel at 502 Lincoln Street (APN 011-147-003) and the W. Seitz residence at 430 Lincoln Street (APN 011-147-012), are located within the APE. Both of these structures have been evaluated for significance and found to be ineligible for individual inclusion in the CRHR (ECORP 2019; EDAW 2009). No other cultural resources, including prehistoric or historic-era artifacts or features, are visible on the ground surface within the APE. Given that the area is highly disturbed and has been intensively used since at least the early 1900s, the likelihood of encountering buried historic-era materials during construction is moderate. The lack of known prehistoric sites in the immediate area and that APE's history of recurring ground disturbances suggest that area has a low sensitivity for buried prehistoric materials.

The record search determined that Roseville Carnegie Library and Museum (P-31-004242) is located at 557 Lincoln Street, approximately 200 feet northwest of the APE. Built in 1912, this Classical Revival style one-story building was listed on the NRHP in 2009. The townhomes that would be constructed by the proposed project are expected to be largely hidden from the Library's viewshed by trees and the Loyal Order of Moose Lodge at 506 Lincoln Street, and therefore would not significantly impact the library's integrity of setting or feeling.

Management Recommendations

Both the Belvedere Hotel and the W. Seitz residence have been shown to be to be ineligible for inclusion in the CRHR, and therefore neither structure requires additional study, avoidance, or mitigation to resolve impacts resulting from implementation of the proposed project. However, construction activities associated with the project such as grubbing, grading, and trenching have the potential to damage or destroy previously undiscovered, buried archaeological resources or human remains, resulting in a potentially significant impact. With implementation of the following measures as defined in the DTSP Mitigation Monitoring Program (MMP), the potential for impacts to previously undiscovered historical resources and human remains would be reduced to a less than significant level (EDAW 2009).

Letter to Mr. Derrek Lee
July 29, 2020

Page 7 of 8

Mitigation Measure 4.7-2: Disturbance of Potential Subsurface Cultural Deposits

In the event that unrecorded cultural materials are identified during construction-related ground disturbing activities, potentially destructive work in the vicinity of the find shall cease until a qualified archaeologist can determine the significance of the find and, if appropriate, provide recommendations for treatment to the City. Treatment approved by the City shall be implemented prior to resuming ground disturbing activities.

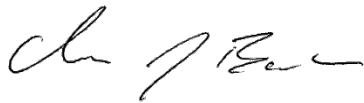
Implementation of the above mitigation measure would reduce impacts to unrecorded cultural deposits identified during construction activities. As a result, this impact would be reduced to a less than significant level.

Mitigation Measure 4.7-3: Undiscovered/Unrecorded Human Remains

If human remains are discovered at any project construction site during any phase of construction, work within 50 feet of the remains shall be suspended immediately, and the City of Roseville, the project applicant, and the county coroner shall be notified immediately. If the remains are determined by the county coroner to be Native American, the NAHC shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. The City or the project applicant shall also retain a professional archaeologist with Native American burial experience who shall conduct a field investigation of the specific site and consult with the Most Likely Descendant (MLD) identified by the NAHC. As necessary, the archaeologist may provide professional assistance to the MLD including the excavation and removal of the human remains. The City or the project applicant shall implement any mitigation before the resumption of activities at the site where the remains were discovered.

Implementation of the above mitigation measure would reduce impacts related to the discovery of human remains during construction. As a result, this impact would be reduced to a less than significant level.

Sincerely,



Clarus J. Backes Jr., RPA
Cultural Resources Group Manager

Attachments:

- A – Figures
- B – Native American Documentation
- C – Photographs

Letter to Mr. Derrek Lee
July 29, 2020

Page 8 of 8

REFERENCES

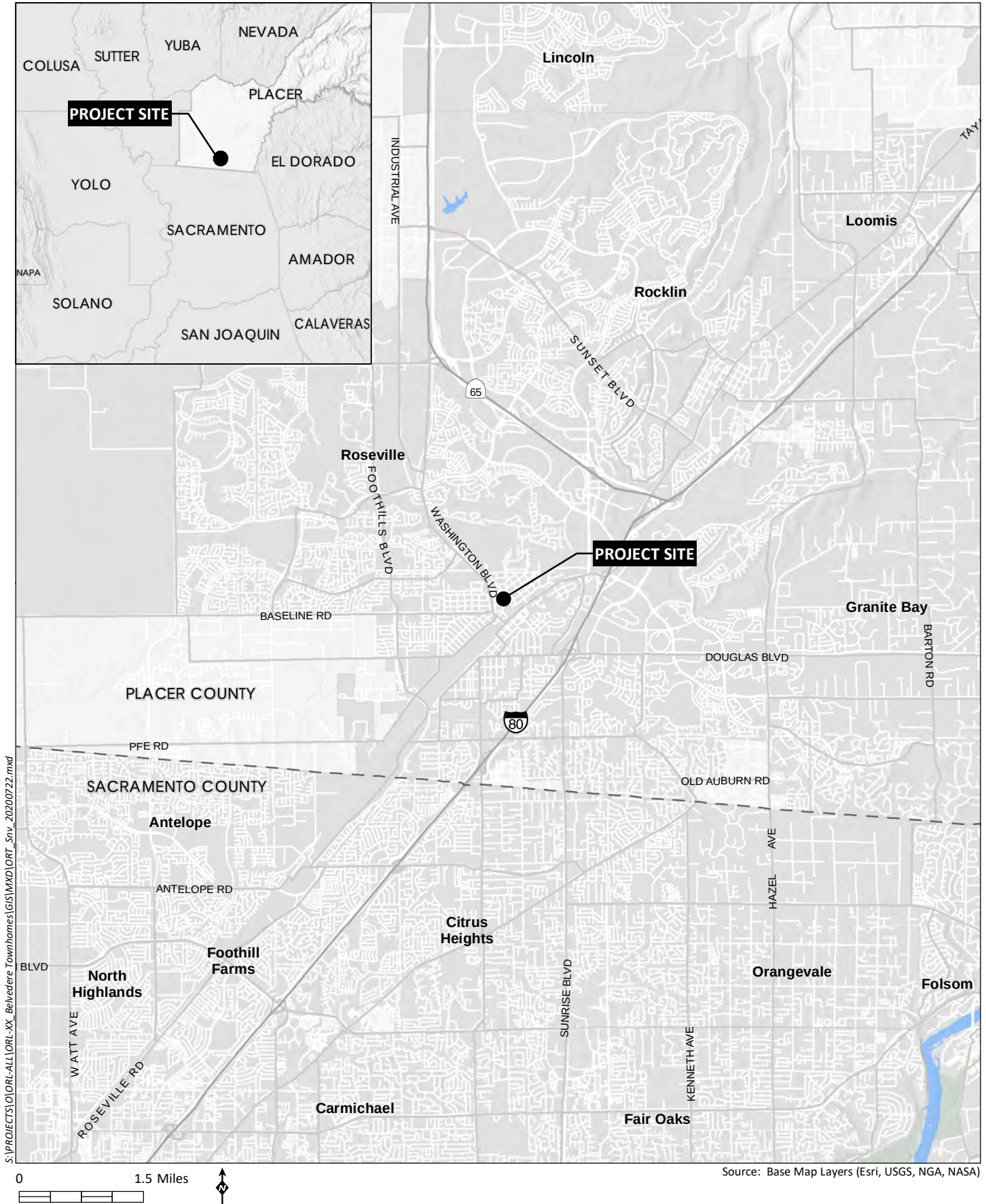
ECORP Consulting, Inc. 2019. Architectural History Evaluation for the Belvedere Hotel, 502 Lincoln Street, Roseville, Placer County, California. Prepared for Old Roseville, LLC.

EDAW. 2009. Final Environmental Impact Report for the Downtown Roseville Specific Plan. Prepared for the City of Roseville Department of Planning and Redevelopment.

Attachment A

Figures

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 Area of Potential Effects



S:\PROJECTS\0\ORL-ALL\ORL-XX_Belvedere Townhomes\GIS\MXD\Cultural Report\Fig3_APE.mxd

Source: Aerial (City of Roseville 2019)

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Attachment B

Native American Documentation

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NATIVE AMERICAN HERITAGE COMMISSION



CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
Marshall McKay
Wintun

COMMISSIONER
William Mungary
Paiute/White Mountain Apache

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
[Vacant]

COMMISSIONER
[Vacant]

EXECUTIVE SECRETARY
Christina Snider
Pomo

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

July 20, 2020

Clarus Backes

HELIX Environmental Planning

Via Email to: clarusb@helixepi.com

Re: ORL-02 Belvedere Townhomes Project, Placer County

Dear Mr. Backes:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Nancy.Gonzalez-Lopez@nahc.ca.gov.

Sincerely,

Nancy Gonzalez-Lopez
Cultural Resources Analyst

Attachment

Native American Heritage Commission
Native American Contact List
Placer County
7/20/2020

PC Exhibit B

***Shingle Springs Band of Miwok
Indians***

Regina Cuellar, Chairperson
P.O. Box 1340
Shingle Springs, CA, 95682
Phone: (530) 387 - 4970
Fax: (530) 387-8067
rcuellar@ssband.org

Maidu
Miwok

Tsi Akim Maidu

Grayson Coney, Cultural Director
P.O. Box 510
Browns Valley, CA, 95918
Phone: (530) 383 - 7234
tsi-akim-maidu@att.net

Maidu

***United Auburn Indian
Community of the Auburn
Rancheria***

Gene Whitehouse, Chairperson
10720 Indian Hill Road
Auburn, CA, 95603
Phone: (530) 883 - 2390
Fax: (530) 883-2380
bguth@auburnrancheria.com

Maidu
Miwok

***Colfax-Todds Valley
Consolidated Tribe***

Pamela Cubbler, Treasurer
P.O. Box 4884
Auburn, CA, 95604
Phone: (530) 320 - 3943
pcubbler@colfaxrancheria.com

Maidu
Miwok

***Colfax-Todds Valley
Consolidated Tribe***

Clyde Prout, Chairperson
P.O. Box 4884 none
Auburn, CA, 95604
Phone: (530) 577 - 3558
miwokmaidu@yahoo.com

Maidu
Miwok

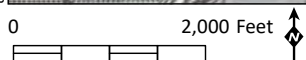
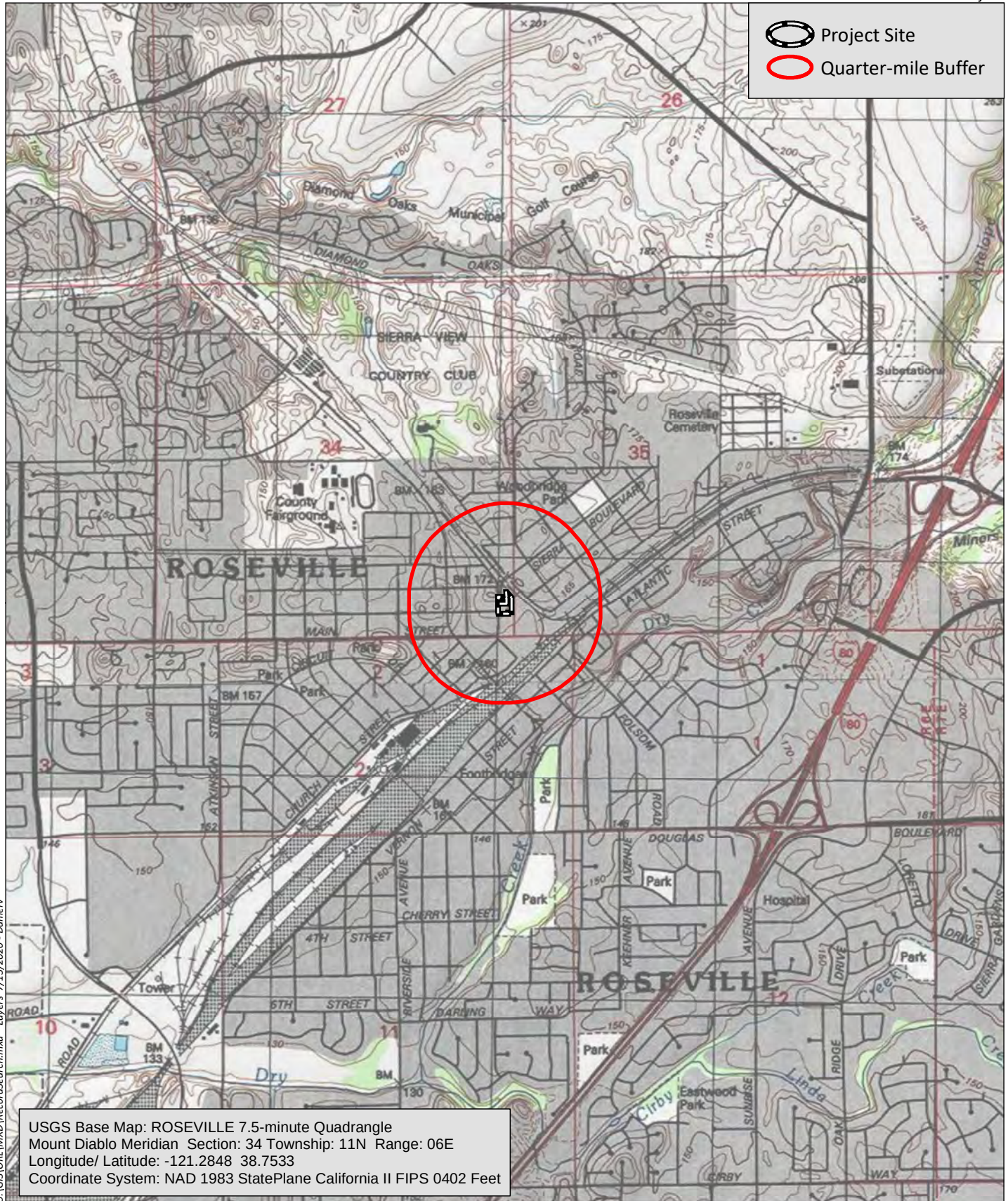
This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed ORL-02 Belvedere Townhomes Project, Placer County.

PC Exhibit B

Old Roseville Townhomes Project

-  Project Site
-  Quarter-mile Buffer



HELIX Environmental Planning, Inc.
11 Natoma Street
Suite 155
Folsom, CA 9530
916.365.8700 tel
619.462.0552 fax
www.helixepi.com



July 22, 2020

Grayson Coney, Cultural Director
Tsi Akim Maidu
P.O. Box 510
Browns Valley, CA 95918

Subject: ORL-02 Belvedere Townhomes Project

Dear Mr. Coney,

HELIX Environmental Planning, Inc. (HELIX) has contracted with Old Roseville LLC to provide a Cultural Resources Assessment in support of the proposed Belvedere Townhomes Project (project) located in the City of Roseville, Placer County, California. A search of the Native American Heritage Commission's (NAHC) Sacred Lands File returned negative results, and the NAHC has suggested we contact you for information regarding Native American resources in or near the project area.

Old Roseville LLC proposes to develop the project area with 18 three-story townhome units. The project is located on an approximately 0.95-acre site consisting of Assessor Parcel Numbers 11-147-003, 11-147-012 and 11-147-014, and it falls within the planning area of the Downtown Roseville Specific Plan (adopted 2009). The attached topographic map depicts the project area, which is located in Section 34 of Township 11N, Range 6E, as shown on the Roseville, CA 7.5' USGS quadrangle.

If there are sensitive resources on or near the proposed project location that could be impacted by construction activities please advise us accordingly. If you have any information, questions, or concerns regarding the proposed project, please feel free to contact me directly at (916) 365-8700 or clarusb@helixepi.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Clarus J. Backes Jr.".

Clarus J. Backes Jr., M.A., RPA
Cultural Resources Group Manager
HELIX Environmental Planning, Inc.

HELIX Environmental Planning, Inc.
11 Natoma Street
Suite 155
Folsom, CA 9530
916.365.8700 tel
619.462.0552 fax
www.helixepi.com



July 22, 2020

Pamela Cubbler
Colfax-Todds Valley Consolidated Tribe
P.O Box 4884
Auburn, CA 95604

Subject: ORL-02 Belvedere Townhomes Project

Dear Ms. Cubbler,

HELIX Environmental Planning, Inc. (HELIX) has contracted with Old Roseville LLC to provide a Cultural Resources Assessment in support of the proposed Belvedere Townhomes Project (project) located in the City of Roseville, Placer County, California. A search of the Native American Heritage Commission's (NAHC) Sacred Lands File returned negative results, and the NAHC has suggested we contact you for information regarding Native American resources in or near the project area.

Old Roseville LLC proposes to develop the project area with 18 three-story townhome units. The project is located on an approximately 0.95-acre site consisting of Assessor Parcel Numbers 11-147-003, 11-147-012 and 11-147-014, and it falls within the planning area of the Downtown Roseville Specific Plan (adopted 2009). The attached topographic map depicts the project area, which is located in Section 34 of Township 11N, Range 6E, as shown on the Roseville, CA 7.5' USGS quadrangle.

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Sincerely,

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Clarus J. Backes Jr., M.A., RPA
Cultural Resources Group Manager
HELIX Environmental Planning, Inc.

HELIX Environmental Planning, Inc.
11 Natoma Street
Suite 155
Folsom, CA 9530
916.365.8700 tel
619.462.0552 fax
www.helixepi.com



July 22, 2020

Regina Cuellar, Chairperson
Shingle Springs Band of Miwok Indians
PO Box 1340
Shingle Springs, CA 95682

Subject: ORL-02 Belvedere Townhomes Project

Dear Chairperson Cuellar,

HELIX Environmental Planning, Inc. (HELIX) has contracted with Old Roseville LLC to provide a Cultural Resources Assessment in support of the proposed Belvedere Townhomes Project (project) located in the City of Roseville, Placer County, California. A search of the Native American Heritage Commission's (NAHC) Sacred Lands File returned negative results, and the NAHC has suggested we contact you for information regarding Native American resources in or near the project area.

Old Roseville LLC proposes to develop the project area with 18 three-story townhome units. The project is located on an approximately 0.95-acre site consisting of Assessor Parcel Numbers 11-147-003, 11-147-012 and 11-147-014, and it falls within the planning area of the Downtown Roseville Specific Plan (adopted 2009). The attached topographic map depicts the project area, which is located in Section 34 of Township 11N, Range 6E, as shown on the Roseville, CA 7.5' USGS quadrangle.

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Sincerely,

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Clarus J. Backes Jr., M.A., RPA
Cultural Resources Group Manager
HELIX Environmental Planning, Inc.

HELIX Environmental Planning, Inc.
11 Natoma Street
Suite 155
Folsom, CA 9530
916.365.8700 tel
619.462.0552 fax
www.helixepi.com



July 22, 2020

Clyde Prout, Chairperson
Colfax-Todds Valley Consolidated Tribe
P.O. Box 4884
Auburn CA 95604

Subject: ORL-02 Belvedere Townhomes Project

Dear Chairperson Prout,

HELIX Environmental Planning, Inc. (HELIX) has contracted with Old Roseville LLC to provide a Cultural Resources Assessment in support of the proposed Belvedere Townhomes Project (project) located in the City of Roseville, Placer County, California. A search of the Native American Heritage Commission's (NAHC) Sacred Lands File returned negative results, and the NAHC has suggested we contact you for information regarding Native American resources in or near the project area.

Old Roseville LLC proposes to develop the project area with 18 three-story townhome units. The project is located on an approximately 0.95-acre site consisting of Assessor Parcel Numbers 11-147-003, 11-147-012 and 11-147-014, and it falls within the planning area of the Downtown Roseville Specific Plan (adopted 2009). The attached topographic map depicts the project area, which is located in Section 34 of Township 11N, Range 6E, as shown on the Roseville, CA 7.5' USGS quadrangle.

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Clarus J. Backes Jr., M.A., RPA
Cultural Resources Group Manager
HELIX Environmental Planning, Inc.

HELIX Environmental Planning, Inc.
11 Natoma Street
Suite 155
Folsom, CA 9530
916.365.8700 tel
619.462.0552 fax
www.helixepi.com



July 22, 2020

Gene Whitehouse, Chairperson
United Auburn Indian Community of the Auburn Rancheria
10720 Indian Hill Road
Auburn, CA 95603

Subject: ORL-02 Belvedere Townhomes Project

Dear Chairperson Whitehouse,

HELIX Environmental Planning, Inc. (HELIX) has contracted with Old Roseville LLC to provide a Cultural Resources Assessment in support of the proposed Belvedere Townhomes Project (project) located in the City of Roseville, Placer County, California. A search of the Native American Heritage Commission's (NAHC) Sacred Lands File returned negative results, and the NAHC has suggested we contact you for information regarding Native American resources in or near the project area.

Old Roseville LLC proposes to develop the project area with 18 three-story townhome units. The project is located on an approximately 0.95-acre site consisting of Assessor Parcel Numbers 11-147-003, 11-147-012 and 11-147-014, and it falls within the planning area of the Downtown Roseville Specific Plan (adopted 2009). The attached topographic map depicts the project area, which is located in Section 34 of Township 11N, Range 6E, as shown on the Roseville, CA 7.5' USGS quadrangle.

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Sincerely,

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Clarus J. Backes Jr., M.A., RPA
Cultural Resources Group Manager
HELIX Environmental Planning, Inc.

Attachment C

Photographs

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Photo 1. Vegetation in the APE, looking north.



Photo 2. Vegetation in the eastern portion of the APE, looking southeast.



Photo 3. Modern refuse east of the W. Seitz residence, looking south.



Photo 4. Modern refuse in the APE, looking northeast.



Photo 5. Cottage or shed occupied by transients, looking east.

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Attachment E

Architectural History Evaluation

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Architectural History Evaluation

The Belvedere Hotel

502 Lincoln Street, Roseville

Placer County, California

Prepared For:

Old Roseville, LLC
502 Lincoln Street
Roseville, California 95747

Prepared by Principal Investigator:

Jeremy Adams, MA
ECORP Consulting, Inc.
2525 Warren Drive
Rocklin, California 95677

October 2019



ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

ECORP Consulting, Inc. has assisted public and private land owners with environmental regulation compliance since 1987. We offer full service capability, from initial baseline environmental studies through environmental planning review, permitting negotiation, liaison to obtain legal agreements, mitigation design, and construction monitoring and reporting.

Citation: ECORP Consulting, Inc. 2019. Architectural History Evaluation for the Belvedere Hotel located Building at 502 Lincoln Street, Roseville, Placer County, California. Prepared for Old Roseville, LLC. October.

MANAGEMENT SUMMARY

ECORP Consulting, Inc. was retained to conduct a historical resource evaluation of a building located at 502 Lincoln Street in Roseville, Placer County, California. The building, known as The Belvedere Hotel, was constructed in 1914 and, therefore, is older than 50 years. The property owner is seeking a demolition permit from the City, which requested that the building be first evaluated for historical significance in accordance with the California Environmental Quality Act (CEQA).

This study was conducted pursuant to CEQA to assess if the building meets the eligibility criteria for listing on the California Register of Historical Resources (CRHR) and National Register of Historic Places (NRHP).

The architectural history evaluation included a records search of the property with the North Central Information Center, intensive site recording of the exterior of the building, focused archival and historical research, and evaluation of the building using the CRHR and NRHP eligibility criteria. The records search results indicated that the individual building had not been previously recorded or evaluated using the CRHR or NRHP eligibility criteria; however, the building is located within the boundaries, and identified as a contributor to, an existing historic district (P-31-4240) known as the Old Town Roseville Historic District. The Old Town Roseville Historic District was designated in 1981 as a historic district with significance at the local level and was included in the Downtown Specific Plan as a District of local significance by the City of Roseville.

The results of the field visit, and focused archival research were used in the CRHR and NRHP eligibility evaluation of the building. Though the building has historical association, it appears to no longer retain sufficient integrity to be considered historically significant as an individual resource because it does not evoke a sense of place and time and ultimately has lost historic fabric. Further, the building was identified individually in the Downtown Roseville Specific Plan, as adopted in 2009, as a pre-1963 building located within the Plan Area that was evaluated for preparation of the Specific Plan and found to have lost historic integrity and is not eligible individually for the CRHR. Based on ECORPs updated evaluation and the Specific Plan evaluation from 2009, the Belvedere Hotel is not individually eligible for the CRHR. However, the building is identified as a contributor to an existing Historic District as identified in the Downtown Specific Plan and City General Plan and it retains sufficient integrity to remain a contributing element to that District. Therefore, impacts to the District as a result of removing the contributing building were considered in this study.

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LIST OF ATTACHMENTS

Attachment A – Records Search Confirmation and Historical Society Coordination

Attachment B – Building Photographs

Attachment C – Archival Photographs and files

Attachment D – Old Town Roseville Historic District Documentation

Attachment E – Department of Parks and Recreation (DPR) 523 Form for the Belvedere Hotel

LIST OF ACRONYMS AND ABBREVIATIONS

APN	Assessor Parcel Number
CCR	California Code of Regulations
CCRR	California Central Railroad
CEQA	California Environmental Quality Act
CHRIS	California Historical Resources Information System
CRHR	California Register of Historical Resources
CFR	Code of Federal Regulations
DPR	Department of Parks and Recreation
ECORP	ECORP Consulting, Inc.
HABS	Historic American Building Survey
NCIC	North Central Information Center
NHPA	National Historic Preservation Act
NPS	National Park Service
NRHP	National Register of Historic Places
OHP	Office of Historic Preservation
PCARC	Placer County Archives and Research Center
PFE	Pacific Fruit Express
PRC	Public Resources Code
UPRR	Union Pacific Railroad
RPA	Registered Professional Archaeologist
USACE	U.S. Army Corps of Engineers
USGS	U.S. Geologic Survey

1.0 INTRODUCTION

ECORP Consulting, Inc. was retained in 2019 to conduct an architectural history evaluation of the building at 502 Lincoln Street in Roseville, California. The building was constructed in 1914 and is older than 50 years. Because it is proposed for demolition as part of a larger proposed project for development of the parcel, the City required that the building be evaluated in order to assess its eligibility for listing in the California Register of Historical Resources (CRHR) and National Register of Historic Places (NRHP). The results of this evaluation will be used by the City in order to determine whether the building is an Historical Resource as defined by the California Environmental Quality Act (CEQA).

1.1 Project Location and Description

The building is located at 502 Lincoln Street in Roseville, Placer County, California. The building is specifically located in the southwestern quarter of Section 34 of Township 11 North, Range 6 East, Mount Diablo Base and Meridian as depicted on the 1992 Roseville, California U.S. Geologic Survey (USGS) 7.5' topographic quadrangle map (Figure 1). The Assessor Parcel Number (APN) associated with the property is 011-147-003-000. The building is located on the eastern side of Lincoln Street within Roseville, California (Figure 2). The Union Pacific Railroad (UPRR) is located just east of the parcel.

The immediate proposed action is to demolish the building for a future planned development at the parcel located within Old Town Roseville.

1.2 Report Organization

The following report documents the architectural history evaluation of the hotel building. Attachment A includes a confirmation of the records search with the California Historical Resources Information System (CHRIS). Attachment B presents photographs of the building and property. Attachment C contains historical photographs from the Roseville Historical Society and the Placer County Archives and Research Center (PCARC). Attachment D contains the Old Town Roseville Historic District Documentation, P-31-4240, acquired from the records search. Attachment E contains the cultural resources Department of Parks and Recreation (DPR) 523 records the hotel building.

2.0 CULTURAL CONTEXT

The following historical context provides information relevant to the building in order to adequately evaluate the building within its historical significance. The context includes a local history of Roseville to identify important historical themes for the area. It also includes architectural context in order to assist in the evaluation of the building relative to its architectural style as well as the local, state, and national trends of that style.

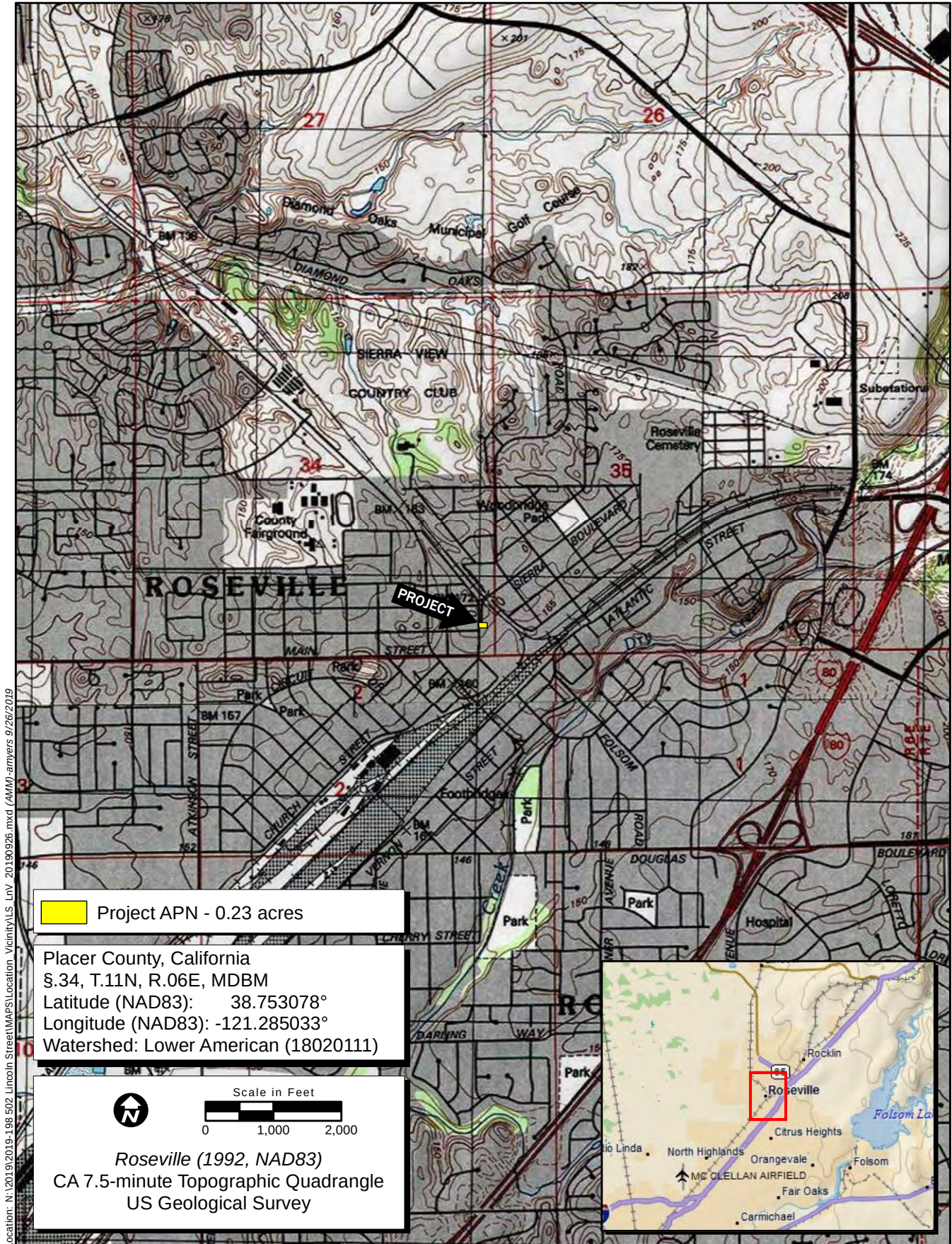


Figure 1. Project Location and Vicinity

2019-198 502 Lincoln Street

PC Exhibit B

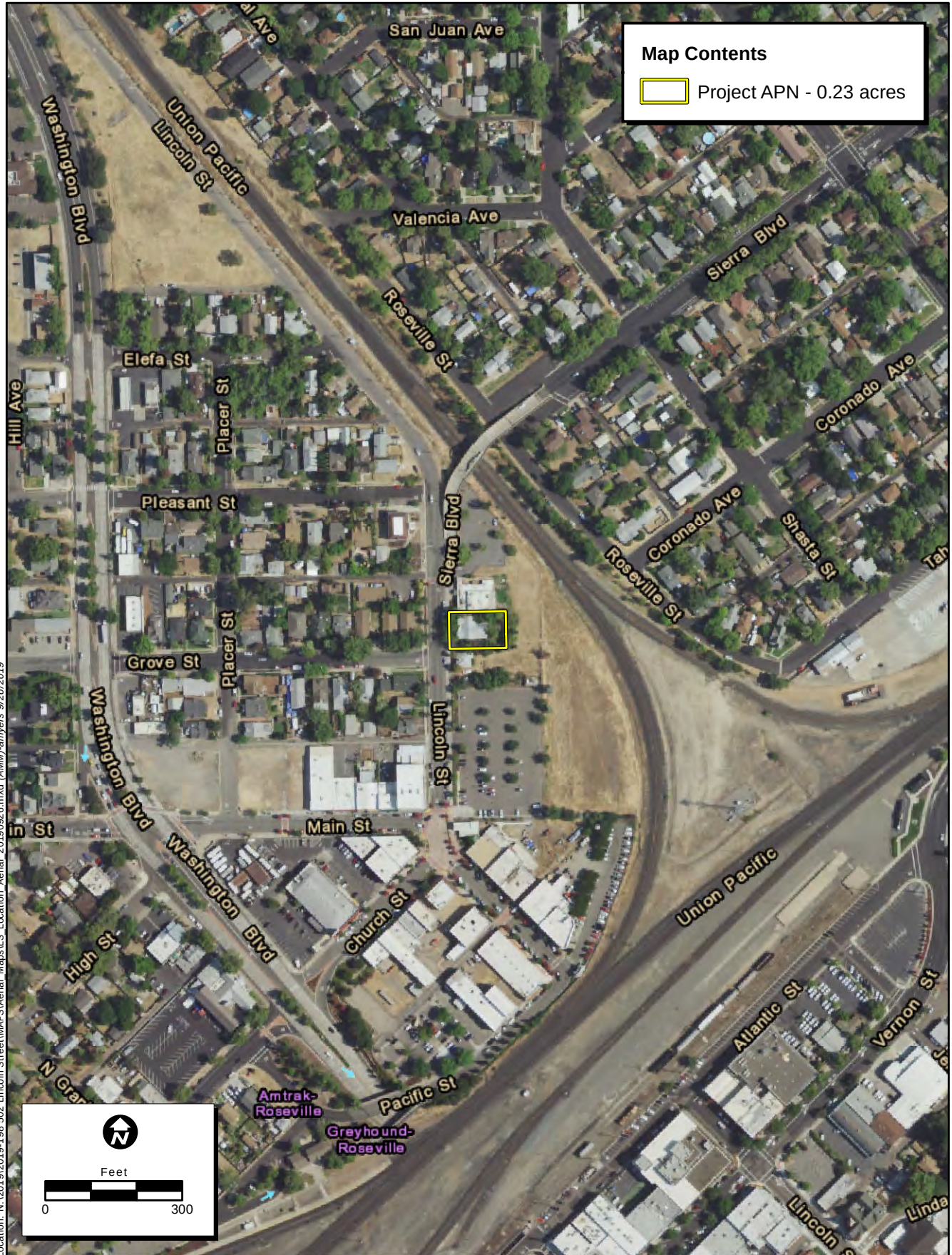


Figure 2. Project Location

2019-198 502 Lincoln Street

2.1 Local History

The building at 502 Lincoln Street is located in Placer County, which formed in 1851 from parts of Sutter and Yuba counties. The principal economic activity in much of the county at that time was placer mining, hence the name. However, gold deposits were absent in the alluvial valley portion of western Placer County, and ranching (cattle and sheep) and agriculture (wheat cultivation) were the principal economic activities. The building lies within the City of Roseville and has been used primarily for agricultural production since it was first settled. The nearby town of Lincoln was surveyed and platted on the proposed line of the California Central Railroad (CCRR) from Folsom to Marysville, which passed through what would become Roseville. Folsom was already connected by rail to Sacramento via the Sacramento Valley Railroad. The CCRR was completed from Folsom to Lincoln in 1861.

Roseville was originally named Junction because it was located where the CCRR crossed the proposed route of the Central Pacific Railroad, a segment of the First Transcontinental Railroad. The name Roseville was given to the Central Pacific Railroad station and was named either for the most popular girl at a picnic (Gudde 1969:273) or it was named for the nearby ranch of Rose Spring, owned by Judge James McGinley (Thompson & West 1882). The town developed as a small railroad town and was centered around the depot. In 1864, the town site of Roseville was plotted by O. D. Lambard (EDAW 2009). The first streets developed were businesses along Atlantic and Pacific Streets near the railroad.

On April 25, 1864, the Central Pacific Railroad was completed from Sacramento to Roseville and soon trains were traveling to and from Sacramento on a daily basis (DPR 1979). The Central Pacific Railroad connected with the UPRR at Promontory Point, Utah, in 1869 to form the First Transcontinental Railroad. The Central Pacific Railroad later merged with the Southern Pacific Railroad and was known as the Southern Pacific Railroad after 1885. The town served as a stopping point for the transportation needs of the local farmers and ranchers. Between 1906 and 1909, Roseville became one of the fastest growing towns in the area when the Southern Pacific Railroad repair facilities and roundhouse, originally located in the neighboring city of Rocklin, were moved to Roseville. By the 1920s, Roseville had one of the largest freight yards west of the Mississippi River. During the early to mid-1900s, the town remained an important railroad depot; however, once Interstate 80 was completed through Roseville in 1956, and other means of transportation became available, the depot was finally closed in 1972 (Davis 1993). Although Roseville was hit hard by the decline in railroad transportation, the town has proceeded to grow due to the introduction of many industrial headquarters and the central location of the city within the Sacramento Valley. The completion of Interstate 80 through Roseville allowed for an easterly expansion of the town along today's Douglas Boulevard.

Roseville had its beginnings in the aftermath of the California Gold Rush when discouraged gold seekers left the mineral regions to take up farming along rich creek bottom lands. These pioneers formed the nucleus of what was to become the "first families" of Roseville. One of the first sections of southwestern Placer County to be settled was the rich lands of the Dry Creek District, located approximately three miles southwest of the Project Area (City of Roseville 2019; Davis 1964).

Among the pioneer settlers of the Dry Creek District was Martin A. Schellhous who came to California with his wife and acquired a 240-acre ranch. Having brought a number of cattle with him from Michigan, Schellhous turned his attention to raising stock. Later diversifying and expanding his agricultural pursuits, he planted vineyards, orchards, and fields of grain on his property (City of Roseville 2019).

Between 1870 and 1879, Roseville experienced slow but steady development. New construction already underway and reported in the Placer Herald of January 1, 1870 included a new hotel, known as the Roseville Hotel, being erected by Daniel S. Neff, who had formerly operated the 17 Mile House on the old Auburn Road located in Sacramento County. The Roseville Hotel became one of the more prominent businesses in Roseville during the 1870s (Davis 1964). By 1890, though growth had not spiked, a movement toward a more industrial base had begun and business activity increased (City of Roseville 2019).

Fruit shipping became an important factor in the economy of Roseville at the beginning of the twentieth century. Figures compiled by the Roseville Board of Trade for 1901 revealed that during that year alone, more than 781,000 pounds of fresh deciduous fruits had been shipped from Roseville, along with 3,000 boxes of oranges, 22,380 pounds of pickled olives, and 8,000 pounds of olive oil. Hand-in-hand with the increased activity of shipping fruit was a great upsurge in viticulture. Historic records indicate that a total of 1,195,436 boxes of grapes were shipped from the Roseville depot in 1901 (City of Roseville 2019; Davis 1964).

The new State Highway, the Lincoln Highway, was routed through Roseville at today's Vernon Street and Riverside Avenue in 1912. Roads were paved commencing at the lower end of Riverside Avenue and connecting to the State Highway. While Roseville was launching its new government and contributing its share to the war effort during World War I, the city continued to grow. In a 2.5-year period (September 1911 – January 1914), more than 110 new buildings were erected. Many of those buildings erected in the 2.5-year period were concentrated in the historic Pacific, Lincoln, Church, and Main street Triangle area of Old Town Roseville (Astone & Associates 1981). A 1911 fire at Pacific Street caused Lincoln Street to become Roseville's leading business block. Population increased from 2,608 in 1910 to 4,477 in 1920. By 1924, the Southern Pacific Railroad purchased 200 acres of land between Roseville and Antelope for relocation of Pacific Fruit Express (PFE) shops and construction of 77 miles of new tracks to be used by both Southern Pacific and PFE. By June 1927, the new facilities were in operation (City of Roseville 2019).

The considerable building and commercial development that characterized Roseville throughout the 1920s was curbed drastically by the Great Depression. However, municipal improvements continued to progress in spite of the Depression. Though Roseville had become a "city" in 1909, it was not until 1935 that voters, by a 443 to 194 count, permitted the community to become a "charter city," which gave residents the ability to change how their city is governed. Between 1941 and 1942, no major building activity was reported in the columns of The Press Tribune. By the latter date, however, approximately 1,000 new residents had moved into Roseville, most of who worked in nearby defense installations or for the railroad (City of Roseville 2019).

The population boom, which hit southern California with sudden swiftness in the late 1940s and spread quickly to northern California in the following decades, focused on southwestern Placer County after 1960. Today's Washington Boulevard which lessens the vehicle traffic through Old Town Roseville via Lincoln Street was constructed in the 1950s. George Buljan served as mayor during this period of rapid growth and great change. Buljan served on the City Council for 24 years. The city, among other things, named a middle school after him, which is located off Washington Boulevard. The population boom of the 1960s continued through the 1970s, and commercial and residential development continued through the turn of the twenty-first century.

2.2 Architectural Context

The Belvedere Hotel building has a commercial form and scale of the Craftsman style of architecture. The Belvedere Hotel building displays a simplicity of material that was common during its time of construction in the railroad community of Roseville. The Craftsman style began as part of an international trend during the arts and crafts movement, which advocated economic reform and served as a rejection to industrial style and influence. Its emphasis was on simplistic forms utilizing some traditional techniques and decoration from previous Victorian-era periods, though most lacking the ornateness of that period. In California, Craftsman style originated in southern California from 1905 to the mid-1920s. Craftsman homes were inspired largely by two brothers, Charles Sumner Greene and Henry Mather Greene. Greene and Greene practiced in Pasadena from 1893 to 1914. In 1903, the brothers designed simple Craftsman-type bungalows. Generally, Craftsman-style homes were one or one and one-half stories with low-pitched, gabled roof with wide, unenclosed eave overhang, and decorative beams placed under gables and porches. Craftsman-style homes were favored between the years 1905 to 1930 (McAlester 2013).

Commercial craftsman architectural features include large covered porches with distinctive columns that rest upon piers or solid porch balustrade, stone or brick chimney, dormers, multiple rooflines, horizontal line of windows or grouped windows, exposed rafters under deep overhanging bracketed eaves, and typically a symmetrical appearance. Commercial versions of this style, as in the case of the Belvedere Hotel, are larger in size, often two stories with distinct primary facades and entrances. Many of the prime examples of Craftsman style homes and commercial buildings are located in southern California where the most notable practitioners worked.

3.0 METHODS

3.1 Personnel Qualifications

The architectural history evaluation and analysis was conducted by Principal Investigator and Architectural Historian Jeremy Adams, who meets the Secretary of the Interior's Professional Qualifications Standards for architectural history and history. Mr. Adams conducted extensive archival and historical research and prepared the report. Staff Archaeologist Megan Webb helped prepare the report, conducted archival research, and conducted a property visit to the building. Lisa Westwood, Registered Professional Archaeologist (RPA), provided Quality Control review and oversight.

Mr. Adams meets the Secretary of the Interior's Standards by holding an MA degree in History (Public History) and a BA degree in History, with 10 years of experience specializing in historic resources of the built environment. He is skilled in carrying out historical research at repositories such as city, state, and private archives, libraries, CHRIS information centers, and historical societies. He has experience conducting field reconnaissance and intensive surveys. Mr. Adams has conducted evaluations of cultural resources of all types for eligibility to the CRHR and NRHP, as well as local eligibility criteria for numerous cities.

Ms. Webb is a Staff Archaeologist for ECORP and has more than four years of experience in cultural resources management, primarily in California. She holds a BA degree in Anthropology and has participated in all aspects of cultural resources, including survey, test excavation, and data recovery. She also conducted numerous archival research activities.

Lisa Westwood is an RPA who meets the Secretary of the Interior's Professional Qualifications Standards for pre-contact and historical archaeologist with 25 years of experience. She holds a BA degree in Anthropology and an MA degree in Anthropology (Archaeology). She has conducted evaluations of cultural resources for eligibility to the NRHP and CRHR and is well versed in impact assessment and development of mitigation measures for CEQA and Section 106 (NHPA) projects. She is the Director of Cultural Resources for ECORP.

3.2 Records Search Methods

A records search for the 502 Lincoln Street Project was completed by staff of the North Central Information Center (NCIC) of the CHRIS at California State University, Sacramento on October 1, 2019 (NCIC search #19-90; Attachment A). The records search was completed to identify any cultural resources within the Project area, which encompassed the building parcel that is the focus of this building evaluation. The records search identified whether or not the building had been previously recorded or evaluated, or is located within a known historic district, or is currently listed on a local historical register.

The records search included a review of the official records and maps for historical sites and surveys in Placer County as well as review of the following historic references: Office of Historic Preservation's (OHP) Directory of Properties in the Historic Property Data File for Placer County (2012); California Historic Resources Inventory; California Point of Historical Interest; California Historical Landmarks; the CRHR; and the NRHP.

3.3 Archival Research Methods

Focused archival research was carried out by Staff Archaeologist Megan Webb. Archival research was conducted with the PCARC on September 27, 2019 and the Roseville Historical Society on October 4, 2019 to gather and review history of the building, as well as relevant community, architectural, and commercial context for the evaluation, and research the families associated with the building. The Roseville Historical Society, located at the Carnegie Library, houses funeral records of past Belvedere Hotel owners, guest

books from the Belvedere Hotel dating to the 1940s and 1960s, Manring Family scrapbooks, and Manring Family photographs. The Manring Family photographs did include photographs of the Belvedere Hotel likely taken in the 1940s, 1950s, and the 1960s. Representative archival material obtained from the PCARC and the Roseville Historical Society is provided as Attachment C.

ECORP also contacted the Center for Sacramento History, a clearinghouse of historical information with a large archives collection of texts, maps, and county and city records for the Sacramento area, for any historic photographs of the Belvedere Hotel.

ECORP mailed letters to the Placer County Historical Society and the Placer Sierra Railroad Heritage Society on September 27, 2019 in order to solicit comments or obtain historical information that the repository might have regarding events, people, or resources of historical significance in the area (Attachment A).

ECORP also completed searches with online repositories, such as Ancestry.com for U.S. Census Records, birth and death records, and City Directories. ECORP searched the Online Archive of California to browse the collections of archives and libraries throughout the state in search of relevant historical information pertinent to the property or appropriate historic context.

ECORP conducted research utilizing various resources, historical maps and aerials, and secondary sources that pertained to Roseville and the Sacramento Valley region. This research was used to provide a historical context for the building and surrounding area. Historical information was found pertaining to the building at 502 Lincoln Street and the information obtained from archival research, the online research, and review of historic district records resulted in sufficient information for ECORP to prepare an evaluation of the building.

3.4 Field Methods

On September 26, 2019, ECORP conducted a property visit utilizing the OHP's guidelines for recording historical resources (OHP 1995) to document the building on appropriate Department of Parks and Recreation (DPR) 523 forms (Attachment E). The entire exterior of the building was walked and photographed. Access to the interior of the residence was unnecessary for the evaluation of the building because its potential for historical significance is derived from its exterior appearance and relation to other existing buildings. During the field visit, architectural details and integrity considerations were noted for the features of the building including its setting relative to rest of the property. Only the building at 502 Lincoln Street was recorded during the field visit. None of the other buildings within the Old Town Historic District, P-31-4240, were documented but the record is provided as Attachment D.

3.5 Evaluation Criteria

3.5.1 State Evaluation Criteria

Under State law (CEQA), cultural resources are evaluated using CRHR eligibility criteria in order to determine whether any of the sites are Historical Resources, as defined by CEQA. CEQA requires that impacts to Historical Resources be identified and, if the impacts would be significant, that mitigation measures to reduce the impacts be applied.

An historical resource is a resource that:

1. is listed in or has been determined eligible for listing in the CRHR by the State Historical Resources Commission;
2. is included in a local register of historical resources, as defined in Public Resources Code (PRC) 5020.1(k);
3. has been identified as significant in an historical resources survey, as defined in PRC 5024.1(g); or
4. is determined to be historically significant by the CEQA lead agency (California Code of Regulations (CCR) Title 14, § 15064.5(a)). In making this determination, the CEQA lead agency usually applies the CRHR eligibility criteria.

The eligibility criteria for the CRHR (CCR Title 14, § 4852(b)) state that a resource is eligible if:

1. it is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the U.S.;
2. it is associated with the lives of persons important to local, California, or national history;
3. it embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4. it has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition, the resource must retain integrity. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association (CCR Title 14, § 4852(c)).

Historical buildings, structures, and objects are usually eligible under Criteria 1, 2, and 3 based on historical research and architectural or engineering characteristics. Unless they include archaeological deposits, they are usually not eligible under Criterion 4, the potential to yield information important in prehistory or history. The CEQA lead agency makes the determination of eligibility. Cultural resources determined eligible for the NRHP by a federal agency are automatically eligible for the CRHR.

Impacts to an historical resource (as defined by CEQA) are significant if the resource is demolished or destroyed or if the characteristics that made the resource eligible are materially impaired (CCR Title 14, § 15064.5(a)).

3.5.2 Federal Evaluation Criteria

The building was evaluated using the NRHP eligibility criteria following the regulations implementing Section 106 of the NHPA (36 Code of Federal Regulations [CFR] Part 800). The eligibility criteria for the NRHP are as follows (36 CFR 60.4):

“The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects of state and local importance that possess aspects of integrity of location, design, setting, materials, workmanship, feeling, association, and

- (A) Is associated with events that have made a significant contribution to the broad patterns of our nation’s history and cultural heritage;
- (B) Is associated with the lives of persons important in our past;
- (C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- (D) Has yielded, or may be likely to yield, information important in prehistory or history.”

In addition, the resource must be at least 50 years old, except in exceptional circumstances (36 CFR 60.4).

Historical buildings, structures, and objects are usually eligible under Criteria A, B, and C based on historical research and architectural or engineering characteristics. Unless they include archaeological deposits, they are usually not eligible under Criterion D, the potential to yield information important in prehistory or history. The lead federal agency makes the determination of eligibility and seeks concurrence from the State Historic Preservation Officer.

Effects to NRHP-eligible resources (historic properties) are adverse if the project may alter, directly or indirectly, any of the characteristics of an historic property that qualify the property for inclusion in the NRHP in a manner that would diminish the integrity of the property’s location, design, setting, materials, workmanship, feeling, or association.

4.0 RESULTS

4.1 Records Search

The result of the records search revealed that the individual building was previously evaluated, though not recorded on DPR 523 forms or reported to the NCIC, for the Downtown Roseville Specific Plan. The records search further revealed that the building is located within a known historic district, the Old Town

Roseville Historic District P-31-4240 and was identified as a "Major Contributor" to that District (Astone & Associates 1981).

The Old Town Roseville Historic District was designated as such in 1981 by the Old Town Roseville Association (Association). The Association was comprised of property owners in the area at that time. The Association obtained a Consultant Service Grant from the National Trust for Historic Preservation. The Association contracted Astone & Associates, Historic Preservation/Urban Revitalization Consultants, to conduct the 1981 study. The district includes Main, Church, Pacific, and Lincoln streets (map available in the District Record in Attachment D). There are 37 properties listed as within the District Boundaries, including the Belvedere Hotel. The district record identified property owners at the time of compiling the District, and at the time of the district study Pearl Manring is listed as the owner of the Belvedere Hotel. The documentation of Old Town Roseville was completed by members of the working committee of the Association, through a contracted Historic Preservation professional Astone and Associates. The City later used its discretion in the Specific Plan to designate the District as a Historical Resource. The classification of the Belvedere Hotel in the District Record as a "Major Contributor" refers, according to the record, to "a building that either by its existing appearance and/or its being the location of an historical commercial enterprise, ownership, etc., related significantly to the Old Town Roseville historic era, 1900-1925". The District classification categories includes Major, Supportive, and Non-Contributors. The district includes 13 buildings classified as Major, 17 buildings classified as Supportive, and eight buildings classified as Non-Contributors. The classifications were applied to each building from the survey forms, a photo file that was established by the Association, and after visual assessment of the building.

The Belvedere Hotel, constructed in 1914 at 502 Lincoln Street, is identified individually in the Downtown Roseville Specific Plan, as adopted in 2009, as a pre-1963 building located within the Plan Area that was evaluated for preparation of the Specific Plan and found to have lost historic integrity and is not eligible individually for the CRHR. However, the Specific Plan also states that Old Town Roseville Historic District is designated by the City of Roseville as a Historic District significant at the local level and is considered an Historical Resource in accordance with CEQA. The Specific Plan described the Old Town Roseville Historic District as consisting of "commercial buildings displaying a variety of architectural styles ranging from late nineteenth century Victorian styles to the Deco-Moderne style of the 1930s and 1940s."

A review of buildings listed on the Roseville Historical Society website does not include the building at 502 Lincoln Street. The National Register Information System (National Park Service [NPS] 2019) failed to reveal any eligible or listed properties within the Project Area. There are four listed properties located in Roseville: The Carnegie Library at 557 Lincoln Street, the Fiddyment Ranch Main Complex, the Haman House at 424 Oak Street, and the Strap Ravine Nisenan Maidu Indian site. No other buildings within Roseville are listed with the NPS.

The OHP's *Directory of Properties, Historic Property Data File* (dated April 5, 2012) includes two properties located on Lincoln Street: The Roseville Public Library constructed in 1912 (Carnegie Museum) and the location of the First Transcontinental Railroad-Roseville, also identified as California State Landmark No.

780-1 (OHP 2012). The building located at 502 Lincoln Street is not listed in the *Historic Property Data File* nor listed as a California State Landmark.

In addition, the building located at 502 Lincoln Street, known as the Belvedere Hotel, is not identified on the Historic Roseville Walking Tour presented by the Roseville Historical Society and Roseville Chamber of Commerce. The walking tour begins at the Carnegie Museum, home of the Roseville Historical Society, and stops at 28 other buildings or structures within Historic Roseville and the Vernon Street Corridor. The tour travels directly pass the building located at 502 Lincoln Street, yet it is not included on the tour.

4.2 Property Visit

The Belvedere Hotel building is located on APN 011-147-003-000 (502 Lincoln Street, Roseville) and was formally recorded on September 26, 2019. Select photographs and a detailed description of the building, as a result of the property visit, are provided in Figures 3 through 15.



Figure 3. Front of building overview, western elevation (view toward south), September 26, 2019.



Figure 4. Entry of building, western elevation (view toward southeast), September 26, 2019.



Figure 5. Front porch of building, western elevation (view toward northeast), September 26, 2019.



Figure 6. Front porch of building, western elevation (view toward south), September 26, 2019.



Figure 7. Second-story windows, western elevation (view toward east), September 26, 2019.



Figure 8. Second-story balcony has been removed, western elevation (view toward southeast), September 26, 2019.



Figure 9. View of porch from the south, southern elevation (view toward north), September 26, 2019.



Figure 10. Raised concrete foundation, southern elevation (view toward west), September 26, 2019.



Figure 11. Boxed oriel windows with shed roof on the southern elevation (view toward north), September 26, 2019.



Figure 12. Wood-framed, fixed and single-hung windows, southern elevation (view toward north), September 26, 2019.



Figure 13. Wood-framed, single-hung windows, southern elevation (view toward north), September 26, 2019.



Figure 14. Rear entry to building, partially collapsed stairway, eastern elevation (view toward southwest), September 26, 2019.



Figure 15. Single-hung windows and horizontal siding, northern elevation (view toward southwest), September 26, 2019.

The building is a two-story residential structure constructed in 1914, according to the APN data. The residence is located on the eastern side of Lincoln Street within the City of Roseville on a 0.23-acre parcel. The residence has a wood frame on a raised concrete foundation (Figure 9). Although the front entry has only one step, the first floor at the rear of the building is accessed using a short stairway due to the slight drop in elevation on the parcel and the raised foundation. The stairway was partially collapsed during the property visit. The residence has horizontal drop false bevel wood siding on all elevations.

The residence is a hotel/apartment-styled building that represents a commercial Craftsman style in vernacular form with approximately 12 rooms and 52 windows. The fenestration consists of original windows that are all single-pane, wood-framed casement windows on all elevations. Most of the windows are single-hung while a few windows are fixed. All the windows have screens or plastic covers installed on the exterior of the building and a few windows have been boarded up. One of the original windows is missing on the second floor on the western façade. The residence has a cross-gabled roof line with parallel gables on the western façade creating a symmetrical front entry. The eaves are medium length with exposed rafters and triangle knee braces throughout. The residence has a full-width front porch on the first floor on the western façade. The front porch rests on a concrete floor. The front porch is incorporated into the building and is situated directly below the second-story floor. The front porch contains six porch support beams (unelaborated square columns) that extended up to the top of the second-story windows. The columns are covered in the same horizontal wood siding as the rest of the house. The porch has low solid railings and no piers. The western façade faces Lincoln Street and contains one entry and four windows on the first floor. The second floor contains nine windows (one has been removed) and once had a front balcony that has since collapsed or was removed. A review of 1940s or 1950s photographs of the building confirms the front balcony was in place.

There is a side yard with a paved walkway along the southern façade. The southern façade contains 19 windows, 11 at the second story and eight on the first floor, and no door entry ways. There is one boxed oriel window that protrudes from the side wall of the building (Figure 11). The boxed oriel window contains three original windows and a shed roof. There is one small shed attached to the southern façade that likely housed a hot-water heater. Posed Manring family photographs taken in front of the boxed oriel window confirms that the side of the building has not been altered.

The property appears to gradually slope to the east as the amount of raised foundation exposed on the southern façade increases to the rear of the house. The rear of the house, the eastern elevation, has three door entry ways and four windows. There is an exterior raised porch and stairway at the rear of the building that is dilapidated (Figure 14). Two of the entries are located on the first floor and one is at the second floor. The roof line at the eastern façade has a simple hipped roof.

The residence has a compound floorplan and the northeastern façade is recessed (Figure 15). The northern façade has no entry way and a total of 16 windows. An air conditioning unit is attached to the exterior of the northern façade.

4.3 Property History

The building at 502 Lincoln Street was constructed in 1914 by an unknown architect. According to the historic archival record, the building has been owned by at least four people or families since its construction. From 1914 to 1920, Alexander L. Bell (no relation to Alexander Graham Bell) and his wife Minnie owned and operated the hotel building. Robert and Celinda Watson, brother and sister from Pennsylvania, owned and operated the hotel building from 1920 to 1943. Mrs. Myrtle Sprague owned the building from 1943 to 1946. After Sprague, the Manring family, Washington natives and married couple Clyde and Pearl Manring, owned the building from 1946 to 2019. Clyde and Pearl's only daughter Dolores owned the building after her parents passed in 1976 and 1989 according to census records.

The building is commonly known as the Belvedere Hotel and rooms have been rented since it was first built. The first owner of the Belvedere is believed to be Alexander L. Bell, who was born in New York in 1858 and came to California with his wife Minnie sometime between 1910 and 1914. United States Census Records from 1920 reveal that the Roseville household consisted of Alexander Bell, his wife Minnie, and six lodgers at 502 Lincoln Street (U.S. Census 1920). Alexander Bell is listed as a keeper of a lodging house and working on his own account. The occupations of the lodgers are various positions with the railroad, and one worked at a packing shop. Earlier U.S. Census records from 1900 to 1910 and New York City Directories from 1910 and 1911 places Alexander Bell and his wife Minnie living on Bellevue Avenue in New York with their son Lester. In the New York city directories, Alexander Bell is listed as a carpenter. A 1977 snippet called Looking Back in the Press-Tribune, Roseville states that 60 years ago, "the Belvedere, a 20-room house on Lincoln Street, has been opened to the public and is now accepting roomers. A Mr. Bell is the proprietor. The rooms are described as being neatly arranged and well appointed, well lighted and airy" (Press-Tribune, Roseville 1977).

In 1920, Alexander Bell sold the Belvedere to Robert Franklin Watson and his sister Celinda Eve Watson (Press-Tribune, Roseville 1920). An article in the Press-Tribune, Roseville from December 24, 1920 states that Robert and his sister purchased the "Belvidere Apartment house on Lincoln street." The article goes on to say that Robert will continue his position with the PFE company, and his sister will look after the comforts of the roomers. Census records from 1930 list Alexander Bell as divorced and living in Los Angeles, which could explain why he sold the hotel property to the Watsons in late 1920. Archival research revealed that the name Belvedere first appears on newspaper clippings in 1923. In searching for the hotel in newspapers, the spelling and the title have appeared in a variety of ways over the years: Belvidere, Belvidere Apartments, Bellvedere, Bellvedere Rooms, and Belvedere Rooming House.

A 1923 newspaper advertisement states "For Rent – Rooms, at 502 Lincoln St., The Belvedere. Hot and cold water in every room. Regular and transient accommodated" (Press-Tribune, Roseville 1923). A search of the City directory for Roseville for 1925-1926 reveal an advertisement for the Belvidere Rooming House at 502 Lincoln Street, which was owned by Robert and Celinda Watson. An advertisement in 1925 states that the rooms are furnished, hot and cold running water, and steam heat in every room. The 1925 Sanborn Fire Insurance Map for Roseville is on file at the PCARC and the Roseville Historical Society and shows the residence at 502 Lincoln Street. The residence is labeled as "RMS" which likely means "Rooms."

According to Sanborn Fire Insurance Maps, the building is a two-story with a shingle roof and is outlined in yellow, which denotes that it is wood framed versus constructed of brick, stone, or iron. The 1925 Sanborn Map reveals that the footprint of the Belvedere Hotel has not been altered. The Sanborn Map also has an index that is organized by street names and also has a section called Specials. The Specials section calls out buildings such as schools, halls, laundry, clubhouses, fire departments, chapels, and hotels. The Belvedere is not one of the hotels called out on the 1925 Sanborn Map. The Belvedere may not have been identified because it was advertised and used as longer-term apartment-style house versus short-term hotel services for Roseville.

U.S. Census Records from 1930 places Robert Watson and his sister Celinda as residing on Lincoln Street. Robert was head of the household and owned the house that was valued at \$12,000. Robert and Celinda's listed occupation in 1930 were part owner of a rooming house (U.S. Census 1930). Robert Watson and his sister were born in Pennsylvania. Robert began residing in the Roseville area beginning around 1900. Celinda was born in 1863 and passed away at the hotel in 1939 (Press-Tribune, Roseville 1939). After Celinda passed away, Robert was deeded the property. Celinda lived in Roseville for 18 years before she died. Robert Watson passed away in 1952 in Citrus Heights. Funeral records for Robert Watson list him as a retired hotel owner who lived in the area for 52 years at the time of his death. Mrs. Alice Mae Pearson is listed as Robert's informant. Robert and his sister are both buried in Pennsylvania with their family.

In the 1940s, Robert Watson is listed a janitor at the local Masonic temple according to census records. The 1940 census record lists Alice Mae Pearson as the rooming house manager living with five lodgers at 502 Lincoln Street. Robert Watson is included as one of the lodgers. Robert is listed as owning the house with a \$7,000 value (U.S. Census 1940b). After Celinda passed away, it appears that Robert hired someone to look after the hotel and its lodgers while he worked for PFE and later as a janitor in town.

About 10 years before his death, Robert Watson sold the property to Mrs. Myrtle Sprague in 1943. Mrs. Myrtle Sprague's husband Herbert was a machinist for PFE and he passed away in 1943. Watson also worked for the PFE Company and may have known the Sprague family personally. Mrs. Myrtle Sprague later sold the property to the Manring Family in May 1946 (Press-Tribune, Roseville 1946). Mrs. Myrtle Sprague only owned the property for three years. Local City directories places Mrs. Myrtle Sprague as widowed and living in Woodland in 1948.

Beginning in the late 1940s, the Manring family owned and operated the Belvedere Hotel. Clyde and his wife Pearl purchased the "Bellvedere Rooms at 502 Lincoln Street" in 1946 from Mrs. Myrtle Sprague. Clyde and Pearl came to the Sacramento area in 1946 and first resided in Carmichael. Clyde Vernon Manring married Miss Pearl Gladys Moore in 1934 in Washington. Clyde was born in 1908 and Pearl was born in 1911, both in Washington. U.S. Census records from 1940, list Clyde and Pearl as living in Washington with their daughter Dolores, who was born in 1934 (U.S. Census 1940a). Pearl is listed as a night club waitress and Clyde is listed as a heater repairman for the railway company in Washington.

A search of the City directories for Roseville revealed that during 1960 and 1973, Clyde and Pearl Manring are listed at the Belvedere Hotel at 502 Lincoln Street (R. L. Polk & CO 1969). In 1969, the Belvedere Hotel

is listed among eight other hotels in the directory for Roseville and Citrus Heights (R. L. Polk & CO 1969). The 1970s City directories list Dolores Manning as also residing at 502 Lincoln Street, but she is listed as a teacher. Property tax records and deed records also confirm that Clyde and Pearl owned the Belvedere Hotel beginning in 1946. Clyde was also employed for 10 years with the Civil Engineers at McClellan Air Force Base (Press-Tribune, Roseville 1976). Clyde passed away in 1976 and Pearl passed away in 1989. The couple is buried at the Roseville Public Cemetery. Pearl and Clyde owned and managed the hotel for 35 years together. Their daughter Dolores became the sole owner of the property when her parents passed. Dolores was a graduate from Roseville High School, class of 1952, and University of California, Berkeley. After her schooling in the San Francisco Bay Area, Dolores moved back to Roseville and began teaching at Kaseberg Elementary School. Dolores was also a pageant queen.

A review of aerial photographs from 1938, the earliest available aerial image, reveals the building located at 502 Lincoln Street. The roofline of the building in 1938 aerial confirms that the roofline is the same today. There is a large linear structure, an automobile garage, on a parcel to the south of the residence in 1938. The railroad tracks are located just east of the building. The concrete Sierra Vista Bridge that travels over the railroad is located north of the property. The concrete bridge was constructed in 1929 and replaced the 1907 wooden bridge over the tracks. In 1938 the northern extent of the development of the City of Roseville is the Roseville High School property. The 1938 aerial shows that land to the north of the high school is undeveloped. The precursor road to Highway 65 once travelled along today's Lincoln Street and later Washington Boulevard. The development of Roseville in 1938 is confined to land located along the railroad. By 1952, the route of the older highway through Roseville was constructed at today's Washington Boulevard, thus creating the Seawell Underpass. The construction of Washington Boulevard bypassed the Old Town Roseville Historic District and travel along Lincoln Street diminished. The Seawell Underpass created a safe undercrossing at the railroad tracks, thus closing the route from Old Town to Downtown (the Vernon Street corridor) over the tracks along Lincoln Street. Closing the Lincoln Street crossing at the railroad tracks led to a decline of Roseville's business district located on the northern side of the tracks.

By 1957, Interstate 80 had been constructed to the east of downtown Roseville and the city's development began extending to the east. By 1964, the Moose Lodge had been constructed on the parcel to the north.

4.4 Historic Photographs of the Belvedere Hotel

The Roseville Historical Society obtained family scrapbooks and photographs from the Manning family. A review of the items revealed a number of photographs of the Belvedere Hotel or the building in the background, provided in Figures 16 through 20. The Manning family photographs of the Belvedere Hotel were taken in the 1940s through 1970s. The photographs reveal that the Belvedere Hotel has remained relatively unaltered over the years. Additional photographs and newspaper clippings are provided in Attachment C.



Figure 16. 1940s photograph of the Belvedere Hotel (credit: the Manring Collection at the Roseville Historical Society).

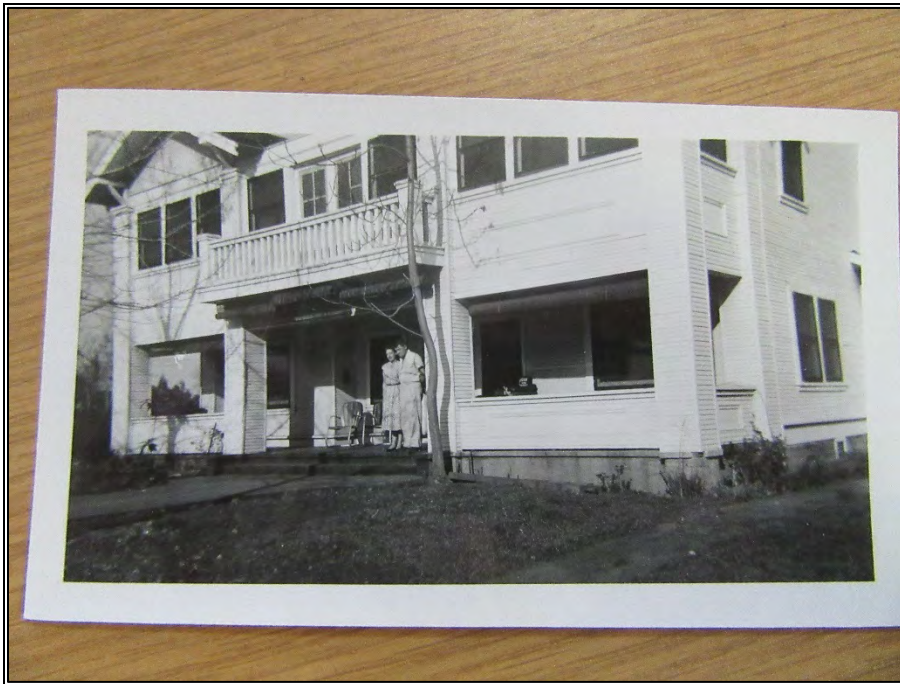


Figure 17. Undated photograph of the Clyde and Pearl Manring on porch of Belvedere Hotel (credit: the Manring Collection at the Roseville Historical Society).

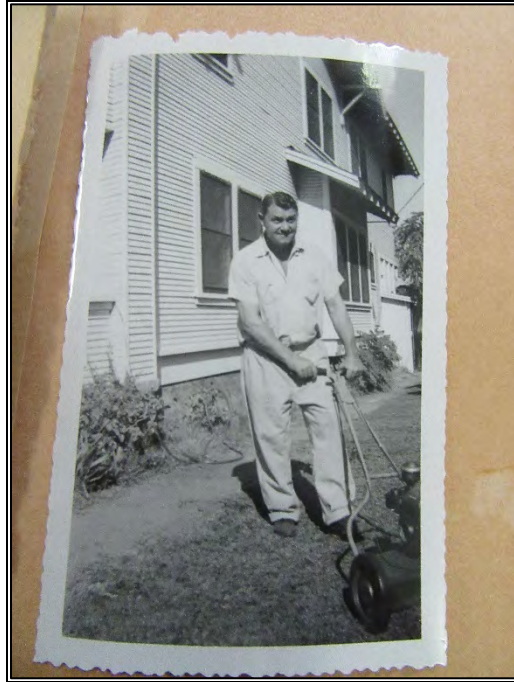


Figure 18. Undated photograph of the Clyde Manring at side yard of Belvedere Hotel (credit: the Manring Collection at the Roseville Historical Society).



Figure 19. Undated photograph of the Belvedere Hotel when the Moose Lodge was being constructed (credit: the Manring Collection at the Roseville Historical Society).

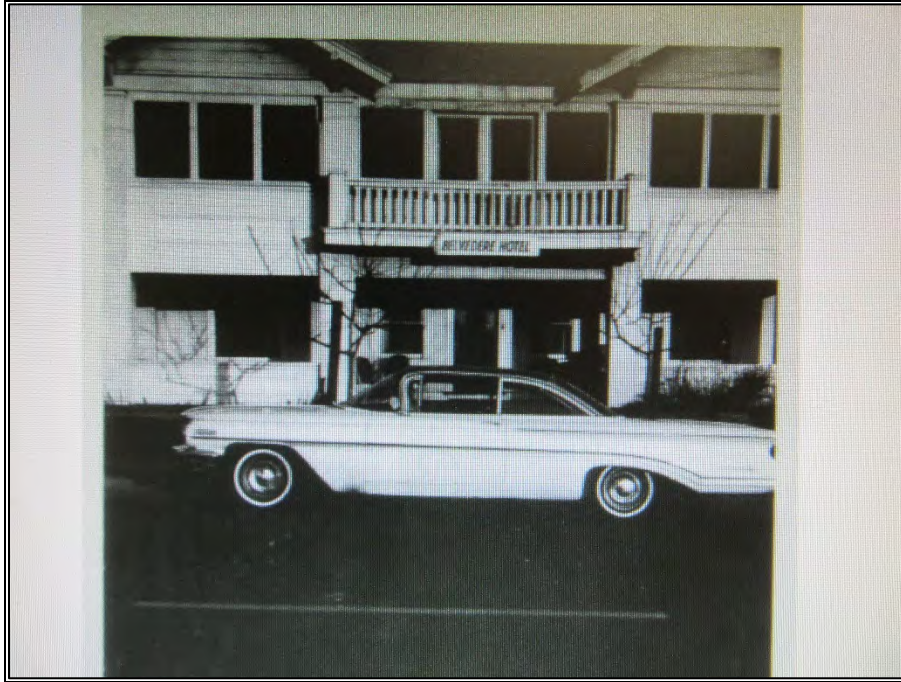


Figure 20. Undated photograph of Belvedere Hotel (credit: the Manring Collection at the Roseville Historical Society).

4.5 Evaluation

Historical and archival research for the building located at 502 Lincoln Street has provided sufficient construction and use history for the building. Following is an evaluation of the building using CRHR and NRHP eligibility criteria. The building is first evaluated as an individual resource, and then separately as a contributing element to the Old Town Roseville Historic District.

CRHR Criterion 1 / NRHP Criterion A: The Belvedere was constructed in 1914 and was operated as a commercial enterprise within Old Town Roseville. The Hotel is associated with a significant event to the history of Roseville and is associated with the early development years of the Old Town Roseville Historic District through its physical appearance and documented historical associations. The building was constructed as an apartment-style house to serve the community for long-term or short-term residential needs, and it played a contributing role in the development and growth of commercial and residential development in Roseville, given its location along Lincoln Street. In addition, the residence is associated with an existing historic district, known as Old Town Roseville. Therefore, The Belvedere Hotel is associated with a significant event (early commercial development of the Old Town Roseville area); however, despite having historical association to meet the eligibility requirement, the building has lost sufficient integrity, as described in more detail below. It does not evoke a sense of place and time and ultimately has lost historic fabric as an individual resource. Therefore, the Belvedere Hotel is not individually eligible for listing on the CRHR under Criterion 1 or NRHP Criterion A.

CRHR Criterion 2 / NRHP Criterion B: The archival research for the residential building revealed that the residence is not significantly associated with any important person who contributed to local, state, or national history. The Bell family was the first family to own the property when the residence was constructed, yet the archival record does not show any names or individual owners involved in its construction. Also, the owner of the Belvedere Hotel has changed hands since its existence and is not strongly associated with the Bell family who owned the property from 1914 to 1920. From 1920 to 1943, Robert Watson and his sister Celinda owned the hotel property. From 1943 to 1946, Mrs. Myrtle Sprague owned the property. The Manring family owned the hotel for the longest amount of time, from 1946 to 2019. The married couple who owned the hotel, Clyde and Pearl Manring, passed away in 1976 and 1989, respectively. The hotel was later owned and occupied by their daughter Dolores. The hotel itself has been dormant since at least the 1990s and has not operated as a hotel for many years, likely since Pearl Manring was alive. Ultimately, the archival record failed to identify any significant individual or important person associated with the property. Therefore, the Belvedere Hotel is not associated with the lives of persons significant in the past and is not individually eligible under CRHR Criterion 2 or NRHP Criterion B.

CRHR Criterion 3 / NRHP Criterion C: The building was constructed as an apartment-style house to serve the community for long-term or short-term residential needs. The building has some architectural influence from the Craftsman style in the vernacular form. The Craftsman style is evidenced in this building by triangular knee braces and exposed rafters under the deep eave and gable roof, full-length front porch, extended columns from the ground level, and the wood-framed single-hung original windows that remain on the building. The building does not contain any of the favored design features that are distinctive of the commercial representations of the Craftsman style, such as a porte cochere entryway, exterior chimney, or dormers, decorated braces. The building, overall, is not a good representation of the Craftsman style of architecture as compared to other local examples throughout downtown areas as those examples have appealing favored features. The architect of this residential building is unknown, but based on the simplistic design of the building, the craftsmanship is clearly not consistent with a master in any Craftsman-style architecture or building practice. Its architectural style is a product of the period of popularity of that style during the 1900s to 1920s but does not embody distinction among other buildings built during that period.

The techniques employed for construction and maintenance of the residential building were not unique and were in existence prior to construction of the building, and therefore are not historically significant. The residence does not embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or possess any significant distinguishable components. Therefore, the residence is not individually eligible under CRHR Criterion 3 or NRHP Criterion C.

CRHR Criterion 4 / NRHP Criterion D: The residential building does not have the potential to yield information important in prehistory or history. Archival research potential for the building has been exhausted, and the building's history is moderately documented in the archival record. The residence cannot provide additional historically important information, and there is no potential for the building to provide additional information that is not already represented in the archival record. In addition, buildings

from the 1910s built within the city limits are not likely to have associated archaeological deposits, such as privies or refuse deposits, because by the turn of the century, utilities, services, and plumbing had reduced the need for facilities outside of the home. As a result, the residence is not individually eligible under CRHR Criterion 4 or NRHP Criterion D.

Integrity: Historic photographs of the Belvedere Hotel building were found during archival research at Roseville Historical Society. Therefore, the assessment of integrity is based on the information presented in the historic photographs and Sanborn Fire Insurance Maps for the property, and the updated field documentation.

The field documentation and review of historical aerials and Sanborn Fire Insurance Maps indicate that the footprint and construction of the building remains the same as when it was built. The building retains integrity of location. The building remains within the commercial and residential corridor of Lincoln Street on the northern edge of Old Town Roseville, expressing the setting and association of the early commercial businesses of the area. The location and setting have not changed since it was originally constructed. As a result of infill development over the years, the building no longer portrays a strong sense of time and place evoking the feeling of Old Roseville as an individual building. It no longer is used as a hotel or apartment and, coupled with the loss of the front balcony which served as a centerpiece to the decoration and ornamentation of the building, it no longer retains integrity of design or workmanship. The essential physical components of the building are still in good condition and the original wood-framed, single-hung windows on all elevations remain intact showing retention of original materials. Screens have been added to the exterior of the windows, but do not diminish the use of materials.

Historic photographs of the Belvedere Hotel taken by the Manring family during their ownership reveal that the building has virtually remained the same with the exception of the removal of the front balcony, front awnings, and one second-story window. The horizontal siding present on the building today is the same as when the Manrings purchased the property. Historically the property had a hedge in the front yard, however the plant no longer remains. Additional trees planted in the front yard have diminished the visibility of the building from the street which also detracts from its sense of time and place, related to feeling and association. The construction of the Moose Lodge to the north has also impaired the visibility of the building. Also, the Belvedere Hotel signage, which used to be present on the building as seen from several historical photographs, have been removed.

Overall, the building retains integrity of location, materials, and setting; but has significantly lost integrity of feeling, design, association, and workmanship. In particular, the loss of integrity of feeling, design, and association are critical to the significance of this building as a representation of commercial Old Town Roseville, and as such would render the building ineligible, even if it met one or more of the eligibility criteria.

Historic District Considerations: The Belvedere Hotel has been listed as a Major Contributor to the Old Town Roseville Historic District since 1981. A Major Contributor classification for the district refers to "a building that either by its existing appearance and/or its being the location of an historical commercial

enterprise, ownership, etc., related significantly to the Old Town Roseville historic era, 1900-1925.” The Old Town Roseville Historic District area was designated as a historic district at the local level by the City of Roseville, as stated in the Downtown Roseville Specific Plan. Though a statement of significance (i.e. CRHR/NRHP eligibility evaluation or similar) is not included in the Specific Plan, the Plan does state that the Old Town Roseville Historic District “consists of commercial buildings displaying a variety of architectural styles ranging from late nineteenth century Victorian styles to the Deco-Moderne style of the 1930s and 1940s.”

Further, the District Record explains that the District is a concentration of buildings that are united through their historical association and/or architectural or aesthetic plan or physical development, specifically as they relate to commercial growth and economic and social contribution to this area in Roseville. The District record identifies three levels of contributors. A Major Contributor is a building that either by its existing appearance and/or its being the location of an historical commercial enterprise or ownership relates significantly to the Old Town Roseville historic era between 1900 and 1925. A Supportive Contributor is a building that by its appearance and/or its history cannot be classified as a “Major” building, but the buildings do present a good framework for the “Major” buildings, helps to support the time, place, and scale of the “Major” building. A Non-Contributor is a building that is unrelated in appearance, condition, or scale to the time period of the early heritage of the commercial area of Old Town Roseville. The area, defined in the Specific Plan, is bordered by Main Street on the north, Pacific Street on the south, Washington Boulevard on the west, and Lincoln Street on the east.

The Belvedere Hotel, though lacking sufficient integrity to be considered historically significant as an individual resource, still retains the essential qualities to remain a contributor to the Old Town Roseville Historic District. The Belvedere Hotel, constructed within the Period of Significance for the District that ranges from 1900 to 1925, continues to be recognized through its physical appearance and location among similarly purposed buildings as a historical commercial enterprise. Despite the loss of integrity of association, feeling, and workmanship as an individual resource; the Belvedere Hotel retains the essential aspects of integrity that were established for the Old Town Roseville Historic District, which are the contributing buildings’ location, physical recognizability as a historical commercial enterprise, and association to the commercial development of Old Roseville. As such, the Belvedere Hotel retains sufficient integrity to remain a contributor to the District. That said, ECORP believes the classification of the hotel in the District Record as a “Major Contributor” should be adjusted to be considered a “Supporting Contributor” based on the definitions provided in the record. The Belvedere Hotel building is not a primary focal point within the District and does not represent the architectural value for which the District is aesthetically formulated; rather, it contributes to the overall framework of the District and its presence and historical association supports the other major contributors to the District.

4.6 Conclusion and Impacts Assessment

ECORP evaluated the building at 502 Lincoln Street and found that it is not eligible or significant as an individual resource, but remains a contributor to the Old Town Roseville Historic District, as defined in PRC 5020.1(k). Though the building is not a Historical Resource in accordance with CEQA, it is a

contributor to a District which is considered a Historical Resource. Therefore, impacts to the District as a result of removing the contributing building were considered below.

Section 4.7.3 of the Downtown Roseville Specific Plan discusses potential impacts and recommended mitigation measures for projects implemented in the Specific Plan Area. Impact 4.7-1 of the Specific Plan states that the "Old Town Roseville area is designated as a historic district by the City of Roseville at the local level...Therefore, [a] project [within the Specific Plan Area] would have a potentially significant impact on architectural resources." In accordance with CCR 14, Section 15064.5(b)(1), a project that includes the physical demolition of a Historical Resource is considered to have a significant effect on the environment. The Belvedere Hotel, however, is not individually a Historical Resource; rather, it is a contributor to a District which is the Historical Resource, so, impacts to the District were considered for significant effects on the environment. ECORP's updated evaluation finds that the building should be reduced from a "Major Contributor" as stated on the 1981 District Record to a "Supporting Contributor" based on the updated research and integrity assessment. Removal of the building from the District will have a less than significant impact on the overall Historic District because the District will retain sufficient historical and architectural integrity, as portrayed by its many remaining major and supportive contributing buildings within the District boundaries. The historical associations and contributions of the Belvedere Hotel to the Historic District as a commercial enterprise remain strong as portrayed separately by the remaining contributors to the District, after removal of the building. In addition, to lessen potential impacts to the District even further, ECORP recommends implementing the Mitigation Measure 4.7-1 which states that, "if it is not feasible to retain an eligible historic resource, prior to demolition, documentation to the standards of the Historic American Building Survey (HABS)[-like] shall be conducted". Generally speaking, the Specific Plan identifies HABS-like documentation as a mitigation measure to be implemented in the case that it is not feasible to retain a building and demolition is the only option. Copies of the HABS-like documentation should be provided to local Roseville historical societies and the Placer County Archives to provide public historical record of the building prior to its demolition.

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LIST OF ATTACHMENTS

Attachment A – Records Search Confirmation and Historical Society Coordination

Attachment B – Building Photographs

Attachment C – Archival Photographs and files

Attachment D – Old Town Roseville Historic District Documentation

Attachment E – Department of Parks and Recreation (DPR) 523 Form for the Belvedere Hotel

ATTACHMENT A

Records Search Confirmation and Historical Society Coordination

California
Historical
Resources
Information
System

NORTH CENTRAL
INFORMATION
CENTER



AMADOR
EL DORADO
NEVADA
PLACER
SACRAMENTO
YUBA

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10/1/2019

NCIC File No.: PLA-19-90

Megan Webb
ECORP Consulting, Inc.
2525 Warren Drive
Rocklin, CA 95677

Re: 502 Lincoln Street (2019-198)

The North Central Information Center received your record search request for the project area referenced above, located on the Roseville USGS 7.5' quad. The following reflects the results of the records search for the project area.

As indicated on the data request form, the locations of resources and reports are provided in the following format: ☒ custom GIS maps ☐ shapefiles

Resources within project area:	P-31-4240
Resources outside project area, within radius:	Not requested
Reports within project area:	None
Reports outside project area, within radius:	Not requested

Resource Database Printout (list):

☐ enclosed ☒ not requested ☐ nothing listed/NA

Resource Database Printout (details):

☐ enclosed ☒ not requested ☐ nothing listed/NA

Resource Digital Database Records:

☐ enclosed ☒ not requested ☐ nothing listed/NA

Report Database Printout (list):

☐ enclosed ☒ not requested ☐ nothing listed/NA

Report Database Printout (details):

☐ enclosed ☒ not requested ☐ nothing listed/NA

Report Digital Database Records:

☐ enclosed ☒ not requested ☐ nothing listed/NA

Resource Record Copies:

☒ enclosed ☐ not requested ☐ nothing listed/NA

Report Copies:

☐ enclosed ☐ not requested ☒ nothing listed/NA

<u>OHP Historic Properties Directory:</u>	☒ enclosed	☐ not requested	☐ nothing listed/NA
<u>Archaeological Determinations of Eligibility:</u>	☒ enclosed	☐ not requested	☐ nothing listed/NA
<u>CA Inventory of Historic Resources (1976):</u>	☒ enclosed	☐ not requested	☐ nothing listed/NA
<u>Caltrans Bridge Survey:</u>	☐ enclosed	☒ not requested	☐ nothing listed/NA
<u>Ethnographic Information:</u>	☐ enclosed	☒ not requested	☐ nothing listed/NA
<u>Historical Literature:</u>	☐ enclosed	☒ not requested	☐ nothing listed/NA
<u>Historical Maps:</u>	☐ enclosed	☒ not requested	☐ nothing listed/NA
<u>Local Inventories:</u>	☐ enclosed	☐ not requested	☒ nothing listed/NA
<u>GLO and/or Rancho Plat Maps:</u>	☐ enclosed	☒ not requested	☐ nothing listed/NA
<u>Shipwreck Inventory:</u>	☐ enclosed	☒ not requested	☐ nothing listed/NA
<u>Soil Survey Maps:</u>	☐ enclosed	☒ not requested	☐ nothing listed/NA

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Sincerely,

Paul Rendes, Assistant Coordinator
North Central Information Center

From: [Carnegie Museum](#)
To: [Megan Webb](#)
Subject: Belvedere
Date: Tuesday, September 24, 2019 2:52:19 PM

Hello Megan,

I received your request for information regarding the Belvedere Hotel. I am currently in the process of writing up the history on the building for an up and coming exhibit on the hotel. I'm curious...you have a build date of 1911. How did you arrive at that date? I can tell you that the Manring Family purchased the hotel in 1946 and not in the 1960's. I do believe they may have been managing it for a few years before the purchase date.

My research involves visiting the the Placer County Archives and using some of collection at the Carnegie Museum on the Belvedere that was donated to us by the family in 2018 & 2019. We are still in the process of organizing the artifacts but you are welcome to visit us to view what we have processed thus far. I work Tuesdays and Fridays from 12:30-4:30 but today is my last day for a week. I will return on Friday Oct. 4 at 12:30. If you wish to make an appointment to come in, please do so.

Thank you,

Sharalee Falzerano

Archivist

--

Roseville Historical Society
(916) 773-3003

Carnegie Museum
557 Lincoln
Roseville, CA 95678

PC Exhibit B

From: [Bryanna Ryan](#)
To: [Megan Webb](#)
Cc: [Kelsey Monahan](#)
Subject: RE: Property Research - 502 Lincoln Street
Date: Monday, September 23, 2019 4:23:03 PM
Attachments: [image001.png](#)
[image002.jpg](#)

Hi Megan,

In a cursory look, we do have deeds related to this property and can continue to check chain of title to see how far back we can go. At the following link you will be able to view and download the deeds gathered thus far: <https://placercounty.box.com/s/abwf5v8c8hcpere62lqqf244hxc5jhjg>

I am now back as far as Robert F. Watson granting and immediately re-receiving (to set up life estate?) the property in 1929.

The next step would be to search all instances of Robert F. Watson being a grantee between 1907 when the property became part of a subdivision, and 1929 when he grants it. Then looking at who the grantor was to Watson and searching for that person as a grantee.

You are welcome to come in this week on Friday and we will open from 9-12 (close for lunch) and 1-3.

If you want to speed things up, you could visit the Placer County Clerk-Recorder's office and in their lobby is where they keep the original Grantor/Grantee indices. We only have a digital copy to these and it is only available (currently) for the archivist to search through.

You can pull these indices without an appointment and do not have to wait in line. If you could find all references to Robert F. Watson as a grantee between about 1907-1929, we would be happy to search the Deed books until we hit on the right one.

On Friday, you would also be able to search through the newspaper archive and gather articles, and see if anything shows up in the assessment rolls once we identify a potential build-date and owner at that time.

I have copied Kelsey Monahan on this email and she is now the Curator of Archives and the person you would be meeting with and working with on this project. If you have any questions feel free to reach out to Kelsey.

Regards,

Bryanna M. Ryan
Supervising Curator
Facilities Management | Museums Division
(530) 889-6504 direct | (530) 889-6500 main
101 Maple Street, Auburn, CA 95603

Placer-new



From: Megan Webb <mwebb@ecorpconsulting.com>

Sent: Monday, September 23, 2019 10:54 AM

To: Bryanna Ryan <BRyan@placer.ca.gov>

Subject: Property Research - 502 Lincoln Street

Hi Bryanna,

I am conducting research on a property located in Old Roseville. The property is located at 502 Lincoln Street and was constructed around 1911. So far I know that the property was used and possibly built as a hotel and is commonly known as The Belvedere Hotel. From the deed paperwork and some city directories, I found that the Manring family owned/ran the hotel beginning in the 1960s. I am hoping that your archives houses more relevant information on the property from when it was first constructed.

Please let me know if any thing comes up from a preliminary search for the Belvedere hotel. Also, may I conduct in house research either Thursday or Friday this week? Thanks!

Megan Webb

Staff Archaeologist

ECORP Consulting, Inc.



A Federal Small Business

2525 Warren Drive, Rocklin, CA 95677

Ph: 916.782.9100 ♦ Cell: 916.660.2427 ♦ Fax: 916.782.9134

mwebb@ecorpconsulting.com ♦ www.ecorpconsulting.com

Rocklin ♦ Redlands ♦ Santa Ana ♦ San Diego ♦ Chico ♦ Flagstaff, AZ ♦ Santa Fe, NM



September 27, 2019

Placer County Historical Society
P.O. Box 5643
Auburn, CA 95604

RE: Cultural Resources Identification Effort for the Building at 502 Lincoln Street, Roseville, Placer County, California T 11N, R 6E, Section 34 (ECORP Project No. 2019-192)

Dear Placer County Historical Society:

ECORP Consulting, Inc. has been retained to assist in the planning of the development on the project indicated above. The proposed project area includes a 1914-constructed residence located at 502 Lincoln Street in Roseville, California. The building is located on the east side of Lincoln Street, south of the Sierra Vista Bridge, and just west of the Southern Pacific Railroad. The building itself has been commonly known as the Belvedere Hotel. The Assessor Parcel Number (APN) associated with the property is APN 011-147-003-000. As part of the identification effort, we are seeking information from all parties that may have knowledge of or concerns with historic properties or cultural resources in the area of potential effect.

Included is a map showing the project area outlined. We would appreciate input on this undertaking from the historical society with concerns about possible cultural properties or potential impacts within or adjacent to the area of potential effect. If possible, please email or fax your response to my attention at (916) 782-9134 or mwebb@ecorpconsulting.com. If you have any questions, please contact me at (916) 782-9100.

Thank you in advance for your assistance in our cultural resource management study.

Sincerely,

Megan Webb
Staff Archaeologist

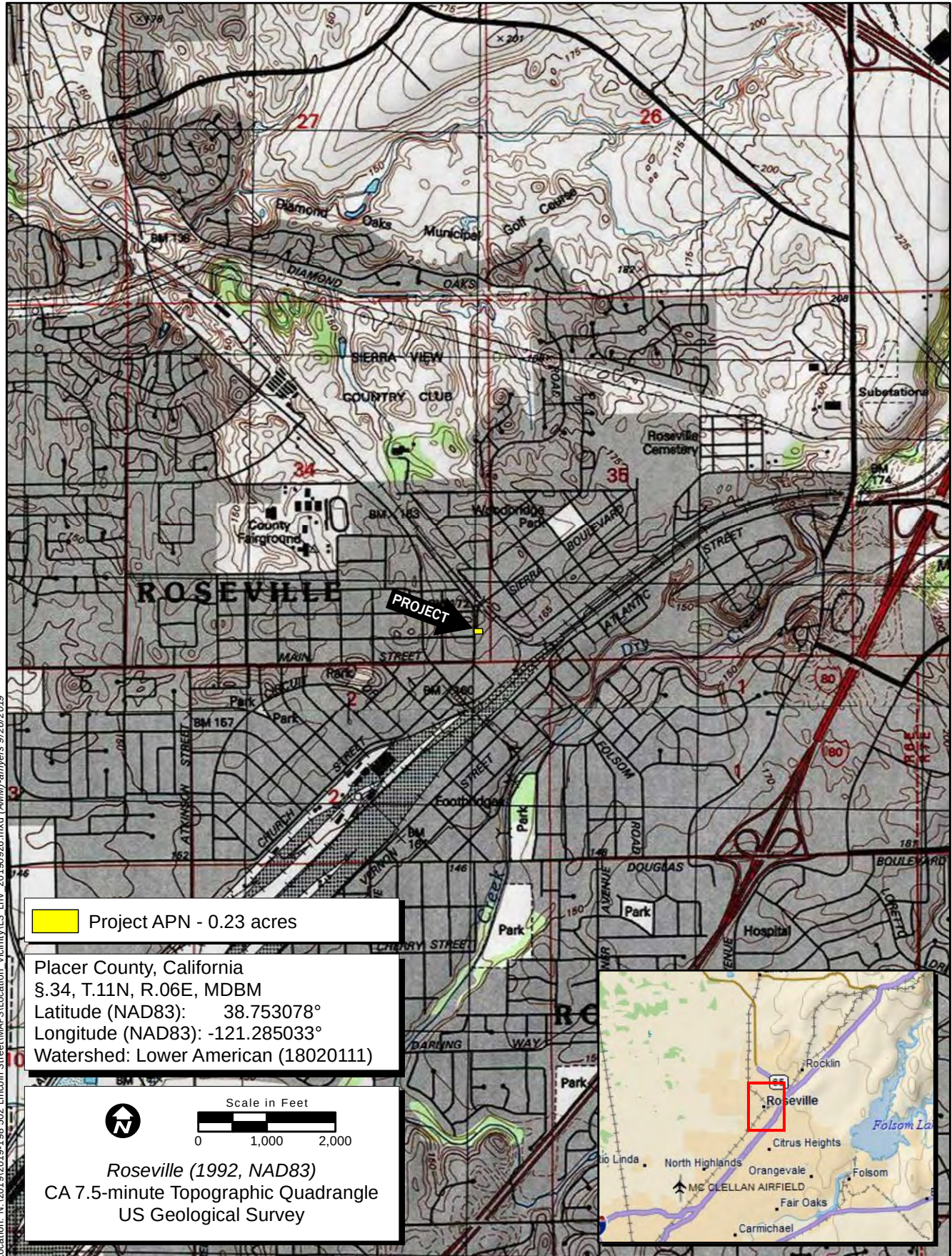


Figure 1. Project Location and Vicinity

2019-198 502 Lincoln Street



September 27, 2019

Placer Sierra Railroad Heritage Society
99 Railroad Ave.
P.O. Box 1776
Colfax, CA 95713

RE: Cultural Resources Identification Effort for the Building at 502 Lincoln Street, Roseville, Placer County, California T 11N, R 6E, Section 34 (ECORP Project No. 2019-192)

Dear Placer Sierra Railroad Heritage Society:

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Thank you in advance for your assistance in our cultural resource management study.

Sincerely,

Megan Webb
Staff Archaeologist

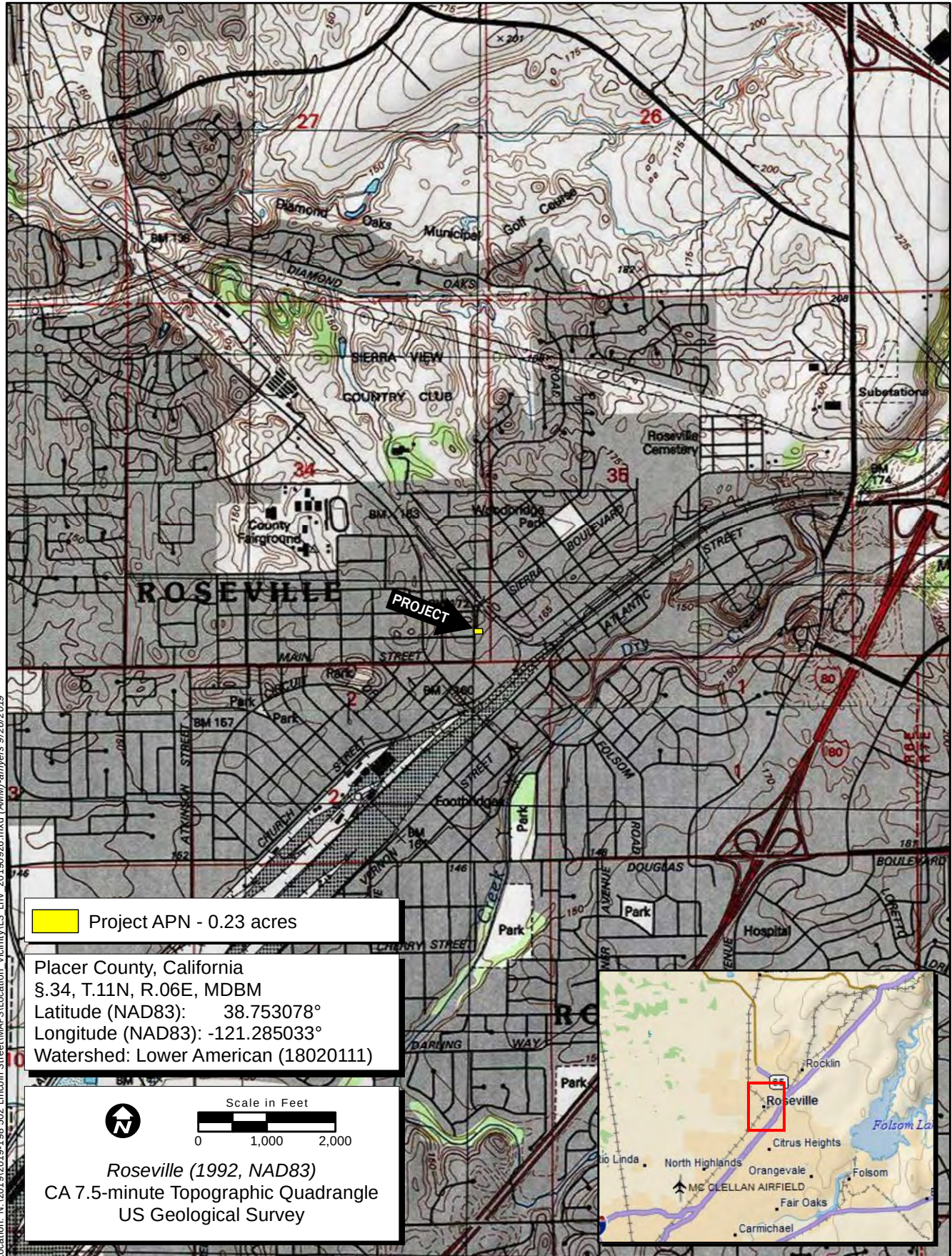


Figure 1. Project Location and Vicinity

2019-198 502 Lincoln Street

PC Exhibit B

ATTACHMENT B

Building Photographs

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PHOTOGRAPH RECORD

Primary #
HRI#
Trinomial

Page 1 of 2

Resource/Project Name: 502 Lincoln Street

Year 2019

Camera:

Lens Size: 35mm

Film Type and Speed: Digital

Negatives Kept at: ECORP Consulting, Inc.

Mo.	Day	Time	Exp./Frame	Subject/Description	View Toward	Accession #
9	26			View of building from across Lincoln Street	East	001
9	26			View of front yard	South	002
9	26			View of front yard	North	003
9	26			View of southern side yard	East	004
9	26			View of western façade	NE	005
9	26			Front entry on western façade	East	006
9	26			View of western façade	SE	007
9	26			View of western façade	NE	008
9	26			Front porch overview	North	009
9	26			Front porch overview	South	010
9	26			Detail of front porch overhang material	NE	011
9	26			Detail of front porch overhang material	South	012
9	26			Wood framed, single pane windows with screen	East	013
9	26			Front porch overview	SW	014
9	26			Detail of wood framed, single pane windows with screen	East	015
9	26			Front porch overview	North	016
9	26			Front porch overview	SE	017
9	26			Front porch overview	NE	018
9	26			Second story on western façade	East	019
9	26			Second story on western façade (possible porch up top)	SE	020
9	26			Brick detail outlaying porch	North	021
9	26			View of southern façade	East	022
9	26			Raised concrete foundation with crawl space	North	023
9	26			Wood framed, single pane windows with screens	North	024
9	26			Second story window and exposed rafters	North	025
9	26			View of southern façade, small extended space	East	026
9	26			View of southern façade, small extended space	NE	027
9	26			Wood framed fixed windows on southern façade	North	028
9	26			Eastern façade with three entries	NW	029
9	26			Partially collapsed deck/platform at back entry	North	030
9	26			Partially collapsed deck/platform and stairs at back entry	NW	031
9	26			Back entry to building	West	032
9	26			Eastern façade	West	033
9	26			Partially collapsed deck/platform and stairs at back entry	West	034
9	26			Partially collapsed deck/platform and stairs at back entry	West	035
9	26			Partially collapsed deck/platform and stairs at back entry	West	036
9	26			Boarded up window	NW	037
9	26			Second story window on eastern façade	NW	038
9	26			Back of building	West	039

PC Exhibit B

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PHOTOGRAPH RECORD

Primary #
HRI#
Trinomial

Page 2 of 2

Resource/Project Name: 502 Lincoln Street

Year 2019

Camera:

Lens Size: 35mm

Film Type and Speed: Digital

Negatives Kept at: ECORP Consulting, Inc.

Mo.	Day	Time	Exp./Frame	Subject/Description	View Toward	Accession #
9	26			Storage sheds behind house	East	040
9	26			Wood framed, single pane window with screen	South	041
9	26			Raised concrete foundation with crawl space	South	042
9	26			NW corner of building	West	043
9	26			NW corner of building	West	044
9	26			Moose Lodge building located directly to the north	NW	045
9	26			NW corner of building	SE	046
9	26			Exposed rafters	West	047
9	26			Northern façade overview	South	048
9	26			Wood framed, single pane window with screen	South	049
9	26			Foundation detail	South	050
9	26			Wood framed, single pane window with plastic screen	South	051
9	26			Wood framed, single pane windows with screens	West	052
9	26			Air conditioning unit on northern façade	South	053
9	26			Air conditioning unit on northern façade	SE	054
9	26			Front porch pillars extended to second story	South	055
9	26			Pillar and telephone box	SW	056
9	26			Dropped false bevel wooden siding	Detail	057
9	26			Front entry overview	South	058
9	26			Northern façade overview	SE	059
9	26			Second story windows	South	060
9	26			Air conditioning unit on northern façade	SE	061
9	26			Front entry overview	East	062
9	26			Front entry overview	East	063
9	26			Front entry overview	NE	064
9	26			Side of porch and southern façade	North	065
9	26			Detailing on porch railing	North	066
9	26			Short window on gable	North	067
9	26			Back entry	East	068
9	26			Northern side yard and building	West	069
9	26			Exposed rafters	South	070
9	26			View of building from across Lincoln Street	West	071



071

















PC Exhibit B













PC Exhibit B





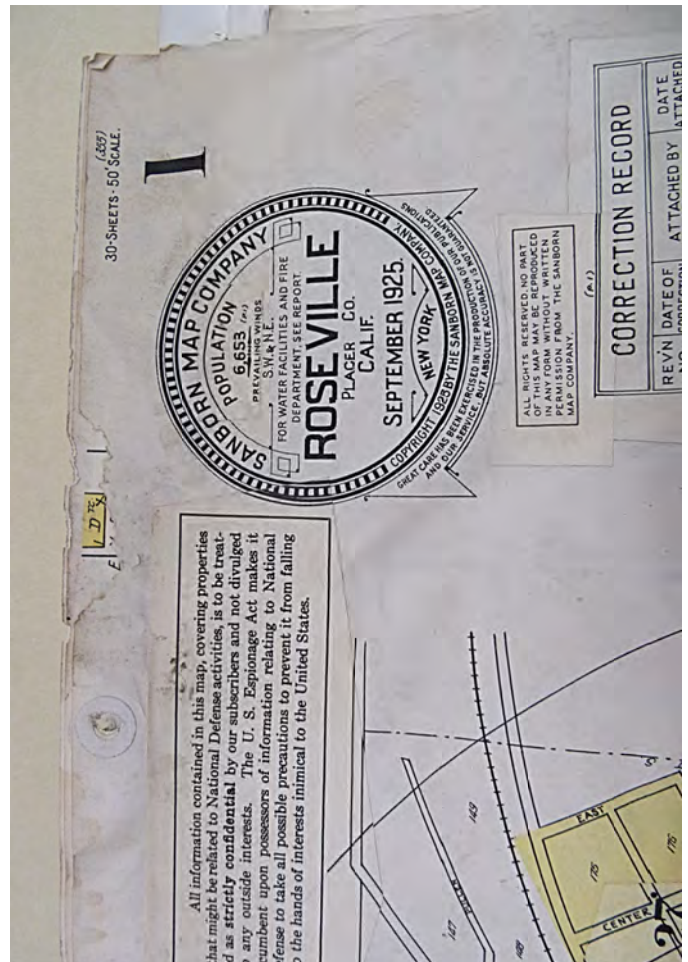
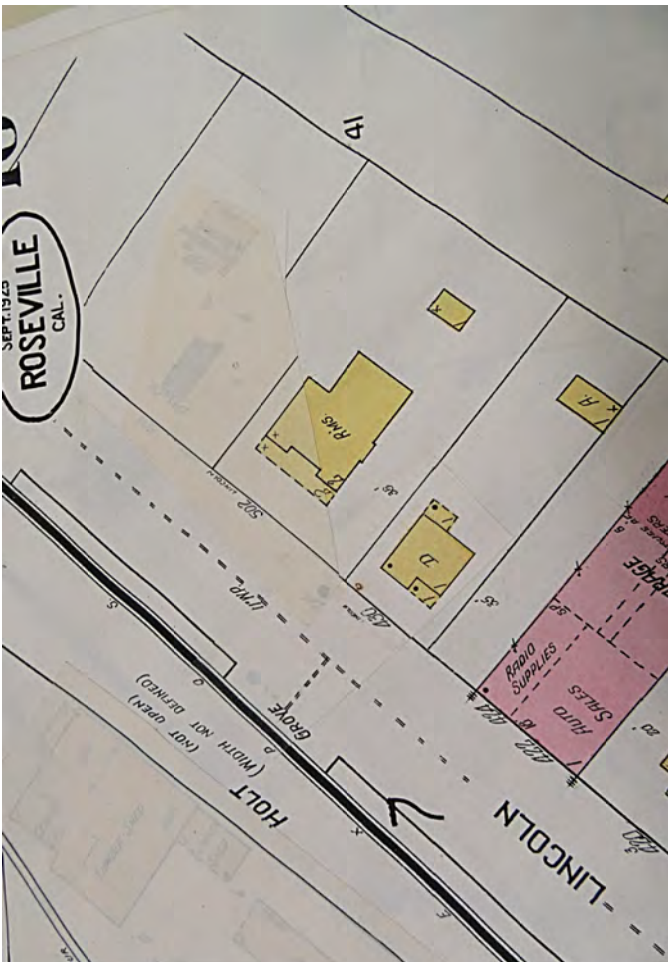
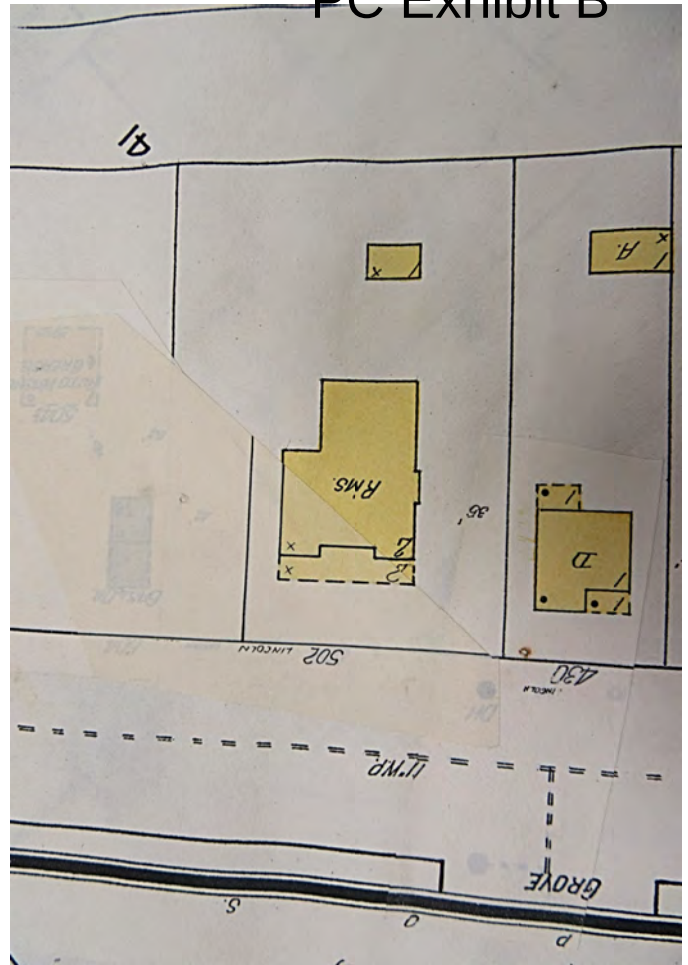




ATTACHMENT C

Archival Photographs and Files

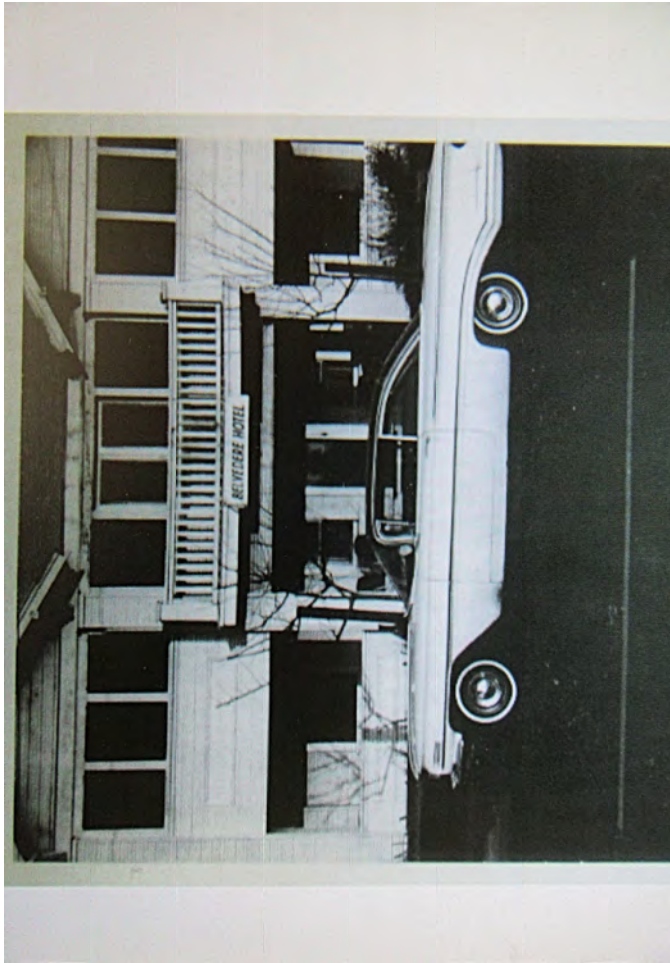
PC Exhibit B



PC Exhibit B







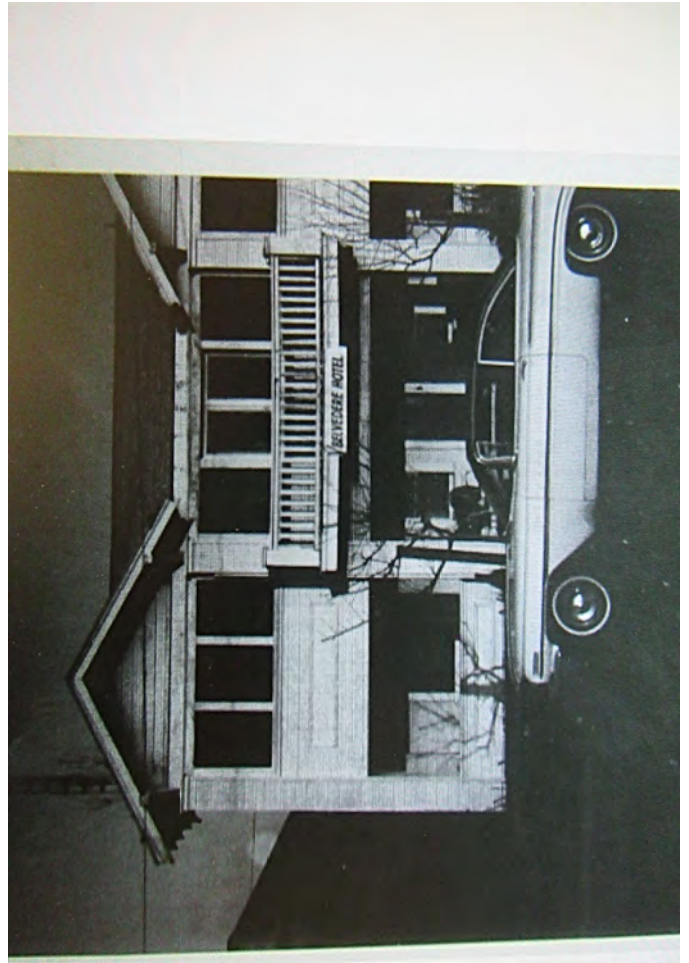
groom is Ford and the parents of the R bridge. The n on the 2 moon in

A. L. Bell Sells Belvidere Apartment

R. I. Watson and his sister, Miss Celinda Watson, who arrived here from Baltimore, Md., the first of the week to join her brother, this week purchased of A. L. Bell, the **Belvidere** apartment house on Lincoln street and have taken possession. They will make their home there. "Bob" will retain his position in the P. F. E. and assist his sister in looking after the comforts of their roomers.

Mr. Bell is undecided as to his future activities but is contemplating a trip back to his old home in New York.

Interna
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Carl M
E. J. I



PC Exhibit B

The Press-Tribune (Roseville, California) • 16 Jun 1939, Fri • Page 1

1 of 9 matches

by Eddie Bursell on high bid. Hanford Crockard was the donor.

Celinda Watson Dies At Lincoln St. Home

The remains of Miss Celinda Eve Watson, long time resident of Roseville, were shipped to Glen Rock, Pennsylvania, for burial last night by the Broyer Mortuary of this city.

Miss Watson, a native of Glen Rock, died early yesterday morning in her home at 602 Lincoln street. She had resided here for the past 18 years. She was slightly over 76 years of age, having been born April 29, 1863. Surviving is a brother, Robert F. Watson, well known here and a janitor at the local Masonic temple. He resides at 602 Lincoln street.

City Court Pays Cash in the

The city of Roseville, richer by \$502.75 during May through the open license court.

According to Police Officer Broyer, he collected \$100 in fines and forfeitures, and \$443.25 for motor vehicle laws.

The Press-Tribune (Roseville, California) • 22 Sep 1989, Fri • Page 2

1 of 1 matches

Pearl Gladys Manring

Dec. 31, 1910 — Sept. 17, 1989

Pearl Manring, a Roseville resident since 1946, died Sunday at Roseville Hospital. She was 78.

Mrs. Manring, a native of Washington, owned and operated the historical Belvedere Hotel in Old Roseville with her husband for 35 years. A former member of the Roseville Historical Society, Mrs. Manring was active in a number of community organizations.

Graveside services were held Saturday at 10 a.m. at the First United Methodist Church of Roseville, 109 Washington Blvd.

The family requests memorial contributions go to the charity of choice.

Mrs. Manring's survivors include her daughter, Dolores Marling Manring; her sister, Mable May Hanson; her nephews, Bill Fred Hanson and Gene Aaron Hanson, and her niece, Cleora Evonne Scutt, all of Roseville.



James Rowett

KAMRAR SHEET METAL WORK AND HEATING 518 Riverside Ave.

G. A. BOOM CARPENTER AND BUILDER PLANING MILL
103 Placer Ave. Roseville
PHONE 196-J

P. F. E. BOARDING HOUSE (GEORGE BROWN, PROP.)
REGULAR MEALS 35c
WORKMEN'S CLOTHING
PRICES REASONABLE
720 Vernon St. Phone 215-J

Roseville Tribune AND REGISTER BUSINESS DIRECTORY OF ROSEVILLE 1925-26
Alphabetically Listing and Classifying Everything in Roseville

Riverside Planing Mill
NOLTE & GIESSE, Props.
Doors, Windows, Door and Window Frames, Screens, Screen Doors, Cabinets, China Closets, Hardwoods, Panels and Glass
432 Riverside Ave. Phone 188-W

DUPLUX PERCOLATOR CO. PURE WATER SERVICE
Small Monthly Rates For Use of Filters and Purifiers
Roseville, Calif. Phone 1323-X

ST 50c ROOMS IN TOWN-BUSBY HOUSE

State Traffic in Sizeable Gain

There was a gain of 48.7 per cent in the volume of automobile traffic on California highways during the first quarter of 1946, a report released yesterday reveals.

Traffic fatalities are occurring at twice the rate on rural roads as they are in the cities, the report given by Raymond Cato, chief of the state highway patrol, states.

Cato said passenger traffic is up 58.6 per cent over that of 1945 while truck traffic has gained 17.3 per cent. The trucks and other freight carriers account for 16.5 per cent of all highway traffic.

Death Stralks Rural Roads

As to deaths on rural roads, Cato declared that in 1945 there was one death to every 7.65 rural accidents as against one death to every 11.2 accidents in the cities.

Bellvedere Rooms On Lincoln Sold

Marking continued activity in real estate transfers on the north side of the city, sale of the Bellvedere Rooms at 502 Lincoln street, by Mrs. Myrtle Sprague to Clyde V. Manring and wife of Carmichael and Seattle, was revealed yesterday by Tom J. Pugh, local realtor.

The business property in question was originally owned by Robert Watson and sold to Mrs. Sprague in 1943. She is moving this week to her home south of Roseville.

Having had many years experience in managing hotels and rooming houses, the Manrings intend to make several major improvements in the Lincoln street property.

County Agricultural Conservation Committee

Alpha, May 2 May 9, at 10, 11 Central, May 3, Tahoe Lake a Ackerman and 4, at 1 p. m. and 8 o'clock New England and Penryn, M 3:30 and 8.

General

Dry Creek, Alta Lone Star, Alta May 9, at 10, 11 Run, Dutch, F May 10, at 10, Valley View, at 7 and 9 p. m. Union, M 8 p. m.; Valley and F 4, 5:30 and 7 Blue Canyon, Donner Trail, 7:30 p. m.; High and Line 10 a. m., 2 and ion, May 22, May 23, at 11

PC Exhibit B

Bedell E O ranch.....OL-F-14
 Belden J E r 816 Shearer.....178-W
 Bell H T 141 Carmel Av.....171-M
 Bell R H r 134 Placer Av.....180-W
 Belluomini F 324 Sierra Blvd.....122-J
 Belote J R r 331 Pleasant.....9-M

BELVIDERE ROOMING HOUSE—(R. F. and C. E. Watson; Props.) Hot and Cold Water, Electric Lights; Clean, Comfortable Rooms. 502 Lincoln St. Phone 146-J

Bennett & Roeber Drugs.....242
Benson W H r 214 Roseville.....35-R
Bergantz J L r 116 Douglas.....82-W
Berry G C r 211 Clark.....

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West House	19
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Flachsmann, J.	
Mason Bros.	
Robison, Irl E.	
Thompson, R.	
PHOTOGRAPHERS	
Holmboe Studio	
PHYSICIANS AND DRUGGISTS	
Eveleth, Dr.	
Fanning, Dr.	
Whittier, Dr.	
PLANING MILLS	
Boom, G. A.	
Riverside	
PLUMBING, SINKS, ETC.	

The Press-Tribune (Roseville, California) • 18 Sep 1989, Mon • Page 2

1 of 8 matches

OBITUARIES

Pearl Gladys Manring
 Dec. 31, 1910 — Sept. 17, 1989

Graveside services will be held at 2 p.m. on Wednesday at Roseville District Cemetery. Mrs. Virginia Pearson and Douglas Brumbaugh will officiate.

Memorial contributions may be made to the charity of choice.

Mrs. Manring's survivors include her daughter, Dolores Marling Manring of Roseville; her sister, Mable May Hanson of Roseville; her nephews, Bill Fred Hanson and Gene Aaron Hanson, both of Roseville; and her niece, Gloria E. Vorne Smith of Roseville.

A graduate of Wenatchee High School in Wenatchee, Wash., Mrs. Manring also lived previously in Bremerton, Wash. She was a member of the Roseville Historical Society.

Manring, a native of Hartline, Wash., owned and managed the Belvidere Hotel in Roseville for 35 years with her husband, Clyde Vernon Manring. Mr. Manring died in 1976.

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Manring, a native of Hartline, Wash., owned and managed the Belvidere Hotel in Roseville for 35 years with her husband, Clyde Vernon Manring. Mr. Manring died in 1976.

THIS IS TODAY

German battleship "Blücher" between Greenland and Iceland.

In 1972, at a summit meeting in Moscow, President Nixon and Soviet Premier Kosygin signed an agreement on joint space exploration.

A thought for the day: Elmer Davis, American writer and radio commentator and head of the World War II Office of War Information, said, "This will remain the land of the free only so long as it is the home of the brave."

Happy Birthday
 May 24
 Joseph Hernandez, Ronald Lee Johnson, John Parker Alexander, Jimmy Dunning, Cindy McDowell, Kay Reiland, Bob Wilson, Joe Hunter, Mike Bravo, Emma Brown, Pam Spratt, Lora Mosley and Larry Peterson.

Looking Back
 Sixty Years Ago
 The Belvidere, a 20-room house on Lincoln Street, has been opened to the public and is now accepting roomers. A Mr. Bell is the proprietor. The rooms are described as being neatly arranged and well appointed, well lighted and airy.

George Kirby was down from the cattle range east of Lincoln this week.

The Butler Brothers pool hall and cigar store announces that they are contemplating soon putting in an ice-cooled glass show case for their candies.

Thirty Years Ago
 Permission to serve beer and wine in the Barker Hotel, a

PC Exhibit B

ATTACHMENT D

Old Town Roseville Historic District Documentation

NOTE - 37 PROPERTIES -
UNABLE TO COMPUTERIZE
BECAUSE
OF LACK
OF INFO
1/31/86

OLD TOWN ROSEVILLE HISTORIC DISTRICT

P-31-4240



Adopted by Res. 78-23, March 22, 1978.
Revised by Res. 81-33, March 11, 1981.

OLD TOWN ROSEVILLE HISTORIC DISTRICT
HISTORIC DISTRICT PROGRAM
OLD TOWN ROSEVILLE REDEVELOPMENT ASSOCIATION

March, 1981

by

ASTONE & ASSOCIATES
Historic Preservation/Urban Revitalization Consultant

928 Second Street
Sacramento, California 95814
(916) 446-1472

This Project has in part been accomplished as a result of
a grant from the National Trust for Historic Preservation.

CITY COUNCIL

Harry Crabb, Jr., Mayor
June Wanish
Byron Claiborne
Richard Roccucci
George A. Buljan

CITY PLANNING COMMISSION

James Cermak, Chairman
Robert Hetrick
Jay Kinder
Bobbi Ruhkala
Fred Lohse
Robert Seawell
Bill Santucci

PROJECT REVIEW COMMISSION

James Parkinson, Chairman
Jim Lehman
Ken Cochrane
Ricki Shattuck
Beverly Roach
Sally Finger
Terry Harty

CITY ADMINISTRATION

Robert G. Hutchison - City Manager
Steve H. Dillon - Planning Director
Michael E. Leana - Senior Planner

OLD TOWN ROSEVILLE REDEVELOPMENT ASSOCIATIONWORKING COMMITTEE

Doug Good, Chairman
Ralph Garcia
Richard Burton
Ken Deaton
David Plumb
John Thomas

CONSULTANTS:

Edwin S. Astone, Consultant, Sacramento, California
Leonard Davis, Historian, Roseville, California

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Presently, the older area of Roseville is the center of considerable attention and some speculation both in terms of future potential and in terms of the ownership interest in the properties. The Roseville community, in general, is a small community experiencing considerable growth pressures. The City has been committed to giving maximum attention to the suburban residential and commercial growth pressures, thereby reducing the possibility of any in-depth survey and planning attention.

The Old Town Roseville Association is comprised of property owners in the area, and they are concerned about the future. There is great interest in seeing the area recycled, but there is a concern. The concern is that enthusiasm for the recycling will be reflected in changes to the physical environment that are unrestrained, uncontrolled, and generally incompatible with design standards, regulations, and controls that are consistent with the historic setting.

Under a Consultant Service Grant from the National Trust for Historic Preservation, the Association contracted with Edwin S. Astone, an Urban Revitalization/Historic Preservation Consultant, to assist in the planning and implementation of Old Town Roseville. The framework for this work has been the four point program as set out by the National Development Council for a comprehensive revitalization program. The four points to be included are design standards, public improvements, financing, and management.

Part I of this effort sets the basic framework for the control of proposed changes within the district. Part II, presented separately to the Association, includes information regarding the remaining two elements of a comprehensive revitalization effort--financing and management. Part III includes the survey forms completed by the Association volunteers and the building photographs. This information is basic and important to the completion of the survey/inventory, a necessary component of a locally certified historic district.



A CAPSULIZED HISTORY OF ROSEVILLE'S OLD TOWN

The history of Roseville had its beginnings during the Gold Rush period when former gold-seekers left the placers to take up farming on the plains region of southwestern Placer County. Members of these pioneer farmers formed the nucleus of the first families of what is today the modern city of Roseville.

The first railroad to pass through this rich farming region was the California Central, an extension of the Sacramento Valley Railroad, which extended from Folsom in a northeasterly direction. Laying of rails to what is now Roseville occurred in late August or early September of 1861. The route of this pioneer railroad was a circuitous one, passing through the present day Roseville Square Shopping Center, then crossing Dry Creek at Folsom, from where it proceeded northerly to Lincoln and eventually Marysville.

On January 29, 1864, rails of the Central Pacific Railroad intersected with those of the California Central. The place where the two railroads crossed was appropriately called "Junction." At that time, long, unbroken stretches of clover and wild flowers covered the site of where today modern Roseville stands and groves of live and white oak stood where the Southern Pacific and Pacific Fruit Express yards are now situated. The Central Pacific subsequently acquired the California Central Railroad and in 1869 took up the rails between Folsom and Junction.

The favorable location of the "Junction" in the heart of a rich agricultural area made it apparent that an important shipping and trading center for local farmers and ranchers would develop early there. One of the first to take advantage of this fact was O.D. Lambard, who on August 13, 1864 platted the town site of a new but largely paper city to be called Roseville. Blocks were laid out and numbered from one to fifty-five, but names were given only to Atlantic, Pacific, Vernon, Washington, and Lincoln streets.

There are several versions of how Roseville acquired its name, but the most plausible is the one which states the name was conferred because of the many wild roses which grew profusely in and around the town site.

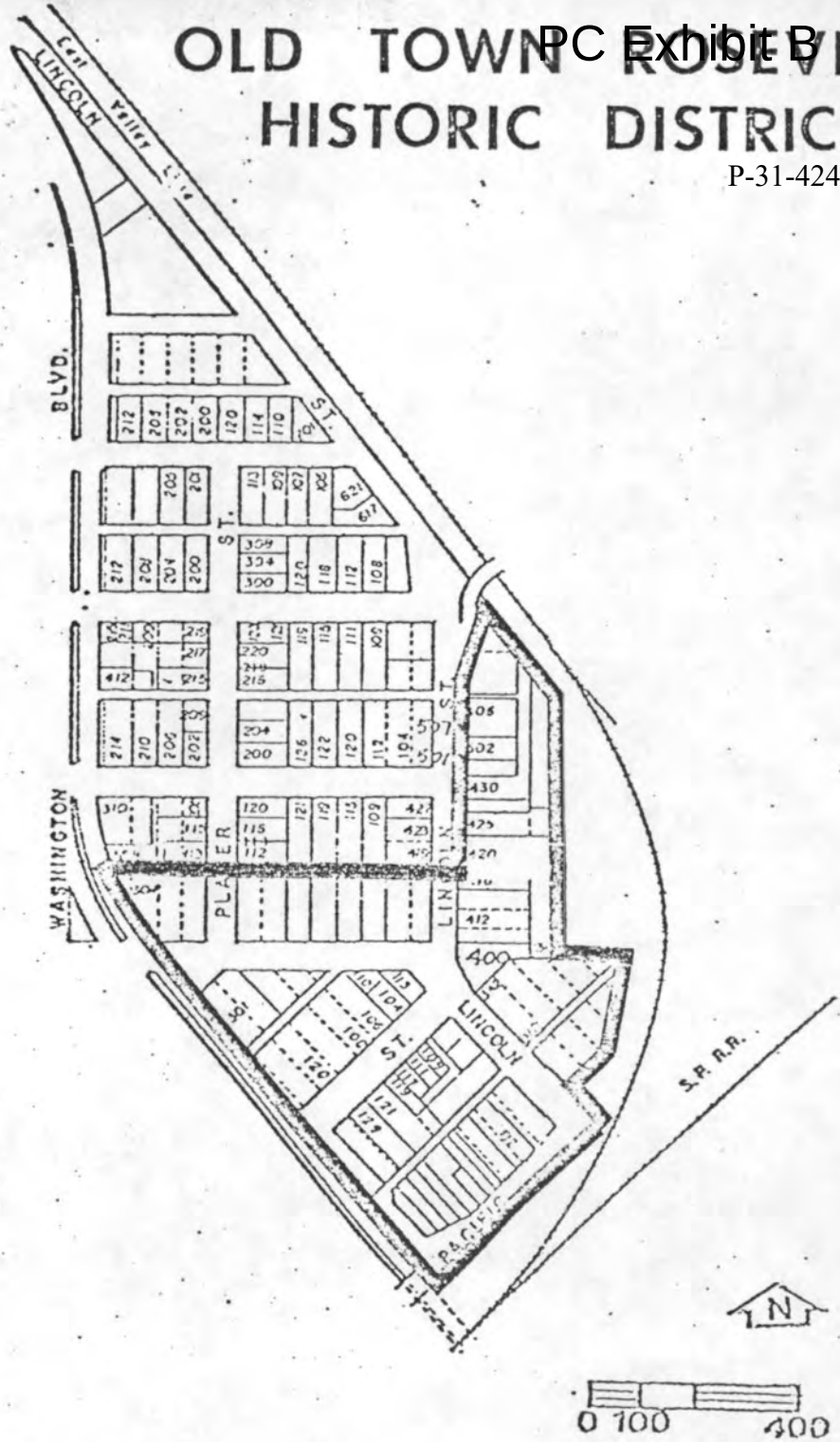
The first building to be erected at Roseville Junction was the flimsily constructed wooden freight depot, built and operated by Cyrus W. Taylor at the "Depot Y" formed at the juncture of the north and east bound lines of the C.P.R.R. Later (1874), a more permanent depot building replaced the original structure.

It was around the depot and the railroad that the town of Roseville slowly began to develop. Two streets on opposite sides of the main lines of the C.P.R.R. emerged as the business and commercial center of Roseville. One of these streets was Pacific Street, located in what is now the heart of Roseville's Old Town Redevelopment area. Anchored by the historic J.D. Pratt building at the corner of Pacific and Lincoln Streets and famed Branstetter's Hall at the intersection of Pacific and Washington Streets, Pacific Street became an important business center for the surrounding ranchers who made up most of Roseville's population which as late as 1900 was described as still consisting largely of ranchers.

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PC Exhibit B OLD TOWN ROSEVILLE HISTORIC DISTRICT

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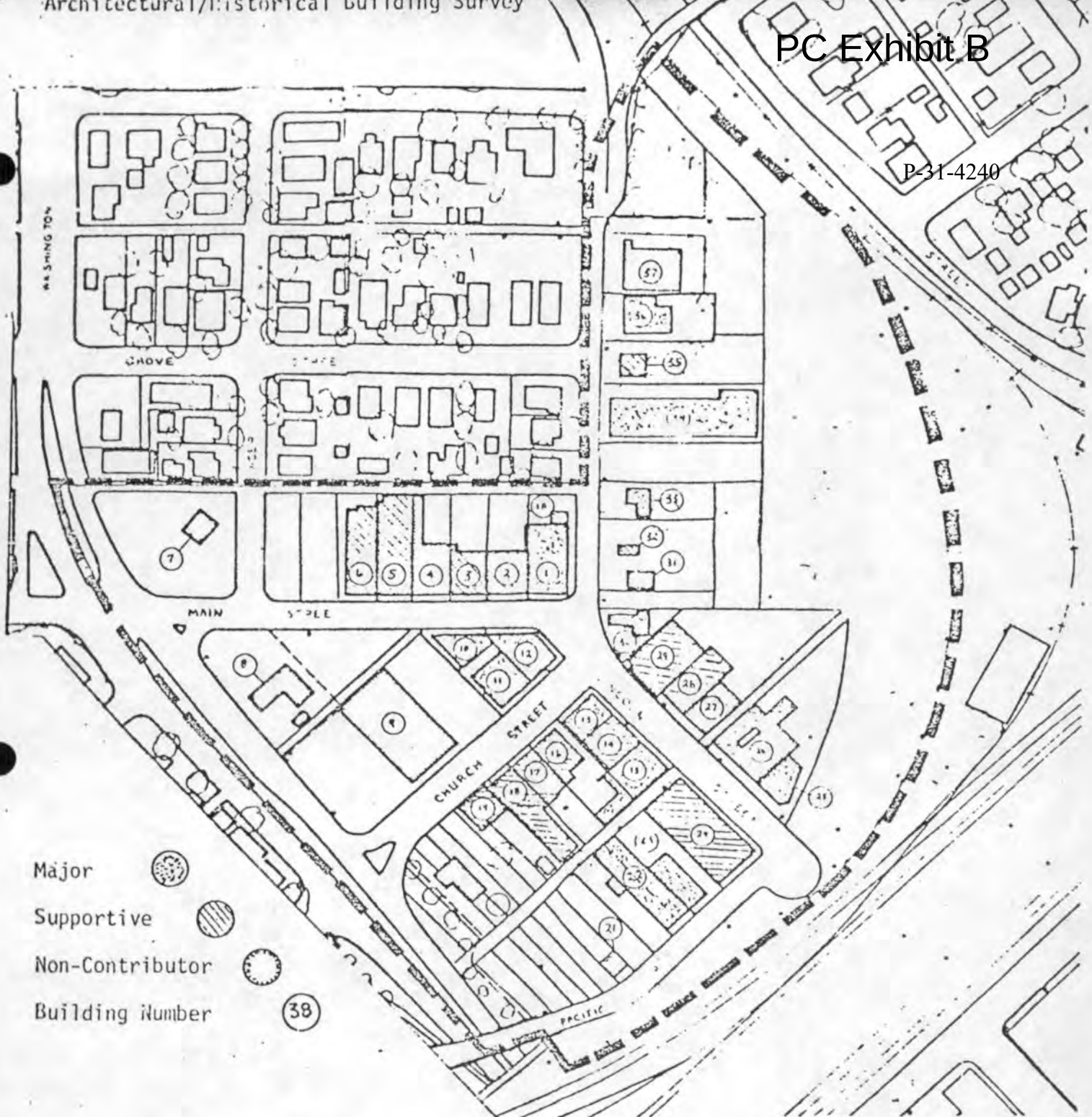
OLD TOWN ROSEVILLE HISTORIC DISTRICT

ASTONE & ASSOCIATES

Consultants

928 Second Street • Old Sacramento, California 95814 • (916) 446-1472

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The following are businesses and property owners denoted in the area map circled numbers.

1. McRae Opera House	owner	Ralph Garcia
2. Zell's Cafe		Ralph Garcia
3. Onyx Club		Louis Milani
4. Roseville High Sch. office		Rsvl. High Sch.
5. Economy Outlet		Bill Youngbluth
6. Roseville Hotel		Bernard Senteny
7. Placer Bank site		Placer Bank
8. Calico Spas		R. Phillips life est.
9. Sears		Sears
10. Kut & Kurl		J. Goddard
11. Chicago West		D. Good- K. Deaton
12. Plumbs Pub		David Plumb
13. Press Tribune		Ben Martin
14. Ruby Gallery		K. Leles
15. Galt's Imports		M. Galt
16. Owl Club		Carl Kolo
17. Old Town Saloon		R. Gager
Roseville Printing		Q. Pezoldt
18. Sierra Council		Dan Joseph
19. Placer C. Concilio		Dan Joseph
20. Placer Co.		Placer County
21. Roseville City well house		City of Roseville
22. S.P. Hotel		R. Burton
23. Odd Fellows Building		Scott Tibbitt
24. Mikelson Food Equip. & Design		Ron Malotte
25. Barker Hotel		Mary Willshire
26. " "		" "
27. Roccò's Shoe Repair		Dean Lowe
28. Don Jean Carpet Cleaning		" "
29. Galli's Liquor		" "
30. Roseville Fire House #1		City of Roseville
31. Bill's Taxi		William Nather
32. " "		" "
33. R. Morales residence		R. Morales
34. Press Tribune plant		Press Tribune
35. W. Seitz residence		W. Seitz
36. Belvedere Hotel		Pearl Manring
37. Moose Lodge		Moose Lodge #1293

Between 1870 and 1906, Roseville experienced the "slow but sure" development which characterized many California towns of that era. By the turn of the century, its population had stabilized between 250 and 300 residents, but it was generally recognized that Roseville was destined to become one of the most important towns in Placer County.

This prophecy was realized in 1906-1908 when the railroad switching yards were moved here from Rocklin and Roseville began a period of fantastic growth that was seemingly overnight to change it from a sleepy little railroad shipping station to the most important freight handling terminal on the Pacific Coast.

The phenomenal period of business and commercial growth which accompanied the railroad expansion caused the town to "grow outward in all directions." Atlantic Street, which prior to the "boom" had been one of Roseville's two principal business thoroughfares, had to be moved back approximately 100 feet to accommodate new miles of railroad track which were being constructed and went into a period of decline. Pacific Street, on the other hand, continued to prosper and, by the end of 1906, the entire block between Lincoln and Washington Streets was filled in with new construction.

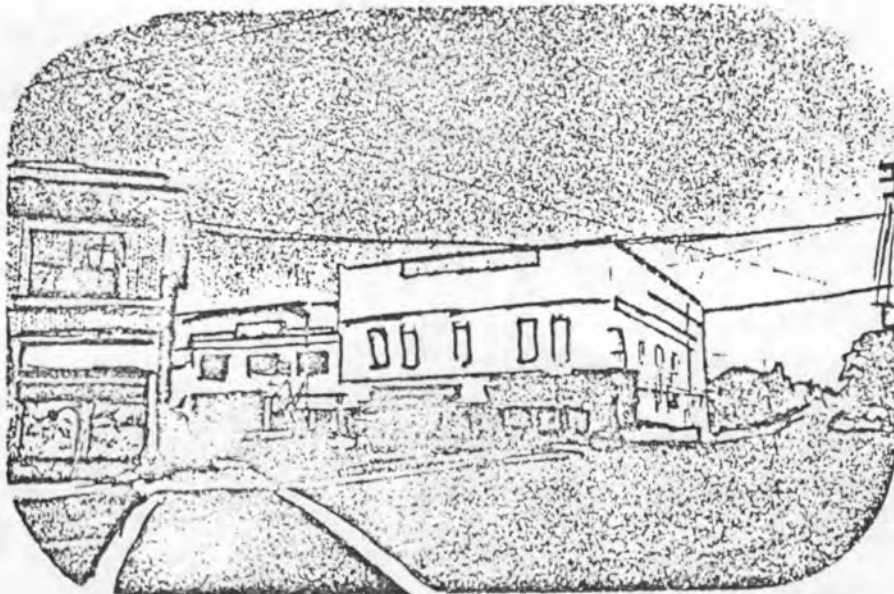
Pacific Street continued in its accustomed role as the center of Roseville's economic activity until August 24, 1911 when a destructive fire leveled the entire block between Branstetter's Hall and the three-storied brick I.O.O.F. building. Pacific Street then rapidly declined in favor of that portion of Lincoln Street north of the railroad tracks which had begun to emerge as an important commercial center as early as 1906.

Ever accelerating business and commercial activity led to incorporation in April of 1909 which did much to ensure an orderly and continued growth of the community which in one two-year period (September, 1911-January, 1914) saw over 110 new buildings constructed. Population increased from 2,608 in 1910 to 4,477 in 1920 and Roseville now found itself divided into factions--the teeming North Side, centered along Lincoln Street and extending back to and including Church and Main Streets, and the rapidly expanding South Side, centered along fast growing Vernon Street.

This friendly rivalry continued until 1950 when completion of the Seawell Underpass and the subsequent closing of the Lincoln Street railroad crossing, which heretofore had linked both sides of the town, marked the end of Lincoln Street, for all practical purposes, as a major commercial center. Completion of Folsom Dam (1955) and the Roseville Freeway (1956) led to an easterly expansion of the town and the further deterioration of the historic Pacific-Lincoln-Church-Main Street triangle as well as that of the Vernon Street region. By 1968, a significant portion of business activity centered in the Roseville Square-Harding Way and Sunrise Blvd. areas and Roseville's "Old Town," north of the tracks, became largely a ghost town characterized by empty, boarded up buildings and deserted streets.

This was the situation in 1977 when a revitalization movement was inaugurated by a group of new, largely young, energetic merchants to restore Roseville's historic "Old Town" area to its heyday of the 1920's. New businesses opened in stores and shops largely deserted for over twenty years. Paint was applied lavishly to weathered fronts, brightly covered awnings and overhangs stretched out over newly redecorated facades of once tired buildings, and attractive planter boxes were placed strategically along the streets.

The sound of the hammer could be heard everywhere as Roseville's Old Town began to shake itself awake from its self-imposed slumber of the past twenty-five years. Perhaps the single most important factor in the renaissance of Roseville's "Old Town" was the creation of a Roseville Old Town Redevelopment Association (1977), headed by Douglas Good, which spearheaded the movement and resulted in the Roseville City Council establishing the historic area bounded by Pacific, Lincoln, Church, and Main Streets as "Old Town Planning Area No. 1." A federal grant was subsequently obtained by the hard-working Redevelopment Association and Edwin S. Astone, an urban revitalization consultant, was engaged to provide guidance in finding ways to preserve the area for its historical value.



With completion of the Central Pacific (now Southern Pacific) Railroad in May of 1869, a new era was ushered in for California--the era of the railroad town. One of these new, hastily "thrown up" railroad communities was Roseville, Placer County, California, which came into being in 1864 at the junction of the California Central and Central Pacific Railroads.

Roseville, like many of its companion cities (e.g. Colfax, Truckee, etc.), sprawled along both sides of the railroad tracks and was characterized by small, unpainted, one- and two-story, wooden buildings. Those were the days of coal oil lamps, of ugly wooden signs, and crude board sidewalks echoing loudly to each passing foot-step. Streets were choked with dust in summer and deteriorated into seas of mud in winter.

The above description aptly applied to Roseville's Atlantic and Pacific Streets, which stretched out rather unevenly along the main railroad line until the year 1878 when completion of the three-storied, brick J.D. Pratt-I.O.O.F. building on Pacific Street signified the transition of the town from a temporary freight shipping station to the beginnings of a "town of substance," a fact which did not go unnoticed in area newspapers. Auburn's Placer Herald (August 24, 1878) pointed out that erection of the edifice (still standing) "shows a disposition on the part of those erecting it to stay and build a town," while the Sacramento Union (September 27, 1878) reflected that "our neighboring town of Roseville is branching out into the substantial in the matter of building--changing from wood to brick in their construction."

A scattering of other brick buildings followed during the latter decades of the nineteenth century, but for the most part, Roseville's architectural style still emphasized the small frame construction which had characterized its early growth and development.

This rather lackluster trend continued at an accelerated rate in Roseville's historic "Old Town" zone after 1906 when the Southern Pacific railroad terminal was transferred here from nearby Rocklin. New blocks of the ubiquitous wooden stores, shops, and saloons filled in remaining gaps on historic Pacific Street as well as on both the east and west sides of nearly Lincoln Street. During one two-year period (September, 1911-January, 1914), it was reported that 110 buildings were erected, many of which were concentrated in the historic Pacific-Lincoln-Church-Main Street triangle. One notable exception to this pattern of construction was the erection (1908) by A.B. McRae of the impressive three-storied McRae Building which became the focal point around which increased North Side development evolved.

The scourge of late nineteenth/early twentieth century communities--"fire"--was to drastically alter this architectural syndrome. In August of 1911, bustling Pacific Street was completely leveled between the old Branstetter Hall building and the brick I.O.O.F. Hall. The traditional economic heart of Roseville deteriorated rapidly from this point on. What little new construction, however, was of brick, constructed largely after 1916. These brick buildings, along with the seemingly indestructible Odd Fellows Building, still stand empty and desolate along once busy Pacific Street.

Nearby Lincoln Street suffered an equally destructive fate, first in February of 1924 when the east side of Lincoln, north of the concrete Barton Hotel (erected 1910) went up in flames; then in November of the same year by a conflagration which originated in the J.H. Herring wooden block of buildings (1910) on the west side of Lincoln Street, north of the alley, and extending to the brick Cassie Hill building (1907). Earlier (February, 1916), fire had gutted the historic J.D. Pratt (1870) and adjacent store buildings (1906) between Pacific Street and the alley, leaving the entire western side of the block between Pacific and a short distance south of Church Street in ruins.

Today, most of the buildings in Roseville's designated historic zone, with the exception of the old I.O.O.F. building (1878) on Pacific Street; the three buildings on Main Street between its intersection with Church and Lincoln Streets and the Roseville High School district administrative offices, all of which were completed c. 1908; and the Roseville Printing Company building (1915) on Church Street date from the period following the previously mentioned fires.



GOALS/OBJECTIVES

The following are the goals/objectives to be achieved by the revitalization of Old Town Roseville and are the end to which the technical aspects of this plan are aimed.

1. To capitalize on the area's unique and historic character. Old Town Roseville is unique in its size scale and architectural integrity. It has the potential of becoming an historic attraction, while at the same time being a vital functioning part of the Roseville commercial community. The turn-of-the-century building facades contrast with the intimate, irregular back alleys. The notable buildings should be preserved and restored to display their original character. The alleyways and the irregular spaces between and behind buildings should become pedestrian areas. The streetscape should be enhanced to have more of a pedestrian orientation.
2. To contribute diverse in-town commercial activities. This area can become the setting for the sale of a variety of personalized goods and services in contrast with the strip commercialism and the contemporary shopping malls. Its revitalization is important in that this area is the City's best link with its past and can add a unique dimension to Roseville. As this area becomes revitalized, it can become a destination and can bring increased activity to the entire downtown.
3. To create an attractive pedestrian environment and to encourage a wide range of uses contributing to day and nighttime activity. The small, intimate scale of both the area and its buildings is conducive to a pleasant pedestrian environment. Uses should be encouraged which capitalize on and contribute to this pedestrian environment, such as restaurants, antique shops, galleries, market and bazaar type food, and craft outlets.
4. To encourage current owners to participate in the revitalization. It is because of the pioneering of many of the area's current owners and tenants that the upgrading of Old Roseville is being discussed. Because upgrading can occur on a small scale, parcel-by-parcel basis, there is the opportunity for current property owners and tenants to realize the benefits of the area's physical and economic improvement.

RECOMMENDED PRESERVATION/REHABILITATION PLANNING POLICIES

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It is recommended that every effort be made to rehabilitate the historic area of Roseville, utilizing whatever sources of revenue are now and which may be available for this purpose. The historic downtown can be one of Roseville's major environmental resources.

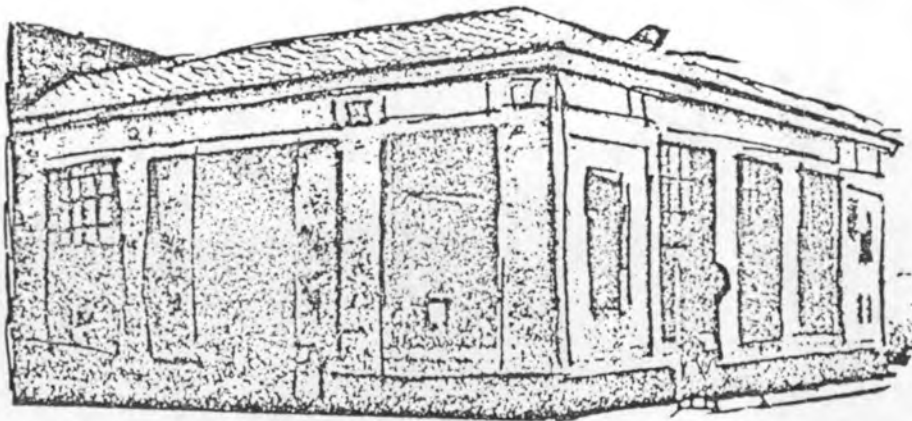
1. The architectural and historic resources of Roseville have been recognized locally and measures should be taken to preserve and protect them. Resources of architectural and historical value are scarce and the ethics of responsible resource conservation place the owners, the City, and its public officials in a position of stewardship.
2. It is not the intent of historic preservation/rehabilitation policies, plans, and programs in Roseville to return the town to a bygone era or to turn the town into a museum. The intent is not to create an artificial or forced atmosphere to invite historical fakery that can only caricature the past and mock the present. Nor is the intent to encourage a collection of undesirable and unnecessary exterior "themes" that will quickly become dated and reveal their transient nature. The intent is to preserve and protect the special character and identity of Old Roseville.
3. The architectural and historic resources of Roseville contribute to the overall environment and the quality of life. They are especially important because the collective effect is more valuable than the individual contribution. Because each significant building makes not only an individual impact but adds substantially to the overall town fabric or townscape, demolition or unsympathetic alteration of significant buildings should be discouraged.

A further intent is to avoid adverse impacts on the historic environment or to minimize the effect of inevitable impacts by preventing insensitive, incompatible, incongruous, or detrimental change. The intent is to encourage sensitive, successful rehabilitation, restoration, and adaptive use of buildings to serve contemporary needs and to encourage sympathetic yet modern design in new development to perpetuate the architectural integrity.

4. A building permit for alteration of buildings that are designated historic buildings should be granted only on finding that the proposed plans meet the performance standards contained in the guidelines provided in this policy. For new construction, sympathetic modern design should be encouraged, and the design criteria for new design in historic environments included in this document should serve as a basic reference when reviewing proposals for new construction.

Adherence to design standards will encourage creativity, not stifle individual initiative. Property owners are encouraged to seek professional advice in architectural restoration, rehabilitation, and adaptive use.

5. The following official historic preservation policy should be adopted by the City of Roseville: It is better to repair than to restore, better to restore than to reconstruct. In general, it is better to do less than more. In all cases, as much original fabric and existing detailing should be retained as is possible in any work on a significant structure.
6. Capital improvements planning should complement and support historic preservation/rehabilitation goals. Such planning includes public development of open space, public amenities, such as street lighting and street furniture, public facilities, and others.
7. A thorough inventory of architectural and historic resources and an historic preservation plan are an important and needed part of the comprehensive planning process for Roseville and a comprehensive historic preservation ordinance should be adopted.
8. An amendment to the existing City Site Review Ordinance should be adopted to provide for the review of any plan that affects the exterior appearance of any structure in the historic area.



PRELIMINARY ARCHITECTURAL/HISTORICAL BUILDING SURVEY

An important part of this planning effort was a survey of all of the buildings and sites within the Old Town Planned Area No. 1. The purpose was to identify the use of each parcel, each building, a preliminary evaluation of the condition and age of the buildings and any historical information associated with the particular buildings and sites.

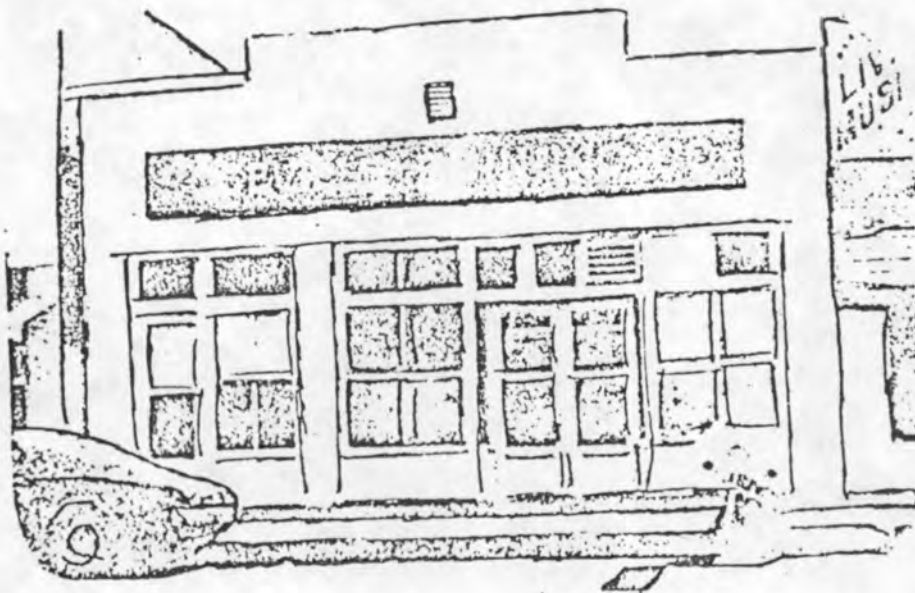
This preliminary survey work was completed by members of the working committee of the Old Town Roseville Redevelopment Association.

From the survey forms, the photo file established by O.T.R.R.A. and after a visual assessment, each of the buildings were classified into one of the following categories:

1. Major - a building that either by its existing appearance and/or its being the location of an historical commercial enterprise, ownership, etc., relates significantly to the Old Town Roseville historic era, 1900-1925.
2. Supportive - a building that by its appearance and/or its history cannot be classified as a "Major" building, but the buildings do present a good framework for the "Major" buildings, helps to support the time, place and scale of the "Major" building.
3. Non-Contributor - a building that is unrelated in appearance, condition, scale, etc., to the time period of the early heritage of the commercial area of Old Town Roseville.

The tabulation of each classification is as follows:

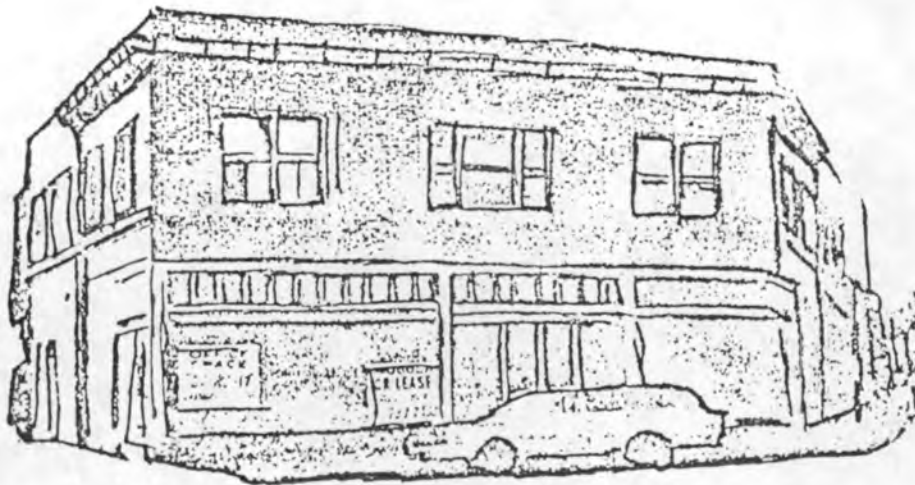
- | | |
|---------------------|--------------|
| 1. Major | 13 buildings |
| 2. Supportive | 17 buildings |
| 3. Non-Contributors | 8 buildings |



Rehabilitation and restoration guidelines can provide a basis for decisions of both the City and property owners who want to improve the appearance of their properties. For the City, guidelines help in administering the provisions of an historic district or landmarks ordinance. If the ordinance provides for examination of an owner's plan to change the exterior appearance of a property, guidelines help to assure that City decisions are not made on the basis of personal preference. Guidelines assist in preventing arbitrary determinations that might be contested in court, help to insure that all applications for approval of exterior alterations are treated uniformly and fairly, and promote consistency in future decisions.

For the property owner, guidelines aid in making decisions when the owner invests in altering the appearance of a property. Alternatives that would obscure or destroy significant architectural features can more easily be avoided, as can indulgence in fads that would not be good investments over the long term. Sensible choices, made with the help of good guidelines, can prolong the life of the property and the investment. Sensitive work that respects the existing architectural components may well enhance the market value of a significant property. Such work, whether simple maintenance or elaborate restoration, is likely to contribute to the character of the neighborhood or setting of the property, not detract from it.

In evaluating the design qualities of the Old Town Roseville Historic District, the working committee examined the types of materials and the design configurations of existing architectural components and the nature of remodelings through the years. The team also examined photographic evidence of the architectural history. The data collected by the team formed the basis of the design and maintenance guidelines that follow.



GENERAL

P-31-4240

1. Every reasonable effort shall be made to use a structure for its originally intended purpose or to provide a compatible use which will require minimum alteration to the structure and its environment.
2. Rehabilitation work shall not destroy the distinguishing qualities or character of the structure and its environment. The removal or alteration of any historic material or architectural features should be held to a minimum.
3. Deteriorated architectural features shall be repaired rather than replaced wherever possible. In the event replacement is necessary, the new material should match the material being replaced in the composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of original features, substantiated by physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings.
4. Distinctive, stylistic features or examples of skilled craftsmanship, which characterize historic structures and often predate the mass production of building materials shall be treated with sensitivity.
5. Changes which may have taken place in the course of time are evidence of the history and development of the structure and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
6. All structures shall be recognized as products of their own time. Alterations to create an earlier appearance shall be discouraged.
7. Contemporary design for additions to existing structures or landscaping shall not be discouraged if such design is compatible with the size, scale, color, material, and character of the neighborhood, structures, or its environment.
8. Wherever possible, new additions or alterations to structures shall be done in such a manner that if they were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

A. Storefronts

1. Where original, old storefronts remain, their appearance should not be altered. Such storefronts should be repaired and preserved. Where storefronts have been altered, they should be restored if possible. The original design should be determined by examining photographs from the period which are on file with the City Planning Office provided by the Old Town Roseville Redevelopment Association and by investigating any original architectural

fabric that remains beneath the changes. As much original material and detail should be retained in the restoration as possible. Wood or stone steps, stone sills, and other elements that contribute to the character of storefronts' entries should be preserved.

2. Where most of the existing architectural design dates from an interim remodeling and where this remodeling adds to the historical character of the historic district, restoration must conform to the period of this remodeling and not to the original design.
3. Where the original design cannot be determined or where financial considerations preclude full-scale restoration of a storefront that has already been altered, a design that is not a pure restoration but that is in keeping with the design of the rest of the building may be appropriate. A contemporary storefront with simple lines sympathetic to the rest of the building design is also acceptable. The general proportions, materials, colors, rhythm of solids to voids, repetition of design elements, and direction expression (the effect of verticality or horizontality) common to the street should be followed in designing new storefronts. Use of materials not in existence when a storefront was built should be discouraged in its "restoration."
4. The architectural integrity of the buildings in the historic district should be preserved. Accessories, such as light fixtures, that imitate the designs of these eras should be prohibited. Designs appropriate to the years during which the buildings in the historic district were constructed should be encouraged.
5. Canvas awnings are traditional to the historic district and are an acceptable element of storefronts. The size and scale of awnings should be appropriate to the building to which they are attached, based on photographic and documentary evidence. Color choice should be made with discretion. Metal awnings, glass awnings, and glass canopies are not in keeping with the prevailing character of the historic district and should be prohibited. To avoid obscuring building elements on the upper stories, canopies and awnings should not be permitted above the ground floor unless there are photographs or other documentation showing that they existed there at one time.

B. Windows and Doors

1. Where they still exist, the original sills, lintels, frames, sash, muntins, and glass of windows and transoms should be preserved. The original doorway elements, including sills, lintels, frames, and the doors, should also be retained. When they must be replaced, the replacements should duplicate the originals in design and materials.

2. Glass in windows, doors, and transoms should be clear except where documentary evidence indicates the original use of colored glass. Plastic materials should not be used in place of glass. The existing small-paned transoms could be insulated from the inside if heat loss is a problem. Because the transoms are opaque, their exterior appearance will not be altered by interior insulation measures. The transoms should not be obscured on the exterior.
3. The original proportions of wall openings should be retained. Blocking of existing openings to accommodate standard sash and glass sizes, to hide ceilings lowered beneath the tops of existing windows, or for any other reasons should be discouraged.
4. Decorative wood or metal lintels, brackets, and any other window or doorway trim should be preserved and should be restored where possible.
5. Fire shutters were traditional to the historic district and evidence indicates that they dated from the early 1850's. Where old newspapers and photographs of other evidence indicate the original presence of fire shutters, they might be reinstalled. Since the cost of using the original material is prohibitive, other materials such as wood or aluminum would be acceptable as long as they were executed in the design indicated by the historical evidence. Aluminum shutters of standard design should not be considered acceptable.
6. Windows with small panes are not appropriate to buildings constructed in the late nineteenth and early twentieth centuries. In restoration, the original number of panes in glassed areas should be used.
7. Where aluminum sash and screens are in use, they should match frames and sash of windows, for example, in a white, bronze, or black finish. The natural color of the metal should not remain. These guidelines also apply to aluminum storm and screen doors.

C. Cornices

1. Cornices should be restored to their original appearance using original materials where possible and duplications of the original where necessary. Original materials were wood or metal.
2. In some instances, duplication of the original cornice using contemporary materials may be necessary, although the use of materials in existence when the original was constructed is the preferred treatment.
3. Where restoration with original material is not feasible, surviving cornice elements should be retained and repaired. An alternative to full-scale restoration may be construction of a new cornice of contemporary but sympathetic design in the same design relation to the rest of the building as the original cornice.

business should be limited to one primary sign, except those businesses on corners which may have a sign on each street. Each business may also appropriately establish one sign directly lettered on window glass or glass in doors.

2. Signs in the historic district should be pedestrian-oriented in size and shape. Graphics should be simple and bold. Signs should be flush with the wall since these usually complement architectural elements more effectively than projecting signs. Signs that project less than three feet from the building, clear the sidewalk by at least eight feet, and are hung at least six inches from the vertical face of the wall also can be acceptable. Symbolic, three-dimensional signs (such as a barber pole or a pawn shop symbol) are encouraged. Paper signs attached to the interiors or exteriors of store windows should be discouraged except where temporary presentation for public notice requires such treatment.
3. The height of new signs should not extend above the window sills of the second floor. Signs on one-story buildings should not project above the cornice line.
4. Signs that display the symbol, slogan, or trademark of national brands of soft drinks or other products that do not form the bulk of the business transacted on the premises should be prohibited.
5. Graphics may be painted directly on the building surface when the wall surface already has been painted and is presently painted in a uniform manner.
6. Wood is the preferred material for signs, however exposed neon tubing is also an acceptable sign material. On wood signs, lettering may be routed, applied, or painted. Lettering used during the period in which a building was built is appropriate to its signage. Simple, modern lettering is also appropriate. Lettering in black or gold may also be applied to glass.
7. Color choices for lettering should be made with discretion and should reflect the color guidelines. Gold is also an acceptable color for lettering. The number of colors used on a sign should be minimal to maximize its effect.
8. Free standing signs are prohibited.
9. When lighting is necessary, it should be subdued and indirect. Back lighting of signs and moving and flashing signs should be prohibited.

H. Sign Submittal Requirements

1. Elevations of buildings showing major dimensions of exterior walls on which signs are to be placed, placement of each proposed sign on the building face, and proportions of proposed signs with respect to building proportions of the elevation on which the sign is to be placed.

4. Wood and metal cornices should be painted in the same color as that originally used whenever possible. If original colors cannot be determined, lead white, sandstone, or buff are the preferred colors.
5. Where possible, brick corbels should be restored and treated in the same manner as brick wall surfaces.
6. Gutters, downspouts, and flashing should be inconspicuous.

D. Roofs

1. Roofs retaining their original shapes should be maintained. In some cases where roof shapes have been altered, restoration to original appearance may be possible.
2. Contemporary roofing materials are acceptable. Where roofs are visible, roofing materials should be dark and asbestos shingles should be discouraged. Flashing should be unobtrusive.
3. Pseudo-mansard roofs applied to storefronts are incongruous with the historical character and should not be permitted.
4. Mechanical equipment located on roof tops will be screened from view by a wooden lattice or fence-like covering.

E. Brick

1. Brick is the dominant building material in the historic district. Brick should be treated and maintained in a manner that will preserve it and should not be treated in a manner that will deface it or accelerate deterioration. It should not be covered by synthetic brick or stone, by asbestos or wood shingles, by wood or aluminum siding, or by synthetic materials of any other kind.
2. Sandblasting accelerates the deterioration of brick and should not be used. Sandblasting is an abrasive cleaning process that removes not only dirt and paint but also the exterior glaze of the brick. Because the exterior glaze no longer protects the brick from the weather, the brick erodes. Sandblasting also produces a porous and pitted surface that absorbs water from rain.
3. Brick may be cleaned by applying mild chemical solvents, by scrubbing with nonferrous wire brushes, or by spraying with water under high pressure. Steam cleaning may also be acceptable, although humidity will penetrate the buildings.
4. Brick that has already been sandblasted should be treated with clear silicone every two or four years to repel water. However, treatment with silicone is not the equivalent of retaining the original glaze. If water penetrates the brick through the mortar joints, the waterproof surface may trap salts and moisture between the surface of the brick and the silicone, causing efflorescence and eventual spalling (surface disintegration) of the brick. If the moisture freezes, consequent expansion and contraction may also cause spalling.

district and should be based on historical precedent. Exterior colors should harmonize with other colors on the same building and on the streetscape. Exterior colors should complement the colors of neighboring buildings and should not produce an effect of visual competition or discord. Exterior colors should be selected to be mutually supportive and beneficial to the overall historic character of the streetscape.

2. Where wood or metal surfaces of windows, doors, porches, and details other than cornices are to be painted, a range of color choices is available. During the late nineteenth century, muted colors and earth tones were favored. They included gray, dark brown, dark green, blue gray, beige, brick red, and terra cotta. The lead content of paint at that time precluded the production of pure white paint, but lead white, a slightly grayish white, was frequently used for major surface areas and for details. Lead white is an appropriate choice for window sash and frames and for other details. In some instances, black or dark gray may be appropriate for the fixed window or door frame. If the original color of a cornice cannot be determined, lead white, buff, or "sandstone" color are preferred choices.
3. Where brick has been painted, repainting in a color that approximates that of the natural brick is appropriate; mortar joints might also be suggested in a color approximating the natural color of the mortar (not a pure white). Depending on the paint history of the building, lead white paint may be an acceptable alternative for the facade. Where brick was unpainted and remains unpainted, use of paint on the exterior is discouraged, since unpainted brick is a strong design tradition in the historic district.
4. Paint colors that were not produced or used during the late nineteenth century should be discouraged. Bright, new colors are to be avoided, even when used sparingly. Pastels were not favored in the late nineteenth century other than in tropical climates; their use would be incongruous with the historic setting and should be discouraged. High gloss paints should also be discouraged because they were not available in the late nineteenth century and they tend to highlight the imperfections of the material they cover.
5. One or two colors may be used in addition to white, black, and gray. Minimizing the number of colors will maximize their effect.

G. Signs

1. Sign guidelines are required to encourage graphic design that attracts business and contributes to the quality of the historic commercial environment. Signs have a legitimate function and place: they provide necessary information and directions. Smaller, well-designed signs attract the eye but large, garish, obtrusive signs visually pollute. Well-designed signs complement each other and attract attention to the buildings they advertise; badly designed signs compete with each other and visually confuse. Each

5. When repointing is necessary to replace deteriorated mortar or to stop water damage, loose mortar should be raked out to a depth of approximately one-half inch to one inch in both vertical and horizontal joints and the brick washed to remove small particles that remain. Joints should not be sawed because sawing cuts into the brick and chips edges and corners. Use of a hammer and chisel is the preferred way to remove mortar.
6. The new mortar that is used should be mixed to approximate the proportions of lime and sand other materials used in the old mortar. Approximately the same proportion is necessary not only to match the color and texture of the old mortar, but also to match its chemical composition. If the color of the mortar and the width of the joints are not matched, the new work will obviously differ from the old and the visual unity of the wall will be impaired.
7. When deteriorating brick must be replaced, replacements should match the old brick in color, texture, size, and coursing technique. Mortar should not only be applied to the edges of a replacement brick, but also to the surfaces that make contact with other bricks. A replacement brick should be placed flush with the rest of the facade. Mortar should be pointed to match existing joints. Replacement brick should be laid in the same bond as the original.
8. Repainting is preferred to cleaning brick that has previously been painted. Painting brick that has not previously been painted is an appropriate way to unify a facade for which the original brick color, size, texture, coursing technique, and mortar appearance cannot be matched in repair work and in which this inconsistency is visually disruptive. The color of paint to be applied to brick surfaces should match as closely as possible the natural color of the brick.
9. Many of the buildings have been stuccoed. Stucco is very difficult to remove from brick, especially soft brick, and therefore its removal is not recommended. Although stucco may be removed laboriously by use of a hammer and chisel, the chisel marks often mar the brick. If wire mesh was attached to the brick to hold the stucco, the mesh may be pulled from the surface of the brick to remove the stucco. Excessive scars from attaching the mesh to the brick may or may not necessitate cosmetic work--a thin coat of stucco directly over the brick.

The recommended treatment of stuccoed brick is smoothing the surface with a skim coat of stucco, perhaps scoring it to resemble the original brick texture, and painting it a brick color. Mortar joints may also be suggested by scoring in a color approximating the original color of the mortar. Simply smoothing the surface of the stucco and painting it in an appropriate color is also acceptable.

F. Color

1. Color choice for building exteriors may express individual taste but should always contribute to the historical character of the historic

business should be limited to one primary sign, except those businesses on corners which may have a sign on each street. Each business may also appropriately establish one sign directly lettered on window glass or glass in doors.

2. Signs in the historic district should be pedestrian-oriented in size and shape. Graphics should be simple and bold. Signs should be flush with the wall since these usually complement architectural elements more effectively than projecting signs. Signs that project less than three feet from the building, clear the sidewalk by at least eight feet, and are hung at least six inches from the vertical face of the wall also can be acceptable. Symbolic, three-dimensional signs (such as a barber pole or a pawn shop symbol) are encouraged. Paper signs attached to the interiors or exteriors of store windows should be discouraged except where temporary presentation for public notice requires such treatment.
3. The height of new signs should not extend above the window sills of the second floor. Signs on one-story buildings should not project above the cornice line.
4. Signs that display the symbol, slogan, or trademark of national brands of soft drinks or other products that do not form the bulk of the business transacted on the premises should be prohibited.
5. Graphics may be painted directly on the building surface when the wall surface already has been painted and is presently painted in a uniform manner.
6. Wood is the preferred material for signs, however exposed neon tubing is also an acceptable sign material. On wood signs, lettering may be routed, applied, or painted. Lettering used during the period in which a building was built is appropriate to its signage. Simple, modern lettering is also appropriate. Lettering in black or gold may also be applied to glass.
7. Color choices for lettering should be made with discretion and should reflect the color guidelines. Gold is also an acceptable color for lettering. The number of colors used on a sign should be minimal to maximize its effect.
8. Free standing signs are prohibited.
9. When lighting is necessary, it should be subdued and indirect. Back lighting of signs and moving and flashing signs should be prohibited.

H. Sign Submittal Requirements

1. Elevations of buildings showing major dimensions of exterior walls on which signs are to be placed, placement of each proposed sign on the building face, and proportions of proposed signs with respect to building proportions of the elevation on which the sign is to be placed.

2. Scale drawings of each proposed sign showing sign dimensions, size and type of lettering, proposed means of illumination, samples of materials and colors.
3. A photograph of the existing elevations on which signs are to be placed.



CRITERIA FOR NEW CONSTRUCTION

Basic design criteria should be established for new construction. The criteria proposed here are based on a combination of existing and historical design elements common to the historic district and identify sets of relationships and materials common to commercial buildings. The objective is not to mimic historic structures but to assure that new design, while contemporary, will be compatible with the existing character of Old Town Roseville.

The criteria must have flexibility. In any new construction, the immediate frame of reference will be buildings adjacent to the lot being developed. The new design should relate primarily to the historical design elements found on adjacent buildings and should secondarily consider the effect of the design on the total character of the streetscape.

1. It is the intent of these criteria for new construction to assist construction of contemporary architecture compatible with the traditional building forms. "Wild West" theme construction, typified by false front architecture embellished with gingerbread-style detail, board and-batten siding, and bright colors, is not appropriate for the Old Town Roseville Historic District and should not be considered an acceptable building motif.
2. New construction should maintain the continuity of existing rows of buildings or help to establish such continuity. Facades should be constructed at the property line(s) facing the street(s).
3. The front and side walls of new construction should be parallel to the property lines. Polygonal and circular shaped buildings should be prohibited.
4. New buildings should be constructed to within ten percent of the average height of existing, adjacent buildings. The maximum height of any new building should be 35 feet. The minimum height should be 20 feet. Sidewalk level, commercial spaces should have a minimum ceiling height of ten feet from the floor.
5. Brick is the preferred exterior material for new construction. The color and texture should be similar to that of brick historically used. Stuccoed surfaces may be permitted on a limited basis. The use of wood, synthetic, and metal siding should be prohibited.
6. A new facade should be rectangular in shape and its proportions (width in relation to height) should be consistent or compatible with the proportions of adjacent historic buildings. The principal directional expression of new facades may be horizontal or vertical. Facades of one-story buildings should be organized into three horizontal or vertical bands: storefront; solid wall space above storefront; and cornice with or without parapet. Two-story buildings should be organized into three or four horizontal bands: storefront; horizontal band (optional); second floor; and cornice (with or without parapet). These bands should align with those of adjacent buildings.

7. Facades should be organized into three, four, or five bays. The directional expression of windows and doors should be vertical, though several vertical elements may be combined to form a horizontal opening.
8. New construction details should approximate the character of historic details found in the historic district. Reproduction of historic building details on new buildings is discouraged, except where the reconstruction of historic buildings may be appropriate.
9. New storefronts should approximate the character of those built in the past: the double doors of Gold Rush era buildings; the recessed entry with flanking showcases of the 1880-1940 period; and others that can be photographically documented. Storefronts with recessed entries should be divided into three bands: a transom band; a band of display windows; and a small spandrel or paneled band under display windows. Proportions of storefronts should be consistent with those of historical storefronts. Storefronts should be ten feet high, including the transom band. Metal storefront elements should not leave exposed the natural color of the metal.
10. Awnings or triangular sidewalk roofs attached above street-level storefronts should be encouraged. Mansard, free form, or geometric sidewalk roofs should be prohibited.
11. False fronts or parapet walls should conceal roofs from public view.
12. The scale of new construction should be harmonious with that of adjacent buildings. Materials, signs, and other elements of new construction should be consistent with the scale of similar elements found in adjacent historic buildings.
13. The plans for any new building contemplated to be constructed on a site that is not adjacent to existing major and/or supportive buildings will be reviewed with more flexibility regarding the above new construction criteria.

PERMITTED USES

In Old Town Roseville no building or improvement or portion thereof shall be erected, constructed, converted, established, altered, or enlarged nor shall any premises be used except for one or more of the following purposes:

- I. Retailing of consumer convenience goods and dispensing of consumer services from the following establishments:
 - a. Antique shops
 - b. Art galleries
 - c. Bakeries
 - d. Barber shops
 - e. Beauty shops
 - f. Bicycle shops
 - g. Book stores
 - h. Boutiques
 - i. Camera shops
 - j. Clothing stores
 - k. Confectionaries (candy stores)
 - l. Decorator and home accessory shops
 - m. Delicatessens
 - n. Drug stores
 - o. Financial institutions
 - p. Florists
 - q. Food stores not exceeding 5,000 square feet
 - r. Gift and novelty shops
 - s. Hardware stores
 - t. Hobby shops
 - u. Ice cream parlors
 - v. Import and art objects stores
 - w. Jewelry stores
 - x. Locksmith shops
 - y. Leather goods stores
 - z. Luggage shops
 - aa. Music stores
 - bb. Pet shops
 - cc. Photographic studios
 - dd. Post offices
 - ee. Retail sale produce markets for the sale of fresh fruit, produce, flowers, plants, meat, poultry, and groceries
 - ff. Saloons
 - gg. Restaurants, excluding drive-in and drive-through but including outside service on private property
 - hh. Shoe stores
 - ii. Shoe repair shops
 - jj. Sporting goods stores
 - kk. Stationers and card shops
 - ll. Studios for art, dance, music

- mm. Tobacco shops
- nn. Travel bureaus
- oo. Variety shops
- pp. Wedding shops.

II. The following uses shall be permitted only upon issuance of a special use permit:

- a. Business machines sales display and service
- b. Drafting and blueprint services
- c. Newspaper plants
- d. Lithography shops
- e. Radio and TV shops
- f. Hotels and motels
- g. Business and professional office uses. Such uses may include accountants, advertising agencies, architects, attorneys, contractors, doctors, engineers, financial institutions, insurance brokers, securities brokers, surveyors, and graphic artists.
- h. Addressing, secretarial, and telephone answering services
- i. Electronic data processing, tabulating, and record keeping
- j. Labor unions and trade associations
- k. Medical, dental, biological, and x-ray laboratories
- l. Private clubs, fraternal organizations, and lodges
- m. Dwelling units.
- n. Theaters (playhouses, dinner theaters, etc.)
- o. Craft-type uses consisting primarily of retail businesses in the front and wholesale uses in the back

III. Any other use which the Planning Commission may find to be similar in character to the uses, including accessory uses enumerated here and consistent with the purpose and intent of this district.

IV. Any existing manufacturing/industrial use will be considered by the City to be in conformance with the plan until such time as the terms of the existing temporary permits have expired. It is the intention of the City not to renew permits for manufacturing/industrial uses.

V. Non-Conforming Uses -- Any use existing at the time of the adoption of these guidelines (other than those operating under temporary special permits) although such use does not conform to the provisions hereof, may be continued indefinitely. However, if any non-conforming use is abandoned, or is discontinued for a period of six (6) months or more, subsequent use of said land shall be in conformity with the provisions of these guidelines.

PUBLIC IMPROVEMENTSA. Surface Materials

The texture of the ground is an essential visual element of the historic district streetscape, its importance increasing with the current trend toward more plazas and malls and wider sidewalks in downtown areas.

Traditionally, as part of an urban revitalization program, the attempt is to get away from using only endless yards of concrete and asphalt and to introduce a variety of textures, materials, and colors in an attempt to provide variety and an element of the C.B.D. that is functional, interesting, and pleasing to the eye.

The challenge in historical district revitalization is to provide a floor that is functional and pleasing to the eye, but one that does not clutter the visual appeal and compete with the buildings for attention.

With a theme centered around the turn of the century, concrete sidewalks and asphalt streets would be appropriate. The sidewalks are extremely narrow and could be expanded to include the use of planter strips. The details for a sidewalk widening program would require further study.

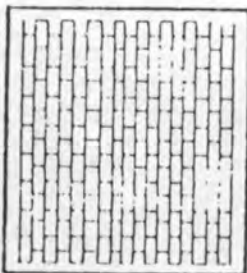
When it is desirable to restore a building to a particular moment in time and when that building has adjacent to it unique public improvements such as boardwalks, consideration should be given to their replacement.

Surface materials should be integrated into the overall design concept for the area. The details of the surface materials should be coordinated with the choice of lighting equipment, street furniture, and public signs as well as the buildings themselves.

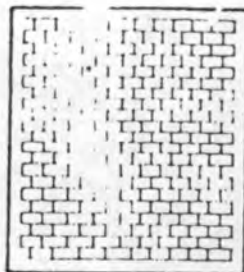
- B. The City has an unusual opportunity to enhance the street lighting. The present street lights are of a standardized modern design and detract from the historical character of the street. Eventually they should be replaced, but not by the standardized gaslight design promoted by the gas companies and now found in historic areas from coast to coast. The standardized design has become a cliché. Historic research utilizing the old photographs of early day Roseville and the type of fixtures used in other historic districts could provide information as to the type of lighting equipment utilized around the turn of the century, and reproducing any to replace the existing devices would enhance the visual character of the area. Of paramount importance, however, is the level of lighting. An unsafe level of lighting should not be permitted because of the desire to maintain historic ambience.
- C. Street furniture and other accessories are needed in the historic district to humanize the area by providing basic pedestrian amenities. Street furniture and other accessories also may be used to establish a tone or atmosphere for a neighborhood or district; the lack of them discourages pedestrian traffic. Wood benches with backrests are needed on the sidewalks, but not too close to

traffic. Wood benches and other amenities should be integrated with the district by complementary design. Benches and good landscaping may be particularly attractive and functional components of redesigning the rear of buildings for pedestrian access and use.

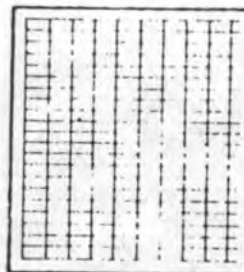
- D. Trash receptacles should be designed to relate in general style to other street accessories and should be placed at staged intervals near other elements of street furniture. Medium-sized wood barrels or replicas of old shipping crates could be used as trash receptacles. They should not be decorated except for the addition of a small sign.
- E. Parking lots and exterior waste receptacles in public view (other than pedestrian-oriented trash receptacles) should be screened by a continuous board fence (not picket).
- F. Signs and graphics for which the City is responsible (such as parking signs and graphics on trash receptacles) should have a single lettering style traditional to the historic district and a limited and consistent number of colors.
- G. Overhead wiring is part of tradition as well as necessity. Since the late nineteenth century, overhead wiring has been very much a part of the atmosphere in the historic district. Underground wiring is not essential for historical authenticity, although it may be desirable for more general urban design reasons.
- H. Attractively lettered street signs attached directly to the corners of buildings is one method of street identification. If street signs must be mounted on standards, plain, traditional lettering in black on a white background is preferred to any more elaborate design not traditional to the area that might be used in other parts of the nation. Wrought-iron designs are inappropriate and should be avoided.
- I. Although not based on precedent, sidewalk ramps at the corners and drinking fountains would be functional additions. Ramps would facilitate access to the shops and would be an aid to the handicapped. Fountains could be reproduced from suitable drinking fountain designs of the late nineteenth century or could be of sensitive contemporary design.



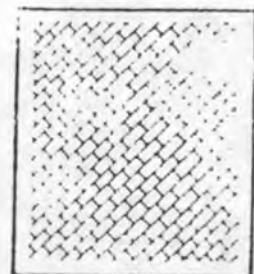
STRETCHER BOND
ALONG PATH



STRETCHER BOND
ACROSS PATH



STACK BOND



DIAGONAL (FLAT)

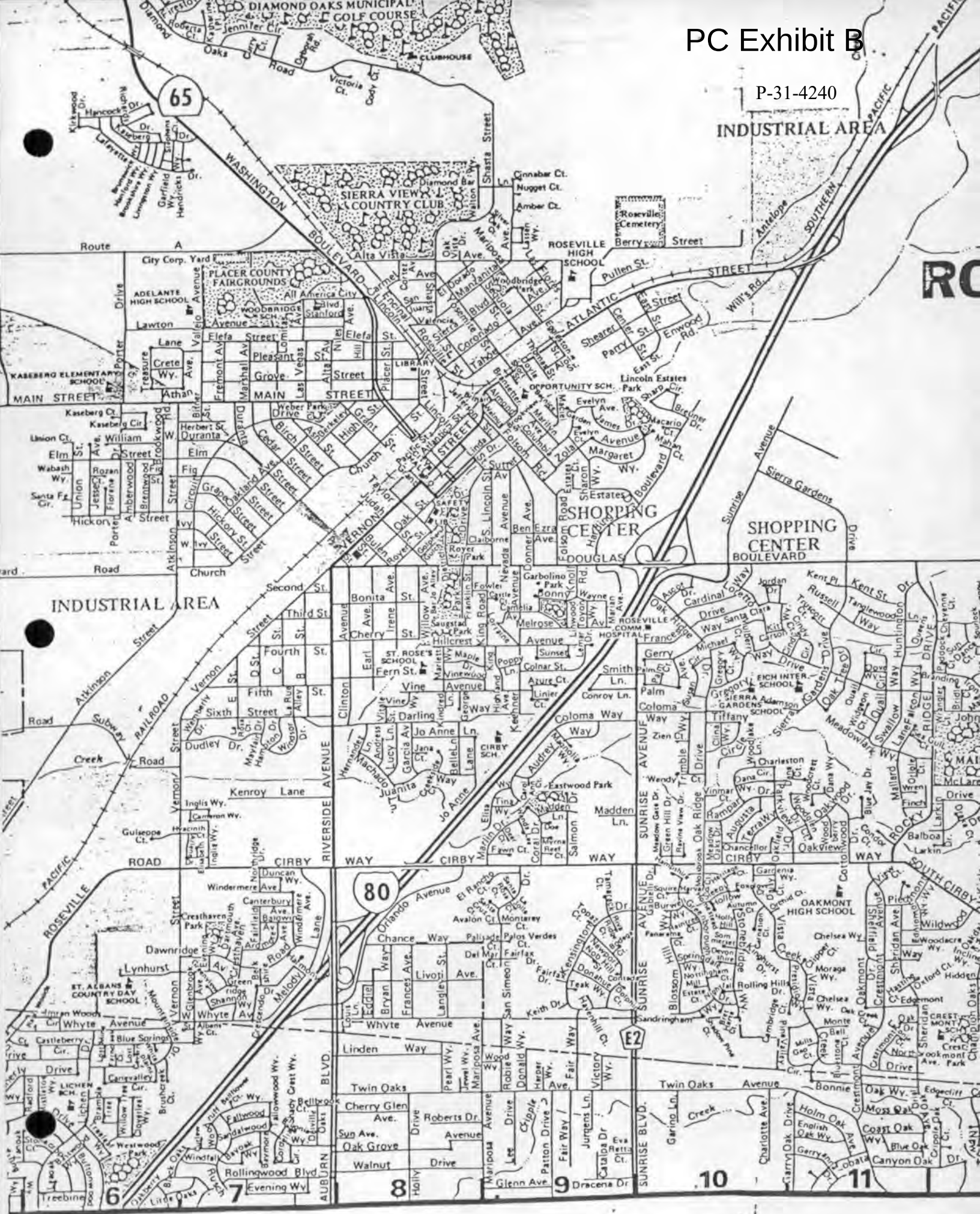
RECOMMENDED PLAN APPROVAL PROCESS

All plans for changes to private property and the renovation, rehabilitation, and/or restoration of any existing building in the historic district shall be presented to and considered by the Project Review Commission. This review and consideration shall include written comments from the Old Town Roseville Redevelopment Association acting in an advisory capacity to the Project Review Commission and the City Planning Commission. All decisions of the Project Review Commission will be final with the exception of any existing or future appeal procedures pertaining to matters that come before the P.R.C.

All plans for public improvement by the City, utility companies, or any other entity involved in improvements to the publicly owned property and public rights of way will be brought before the P.R.C. for comment as the plans are compatible with the theme of the historic district development.

The Old town Merchants Association shall designate a representative of their association to co-ordinate these efforts between the property owners and the merchants.





ATTACHMENT E

Department of Parks and Recreation (DPR) 523 Forms

PC Exhibit B

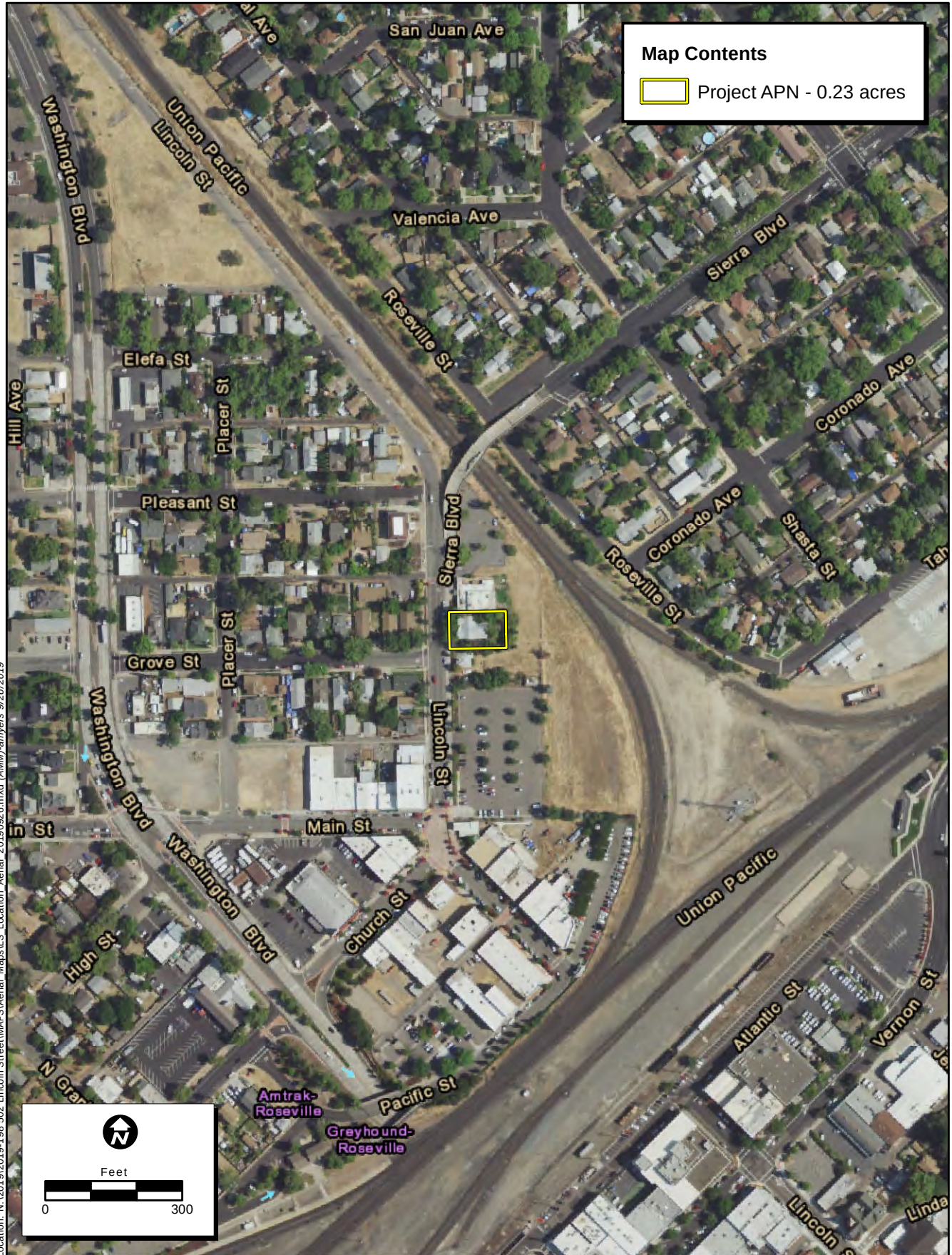


Figure 2. Project Location

2019-198 502 Lincoln Street

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial #
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 18

*Resource Name or #: The Belvedere Hotel

P1. Other Identifier: 502 Lincoln Street

*P2. Location: ☒ Not for Publication ☐ Unrestricted

*a. County: Placer

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Roseville, CA Date: 1992 T 11 North; R 6 East; SW ¼ of SW ¼ of Section 34; M.D.B.M.

c. Address: 502 Lincoln Street

City: Roseville

Zip:

d. UTM: Zone: 10: mE/ mN

e. Other Locational Data: The residence is located on the eastern side of Lincoln Street near the Sierra Vista Bridge within the City of Roseville. APN 011-147-003-000 Elevation: 175 feet

*P3a. Description: The residence is a large two-story hotel residence constructed in 1914 according to County Assessor property data. The building has historically been known as the Belvedere Hotel and was owned and operated as rooms for rent. The residence is located on the eastern side of Lincoln Street within the City of Roseville on a 0.23-acre parcel. The residence has a wood frame on a raised concrete foundation. Although the front entry has only one step, the first floor at the rear of the building is accessed using a short stairway due to the slight drop in elevation on the parcel and the raised foundation. The stairway was partially collapsed during the property visit. The residence has horizontal drop false bevel wood siding on all elevations. The building is located within the Old Town Roseville Historic District (See Continuation Sheet).

*P3b. Resource Attributes: HP3. Multiple Family Property, HP5. Hotel

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a.



P5b. Description of Photo:

Overview of the historic-age Belvedere Hotel, View southeast, 9/26/2019.

*P6. Date Constructed/Age and

Sources: ☒ Historic 1914

☐ Prehistoric ☐ Both

*P7. Owner and Address:

*P8. Recorded by:

Megan Webb
ECORP Consulting, Inc.
2525 Warren Drive
Rocklin, California 95677

*P9. Date Recorded: 10/7/2019

*P10. Survey Type: Property Visit

*P11. Report Citation: ECORP 2019 *Architectural History Evaluation for the Belvedere Hotel, Building at 502 Lincoln Street, Roseville, Placer County, California*. Report on File at ECORP Consulting, Inc., Rocklin, California.

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 10

*NRHP Status Code

*Resource Name or # The Belvedere Hotel

- B1. Historic Name: Belvedere Hotel or Belvidere Apartments
B2. Common Name: 502 Lincoln Street
B3. Original Use: Apartment style hotel rooms for lodgers B4. Present Use: Vacant

***B5. Architectural Style:**

***B6. Construction History:** The residence is a small single-story house constructed in 1914 according to County Assessor property data (See Continuation Sheet).

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:**

Original Location: N/A

***B8. Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

***B10. Significance: Theme:** Residential, Lodging

Area: Roseville, Placer County

Period of Significance: 1914-1990s

Property Type: Apartment/Hotel

Applicable Criteria: N/A

Following is an evaluation of residence located at 502 Lincoln Street using CRHR and NRHP eligibility criteria. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) None.

***B12. References:** (See Continuation Sheet)

B13. Remarks: None.

***B14. Evaluator:**

Jeremy Adams and Megan Webb
ECORP Consulting, Inc.
2525 Warren Drive
Rocklin, California 95677

***Date of Evaluation:** 10/7/2019

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

Page 3 of 10

*Resource Name or # The Belvedere Hotel, 502 Lincoln Street

*Recorded by: Megan Webb

*Date: 10/7/2019

☒ Continuation

☐ Update

***P3a. Continued.**

The building is a two-story residential structure constructed in 1914, according to the APN data. The residence is located on the eastern side of Lincoln Street within the City of Roseville on a 0.23-acre parcel. The residence has a wood frame on a raised concrete foundation (Figure 9). Although the front entry has only one step, the first floor at the rear of the building is accessed using a short stairway due to the slight drop in elevation on the parcel and the raised foundation. The stairway was partially collapsed during the property visit. The residence has horizontal drop false bevel wood siding on all elevations.

The residence is a hotel/apartment-styled building that represents a commercial Craftsman style in vernacular form with approximately 12 rooms and 52 windows. The fenestration consists of original windows that are all single-pane, wood-framed casement windows on all elevations. Most of the windows are single-hung while a few windows are fixed. All the windows have screens or plastic covers installed on the exterior of the building and a few windows have been boarded up. One of the original windows is missing on the second floor on the western façade. The residence has a cross-gabled roof line with parallel gables on the western façade creating a symmetrical front entry. The eaves are medium length with exposed rafters and triangle knee braces throughout. The residence has a full-width front porch on the first floor on the western façade. The front porch rests on a concrete floor. The front porch is incorporated into the building and is situated directly below the second-story floor. The front porch contains six porch support beams (unelaborated square columns) that extended up to the top of the second-story windows. The columns are covered in the same horizontal wood siding as the rest of the house. The porch has low solid railings and no piers. The western façade faces Lincoln Street and contains one entry and four windows on the first floor. The second floor contains nine windows (one has been removed) and once had a front balcony that has since collapsed or was removed. A review of 1940s or 1950s photographs of the building confirms the front balcony was in place.

There is a side yard with a paved walkway along the southern façade. The southern façade contains 19 windows, 11 at the second story and eight on the first floor, and no door entry ways. There is one boxed oriel window that protrudes from the side wall of the building (Figure 11). The boxed oriel window contains three original windows and a shed roof. There is one small shed attached to the southern façade that likely housed a hot-water heater. Posed Manring family photographs taken in front of the boxed oriel window confirms that the side of the building has not been altered.

The property appears to gradually slope to the east as the amount of raised foundation exposed on the southern façade increases to the rear of the house. The rear of the house, the eastern elevation, has three door entry ways and four windows. There is an exterior raised porch and stairway at the rear of the building that is dilapidated (Figure 14). Two of the entries are located on the first floor and one is at the second floor. The roof line at the eastern façade has a simple hipped roof.

The residence has a compound floorplan and the northeastern façade is recessed (Figure 15). The northern façade has no entry way and a total of 16 windows. An air conditioning unit is attached to the exterior of the northern façade.

Property-Specific History

The building at 502 Lincoln Street was constructed in 1914 by an unknown architect. According to the historic archival record, the building has been owned by at least four people or families since its construction. From 1914 to 1920, Alexander L. Bell (no relation to Alexander Graham Bell) and his wife Minnie owned and operated the hotel building. Robert and Celinda Watson, brother and sister from Pennsylvania, owned and operated the hotel building from 1920 to 1943. Mrs. Myrtle Sprague owned the building from 1943 to 1946. After Sprague, the Manring family, Washington natives and married couple Clyde and Pearl Manring, owned the building from 1946 to 2019. Clyde and Pearl's only daughter Dolores owned the building after her parents passed in 1976 and 1989 according to census records.

The building is commonly known as the Belvedere Hotel and rooms have been rented since it was first built. The first owner of the Belvedere is believed to be Alexander L. Bell, who was born in New York in 1858 and came to California with his wife Minnie sometime between 1910 and 1914. United States Census Records from 1920 reveal that the Roseville household consisted of Alexander Bell, his wife Minnie, and six lodgers at 502 Lincoln Street (U.S. Census 1920). Alexander Bell is listed as a keeper of a lodging house and working on his own account. The occupations of the lodgers are various positions with the railroad, and one worked at a packing shop. Earlier U.S. Census records from 1900 to 1910 and New York City Directories from 1910 and 1911 places Alexander Bell and his wife Minnie living on Bellevue Avenue in New York with their son Lester. In the New York city directories, Alexander Bell is listed as a carpenter. A 1977 snippet called Looking Back in the Press-Tribune, Roseville states that

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60 years ago, "the Belvedere, a 20-room house on Lincoln Street, has been opened to the public and is now accepting roomers. A Mr. Bell is the proprietor. The rooms are described as being neatly arranged and well appointed, well lighted and airy" (Press-Tribune, Roseville 1977).

In 1920, Alexander Bell sold the Belvedere to Robert Franklin Watson and his sister Celinda Eve Watson (Press-Tribune, Roseville 1920). An article in the Press-Tribune, Roseville from December 24, 1920 states that Robert and his sister purchased the "Belvidere Apartment house on Lincoln street." The article goes on to say that Robert will continue his position with the PFE company, and his sister will look after the comforts of the roomers. Census records from 1930 list Alexander Bell as divorced and living in Los Angeles, which could explain why he sold the hotel property to the Watsons in late 1920. Archival research revealed that the name Belvedere first appears on newspaper clippings in 1923. In searching for the hotel in newspapers, the spelling and the title have appeared in a variety of ways over the years: Belvidere, Belvidere Apartments, Bellvedere, Bellvedere Rooms, and Belvedere Rooming House.

A 1923 newspaper advertisement states "For Rent – Rooms, at 502 Lincoln St., The Belvedere. Hot and cold water in every room. Regular and transient accommodated" (Press-Tribune, Roseville 1923). A search of the City directory for Roseville for 1925-1926 reveal an advertisement for the Belvidere Rooming House at 502 Lincoln Street, which was owned by Robert and Celinda Watson. An advertisement in 1925 states that the rooms are furnished, hot and cold running water, and steam heat in every room. The 1925 Sanborn Fire Insurance Map for Roseville is on file at the PCARC and the Roseville Historical Society and shows the residence at 502 Lincoln Street. The residence is labeled as "RMS" which likely means "Rooms." According to Sanborn Fire Insurance Maps, the building is a two-story with a shingle roof and is outlined in yellow, which denotes that it is wood framed versus constructed of brick, stone, or iron. The 1925 Sanborn Map reveals that the footprint of the Belvedere Hotel has not been altered. The Sanborn Map also has an index that is organized by street names and also has a section called Specials. The Specials section calls out buildings such as schools, halls, laundry, clubhouses, fire departments, chapels, and hotels. The Belvedere is not one of the hotels called out on the 1925 Sanborn Map. The Belvedere may not have been identified because it was advertised and used as longer-term apartment-style house versus short-term hotel services for Roseville.

U.S. Census Records from 1930 places Robert Watson and his sister Celinda as residing on Lincoln Street. Robert was head of the household and owned the house that was valued at \$12,000. Robert and Celinda's listed occupation in 1930 were part owner of a rooming house (U.S. Census 1930). Robert Watson and his sister were born in Pennsylvania. Robert began residing in the Roseville area beginning around 1900. Celinda was born in 1863 and passed away at the hotel in 1939 (Press-Tribune, Roseville 1939). After Celinda passed away, Robert was deeded the property. Celinda lived in Roseville for 18 years before she died. Robert Watson passed away in 1952 in Citrus Heights. Funeral records for Robert Watson list him as a retired hotel owner who lived in the area for 52 years at the time of his death. Mrs. Alice Mae Pearson is listed as Robert's informant. Robert and his sister are both buried in Pennsylvania with their family.

In the 1940s, Robert Watson is listed a janitor at the local Masonic temple according to census records. The 1940 census record lists Alice Mae Pearson as the rooming house manager living with five lodgers at 502 Lincoln Street. Robert Watson is included as one of the lodgers. Robert is listed as owning the house with a \$7,000 value (U.S. Census 1940b). After Celinda passed away, it appears that Robert hired someone to look after the hotel and its lodgers while he worked for PFE and later as a janitor in town.

About 10 years before his death, Robert Watson sold the property to Mrs. Myrtle Sprague in 1943. Mrs. Myrtle Sprague's husband Herbert was a machinist for PFE and he passed away in 1943. Watson also worked for the PFE Company and may have known the Sprague family personally. Mrs. Myrtle Sprague later sold the property to the Manring Family in May 1946 (Press-Tribune, Roseville 1946). Mrs. Myrtle Sprague only owned the property for three years. Local City directories places Mrs. Myrtle Sprague as widowed and living in Woodland in 1948.

Beginning in the late 1940s, the Manring family owned and operated the Belvedere Hotel. Clyde and his wife Pearl purchased the "Bellvedere Rooms at 502 Lincoln Street" in 1946 from Mrs. Myrtle Sprague. Clyde and Pearl came to the Sacramento area in 1946 and first resided in Carmichael. Clyde Vernon Manring married Miss Pearl Gladys Moore in 1934 in Washington. Clyde was born in 1908 and Pearl was born in 1911, both in Washington. U.S. Census records from 1940, list Clyde and Pearl as living in Washington with their daughter Dolores, who was born in 1934 (U.S. Census 1940a). Pearl is listed as a night club waitress and Clyde is listed as a heater repairman for the railway company in Washington.

A search of the City directories for Roseville revealed that during 1960 and 1973, Clyde and Pearl Manring are listed at the Belvedere Hotel at 502 Lincoln Street (R. L. Polk & CO 1969). In 1969, the Belvedere Hotel is listed among eight other hotels in the directory for Roseville and Citrus Heights (R. L. Polk & CO 1969). The 1970s City directories list Dolores Manring as also residing

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at 502 Lincoln Street, but she is listed as a teacher. Property tax records and deed records also confirm that Clyde and Pearl owned the Belvedere Hotel beginning in 1946. Clyde was also employed for 10 years with the Civil Engineers at McClellan Air Force Base (Press-Tribune, Roseville 1976). Clyde passed away in 1976 and Pearl passed away in 1989. The couple is buried at the Roseville Public Cemetery. Pearl and Clyde owned and managed the hotel for 35 years together. Their daughter Dolores became the sole owner of the property when her parents passed. Dolores was a graduate from Roseville High School, class of 1952, and University of California, Berkeley. After her schooling in the San Francisco Bay Area, Dolores moved back to Roseville and began teaching at Kaseberg Elementary School. Dolores was also a pageant queen.

A review of aerial photographs from 1938, the earliest available aerial image, reveals the building located at 502 Lincoln Street. The roofline of the building in 1938 aerial confirms that the roofline is the same today. There is a large linear structure, an automobile garage, on a parcel to the south of the residence in 1938. The railroad tracks are located just east of the building. The concrete Sierra Vista Bridge that travels over the railroad is located north of the property. The concrete bridge was constructed in 1929 and replaced the 1907 wooden bridge over the tracks. In 1938 the northern extent of the development of the City of Roseville is the Roseville High School property. The 1938 aerial shows that land to the north of the high school is undeveloped. The precursor road to Highway 65 once travelled along today's Lincoln Street and later Washington Boulevard. The development of Roseville in 1938 is confined to land located along the railroad. By 1952, the route of the older highway through Roseville was constructed at today's Washington Boulevard, thus creating the Seawell Underpass. The construction of Washington Boulevard bypassed the Old Town Roseville Historic District and travel along Lincoln Street diminished. The Seawell Underpass created a safe undercrossing at the railroad tracks, thus closing the route from Old Town to Downtown (the Vernon Street corridor) over the tracks along Lincoln Street. Closing the Lincoln Street crossing at the railroad tracks led to a decline of Roseville's business district located on the northern side of the tracks.

By 1957, Interstate 80 had been constructed to the east of downtown Roseville and the city's development began extending to the east. By 1964, the Moose Lodge had been constructed on the parcel to the north.

Evaluation

Historical and archival research for the building located at 502 Lincoln Street has provided sufficient construction and use history for the building. Following is an evaluation of the building using CRHR and NRHP eligibility criteria. The building is first evaluated as an individual resource, and then separately as a contributing element to the Old Town Roseville Historic District.

CRHR Criterion 1 / NRHP Criterion A: The Belvedere was constructed in 1914 and was operated as a commercial enterprise within Old Town Roseville. The Hotel is associated with a significant event to the history of Roseville and is associated with the early development years of the Old Town Roseville Historic District through its physical appearance and documented historical associations. The building was constructed as an apartment-style house to serve the community for long-term or short-term residential needs, and it played a contributing role in the development and growth of commercial and residential development in Roseville, given its location along Lincoln Street. In addition, the residence is associated with an existing historic district, known as Old Town Roseville. Therefore, The Belvedere Hotel is associated with a significant event (early commercial development of the Old Town Roseville area); however, despite having historical association to meet the eligibility requirement, the building has lost sufficient integrity, as described in more detail below. It does not evoke a sense of place and time and ultimately has lost historic fabric as an individual resource. Therefore, the Belvedere Hotel is not individually eligible for listing on the CRHR under Criterion 1 or NRHP Criterion A.

CRHR Criterion 2 / NRHP Criterion B: The archival research for the residential building revealed that the residence is not significantly associated with any important person who contributed to local, state, or national history. The Bell family was the first family to own the property when the residence was constructed, yet the archival record does not show any names or individual owners involved in its construction. Also, the owner of the Belvedere Hotel has changed hands since its existence and is not strongly associated with the Bell family who owned the property from 1914 to 1920. From 1920 to 1943, Robert Watson and his sister Celinda owned the hotel property. From 1943 to 1946, Mrs. Myrtle Sprague owned the property. The Manning family owned the hotel for the longest amount of time, from 1946 to 2019. The married couple who owned the hotel, Clyde and Pearl Manning, passed away in 1976 and 1989, respectively. The hotel was later owned and occupied by their daughter Dolores. The hotel itself has been dormant since at least the 1990s and has not operated as a hotel for many years, likely since Pearl Manning was alive. Ultimately, the archival record failed to identify any significant individual or important person associated with the property. Therefore, the Belvedere Hotel is not associated with the lives of persons significant in the past and is not individually eligible under CRHR Criterion 2 or NRHP Criterion B.

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CRHR Criterion 3 / NRHP Criterion C: The building was constructed as an apartment-style house to serve the community for long-term or short-term residential needs. The building has some architectural influence from the Craftsman style in the vernacular form. The Craftsman style is evidenced in this building by triangular knee braces and exposed rafters under the deep eave and gable roof, full-length front porch, extended columns from the ground level, and the wood-framed single-hung original windows that remain on the building. The building does not contain any of the favored design features that are distinctive of the commercial representations of the Craftsman style, such as a porte cochere entryway, exterior chimney, or dormers, decorated braces. The building, overall, is not a good representation of the Craftsman style of architecture as compared to other local examples throughout downtown areas as those examples have appealing favored features. The architect of this residential building is unknown, but based on the simplistic design of the building, the craftsmanship is clearly not consistent with a master in any Craftsman-style architecture or building practice. Its architectural style is a product of the period of popularity of that style during the 1900s to 1920s but does not embody distinction among other buildings built during that period.

The techniques employed for construction and maintenance of the residential building were not unique and were in existence prior to construction of the building, and therefore are not historically significant. The residence does not embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or possess any significant distinguishable components. Therefore, the residence is not individually eligible under CRHR Criterion 3 or NRHP Criterion C.

CRHR Criterion 4 / NRHP Criterion D: The residential building does not have the potential to yield information important in prehistory or history. Archival research potential for the building has been exhausted, and the building's history is moderately documented in the archival record. The residence cannot provide additional historically important information, and there is no potential for the building to provide additional information that is not already represented in the archival record. In addition, buildings from the 1910s built within the city limits are not likely to have associated archaeological deposits, such as privies or refuse deposits, because by the turn of the century, utilities, services, and plumbing had reduced the need for facilities outside of the home. As a result, the residence is not individually eligible under CRHR Criterion 4 or NRHP Criterion D.

Integrity: Historic photographs of the Belvedere Hotel building were found during archival research at Roseville Historical Society. Therefore, the assessment of integrity is based on the information presented in the historic photographs and Sanborn Fire Insurance Maps for the property, and the updated field documentation.

The field documentation and review of historical aerials and Sanborn Fire Insurance Maps indicate that the footprint and construction of the building remains the same as when it was built. The building retains integrity of location. The building remains within the commercial and residential corridor of Lincoln Street on the northern edge of Old Town Roseville, expressing the setting and association of the early commercial businesses of the area. The location and setting have not changed since it was originally constructed. As a result of infill development over the years, the building no longer portrays a strong sense of time and place evoking the feeling of Old Roseville as an individual building. It no longer is used as a hotel or apartment and, coupled with the loss of the front balcony which served as a centerpiece to the decoration and ornamentation of the building, it no longer retains integrity of design or workmanship. The essential physical components of the building are still in good condition and the original wood-framed, single-hung windows on all elevations remain intact showing retention of original materials. Screens have been added to the exterior of the windows, but do not diminish the use of materials.

Historic photographs of the Belvedere Hotel taken by the Manning family during their ownership reveal that the building has virtually remained the same with the exception of the removal of the front balcony, front awnings, and one second-story window. The horizontal siding present on the building today is the same as when the Mannings purchased the property. Historically the property had a hedge in the front yard, however the plant no longer remains. Additional trees planted in the front yard have diminished the visibility of the building from the street which also detracts from its sense of time and place, related to feeling and association. The construction of the Moose Lodge to the north has also impaired the visibility of the building. Also, the Belvedere Hotel signage, which used to be present on the building as seen from several historical photographs, have been removed.

Overall, the building retains integrity of location, materials, and setting; but has significantly lost integrity of feeling, design, association, and workmanship. In particular, the loss of integrity of feeling, design, and association are critical to the significance of this building as a representation of commercial Old Town Roseville, and as such would render the building ineligible, even if it met one or more of the eligibility criteria.

Historic District Considerations: The Belvedere Hotel has been listed as a Major Contributor to the Old Town Roseville Historic District since 1981. A Major Contributor classification for the district refers to "a building that either by its existing appearance

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and/or its being the location of an historical commercial enterprise, ownership, etc., related significantly to the Old Town Roseville historic era, 1900-1925." The Old Town Roseville Historic District area was designated as a historic district at the local level by the City of Roseville, as stated in the Downtown Roseville Specific Plan. Though a statement of significance (i.e. CRHR/NRHP eligibility evaluation or similar) is not included in the Specific Plan, the Plan does state that the Old Town Roseville Historic District "consists of commercial buildings displaying a variety of architectural styles ranging from late nineteenth century Victorian styles to the Deco-Moderne style of the 1930s and 1940s."

Further, the District Record explains that the District is a concentration of buildings that are united through their historical association and/or architectural or aesthetic plan or physical development, specifically as they relate to commercial growth and economic and social contribution to this area in Roseville. The District record identifies three levels of contributors. A Major Contributor is a building that either by its existing appearance and/or its being the location of an historical commercial enterprise or ownership relates significantly to the Old Town Roseville historic era between 1900 and 1925. A Supportive Contributor is a building that by its appearance and/or its history cannot be classified as a "Major" building, but the buildings do present a good framework for the "Major" buildings, helps to support the time, place, and scale of the "Major" building. A Non-Contributor is a building that is unrelated in appearance, condition, or scale to the time period of the early heritage of the commercial area of Old Town Roseville. The area, defined in the Specific Plan, is bordered by Main Street on the north, Pacific Street on the south, Washington Boulevard on the west, and Lincoln Street on the east.

The Belvedere Hotel, though lacking sufficient integrity to be considered historically significant as an individual resource, still retains the essential qualities to remain a contributor to the Old Town Roseville Historic District. The Belvedere Hotel, constructed within the Period of Significance for the District that ranges from 1900 to 1925, continues to be recognized through its physical appearance and location among similarly purposed buildings as a historical commercial enterprise. Despite the loss of integrity of association, feeling, and workmanship as an individual resource; the Belvedere Hotel retains the essential aspects of integrity that were established for the Old Town Roseville Historic District, which are the contributing buildings' location, physical recognizability as a historical commercial enterprise, and association to the commercial development of Old Roseville. As such, the Belvedere Hotel retains sufficient integrity to remain a contributor to the District. That said, ECORP believes the classification of the hotel in the District Record as a "Major Contributor" should be adjusted to be considered a "Supporting Contributor" based on the definitions provided in the record. The Belvedere Hotel building is not a primary focal point within the District and does not represent the architectural value for which the District is aesthetically formulated; rather, it contributes to the overall framework of the District and its presence and historical association supports the other major contributors to the District.

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Resource Name or #** The Belvedere Hotel, 502 Lincoln StreetRecorded by:** Megan Webb***Date:** 10/7/2019☒ Continuation☐ Update

Front of building overview, eastern elevation (view toward south).



Entry of building, western elevation (view toward southeast).

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Front porch at building, western elevation (view toward northeast).



Front porch at building, western elevation (view toward south).

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*Resource Name or # The Belvedere Hotel, 502 Lincoln Street

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Second story windows, western elevation (view toward east).



Second story, western elevation, balcony removed (view toward southeast).

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*Resource Name or # The Belvedere Hotel, 502 Lincoln Street

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View of porch from the south, southern elevation (view toward north).



Raised concrete foundation, southern elevation (view toward west).

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Boxed oriel windows with shed roof building, southern elevation (view toward north).



Wood framed, fixed and single hung windows, southern elevation (view toward north).

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Resource Name or #** The Belvedere Hotel, 502 Lincoln StreetRecorded by:** Megan Webb***Date:** 10/7/2019☒ Continuation☐ Update

Wood framed, single hung windows, southern elevation (view toward north).



Rear entry to building, partially collapsed, eastern elevation (view toward southwest).

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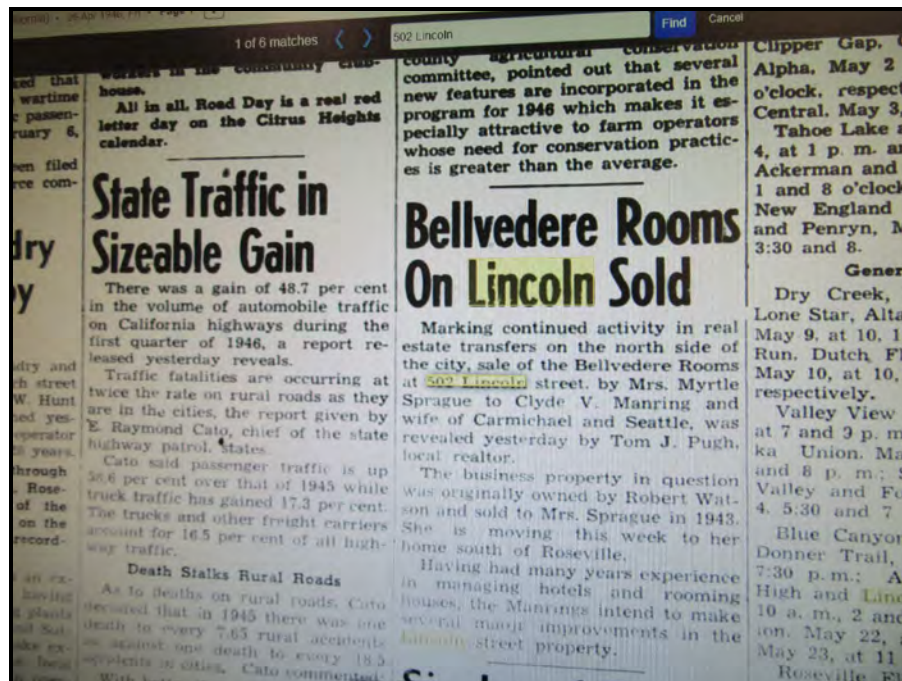
*Resource Name or # The Belvedere Hotel, 502 Lincoln Street

*Recorded by: Megan Webb

*Date: 10/7/2019

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Single hung windows and horizontal siding, northern elevation (view toward southwest).



1946. *Bellvedere Rooms on Lincoln Street Sold*. April 26, 1946. Published in the Press-Tribune, Roseville. Accessed at the Placer County Archives and Research Center.

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*Resource Name or # The Belvedere Hotel, 502 Lincoln Street

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☒ Continuation☐ Update**Historical Photographs of the Building**

The Roseville Historical Society obtained family scrapbooks and photographs from the Manring family. A review of the items revealed a number of photographs of the Belvedere Hotel or the building in the background, provided in Figures 16 through 20. The Manring family photographs of the Belvedere Hotel were taken in the 1940s through 1970s. The photographs reveal that the Belvedere Hotel has remained relatively unaltered over the years.

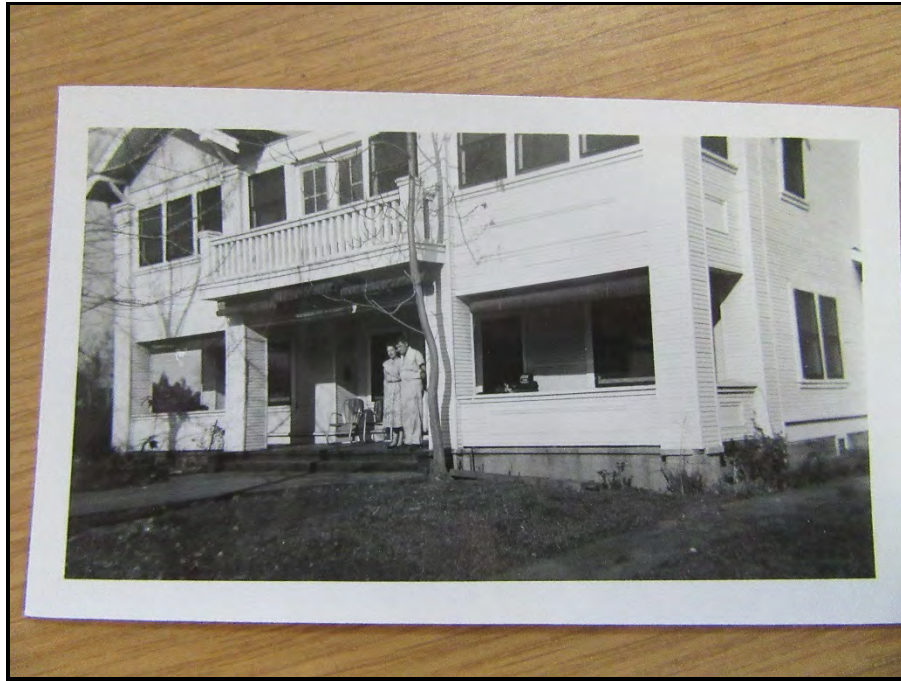


1940s photograph of the Belvedere Hotel. From the Manring collection at the Roseville Historical Society.

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Resource Name or #** The Belvedere Hotel, 502 Lincoln StreetRecorded by:** Megan Webb***Date:** 10/7/2019☒ Continuation☐ Update

Photograph of the Clyde and Pearl Manning on porch of Belvedere Hotel. Photograph not dated. From the Manning collection at the Roseville Historical Society.



Photograph of the Clyde Manning at side yard of Belvedere Hotel. Photograph not dated. From the Manning collection at the Roseville Historical Society.

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*Resource Name or # The Belvedere Hotel, 502 Lincoln Street

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Photograph of the Belvedere Hotel when the Moose Lodge was being constructed. Photograph not dated. From the Manring collection at the Roseville Historical Society.



Photograph of Belvedere Hotel. Photograph not dated. From the Manring collection at the Roseville Historical Society.

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LOCATION MAP

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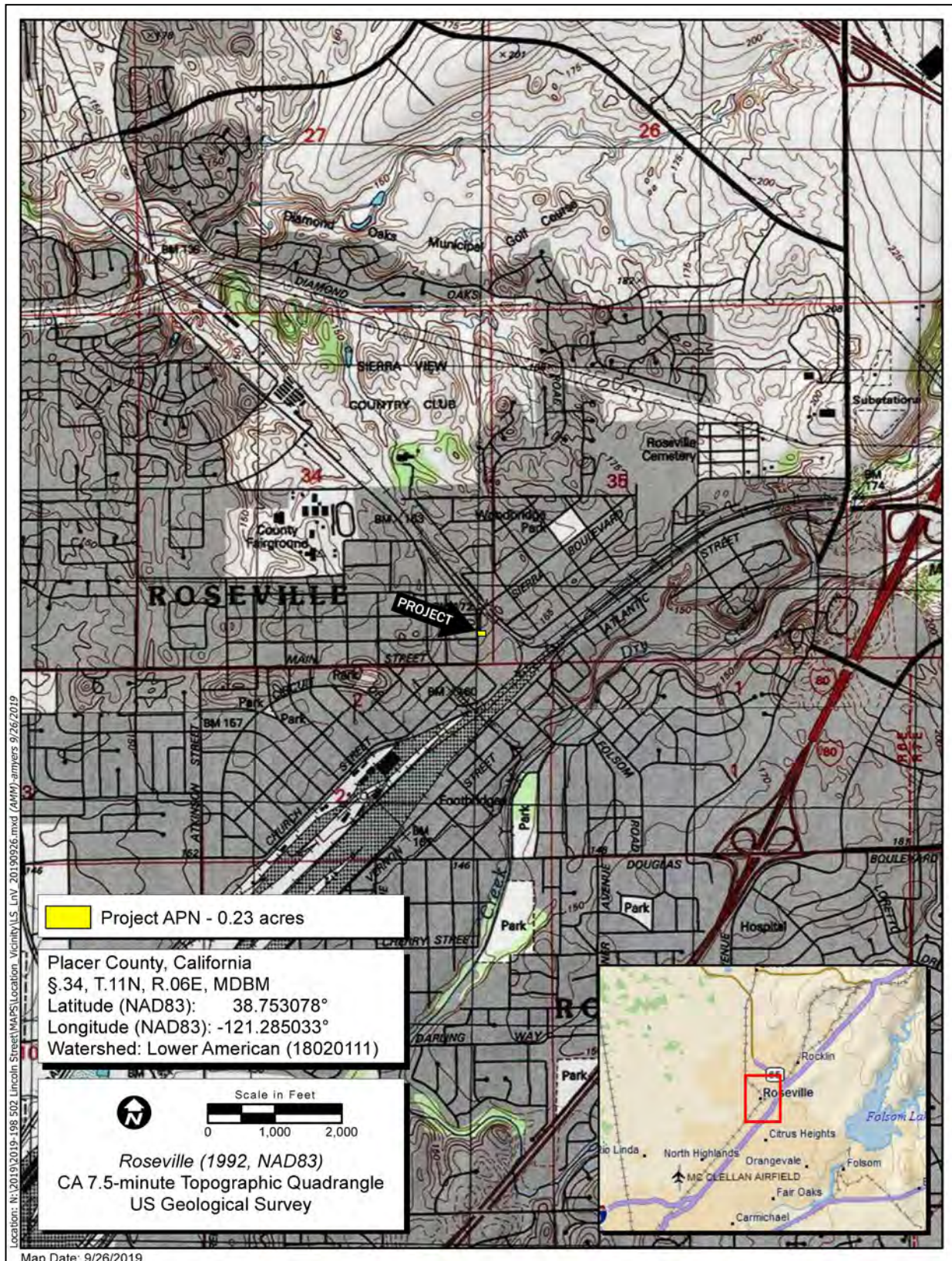
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*Resource Name or # The Belvedere Hotel, 502 Lincoln Street

*Map Name: Roseville, California

*Scale: 1:24,000

*Date of Map: 1992



Attachment F

Noise Impact Assessment

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Noise Impact Assessment

Belvedere Townhomes Project

Roseville, California

Prepared For:

Old Roseville, LLC
520 Lincoln Street
Roseville, CA 95747

August 2020

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Baseline (Existing) Noise Measurements – Project Site and Vicinity

LIST OF ACRONYMS AND ABBREVIATIONS

ANSI	American National Standards Institute
Caltrans	California Department of Transportation
CEQA	California Environmental Quality Act
CNEL	Community Noise Equivalent Level
dB	Decibel
dBA	A-weighted decibels
FHWA	Federal Highway Administration
FTA	Federal Transit Administration
L _{dn}	Day-night average sound level
L _{eq}	Measure of ambient noise
L _{max}	The maximum A-weighted noise level during the measurement period.
L _{min}	The minimum A-weighted noise level during the measurement period.
OPR	Office of Planning and Research
OSHA	Occupational Safety and Health Administration
PPV	Peak particle velocity
Project	502 Lincoln Street Project
RMS	Root mean square
sf	Square Foot
UPRR	Union Pacific Railroad
WEAL	Western Electro-Acoustic Laboratory, Inc.

1.0 INTRODUCTION

This report documents the results of a Noise Impact Assessment completed for the 502 Lincoln Street Project (Project), which proposes the demolition of an existing onsite building and the development of an 18-unit townhome complex in Roseville, California. This assessment was prepared to assess the land use compatibility of the proposed Project within the existing noise environment affecting the Project site, as well as to compare the predicted Project noise levels to noise standards promulgated by the City of Roseville General Plan Noise Element and Municipal Code.

1.1 Project Location and Description

The Project site is located within a commercial and residential area in the City of Roseville, located in south Placer County. The Project site is an approximate one-acre site located south of Sierra Boulevard between Lincoln Street on the west and the Union Pacific Railroad (UPRR) corridor on the east. The site is currently occupied by the long vacant, two story, 3,360- square foot (sf) Belvedere Hotel, the single-story Seitz Residence and various other smaller structures located on the Seitz property. All of which are proposed for demolition in order to make way for a new 18-unit townhome development. Each unit is expected to be approximately 2,100 to 2,500 sf, with a majority of the units including rooftop patios.

A substantial majority of the site is vacant, with roughly seventy percent of the site undeveloped, and with only a few trees and shrubs; however, APNs 011-147-003 and 011-147-012 are developed with former residential land uses, and a portion of the existing parking lot north of the site extends into the northern portion of the site (APNs 011-147-014 and 011-147-015). The structure at APN 011-147-003 is a vacant hotel/apartment building (formerly the Belvedere Hotel), and the structures at 011-147-012 consist of a vacant single-story house (W. Seitz Residence), a shed and a dilapidated building in the backyard.

Existing adjacent land uses to the Project site include residential housing to the south and west and a UPRR corridor to the east, with residences beyond. The properties directly north and south of the project site are developed with paved parking lots. There is also an existing Moose Lodge building that the Project would partially encircle, wrapping around its northern, eastern, and southern property lines. The Project site is designated in the City of Roseville General Plan as Central Business District.

2.0 ENVIRONMENTAL NOISE

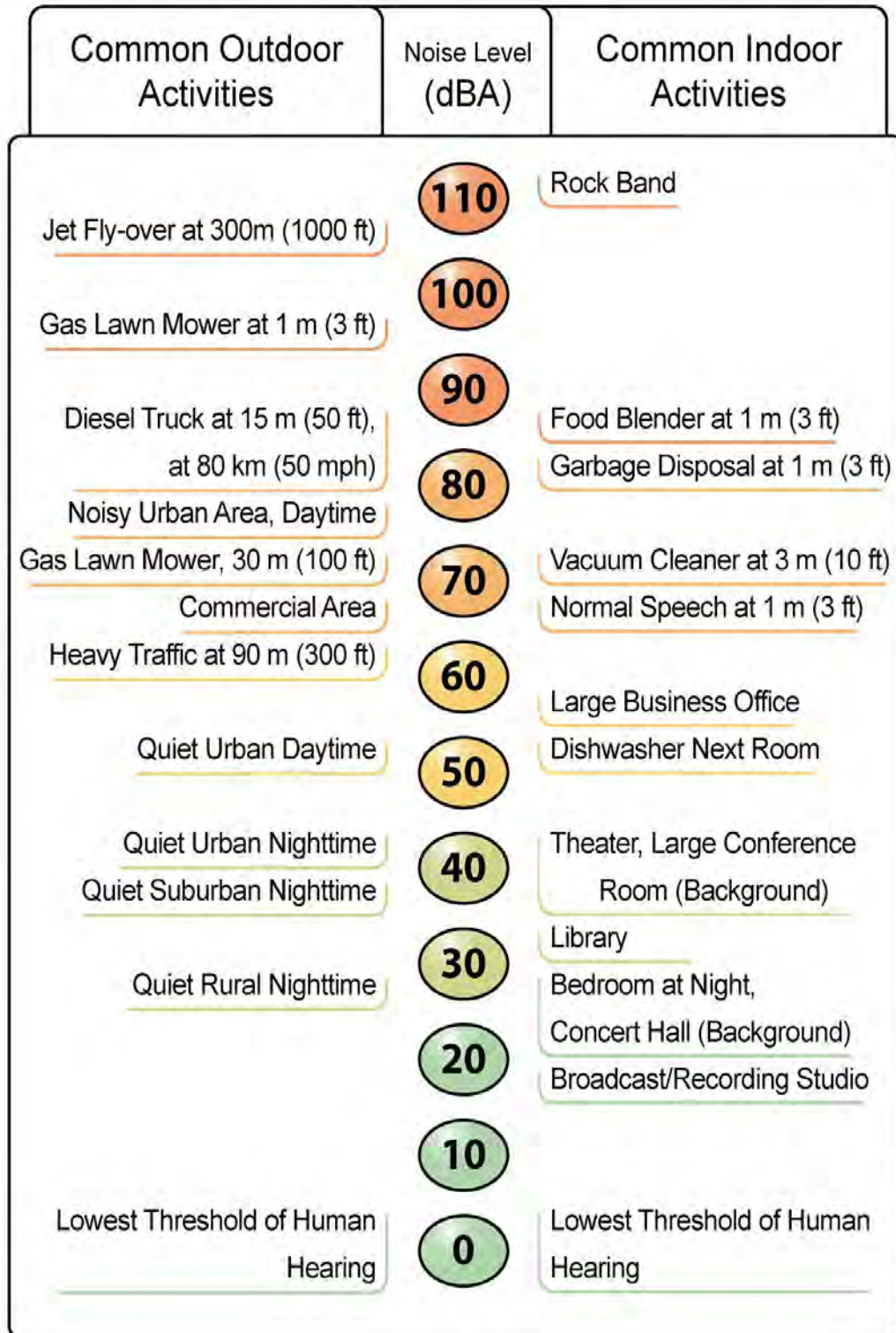
2.1 Fundamentals of Noise and Environmental Sound

2.1.1 Addition of Decibels

The decibel (dB) scale is logarithmic, not linear, and therefore sound levels cannot be added or subtracted through ordinary arithmetic. Two sound levels 10 dB apart differ in acoustic energy by a factor of 10. When the standard logarithmic decibel is A-weighted (dBA), an increase of 10 dBA is generally perceived as a doubling in loudness. For example, a 70-dBA sound is half as loud as an 80-dBA sound and twice as loud as a 60-dBA sound. When two identical sources are each producing sound of the same loudness, the resulting sound level at a given distance would be 3 dB higher than one source under the same conditions (FTA 2018). For example, a 65-dB source of sound, such as a truck, when joined by another 65 dB source results in a sound amplitude of 68 dB, not 130 dB (i.e., doubling the

source strength increases the sound pressure by 3 dB). Under the decibel scale, three sources of equal loudness together would produce an increase of 5 dB.

Typical noise levels associated with common noise sources are depicted in Figure 1. *Common Noise Levels*.



Source: California Department of Transportation (Caltrans, 2012)

Figure 1. Common Noise Levels

2.1.2 Sound Propagation and Attenuation

Noise can be generated by a number of sources, including mobile sources, such as automobiles, trucks and airplanes, and stationary sources, such as construction sites, machinery, and industrial operations. Sound spreads (propagates) uniformly outward in a spherical pattern, and the sound level decreases (attenuates) at a rate of approximately 6 dB for each doubling of distance from a stationary or point source. Sound from a line source, such as a highway, propagates outward in a cylindrical pattern, often referred to as cylindrical spreading. Sound levels attenuate at a rate of approximately 3 dB for each doubling of distance from a line source, such as a roadway, depending on ground surface characteristics (Federal Highway Administration [FHWA] 2011). No excess attenuation is assumed for hard surfaces like a parking lot or a body of water. Soft surfaces, such as soft dirt or grass, can absorb sound, so an excess ground-attenuation value of 1.5 dB per doubling of distance is normally assumed. For line sources, an overall attenuation rate of 3 dB per doubling of distance is assumed (FHWA 2011).

Noise levels may also be reduced by intervening structures; generally, a single row of detached buildings between the receptor and the noise source reduces the noise level by about 5 dBA (FHWA 2006), while a solid wall or berm generally reduces noise levels by 10 to 20 dBA (FHWA 2011). However, noise barriers or enclosures specifically designed to reduce site-specific construction noise can provide a sound reduction 35 dBA or greater (Western Electro-Acoustic Laboratory, Inc. [WEAL] 2000). To achieve the most potent noise-reducing effect, a noise enclosure/barrier must physically fit in the available space, must completely break the "line of sight" between the noise source and the receptors, must be free of degrading holes or gaps, and must not be flanked by nearby reflective surfaces. Noise barriers must be sizable enough to cover the entire noise source and extend length-wise and vertically as far as feasibly possible to be most effective. The limiting factor for a noise barrier is not the component of noise transmitted through the material, but rather the amount of noise flanking around and over the barrier. In general, barriers contribute to decreasing noise levels only when the structure breaks the "line of sight" between the source and the receiver.

The manner in which older homes in California were constructed generally provides a reduction of exterior-to-interior noise levels of about 20 to 25 dBA with closed windows (Caltrans 2002). The exterior-to-interior reduction of newer residential units is generally 30 dBA or more (Harris Miller, Miller & Hanson Inc. [HMMH] 2006).

2.1.3 Noise Descriptors

The dB scale alone does not adequately characterize how humans perceive noise. The dominant frequencies of a sound have a substantial effect on the human response to that sound. Several rating scales have been developed to analyze the adverse effect of community noise on people. Because environmental noise fluctuates over time, these scales consider that the effect of noise on people is largely dependent on the total acoustical energy content of the noise, as well as the time of day when the noise occurs. The L_{eq} is a measure of ambient noise, while the L_{dn} and Community Noise Equivalent Level (CNEL) are measures of community noise. Each is applicable to this analysis and defined in Table 1.

Table 1. Common Acoustical Descriptors

Descriptor	Definition
Decibel, dB	A unit describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure. The reference pressure for air is 20.
Sound Pressure Level	Sound pressure is the sound force per unit area, usually expressed in micropascals (or 20 micronewtons per square meter), where 1 pascal is the pressure resulting from a force of 1 newton exerted over an area of 1 square meter. The sound pressure level is expressed in decibels as 20 times the logarithm to the base 10 of the ratio between the pressures exerted by the sound to a reference sound pressure (e.g., 20 micropascals). Sound pressure level is the quantity that is directly measured by a sound level meter.
Frequency, Hz	The number of complete pressure fluctuations per second above and below atmospheric pressure. Normal human hearing is between 20 Hz and 20,000 Hz. Infrasonic sound are below 20 Hz and ultrasonic sounds are above 20,000 Hz.
A-Weighted Sound Level, dBA	The sound pressure level in decibels as measured on a sound level meter using the A weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise.
Equivalent Noise Level, L_{eq}	The average acoustic energy content of noise for a stated period of time. Thus, the L_{eq} of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure. For evaluating community impacts, this rating scale does not vary, regardless of whether the noise occurs during the day or the night.
L_{max} , L_{min}	The maximum and minimum A-weighted noise level during the measurement period.
L_{01} , L_{10} , L_{50} , L_{90}	The A-weighted noise levels that are exceeded 1%, 10%, 50%, and 90% of the time during the measurement period.
Day/Night Noise Level, L_{dn} or DNL	A 24-hour average L_{eq} with a 10 dBA "weighting" added to noise during the hours of 10:00 p.m. to 7:00 a.m. to account for noise sensitivity in the nighttime. The logarithmic effect of these additions is that a 60 dBA 24-hour L_{eq} would result in a measurement of 66.4 dBA L_{dn} .
Community Noise Equivalent Level, CNEL	A 24-hour average L_{eq} with a 5 dBA "weighting" during the hours of 7:00 p.m. to 10:00 p.m. and a 10 dBA "weighting" added to noise during the hours of 10:00 p.m. to 7:00 a.m. to account for noise sensitivity in the evening and nighttime, respectively. The logarithmic effect of these additions is that a 60 dBA 24-hour L_{eq} would result in a measurement of 66.7 dBA CNEL.
Ambient Noise Level	The composite of noise from all sources near and far. The normal or existing level of environmental noise at a given location.
Intrusive	That noise which intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends on its amplitude, duration, frequency, and time of occurrence and tonal or informational content as well as the prevailing ambient noise level.
Decibel, dB	A unit describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure. The reference pressure for air is 20.

The dBA sound level scale gives greater weight to the frequencies of sound to which the human ear is most sensitive. Because sound levels can vary markedly over a short period of time, a method for describing either the average character of the sound or the statistical behavior of the variations must be utilized. Most commonly, environmental sounds are described in terms of an average level that has the same acoustical energy as the summation of all the time-varying events.

The scientific instrument used to measure noise is the sound level meter. Sound level meters can accurately measure environmental noise levels to within about +1 dBA. Various computer models are used to predict environmental noise levels from sources, such as roadways and airports. The accuracy of

the predicted models depends on the distance between the receptor and the noise source. Close to the noise source, the models are accurate to within about ± 1 -2 dBA.

2.1.4 Human Response to Noise

The human response to environmental noise is subjective and varies considerably from individual to individual. Noise in the community has often been cited as a health problem, not in terms of actual physiological damage, such as hearing impairment, but in terms of inhibiting general well-being and contributing to undue stress and annoyance. The health effects of noise in the community arise from interference with human activities, including sleep, speech, recreation, and tasks that demand concentration or coordination. Hearing loss can occur at the highest noise intensity levels.

Noise environments and consequences of human activities are usually well represented by median noise levels during the day or night or over a 24-hour period. Environmental noise levels are generally considered low when the CNEL is below 60 dBA, moderate in the 60- to 70-dBA range, and high, above 70 dBA. Examples of low daytime levels are isolated, natural settings with noise levels as low as 20 dBA and quiet, suburban, residential streets with noise levels around 40 dBA. Noise levels above 45 dBA at night can disrupt sleep. Examples of moderate-level noise environments are urban residential or semi-commercial areas (typically 55 to 60 dBA) and commercial locations (typically 60 dBA). People may consider louder environments adverse, but most will accept the higher levels associated with noisier urban residential or residential-commercial areas (60 to 75 dBA) or dense urban or industrial areas (65 to 80 dBA). Regarding increases in dBA, the following relationships should be noted in understanding this analysis:

- Except in carefully controlled laboratory experiments, a change of 1 dBA cannot be perceived by humans.
- Outside of the laboratory, a three-dBA change is considered a just-perceivable difference.
- A change in level of at least five dBA is required before any noticeable change in community response would be expected. An increase of five dBA is typically considered substantial.
- A 10-dBA change is subjectively heard as an approximate doubling in loudness and would almost certainly cause an adverse change in community response.

2.1.5 Effects of Noise on People

Hearing Loss

While physical damage to the ear from an intense noise impulse is rare, a degradation of auditory acuity can occur even within a community noise environment. Hearing loss occurs mainly due to chronic exposure to excessive noise but may be due to a single event such as an explosion. Natural hearing loss associated with aging may also be accelerated from chronic exposure to loud noise.

The Occupational Safety and Health Administration has a noise exposure standard that is set at the noise threshold where hearing loss may occur from long-term exposures. The maximum allowable level is 90 dBA averaged over eight hours. If the noise is above 90 dBA, the allowable exposure time is correspondingly shorter.

Annoyance

Attitude surveys are used for measuring the annoyance felt in a community for noises intruding into homes or affecting outdoor activity areas. In these surveys, it was determined that causes for annoyance include interference with speech, radio and television, house vibrations, and interference with sleep and rest. The L_{dn} as a measure of noise has been found to provide a valid correlation of noise level and the percentage of people annoyed. People have been asked to judge the annoyance caused by aircraft noise and ground transportation noise. There continues to be disagreement about the relative annoyance of these different sources. For ground vehicles, a noise level of about 55 dBA L_{dn} is the threshold at which a substantial percentage of people begin to report annoyance.

2.2 Fundamentals of Environmental Groundborne Vibration

2.2.1 Vibration Sources and Characteristics

Sources of earthborne vibrations include natural phenomena (e.g., earthquakes, volcanic eruptions, sea waves, landslides) or manmade causes (e.g., explosions, machinery, traffic, trains, construction equipment). Vibration sources may be continuous (e.g., factory machinery) or transient (e.g., explosions).

Ground vibration consists of rapidly fluctuating motions or waves with an average motion of zero. Several different methods are typically used to quantify vibration amplitude. One is the peak particle velocity (PPV); another is the root mean square (RMS) velocity. The PPV is defined as the maximum instantaneous positive or negative peak of the vibration wave. The RMS velocity is defined as the average of the squared amplitude of the signal. The PPV and RMS vibration velocity amplitudes are used to evaluate human response to vibration.

2.2.2 Vibration Sources and Characteristics

Table 2 displays the reactions of people and the effects on buildings produced by continuous vibration levels. The annoyance levels shown in the table should be interpreted with care as vibration may be found to be annoying at much lower levels than those listed, depending on the level of activity or the sensitivity of the individual. To sensitive individuals, vibrations approaching the threshold of perception can be annoying. Low-level vibrations frequently cause irritating secondary vibration, such as a slight rattling of windows, doors, or stacked dishes. The rattling sound can give rise to exaggerated vibration complaints, even though there is very little risk of actual structural damage. In high noise environments, which are more prevalent where groundborne vibration approaches perceptible levels, this rattling phenomenon may also be produced by loud airborne environmental noise causing induced vibration in exterior doors and windows.

For the purposes of this analysis, the PPV descriptor with units of inches per second is used to evaluate construction-generated vibration for building damage and human complaints.

Table 2. Human Reaction and Damage to Buildings for Continuous or Frequent Intermittent Vibration Levels

Peak Particle Velocity (inches/second)	Approximate Vibration Velocity Level (VdB)	Human Reaction	Effect on Buildings
0.006–0.019	64–74	Range of threshold of perception	Vibrations unlikely to cause damage of any type
0.08	87	Vibrations readily perceptible	Recommended upper level to which ruins and ancient monuments should be subjected
0.1	92	Level at which continuous vibrations may begin to annoy people, particularly those involved in vibration sensitive activities	Virtually no risk of architectural damage to normal buildings, yet threshold at which there is a risk of architectural damage to fragile buildings
0.2	94	Vibrations may begin to annoy people	Threshold at which there is a risk of architectural damage to normal dwellings
0.4–0.6	98–104	Vibrations considered unpleasant by people subjected to continuous vibrations	Architectural damage and possibly minor structural damage

Source: Caltrans 2020

Ground vibration can be a concern in instances where buildings shake and substantial rumblings occur. However, it is unusual for vibration from typical urban sources such as buses and heavy trucks to be perceptible. For instance, heavy-duty trucks generally generate groundborne vibration velocity levels of 0.006 PPV at 50 feet under typical circumstances, which as identified in Table 2 is considered very unlikely to cause damage to buildings of any type. Common sources for groundborne vibration are planes, trains, and construction activities such as earthmoving that requires the use of heavy-duty earthmoving equipment.

3.0 EXISTING ENVIRONMENTAL NOISE SETTING

3.1 Noise-Sensitive Land Uses

Noise-sensitive land uses are generally considered to include those uses where noise exposure could result in health-related risks to individuals, as well as places where quiet is an essential element of their intended purpose. Residential dwellings are of primary concern because of the potential for increased and prolonged exposure of individuals to both interior and exterior noise levels. Additional land uses such as parks, historic sites, cemeteries, and recreation areas are considered sensitive to increases in exterior noise levels. Schools, churches, hotels, libraries, and other places where low interior noise levels are essential are also considered noise-sensitive land uses.

Nearby noise-sensitive land uses consist of multiple residences adjacent to the Project site. The closest residences of concern, which will be used in this analysis, are located approximately 70 feet west of the Project site.

3.2 Existing Ambient Noise Environment

Roseville is impacted by various noise sources. It is subject to typical urban noise such as noise generated by traffic, heavy machinery, and day-to-day outdoor activities. Mobile sources of noise,

especially cars and trucks, are the most common source of noise in the community. The Project area is also affected by the UPRR corridor, which accommodates freight rail and traverses the eastern boundary of the Project site. Noise generated by freight rail is primarily generated by the train's steel wheels rolling on steel rails. This rolling noise increases in direct proportion to increases in train speed, and also increases substantially when impacts occur as train wheels traverse the rail gaps and joints of special trackwork for crossovers and turnouts. Other sources of noise are the various land uses (i.e., residential, commercial, institutional, and recreational and parks activities) throughout Roseville that generate stationary source noise. The Sacramento McClellan Airport is located approximately nine miles southwest of the Project site. However, the Project site is located outside of the boundaries of the McClellan Airport land use plan and is thereby beyond the noise contours generated by airport operations. Furthermore, the Project site is located more than two miles from any other airport.

3.2.1 Existing Ambient Noise Measurements

The Project site is currently occupied by the 3,360-sf, two-story Belvedere Hotel, the Seitz Residence and various other smaller structures located on the Seitz property that the Project proposes to demolish. The site is relatively flat and is surrounded by scattered urban development in all directions. A mix of residential, commercial, institutional, and office land uses dominate the area. In order to quantify existing ambient noise levels on the Project site, ECORP Consulting, Inc. conducted a 24-hour noise measurement starting on November 19, 2019 and extending into November 20. Additionally, ECORP conducted four short-term noise measurements on the afternoon of November 20, 2019. The noise measurements are representative of the typical existing noise experienced within and immediately adjacent to the Project site and are depicted in Table 3. See Attachment A for Noise Measurement Locations.

As shown in Table 3, the ambient recorded noise level on the Project site is 62.5 CNEL. The ambient recorded noise levels adjacent to the Project site ranged from 57.1 to 65.6 dBA. The noise source most commonly affecting the Project site and vicinity is produced by automotive vehicles (e.g., cars, trucks, buses, motorcycles). Traffic moving along streets produces a sound level that remains relatively constant and is part of the Project area's minimum ambient noise level. Vehicular noise varies with the volume, speed and type of traffic. Slower traffic produces less noise than fast-moving traffic. Trucks typically generate more noise than cars. Infrequent or intermittent noise also is associated with vehicles, including sirens, vehicle alarms, slamming of doors, trains, garbage and construction vehicle activity and honking of horns. These noises add to urban noise and are regulated by a variety of agencies. Additionally, the noise environment is impacted by the UPRR corridor.

Table 3. Existing (Baseline) Noise Measurements

Short-Term Noise Measurements (November 20, 2019)						
Location Number	Location	Duration	L _{eq} dBA	L _{min} dBA	L _{max} dBA	Time
1	At the intersection of Grove Street & Placer Street.	10 min.	60.8	51.8	76.2	10:30 a.m. – 10:49 a.m.
2	Mango Alley across Lincoln Street from the Moose Lodge.	10 min.	59.0	49.2	73.9	10:55 a.m.- 11:05 a.m.
3	At the Lincoln Street & Pleasant Street intersection.	10 min.	65.6	49.1	86.1	11:05 a.m. – 11:15 a.m.
4	At the Placer Street & Pleasant Street intersection.	10 min.	57.1	46.3	76.5	11:17 a.m. – 11:27 a.m.
Long-Term Measurement (November 19 – November 20, 2019)						
5	On the Project site.	24 hours	58.2	112.0	62.5	10:12 a.m. – 10:12 a.m.

Source: Measurements were taken by ECORP Consulting with a Larson Davis SoundExpert LxT precision sound level meter, which satisfies the ANSI for general environmental noise measurement instrumentation. Prior to the measurements, the SoundExpert LxT sound level meter was calibrated according to manufacturer specifications with a Larson Davis CAL200 Class I Calibrator. See Attachment A for noise measurement outputs.

Note: L_{max} = The maximum A-weighted noise level during the measurement period.
L_{min} = The minimum A-weighted noise level during the measurement period.

4.0 REGULATORY FRAMEWORK

4.1 State

4.1.1 State of California General Plan Guidelines

The State of California regulates vehicular and freeway noise affecting noise-sensitive land uses, sets standards for sound transmission and occupational noise control, and identifies noise insulation standards and airport noise/land-use compatibility criteria. The State of California General Plan Guidelines, published by the Office of Planning and Research (OPR, 2003), also provides guidance for the acceptability of projects within specific CNEL/L_{dn} contours. The guidelines also present adjustment factors that may be used in order to arrive at noise acceptability standards that reflect the noise control goals of the community, the particular community's sensitivity to noise, and the community's assessment of the relative importance of noise pollution.

State Office of Planning and Research Noise Element Guidelines

The State OPR Noise Element Guidelines include recommended exterior and interior noise level standards for local jurisdictions to identify and prevent the creation of incompatible land uses due to noise. The Noise Element Guidelines contain a land use compatibility table that describes the compatibility of various land uses with a range of environmental noise levels in terms of the CNEL.

4.2 Local

4.2.1 City Roseville General Plan

The Noise Element of the General Plan outlines policies and implementation measures to achieve the City's goals of protecting Roseville residents from the harmful and annoying effects of exposure to excessive noise. This element establishes separate acceptable noise level criteria for various land uses.

The most basic planning strategy to minimize adverse impacts on new land uses due to noise is to avoid designating certain land uses at locations within Roseville that would negatively affect noise-sensitive land uses. Uses such as schools, hospitals, child care, senior care, congregate care, churches, and all types of residential uses should be located outside of any area anticipated to exceed acceptable noise levels as defined by the Noise and Land Use Compatibility Guidelines, or should be protected from noise through sound attenuation measures such as site and architectural design and sound walls. The City of Roseville has adopted the State OPR Noise Element Guidelines described above in a modified form as a basis for planning decisions based on noise considerations. The City of Roseville Exterior Noise Compatibility Standards are shown in Table 4. In the case that the noise levels identified at a proposed land use do not surpass the maximum allowable levels presented, the proposed land use type is considered compatible with the existing noise environment.

Table 4. Exterior Noise Compatibility Standards for Uses Affected by Transportation Noise

Land Use Category*	Community Noise Exposure L_{dn} or CNEL, dBA					
	>55-59	60-64	65-69	70-74	75-79	80<
Residential	NA	NA	CA	NU	CU	CU
Lodging- Motels, Hotels	NA	NA	NA	CA	NU	CU
Schools, Libraries, Places of Worship, Hospitals, Assisted Living	NA	NA	NA	CA	NU	CU
Auditoriums, Concert Halls, Amphitheaters	CA	CA	CA	CA	CU	CU
Sports Arena, Outdoor Spectator Sports	CA	CA	CA	CA	CU	CU
Playgrounds, Neighborhood Parks	NA	NA	NA	CA	NU	CU
Golf Courses, Riding Stables, Water Recreation, Cemeteries	NA	NA	NA	NA	NU	CU
Office Building	NA	NA	NA	CA	NU	CU

Source: City of Roseville 2020

Notes: Normally Acceptable (NA): Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

Conditionally Acceptable (CA): New construction or development should be taken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

Normally Unacceptable (NU): New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

Clearly Unacceptable (CU): New construction or development should generally not be undertaken.

Additionally, the General Plan Noise Element contains goals and policies to preserve the existing community noise environment, while minimizing the exposure of Roseville residences to potentially harmful noise levels. The following goals and policies presented in the General Plan are applicable to the proposed Project:

Goal N1.1: Protect City residents from the harmful and annoying effects of exposure to excessive noise.

Goal N1.2: Protect the economic base of the City by preventing incompatible land uses from encroaching upon existing or planned noise-producing uses.

Policy N1.1: The City's exterior noise compatibility standards for uses affected by transportation noise sources are included as Table 4. Exterior noise levels shall be mitigated to the extent feasible using site planning, building orientation, and/or other construction techniques or design features. Noise barriers should only be used after other feasible noise reduction strategies are exhausted, and not where they would interrupt existing or future community pedestrian or bicycle connectivity.

Policy N1.2: The City's interior noise compatibility standards for uses affected by transportation noise sources are 45 dBA L_{dn} for noise-sensitive uses such as residences, lodging, hospitals, assisted living facilities, and other places where people normally sleep. For noise-sensitive uses where people do not sleep, such as offices, schools, and uses with similar noise sensitivity, noise levels should be no greater than 45 dBA L_{eq} . Proposed projects should incorporate noise reduction strategies, if necessary, to achieve these interior noise levels.

Policy N1.3: The City's exterior noise compatibility standards for uses affected by non-transportation-related noise are defined within the City's Noise Ordinance and should be applied consistent with the Noise Ordinance.

Policy N1.5: If existing noise levels exceed the noise compatibility standards in Table 4 or Policy N1.2, then feasible methods of reducing noise to levels consistent with standards should be considered, but are not required. However if existing noise levels exceed noise compatibility standards and a project results in a significant increase in noise (as defined below), then feasible methods of reducing noise to avoid a significant noise increase should be applied. In no case should a project result in a Clearly Unacceptable noise level according to Table 4.

- Where existing exterior noise is less than 60 dB, a ≥ 5 dBA increase in noise is significant.
- Where existing exterior noise is between 60 and 65 dBA, a ≥ 3 dB increase in noise is significant.

- Where existing exterior noise is greater than 65 dB a ≥ 1.5 dBA increase in noise is significant.

Policy N1.6: In order to facilitate reinvestment and economic development, if noise mitigation is found to be infeasible or in conflict with other City policies regarding community design, the City may elect to allow noise levels that exceed the noise standards identified in Table 4, although in no case should application of this policy result in a Clearly Unacceptable noise level according to Table 4.

Policy N1.7: The City will work in cooperation with Caltrans and the Union Pacific Railroad to maintain noise level standards for both new and existing projects in compliance with Table 4.

Policy N1.9: Construction-related noise that is consistent with the City's Noise Ordinance is exempt from the noise standards outlined in this Element.

Recognizing that in increasingly urban areas it is difficult to maintain suburban noise standards, and in order to facilitate the City's goals to encourage reinvestment and economic development in the Riverside and Downtown Specific Plan areas, the City may elect to allow new noise-sensitive land uses on a case-by-case basis in proximity to transportation sources. Noise mitigation, including an acoustical analysis, would be required to reduce interior space noise levels to the standards specified in Table IX-1 [Table 4 above]. Exterior noise levels would require mitigation to the extent feasible using building orientation, construction and design features; however ultimately, noise levels may exceed the noise standards identified in Table IX-1 [Table 4 above].

4.2.2 City Roseville Municipal Code

The City of Roseville's Municipal Code regulations with respect to noise are included in Title 9 Health and Safety Code, specifically Chapter 9.24, Noise Regulations. Section 9.24.030, *Exemptions*, of the City's Municipal Code states that private construction (e.g., construction, alteration, or repair activities) between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and between the hours of 8:00 a.m. and 8:00 p.m. Saturday and Sundays, is exempt from local noise restrictions provided that all construction equipment is fitted with factory installed muffling devices and that all construction equipment is maintained in good working order.

5.0 IMPACT ASSESSMENT

5.1 Thresholds of Significance

The impact analysis provided below is based on the following California Environmental Quality Act (CEQA) Guidelines Appendix G thresholds of significance. The Project would result in a significant noise-related impact if it would meet any of the following criteria:

- 1) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

- 2) Generation of excessive groundborne vibration or groundborne noise levels.
- 3) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would expose people residing or working in the project area to excessive noise levels.

For purposes of this analysis and where applicable, the City of Roseville noise standards were used for evaluation of Project-related noise impacts.

5.2 Methodology

This analysis of the existing and future noise environments is based on noise-prediction modeling and empirical observations. In order to estimate the worst-case construction noise levels that may occur at the nearest noise-sensitive receptors in the Project vicinity, predicted construction noise levels were calculated utilizing the FHWA's Roadway Construction Model (2006). Groundborne vibration levels associated with construction-related activities for the Project were evaluated utilizing typical groundborne vibration levels associated with construction equipment, obtained from the Caltrans guidelines set forth above. Potential groundborne vibration impacts related to structural damage and human annoyance were evaluated, taking into account the distance from construction activities to nearby land uses.

An assessment of the land use compatibility of the Project's proposal to locate sensitive residential noise receptors within the existing noise environment affecting the Project site was completed by conducting existing ambient baseline noise measurements on and around the Project site with the use of a Larson Davis SoundExpert LxT precision sound level meter, which satisfies the American National Standards Institute (ANSI) standard for general environmental noise measurement instrumentation. Prior to the measurements, the SoundExpert LxT sound level meter was calibrated according to manufacturer specifications with a Larson Davis CAL200 Class I Calibrator. In order to quantify existing ambient noise levels on the Project site, ECORP conducted a 24-hour noise measurement starting on November 19, 2019 and extending into November 20. Additionally, ECORP conducted four short-term noise measurements on the afternoon of November 20, 2019.

5.2.1 Impact Analysis

Would the Project Result in Short-Term Construction-Generated Noise in Excess of Noise Standards?

Construction noise associated with the proposed Project would be temporary and would vary depending on the nature of the activities being performed. Noise generated would primarily be associated with the operation of off-road equipment for onsite construction activities as well as construction vehicle traffic on area roadways. Construction noise typically occurs intermittently and varies depending on the nature or phase of construction (e.g., building construction, paving). Noise generated by construction equipment, including earthmovers, material handlers, and portable generators, can reach high levels. Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Other primary sources of acoustical disturbance would be random incidents, which would last less than one minute (such as

dropping large pieces of equipment or the hydraulic movement of machinery lifts). During construction, exterior noise levels could negatively affect sensitive receptors in the vicinity of the construction site.

Table 5 indicates the anticipated noise levels of construction equipment. The average noise levels presented in Table 5 are based on the quantity, type, and acoustical use factor for each type of equipment that is anticipated to be used.

Table 5. Typical Construction Equipment Noise Levels

Type of Equipment	Maximum Noise (L_{max}) at 50 Feet (dBA)	Maximum 8-Hour Noise (L_{eq}) at 50 Feet (dBA)
Crane	80.6	72.6
Dozer	81.7	77.7
Excavator	80.7	76.7
Generator	80.6	77.6
Grader	85.0	81.0
Other Equipment (greater than 5 horsepower)	85.0	82.0
Paver	77.2	74.2
Roller	80.0	73.0
Tractor	84.0	80.0
Dump Truck	76.5	72.5
Concrete Pump Truck	81.4	74.4
Welder	74.0	70.0

Source: FHWA, Roadway Construction Noise Model (FHWA-HEP-05-054), dated January 2006.

As previously stated, the nearest noise-sensitive land uses consist of residences approximately 70 feet west of the Project site. The noise levels from construction equipment at 50 feet range from 70.0 dBA to 81.0 dBA. The noise levels from construction operations decrease at a rate of approximately 6.0 dB per doubling of distance from the source. Thus, the noise levels at the nearest residences, approximately 70 feet away, would range from 67.1 to 78.1 dBA.

The City of Roseville restricts the time that construction can take place but does not promulgate numeric thresholds pertaining to the noise associated with construction. Specifically, Section 9.24.030 of the City's Municipal Code states that the noise standards shall not apply to noise sources associated with private construction provided such activities take place between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and between the hours of 8:00 a.m. and 8:00 p.m. Saturday and Sunday. Additionally, all construction equipment must be fitted with factory-installed muffling devices and all construction equipment must be maintained in good working order. It is typical to regulate construction noise in this manner since construction noise is temporary, short-term, intermittent in nature, and would cease on completion of the construction. Furthermore, the City of Roseville is a developing urban community and construction noise is generally accepted as a reality within the urban environment. Additionally, construction would occur through the Project site and would not be concentrated at one point. Therefore, noise generated during construction activities, as long as conducted within the permitted hours, would not exceed City noise standards.

Would the Project Result in a Substantial Permanent Increase in Ambient Noise Levels in Excess of City Standards During Operations?*Project Land Use Compatibility*

The City of Roseville Maximum Allowable Noise Exposure levels, presented in Table 4, are used in this analysis to provide information for land use compatibility for new development. This table identifies acceptable levels of exterior noise exposure for various land uses due to transportation related noise. As previously stated, the Project is proposing the construction of an 18-unit townhome development.

Per Table 4, the normally acceptable outdoor noise exposure for residences, such as those proposed by the Project, is 60 dBA CNEL. In order to quantify existing ambient noise levels on the Project site, ECORP conducted a 24-hour noise measurement starting on November 19, 2019 and spanning into the next day. This noise measurement is representative of the typical existing noise environment experienced at the Project site and is considered representative of the noise levels throughout the day. As shown in Table 3, the ambient noise level recorded on the Project site is 62.5 CNEL, which is 2.5 dB over what is an acceptable exterior noise level for new residences. However, this falls within the conditionally acceptable outdoor noise exposure for residences. According to the General Plan, new construction or development should occur within a conditionally acceptable outdoor noise environment only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features are included in the design.

The most intense noise events that currently affect the Project site are passing freight trains on the UPRR corridor located immediately east. During the 24-hour noise measurement that was taken from November 19 to 20, 2019, the passing of a freight train occurred on four separate occasions over the 24-hour period. In order to reduce noise exposure from these events, the Project is proposing an eight-foot masonry wall positioned on the eastern boundary of the Project site. The placement of such a masonry wall represents the best available exterior noise level reduction measure that can be used as masonry barriers are able to reduce noise levels at an affected receiver by 10 to 20 dBA (FHWA 2011). As previously described, eight feet is the maximum allowable height allowed for a masonry wall in the City of Roseville, per Section 19.22.030 of the City's Municipal Code. (To achieve the most potent noise-reducing effect, a noise enclosure/barrier must extend length-wise and vertically as far as feasibly possible to be most effective.) Since the Project is proposing an eight-foot masonry wall located on the eastern boundary of the Project site, it can be stated that while the existing noise levels exceed the preliminary residential standard of 60 dBA CNEL at the Project site, the Project is providing the best available exterior noise level reduction measure feasible as presented in Policy N1.1 of the City's General Plan, and the placement of this wall would reduce the exterior noise experienced on the Project site by 10 to 20 dBA. Additionally, as previously described, the exterior-to-interior reduction of newer residential units, such as that proposed by the Project, is generally 30 dBA or more (HMMS). Therefore, the recorded exterior Project site noise level of 62.5 dBA CNEL equates to interior noise levels of 32.5 dBA CNEL within the proposed townhomes, which is below the 45 dBA CNEL interior noise threshold presented in Policy N1.2 of the City's General Plan.

It is acknowledged that the Project is proposing three-story buildings including roof-top patio/balcony amenities for each residential structure, and neither the eight feet masonry wall or exterior-to-interior noise attenuation would reduce the ambient noise level of 62.5 at these patio/balcony areas. However, the Project would be required to adhere to the 2019 California Building Standards, which require the

Project to be constructed with building envelopes with a minimum Sound Transmission Class (STC) 50. (STC is an integer rating of how well a building partition attenuates airborne sound.) Adherence to the 2019 California Building Codes would limit the transmission of sound (echoing) within the patio/balcony features. It is also noted that the proposed patio/balcony areas are included as Project amenities and are not spaces intended for noise-sensitive activities such as sleeping or consistent, long-term use.

Project Operations- Onsite Noise Sources

As previously stated, noise sensitive land uses are locations where people reside or where the presence of unwanted sound could adversely affect the use of the land. Residences, schools, hospitals, guest lodging, libraries, and some passive recreation areas would each be considered noise-sensitive and may warrant unique measures for protection from intruding noise. The nearest noise-sensitive land uses are inhabited residences located 70 feet west of the Project site.

The primary operational noise source associated with the proposed Project would be that of operational stationary sources. Potential stationary noise sources related to long-term operation of residences on the Project site would include mechanical equipment and other typical sources specific to residential neighborhoods such as barking dogs, internal traffic circulation, radios, and people talking. According to field noise measurements conducted by ECORP, mechanical heating, ventilation, and air conditioning equipment generates noise levels less than 45 dBA at 20 feet, which is less than City's noise threshold for protecting residential uses. Urban residential noise, consisting of barking dogs, internal traffic circulation, radios, and people talking, generally registers at 55 to 60 dBA. Per field measurements conducted by ECORP on the Project site on November 19 - 20, 2019, the ambient recorded noise level on the Project site is 62.5 CNEL. Thus, onsite Project noise would not be expected to generate noise at levels beyond those currently experienced as Project onsite noise producing activities would be less than the ambient recorded noise levels. As stated in Policy N1.5 of the City's General Plan, when existing exterior noise is between 60 and 65 dBA, a greater than 3 dB increase in noise is significant. As previously stated, the Project is not anticipated to generate noise levels greater than what is currently experienced in the Project area. The proposed Project places residential uses adjacent to other residential uses. The most basic planning strategy to minimize adverse impacts on new land uses due to noise is to avoid designating certain land uses at locations within the community that would negatively affect noise sensitive land uses. The Project site is located on the outskirts of a predominate residential area. The Project is consistent with the types, intensity, and patterns of land use envisioned for the Project area, and as previously described, the Project is considered compatible with the existing noise environment. Operation of the Project would not result in a significant noise-related impact associated with onsite sources.

Project Operations- Offsite Traffic Noise

Project operation would also result in additional traffic on adjacent roadways, thereby increasing vehicular noise in the Project area. As previously described, Policy N1.5 of the City's General Plan states that when existing exterior noise is between 60 and 65 dBA, a greater than 3 dB increase in noise is considered significant. According to Caltrans *Technical Noise Supplement to the Traffic Noise Analysis Protocol* (2013), doubling of traffic on a roadway is necessary in order to result in an increase of 3 dB (a barely perceptible increase). Lincoln Street, Sierra Boulevard, Main Street, Grove Street, and Pleasant Street, each defined as a 'local street' in the City General Plan Circulation Element, would provide the

main access to the Project site. According to the Circulation Element, local streets provide direct access to abutting land and access to the collector street system and can be expected to accommodate 3,000 vehicle trips daily. Washington Boulevard, located approximately 0.1 mile west of the Project site, would also be relied upon for site access. Washington Boulevard is defined as an 'arterial street' in the City General Plan Circulation Element and is estimated to accommodate 12,000 vehicle trips daily. Per the Trip Generation and Vehicle Miles Traveled Analysis for the Proposed Project prepared by LSA Traffic Engineers (2020), the 18 proposed townhouses would generate 94 average trips per day. This amount of additional traffic would not result in a doubling of traffic on any of the vicinity roadways, and thus the Project's contribution to existing traffic noise would exceed the City standard.

Would the Project Expose Structures to Substantial Groundborne Vibration During Construction?

Excessive groundborne vibration impacts result from continuously occurring vibration levels. Once operational, the Project would not be a source of groundborne vibration. Increases in groundborne vibration levels attributable to the proposed Project would be primarily associated with short-term construction-related activities. Construction on the Project site would have the potential to result in varying degrees of temporary groundborne vibration, depending on the specific construction equipment used and the operations involved. Ground vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in distance.

Construction-related ground vibration is normally associated with impact equipment such as pile drivers, jackhammers, and the operation of some heavy-duty construction equipment, such as dozers and trucks. Vibration decreases rapidly with distance and it is acknowledged that construction activities would occur throughout the Project site and would not be concentrated at the point closest to sensitive receptors. Groundborne vibration levels associated with typical construction equipment are summarized in Table 6.

Table 6. Representative Vibration Source Levels for Construction Equipment

Equipment Type	Peak Particle Velocity at 25 Feet (inches per second)
Large Bulldozer	0.089
Caisson Drilling	0.089
Loaded Trucks	0.076
Rock Breaker	0.082
Jackhammer	0.035
Small Bulldozer/Tractor	0.003

Source: FTA 2018; Caltrans 2020

The City does not establish a numeric threshold for vibration associated with construction. However, a discussion of construction vibration is included for full disclosure purposes. For comparison purposes, the Caltrans' (2020) recommended standard of 0.1 inch per second PPV with respect to the prevention of structural damage for fragile buildings is used as a threshold, since the Project construction site is surrounded by older buildings. This level of vibration poses virtually no risk of architectural damage to normal buildings yet is the threshold at which there is a risk of architectural damage to fragile buildings.

The nearest structure to the construction site would be the Moose Lodge building. It is acknowledged that construction activities would occur throughout the Project site and would not be concentrated at the point closest to the nearest structure. Consistent with FTA recommendations for calculating construction vibration, construction vibration was measured from the center of the Project site (FTA 2018). It is noted that the Project site is irregular-shaped in that the proposed buildings would be constructed to the southeast, east and south of the existing Moose Lodge building and the Project driveway would wrap around the south, east, and north sides of the Moose Lodge. The center point of any of these features is located approximately 25 feet distant at the nearest. Based on the vibration levels presented in Table 6, ground vibration generated by heavy-duty equipment would not be anticipated to exceed approximately 0.089 inch per second PPV at 25 feet. Thus, structures located at 25 feet, even fragile structures, would not be negatively affected.

Would the Project Expose Structures to Substantial Groundborne Vibration During Operations?

Project operations would not include the use of any stationary equipment that would result in excessive groundborne vibration levels. However, the Project does propose residential structures within proximity to the existing UPRR corridor to the east, a source of groundborne vibration. Freight train operations create vibration events that last approximately two minutes and it is extremely rare for vibration from train operations to cause substantial or even minor cosmetic building damage (FTA 2018). Older, historic buildings often considered fragile are the predominate source of concern from rail-related vibration (FTA 2018).

The closest Project residential structure would be a three-story building positioned approximately 60 feet from this rail corridor at the nearest. According to the FTA (2018), groundborne vibration from urban heavy rail is common when there is less than 50 feet between the track and building foundations. Furthermore, while each building has different characteristics relative to structure-borne vibration, in general, the heavier the building, the lower the levels of vibration. Thus, a three-story structure could be expected to be impacted by vibration at less intensity than shorter buildings. Additionally, community (human) response to vibration correlates with the frequency of events and, intuitively, more frequent events of low vibration levels may evoke the same response as fewer high vibration level events. During the 24-hour noise measurement that was taken from November 19 to 20, 2019, the passing of a freight train occurred on four separate occasions over the 24-hour period.

Groundborne vibration levels associated with passenger and freight rail at 60 feet are summarized in Table 7. The City does not establish a numeric threshold for vibration associated with passing trains. For comparison purposes, the Caltrans' (2020) recommended standard of 0.2 inch per second PPV with respect to the prevention of structural damage for normal buildings is used as a threshold, since the Project would be construct new buildings consistent with the most recent building standards. This level of vibration is when there is a risk of damage to normal buildings and when people generally begin to be annoyed.

Table 7. Representative Vibration Source Levels for Construction Equipment

Equipment Type	Peak Particle Velocity at 60 Feet (inches per second)
Rapid Transit/Light Rail at 50 mph	0.15

Equipment Type	Peak Particle Velocity at 60 Feet (inches per second)
Locomotive-Powered Freight Rail at 50 mph	0.17

Source: FTA 2018

As shown in Table 7, the closest Project residential structure to the UPRR rail corridor, positioned approximately 60 feet distant, would experience vibration levels of 0.17 inch per second PPV when a train passes, generally four times daily. This level of vibration is below the Caltrans standard for normal buildings.

Would the Project Expose People Residing or Working in the Project area to Excessive Airport Noise?

The Project site is located approximately nine miles southwest of the Sacramento McClellan Airport and is located outside of the boundaries of the McClellan Airport land use plan. Since the site is outside the land use plan boundaries it is beyond the noise contours generated by airport operations. The proposed Project will not expose people residing or working in the Project area to excess airport noise levels.

5.2.2 Cumulative Noise Impacts?

Cumulative Construction Noise

Construction activities associated with the proposed Project and other construction projects in the area may overlap, resulting in construction noise in the area. However, construction noise impacts primarily affect the areas immediately adjacent to the construction site. Construction noise for the proposed Project was determined to be less than significant following compliance with the presented construction hours. Cumulative development in the vicinity of the Project site could result in elevated construction noise levels at sensitive receptors in the Project area. However, each project would be required to comply with the applicable City's Municipal Code limitations on construction. Therefore, the Project would not contribute to cumulative impacts during construction.

Cumulative Operational Noise

Cumulative noise impacts would occur primarily as a result of increased traffic on local roadways due to the Project and other projects in the vicinity. Long-term noise sources associated with development at the Project, combined with other cumulative projects, could cause local noise level increases. Noise levels associated with the proposed Project and related cumulative projects together could result in higher noise levels than considered separately. However, traffic noise increase as a result of the Project would not be perceivable and would not be expected to exceed City standards. Project traffic would not result in a significant increase in traffic noise on a Project level.

6.0 REFERENCES

Caltrans. 2020. *Transportation and Construction Vibration Guidance Manual*.

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_____. 2012. IS/EA Annotated Outline. <http://www.dot.ca.gov/ser/vol1/sec4/ch31ea/chap31ea.htm>.

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_____. 2006. Roadway Construction Noise Model.

FTA. 2018. *Transit Noise and Vibration Impact Assessment*.

ITE. 2017. *10th Edition Trip Generation Manual*.

LSA. 2020. *Trip Generation and Vehicle Miles Traveled Analysis for the Proposed Belvedere Townhomes Project*.

OPR. 2003. *State of California General Plan Guidelines*.

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WEAL. 2000. *Sound Transmission Sound Test Laboratory Report No. TL 96-186*.

ATTACHMENT A

Baseline (Existing) Noise Measurements – Project Site and Vicinity

PC Exhibit B

Site Number: 1			
Recorded By: Rosey Worden			
Job Number: 2019-198			
Date: 11/20/2019			
Time: 10:39 a.m.			
Location: At the intersection of Grove Street and Placer Street.			
Source of Peak Noise: Vehicles on Grove Street, Placer Street and adjacent roadways as well as people talking.			
Noise Data			
Leq (dB)	Lmin (dB)	Lmax (dB)	Peak (dB)
60.8	51.8	72.6	106.1

Equipment						
Category	Type	Vendor	Model	Serial No.	Cert. Date	Note
Sound	Sound Level Meter	Larson Davis	LxT SE	0005120	8/05/2019	
	Microphone	Larson Davis	377B02	315201	9/23/2019	
	Preamp	Larson Davis	PRMLxT1L	099947	10/10/2019	
	Calibrator	Larson Davis	CAL200	17325	10/18/2019	
Weather Data						
Est.	Duration: 10 min.			Sky: Clear		
	Note: dBA Offset = 0.00			Sensor Height (ft): 4 ft		
	Wind Ave Speed (mph)		Temperature (degrees Fahrenheit)		Barometer Pressure (hPa)	
	17		60		29.54	

Photo of Measurement Location



Summary				
File Name on Meter	LxT_Data.172			
File Name on PC	SLM_0005120_LxT_Data_172.00.ldbin			
Serial Number	0005120			
Model	SoundExpert® LxT			
Firmware Version	2.302			
User				
Location				
Job Description				
Note				
Measurement				
Description				
Start	2019-11-20 10:40:47			
Stop	2019-11-20 10:50:47			
Duration	00:10:00.0			
Run Time	00:10:00.0			
Pause	00:00:00.0			
Pre Calibration	2019-11-20 10:36:01			
Post Calibration	None			
Calibration Deviation	---			
Overall Settings				
RMS Weight	A Weighting			
Peak Weight	Z Weighting			
Detector	Slow			
Preamp	PRMLxT1L			
Microphone Correction	Off			
Integration Method	Linear			
OBA Range	Low			
OBA Bandwidth	1/1 and 1/3			
OBA Freq. Weighting	A Weighting			
OBA Max Spectrum	Bin Max			
Overload	121.6 dB			
	A	C	Z	
Under Range Peak	77.9	74.9	79.9 dB	
Under Range Limit	25.9	25.8	30.9 dB	
Noise Floor	16.4	16.6	21.7 dB	
Results				
LAeq	60.8 dB			
LAE	88.6 dB			
EA	79.810 µPa²h			
LZpeak (max)	2019-11-20 10:46:34	106.1 dB		
LASmax	2019-11-20 10:43:53	72.6 dB		
LASmin	2019-11-20 10:40:57	51.8 dB		
SEA	-99.9 dB			

LAS > 85.0 dB (Exceedance Counts / Duration)	0	0.0 s
LAS > 115.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ _{peak} > 135.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ _{peak} > 137.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ _{peak} > 140.0 dB (Exceedance Counts / Duration)	0	0.0 s

Community Noise	Ldn	LDay 07:00-22:00	LNight 22:00-07:00	Lden	LDay 07:00-19:00	LEvening 19:00-22:00	LNight 22:00-07:00
	60.8	60.8	-99.9	60.8	60.8	-99.9	-99.9

LCeq	72.7 dB
LAeq	60.8 dB
LCeq - LAeq	11.9 dB
LA _{leq}	62.5 dB
LAeq	60.8 dB
LA _{leq} - LAeq	1.8 dB

	A		C		Z	
	dB	Time Stamp	dB	Time Stamp	dB	Time Stamp
Leq	60.8		72.7			
LS(max)	72.6	2019/11/20 10:43:53				
LS(min)	51.8	2019/11/20 10:40:57				
LPeak(max)					106.1	2019/11/20 10:46:34

# Overloads	0
Overload Duration	0.0 s
# OBA Overloads	24.0
OBA Overload Duration	112.3 s

Statistics	
LAS5.00	66.4 dB
LAS10.00	64.7 dB
LAS33.30	59.7 dB
LAS50.00	57.6 dB
LAS66.60	55.9 dB
LAS90.00	54.1 dB

PC Exhibit B

Site Number: 2			
Recorded By: Rosey Worden			
Job Number: 2019-198			
Date: 11/20/2019			
Time: 10:55 a.m.			
Location: In Mango Alley across Lincoln Street from the Moose Lodge.			
Source of Peak Noise: Vehicles on Lincoln Street and adjacent roadways.			
Noise Data			
Leq (dB)	Lmin (dB)	Lmax (dB)	Peak (dB)
59.0	49.2	73.9	99.0

Equipment						
Category	Type	Vendor	Model	Serial No.	Cert. Date	Note
Sound	Sound Level Meter	Larson Davis	LxT SE	0005120	8/05/2019	
	Microphone	Larson Davis	377B02	315201	9/23/2019	
	Preamp	Larson Davis	PRMLxT1L	099947	10/10/2019	
	Calibrator	Larson Davis	CAL200	17325	10/18/2019	
Weather Data						
Est.	Duration: 10 min			Sky: Clear		
	Note: dBA Offset = 0.00			Sensor Height (ft): 4 ft		
	Wind Ave Speed (mph)		Temperature (degrees Fahrenheit)		Barometer Pressure (hPa)	
	17		60		29.54	

Photo of Measurement Location



Summary				
File Name on Meter	LxT_Data.173			
File Name on PC	SLM_0005120_LxT_Data_173.00.ldbin			
Serial Number	0005120			
Model	SoundExpert® LxT			
Firmware Version	2.302			
User				
Location				
Job Description				
Note				
Measurement				
Description				
Start	2019-11-20 10:55:36			
Stop	2019-11-20 11:05:36			
Duration	00:10:00.0			
Run Time	00:10:00.0			
Pause	00:00:00.0			
Pre Calibration	2019-11-20 10:35:59			
Post Calibration	None			
Calibration Deviation	---			
Overall Settings				
RMS Weight	A Weighting			
Peak Weight	Z Weighting			
Detector	Slow			
Preamp	PRMLxT1L			
Microphone Correction	Off			
Integration Method	Linear			
OBA Range	Low			
OBA Bandwidth	1/1 and 1/3			
OBA Freq. Weighting	A Weighting			
OBA Max Spectrum	Bin Max			
Overload	121.6 dB			
	A	C	Z	
Under Range Peak	77.9	74.9	79.9 dB	
Under Range Limit	25.9	25.8	30.9 dB	
Noise Floor	16.4	16.6	21.7 dB	
Results				
LAeq	59.0 dB			
LAE	86.8 dB			
EA	52.943 µPa²h			
LZpeak (max)	2019-11-20 10:58:33	99.0 dB		
LASmax	2019-11-20 11:05:24	73.9 dB		
LASmin	2019-11-20 11:00:57	49.2 dB		
SEA	-99.9 dB			

LAS > 85.0 dB (Exceedance Counts / Duration)	0	0.0 s
LAS > 115.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ _{peak} > 135.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ _{peak} > 137.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ _{peak} > 140.0 dB (Exceedance Counts / Duration)	0	0.0 s

Community Noise	Ldn	LDay 07:00-22:00	LNight 22:00-07:00	Lden	LDay 07:00-19:00	LEvening 19:00-22:00	LNight 22:00-07:00
	59.0	59.0	-99.9	59.0	59.0	-99.9	-99.9

LCeq	70.6 dB
LAeq	59.0 dB
LCeq - LAeq	11.6 dB
LA _{leq}	63.0 dB
LAeq	59.0 dB
LA _{leq} - LAeq	4.0 dB

	A		C		Z	
	dB	Time Stamp	dB	Time Stamp	dB	Time Stamp
Leq	59.0		70.6			
LS(max)	73.9	2019/11/20 11:05:24				
LS(min)	49.2	2019/11/20 11:00:57				
LPeak(max)					99.0	2019/11/20 10:58:33

# Overloads	0
Overload Duration	0.0 s
# OBA Overloads	15.0
OBA Overload Duration	44.9 s

Statistics	
LAS5.00	64.1 dB
LAS10.00	62.2 dB
LAS33.30	58.0 dB
LAS50.00	55.8 dB
LAS66.60	54.2 dB
LAS90.00	52.1 dB

PC Exhibit B

Site Number: 3			
Recorded By: Rosey Worden			
Job Number: 2019-198			
Date: 11/20/2019			
Time: 11:05 a.m.			
Location: At the Lincoln Street and Pleasant Street intersection.			
Source of Peak Noise: Vehicles on Lincoln Street, Pleasant Street and adjacent roadways as well as construction in surrounding neighborhoods.			
Noise Data			
Leq (dB)	Lmin (dB)	Lmax (dB)	Peak (dB)
65.6	49.1	86.1	110.9

Equipment						
Category	Type	Vendor	Model	Serial No.	Cert. Date	Note
Sound	Sound Level Meter	Larson Davis	LxT SE	0005120	8/05/2019	
	Microphone	Larson Davis	377B02	315201	9/23/2019	
	Preamp	Larson Davis	PRMLxT1L	099947	10/10/2019	
	Calibrator	Larson Davis	CAL200	17325	10/18/2019	
Weather Data						
Est.	Duration: 10 min.			Sky: Clear		
	Note: dBA Offset = 0.00			Sensor Height (ft): 4 ft		
	Wind Ave Speed (mph)		Temperature (degrees Fahrenheit)		Barometer Pressure (hPa)	
	17		60		29.54	

Photo of Measurement Location



Summary				
File Name on Meter	LxT_Data.174			
File Name on PC	SLM_0005120_LxT_Data_174.00.ldbin			
Serial Number	0005120			
Model	SoundExpert® LxT			
Firmware Version	2.302			
User				
Location				
Job Description				
Note				
Measurement				
Description				
Start	2019-11-20 11:06:50			
Stop	2019-11-20 11:16:50			
Duration	00:10:00.0			
Run Time	00:10:00.0			
Pause	00:00:00.0			
Pre Calibration	2019-11-20 10:35:59			
Post Calibration	None			
Calibration Deviation	---			
Overall Settings				
RMS Weight	A Weighting			
Peak Weight	Z Weighting			
Detector	Slow			
Preamp	PRMLxT1L			
Microphone Correction	Off			
Integration Method	Linear			
OBA Range	Low			
OBA Bandwidth	1/1 and 1/3			
OBA Freq. Weighting	A Weighting			
OBA Max Spectrum	Bin Max			
Overload	121.6 dB			
	A	C	Z	
Under Range Peak	77.9	74.9	79.9 dB	
Under Range Limit	25.9	25.8	30.9 dB	
Noise Floor	16.4	16.6	21.7 dB	
Results				
LAeq	65.6 dB			
LAE	93.4 dB			
EA	243.266 µPa²h			
LZpeak (max)	2019-11-20 11:13:00	110.9 dB		
LASmax	2019-11-20 11:07:00	86.1 dB		
LASmin	2019-11-20 11:14:50	49.1 dB		
SEA	-99.9 dB			

LAS > 85.0 dB (Exceedance Counts / Duration)	2	1.9 s
LAS > 115.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ _{peak} > 135.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ _{peak} > 137.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ _{peak} > 140.0 dB (Exceedance Counts / Duration)	0	0.0 s

Community Noise	Ldn	LDay 07:00-22:00	LNight 22:00-07:00	Lden	LDay 07:00-19:00	LEvening 19:00-22:00	LNight 22:00-07:00
	65.6	65.6	-99.9	65.6	65.6	-99.9	-99.9

LCeq	75.1 dB
LAeq	65.6 dB
LCeq - LAeq	9.4 dB
LA _{leq}	71.7 dB
LAeq	65.6 dB
LA _{leq} - LAeq	6.1 dB

A			C		Z	
dB		Time Stamp	dB	Time Stamp	dB	Time Stamp
65.6			75.1			
86.1		2019/11/20 11:07:00				
49.1		2019/11/20 11:14:50				
					110.9	2019/11/20 11:13:00

# Overloads	0
Overload Duration	0.0 s
# OBA Overloads	52.0
OBA Overload Duration	258.3 s

Statistics	
LAS5.00	69.7 dB
LAS10.00	67.5 dB
LAS33.30	59.6 dB
LAS50.00	57.2 dB
LAS66.60	55.4 dB
LAS90.00	52.5 dB

PC Exhibit B

Site Number: 4			
Recorded By: Rosey Worden			
Job Number: 2019-198			
Date: 11/20/2019			
Time: 11:17 a.m.			
Location: At the Placer Street and Pleasant Street intersection.			
Source of Peak Noise: Vehicles on Placer Street, Pleasant Street and adjacent roadways.			
Noise Data			
Leq (dB)	Lmin (dB)	Lmax (dB)	Peak (dB)
57.1	46.3	76.5	103.9

Equipment						
Category	Type	Vendor	Model	Serial No.	Cert. Date	Note
Sound	Sound Level Meter	Larson Davis	LxT SE	0005120	8/05/2019	
	Microphone	Larson Davis	377B02	315201	9/23/2019	
	Preamp	Larson Davis	PRMLxT1L	099947	10/10/2019	
	Calibrator	Larson Davis	CAL200	17325	10/18/2019	
Weather Data						
Est.	Duration:10min.			Sky: Clear		
	Note: dBA Offset = 0.00			Sensor Height (ft): 4 ft		
	Wind Ave Speed (mph)		Temperature (degrees Fahrenheit)		Barometer Pressure (hPa)	
	17		60		29.54	

Photo of Measurement Location



Summary				
File Name on Meter	LxT_Data.175			
File Name on PC	SLM_0005120_LxT_Data_175.00.ldbin			
Serial Number	0005120			
Model	SoundExpert® LxT			
Firmware Version	2.302			
User				
Location				
Job Description				
Note				
Measurement				
Description				
Start	2019-11-20 11:19:01			
Stop	2019-11-20 11:29:01			
Duration	00:10:00.0			
Run Time	00:10:00.0			
Pause	00:00:00.0			
Pre Calibration	2019-11-20 10:35:59			
Post Calibration	None			
Calibration Deviation	---			
Overall Settings				
RMS Weight	A Weighting			
Peak Weight	Z Weighting			
Detector	Slow			
Preamp	PRMLxT1L			
Microphone Correction	Off			
Integration Method	Linear			
OBA Range	Low			
OBA Bandwidth	1/1 and 1/3			
OBA Freq. Weighting	A Weighting			
OBA Max Spectrum	Bin Max			
Overload	121.6 dB			
	A	C	Z	
Under Range Peak	77.9	74.9	79.9 dB	
Under Range Limit	25.9	25.8	30.9 dB	
Noise Floor	16.4	16.6	21.7 dB	
Results				
LAeq	57.1 dB			
LAE	84.8 dB			
EA	33.839 µPa²h			
LZpeak (max)	2019-11-20 11:21:51	103.9 dB		
LASmax	2019-11-20 11:21:52	76.5 dB		
LASmin	2019-11-20 11:25:12	46.3 dB		
SEA	-99.9 dB			

LAS > 85.0 dB (Exceedance Counts / Duration)	0	0.0 s
LAS > 115.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ _{peak} > 135.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ _{peak} > 137.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ _{peak} > 140.0 dB (Exceedance Counts / Duration)	0	0.0 s

Community Noise	Ldn	LDay 07:00-22:00	LNight 22:00-07:00	Lden	LDay 07:00-19:00	LEvening 19:00-22:00	LNight 22:00-07:00
	57.1	57.1	-99.9	57.1	57.1	-99.9	-99.9

LCeq	72.2 dB
LAeq	57.1 dB
LCeq - LAeq	15.1 dB
LA _{leq}	58.8 dB
LAeq	57.1 dB
LA _{leq} - LAeq	1.7 dB

	A		C		Z	
	dB	Time Stamp	dB	Time Stamp	dB	Time Stamp
Leq	57.1		72.2			
LS(max)	76.5	2019/11/20 11:21:52				
LS(min)	46.3	2019/11/20 11:25:12				
LPeak(max)					103.9	2019/11/20 11:21:51

# Overloads	0
Overload Duration	0.0 s
# OBA Overloads	11.0
OBA Overload Duration	57.5 s

Statistics	
LAS5.00	57.0 dB
LAS10.00	55.3 dB
LAS33.30	53.1 dB
LAS50.00	52.2 dB
LAS66.60	51.1 dB
LAS90.00	48.8 dB

PC Exhibit B

Site Number: 5			
Recorded By: Rosey Worden			
Job Number: 2019-198			
Date: 11/19/2019-11/20/2019			
Time: 10:12 a.m.			
Location: On the Project site.			
Source of Peak Noise: Vehicles on adjacent roadways and people talking.			
Noise Data			
L _{Aeq} (dB)	L _{min} (dB)	Peak (dB)	CNEL
58.2	34.5	112.0	62.5

Equipment						
Category	Type	Vendor	Model	Serial No.	Cert. Date	Note
Sound	Sound Level Meter	Larson Davis	LxT SE	0005120	8/05/2019	
	Microphone	Larson Davis	377B02	315201	9/23/2019	
	Preamp	Larson Davis	PRMLxT1L	099947	10/10/2019	
	Calibrator	Larson Davis	CAL200	17325	10/18/2019	
Weather Data						
Est.	Duration: 24 hr.			Sky: Clear		
	Note: dBA Offset =			Sensor Height (ft): 4 ft		
	Wind Ave Speed (mph)		Temperature (degrees Fahrenheit)		Barometer Pressure (hPa)	
	17		60		29.54	

Photo of Measurement Location



Summary				
File Name on Meter	LxT_Data.171			
File Name on PC	SLM_0005120_LxT_Data_171.00.ldbin			
Serial Number	0005120			
Model	SoundExpert® LxT			
Firmware Version	2.302			
User				
Location				
Job Description				
Note				
Measurement				
Description				
Start	2019-11-19 10:12:48			
Stop	2019-11-20 10:12:48			
Duration	24:00:00.0			
Run Time	24:00:00.0			
Pause	00:00:00.0			
Pre Calibration	2019-11-19 10:03:53			
Post Calibration	None			
Calibration Deviation	---			
Overall Settings				
RMS Weight	A Weighting			
Peak Weight	Z Weighting			
Detector	Slow			
Preamp	Direct			
Microphone Correction	Off			
Integration Method	Linear			
OBA Range	Low			
OBA Bandwidth	1/1 and 1/3			
OBA Freq. Weighting	A Weighting			
OBA Max Spectrum	Bin Max			
Overload	121.6 dB			
	A	C	Z	
Under Range Peak	77.9	74.9	79.9 dB	
Under Range Limit	26.9	24.9	32.9 dB	
Noise Floor	13.9	14.5	22.1 dB	
Results				
LAeq	58.2 dB			
LAE	107.5 dB			
EA	6.315 mPa²h			
LZpeak (max)	2019-11-19 13:02:48	112.0 dB		
LASmax	2019-11-19 13:02:49	97.9 dB		
LASmin	2019-11-20 00:32:56	34.5 dB		
SEA	-99.9 dB			

LAS > 85.0 dB (Exceedance Counts / Duration)	4	14.0 s
LAS > 115.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ _{peak} > 135.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ _{peak} > 137.0 dB (Exceedance Counts / Duration)	0	0.0 s
LZ _{peak} > 140.0 dB (Exceedance Counts / Duration)	0	0.0 s

Community Noise	Ldn/CNEL	LDay 07:00-22:00	LNight 22:00-07:00	Lden	LDay 07:00-19:00	LEvening 19:00-22:00	LNight 22:00-07:00
	62.5	59.3	55.3	62.6	60.2	50.1	55.3

LCeq	73.8 dB
LAeq	58.2 dB
LCeq - LAeq	15.6 dB
LA _{leq}	60.7 dB
LAeq	58.2 dB
LA _{leq} - LAeq	2.5 dB

	A		C		Z	
	dB	Time Stamp	dB	Time Stamp	dB	Time Stamp
Leq	58.2		73.8			
LS(max)	97.9	2019/11/19 13:02:49				
LS(min)	34.5	2019/11/20 0:32:56				
LPeak(max)					112.0	2019/11/19 13:02:48

# Overloads	0
Overload Duration	0.0 s
# OBA Overloads	307.0
OBA Overload Duration	5016.6 s

Statistics	
LAS5.00	62.0 dB
LAS10.00	55.6 dB
LAS33.30	49.2 dB
LAS50.00	47.2 dB
LAS66.60	45.6 dB
LAS90.00	41.5 dB

Attachment G

Traffic Memorandum

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MEMORANDUM

DATE: August 4, 2020

To: Catherine Silvester, HELIX Environmental Planning, Inc.

FROM: Dean Arizabal, LSA

SUBJECT: Trip Generation and Vehicle Miles Traveled Analysis for the Proposed Belvedere Townhomes Project at 510 Lincoln Street, Roseville, California

LSA has prepared this trip generation and vehicle miles traveled (VMT) analysis for the proposed Belvedere Townhomes project at 510 Lincoln Street in Roseville, California. The proposed project will construct 18 three-story townhomes on a site bordered by Sierra Boulevard to the northwest, the Union Pacific Railroad tracks to the northeast, a public parking lot to the south, a vacant parcel to the east, and Lincoln Street to the west. Access to the site will be provided via a driveway on Lincoln Street.

The purpose of this analysis is to identify the proposed project trip generation and determine whether the project would require a Traffic Impact Study (TIS) according to the City of Roseville (City) Design Standards, Section 4 – Traffic Impact Studies, dated January 2016. The TIS guidelines state that a TIS should be prepared for every project that would generate 50 or more vehicle trips in the a.m. or p.m. peak hour. As such, this analysis evaluates the proposed project against the City's peak-hour trip thresholds.

As a result of Senate Bill (SB) 743, the California Office of Administrative Law cleared the revised California Environmental Quality Act (CEQA) guidelines for use on December 28, 2018. Among the changes to the guidelines was removal of vehicle delay and level of service from consideration under CEQA. The intent of SB 743 and the revised CEQA guidelines is to promote the reduction of greenhouse gas (GHG) emissions, the development of multimodal transportation networks, and a diversity of land uses. With the adopted guidelines, transportation impacts are to be evaluated based on a project's effect on VMT. The new guidelines must be used starting July 1, 2020. Therefore, a VMT analysis is recommended based upon the Governor's Office of Planning and Research (OPR) Technical Advisory (TA), dated December 2018.

Trip Generation

The daily and peak-hour trips of the proposed project were calculated using trip rates from the Institute of Transportation Engineers' *Trip Generation Manual*, 9th Edition (2012) for Residential Condominium/Townhouse (Land Use Code 230). Table A presents the trip generation summary for the proposed project.

Table A: Project Trip Generation

Land Use	Size	Unit	ADT ²	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Trip Rates ¹									
Townhouse		DU	5.20	0.07	0.37	0.44	0.35	0.17	0.52
Project Trip Generation									
Townhouse	18	DU	94	1	7	8	6	3	9

¹ Trip rates from the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9th Edition (2012).
Land Use Code (230) – Residential Condominium/Townhouse

² The City of Roseville assumes an ADT rate of 10 times the PM Peak Hour trip rate (10 x 0.52 = 5.20).

ADT = average daily trips

DU = dwelling unit

As Table A shows, the proposed project of 18 townhomes would generate 94 average daily trips (ADT), including eight trips (one inbound and seven outbound) in the a.m. peak hour and nine trips (six inbound and three outbound) in the p.m. peak hour. Because the project would generate fewer than 50 peak-hour trips, a TIS is not required.

Vehicle Miles Traveled

The OPR TA recommends VMT screening thresholds for smaller projects. The footnote on page 12 of the OPR TA states the following:

“Screening Threshold for Small Projects

Many local agencies have developed screening thresholds to indicate when detailed analysis is needed. Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact.”

The OPR TA recommends that a project generating 110 ADT or less be screened out of a VMT analysis due to the presumption of a less-than-significant impact. As previously described, the proposed project would generate 94 ADT. Because the ADT generation of the proposed project is less than the OPR TA screening threshold of 110 ADT, the project is presumed to have a less-than-significant impact.

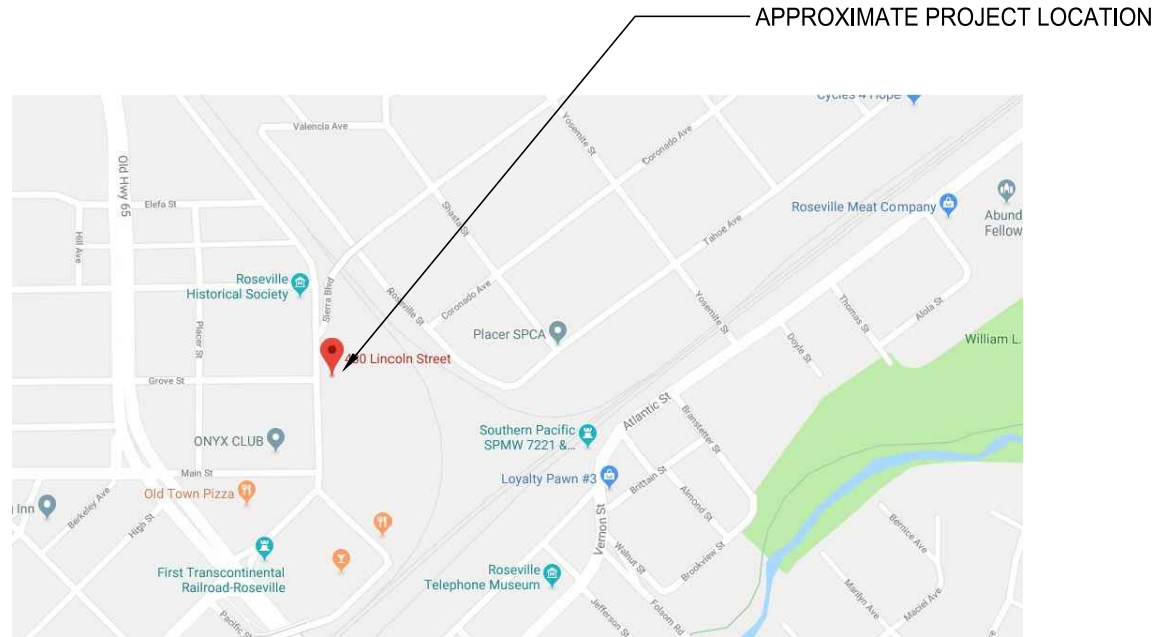
Conclusions

LSA analyzed the trip generation of the proposed project of 18 townhomes to determine whether it would require a TIS according to the City’s TIS guidelines. The proposed project is anticipated to generate 94 ADT, including eight trips in the a.m. peak hour and nine trips in the p.m. peak hour. Because the proposed project would not generate 50 or more trips in the a.m. or p.m. peak hour, a TIS is not required. In addition, the 94 ADT of the proposed project would be less than the VMT screening threshold of the OPR TA. Therefore, the proposed project is screened out from a VMT analysis and is anticipated to have a less-than-significant transportation impact.

If you have any questions, please contact me at (949) 553-0666.

THE BELVEDERE

510 LINCOLN ST.
ROSEVILLE, CA
CITY OF ROSEVILLE



PROJECT DATA

ZONING SUMMARY:

CURRENT ZONING DESIGNATION - HD/SA-DT
DOWNTOWN SPECIFIC PLAN OVERLAY
OLD TOWN COMMERCIAL DISTRICT (DT-4)
EXISTING USE: RESIDENTIAL AND COMMERCIAL / SINGLE FAMILY

ALLOWABLE BUILD TO LINE - 0'-10'
PROPOSED BUILD TO LINE - 6'
ALLOWABLE SIDE SETBACKS - 0'
PROPOSED SIDE SETBACKS - 0'
ALLOWABLE REAR SETBACKS - 0'
PROPOSED REAR SETBACKS - 0'

MAXIMUM HEIGHT - FOUR STORIES / 60 FEET
PROPOSED HEIGHT - FOUR STORIES / +/- 47 FEET

LOT COVERAGE:

MINIMUM ALLOWABLE FAR - 1.5
MAXIMUM ALLOWABLE FAR - 3.0

COMBINED TOTAL LOT AREA - 42,673 SQUARE FEET
PROPOSED FLOOR AREA - 65,260 SQUARE FEET
PROPOSED TOTAL FAR - 65,260 / 42,673 = 1.53

PARKING SUMMARY:

REQUIRED:
2+ BEDROOM = 1.5 PER UNIT
10+ UNITS = 1 GUEST SPACE FOR EVERY 10 UNITS

PROPOSED:
2 CAR GARAGE AT EACH UNIT
9 GUEST PARKING STALLS ON SITE

CODE SUMMARY:

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA FIRE CODE
2019 NFPA 1932

OCCUPANCY SUMMARY:

R3 SINGLE FAMILY ATTACHED TOWNHOUSES
(2) HOUR FIRE WALL SEPARATION BETWEEN EACH TOWNHOUSE
UNIT (1) HOUR RATING EACH UNIT WITH 1" AIR SPACE ALONG
PROPERTY LINE
FIRE WALL TO EXTEND FROM FOUNDATION TO UNDERSIDE OF
ROOF DECK
HORIZONTAL CONTINUITY OF FIREWALL TO BE MAINTAINED PER
2019 CBC SECTION 706.5

PROJECT DESCRIPTION:

FOUR STORY ATTACHED TOWNHOUSES R3
ATTACHED TWO CAR GARAGES U
PROJECT SITE CONTAINS 6 BUILDINGS AS FOLLOWS:

BUILDING 1 - FOUR ATTACHED TOWNHOUSE UNITS
BUILDING 2 - TWO ATTACHED TOWNHOUSE UNITS
BUILDING 3 - TWO ATTACHED TOWNHOUSE UNITS
BUILDING 4 - TWO ATTACHED TOWNHOUSE UNITS
BUILDING 5 - FOUR ATTACHED TOWNHOUSE UNITS (REUSE OF
BUILDING 1)
BUILDING 6 - FOUR ATTACHED TOWNHOUSE UNITS (REUSE OF
BUILDING 1)

SHEET INDEX

ARCHITECTURAL

A0.01	ARCHITECTURAL COVERSHEET
A0.02	BUILDINGS (5) (6) LADDER EXHIBIT
A0.03	TRASH ENCLOSURE
A0.04	FIREWALL SECTION
A1.01	ARCHITECTURAL SITE PLAN
A2.01	FLOOR PLANS
A2.02	FLOOR PLANS
A2.03	FLOOR PLANS
A2.04	FLOOR PLANS
A2.05	ROOF PLAN
A2.06	EXTERIOR ELEVATIONS
A2.08	EXTERIOR ELEVATIONS
A3.01	FLOOR PLANS
A3.02	FLOOR PLANS
A3.03	ROOF PLAN
A3.04	EXTERIOR ELEVATIONS
A3.05	EXTERIOR ELEVATIONS
A4.01	FLOOR PLANS
A4.02	FLOOR PLANS
A4.03	ROOF PLAN
A4.04	EXTERIOR ELEVATIONS
A4.05	EXTERIOR ELEVATIONS
A5.01	FLOOR PLANS
A5.02	FLOOR PLANS
A5.03	ROOF PLAN
A5.04	EXTERIOR ELEVATIONS
A5.06	EXTERIOR ELEVATIONS

PC Exhibit C

THE BELVEDERE

510 LINCOLN STREET
CITY OF ROSEVILLE, CA
OLD ROSEVILLE, LLC

AREA ANALYSIS

BUILDING 1		BUILDING 2		BUILDING 3		BUILDING 4		BUILDING 5		BUILDING 6	
UNIT A		UNIT A		UNIT A		UNIT A		UNIT A		UNIT A	
3 BEDROOM 3 1/2 BATH	CONDITIONED SQUARE FOOTAGE	3 BEDROOM 3 1/2 BATH	CONDITIONED SQUARE FOOTAGE	3 BEDROOM 3 1/2 BATH	CONDITIONED SQUARE FOOTAGE	3 BEDROOM 3 1/2 BATH	CONDITIONED SQUARE FOOTAGE	3 BEDROOM 3 1/2 BATH	CONDITIONED SQUARE FOOTAGE	3 BEDROOM 3 1/2 BATH	CONDITIONED SQUARE FOOTAGE
FIRST FLOOR	360	FIRST FLOOR	423	FIRST FLOOR	423	FIRST FLOOR	360	FIRST FLOOR	360	FIRST FLOOR	360
SECOND FLOOR	788	SECOND FLOOR	887	SECOND FLOOR	887	SECOND FLOOR	788	SECOND FLOOR	788	SECOND FLOOR	788
THIRD FLOOR	770	THIRD FLOOR	865	THIRD FLOOR	865	THIRD FLOOR	770	THIRD FLOOR	770	THIRD FLOOR	770
FOURTH FLOOR VESTIBULE	69	FOURTH FLOOR	365	FOURTH FLOOR	365	FOURTH FLOOR VESTIBULE	69	FOURTH FLOOR VESTIBULE	69	FOURTH FLOOR VESTIBULE	69
TOTAL DWELLING	1987	TOTAL DWELLING	2540	TOTAL DWELLING	2540	TOTAL DWELLING	1987	TOTAL DWELLING	1987	TOTAL DWELLING	1987
	UNCONDITIONED SQUARE FOOTAGE		UNCONDITIONED SQUARE FOOTAGE		UNCONDITIONED SQUARE FOOTAGE		UNCONDITIONED SQUARE FOOTAGE		UNCONDITIONED SQUARE FOOTAGE		UNCONDITIONED SQUARE FOOTAGE
TWO CAR GARAGE	428	TWO CAR GARAGE	454	TWO CAR GARAGE	454	TWO CAR GARAGE	428	TWO CAR GARAGE	428	TWO CAR GARAGE	428
COVERED PATIO	66	COVERED PATIO	73	COVERED PATIO	73	COVERED PATIO	66	COVERED PATIO	66	COVERED PATIO	66
SECOND FLOOR BALCONY	82	SECOND FLOOR BALCONY	138	SECOND FLOOR BALCONY	138	SECOND FLOOR BALCONY	82	SECOND FLOOR BALCONY	82	SECOND FLOOR BALCONY	82
FOURTH FLOOR ROOFTOP	739	FOURTH FLOOR ROOFTOP PATIO	508	FOURTH FLOOR ROOFTOP PATIO	508	FOURTH FLOOR ROOFTOP	739	FOURTH FLOOR ROOFTOP	739	FOURTH FLOOR ROOFTOP	739
UNIT B		UNIT B		UNIT B		UNIT B		UNIT B		UNIT B	
3 BEDROOM 3 1/2 BATH	CONDITIONED SQUARE FOOTAGE	3 BEDROOM 3 1/2 BATH	CONDITIONED SQUARE FOOTAGE	3 BEDROOM 3 1/2 BATH	CONDITIONED SQUARE FOOTAGE	3 BEDROOM 3 1/2 BATH	CONDITIONED SQUARE FOOTAGE	3 BEDROOM 3 1/2 BATH	CONDITIONED SQUARE FOOTAGE	3 BEDROOM 3 1/2 BATH	CONDITIONED SQUARE FOOTAGE
FIRST FLOOR	360	FIRST FLOOR	423	FIRST FLOOR	423	FIRST FLOOR	360	FIRST FLOOR	360	FIRST FLOOR	360
SECOND FLOOR	788	SECOND FLOOR	887	SECOND FLOOR	887	SECOND FLOOR	788	SECOND FLOOR	788	SECOND FLOOR	788
THIRD FLOOR	770	THIRD FLOOR	865	THIRD FLOOR	865	THIRD FLOOR	770	THIRD FLOOR	770	THIRD FLOOR	770
FOURTH FLOOR VESTIBULE	69	FOURTH FLOOR	365	FOURTH FLOOR	365	FOURTH FLOOR VESTIBULE	69	FOURTH FLOOR VESTIBULE	69	FOURTH FLOOR VESTIBULE	69
TOTAL DWELLING	1987	TOTAL DWELLING	2540	TOTAL DWELLING	2540	TOTAL DWELLING	1987	TOTAL DWELLING	1987	TOTAL DWELLING	1987
	UNCONDITIONED SQUARE FOOTAGE		UNCONDITIONED SQUARE FOOTAGE		UNCONDITIONED SQUARE FOOTAGE		UNCONDITIONED SQUARE FOOTAGE		UNCONDITIONED SQUARE FOOTAGE		UNCONDITIONED SQUARE FOOTAGE
TWO CAR GARAGE	428	TWO CAR GARAGE	454	TWO CAR GARAGE	454	TWO CAR GARAGE	428	TWO CAR GARAGE	428	TWO CAR GARAGE	428
COVERED PATIO	66	COVERED PATIO	73	COVERED PATIO	73	COVERED PATIO	66	COVERED PATIO	66	COVERED PATIO	66
SECOND FLOOR BALCONY	82	SECOND FLOOR BALCONY	138	SECOND FLOOR BALCONY	138	SECOND FLOOR BALCONY	82	SECOND FLOOR BALCONY	82	SECOND FLOOR BALCONY	82
FOURTH FLOOR ROOFTOP	739	FOURTH FLOOR ROOFTOP PATIO	508	FOURTH FLOOR ROOFTOP PATIO	508	FOURTH FLOOR ROOFTOP	739	FOURTH FLOOR ROOFTOP	739	FOURTH FLOOR ROOFTOP	739
UNIT C								UNIT C		UNIT C	
3 BEDROOM 3 1/2 BATH	CONDITIONED SQUARE FOOTAGE							3 BEDROOM 3 1/2 BATH	CONDITIONED SQUARE FOOTAGE	3 BEDROOM 3 1/2 BATH	CONDITIONED SQUARE FOOTAGE
FIRST FLOOR	360							FIRST FLOOR	360	FIRST FLOOR	360
SECOND FLOOR	788							SECOND FLOOR	788	SECOND FLOOR	788
THIRD FLOOR	770							THIRD FLOOR	770	THIRD FLOOR	770
FOURTH FLOOR VESTIBULE	69							FOURTH FLOOR VESTIBULE	69	FOURTH FLOOR VESTIBULE	69
TOTAL DWELLING	1987							TOTAL DWELLING	1987	TOTAL DWELLING	1987
	UNCONDITIONED SQUARE FOOTAGE								UNCONDITIONED SQUARE FOOTAGE		UNCONDITIONED SQUARE FOOTAGE
TWO CAR GARAGE	428							TWO CAR GARAGE	428	TWO CAR GARAGE	428
COVERED PATIO	66							COVERED PATIO	66	COVERED PATIO	66
SECOND FLOOR BALCONY	82							SECOND FLOOR BALCONY	82	SECOND FLOOR BALCONY	82
FOURTH FLOOR ROOFTOP	739							FOURTH FLOOR ROOFTOP	739	FOURTH FLOOR ROOFTOP	739
UNIT D								UNIT D		UNIT D	
3 BEDROOM 3 1/2 BATH	CONDITIONED SQUARE FOOTAGE							3 BEDROOM 3 1/2 BATH	CONDITIONED SQUARE FOOTAGE	3 BEDROOM 3 1/2 BATH	CONDITIONED SQUARE FOOTAGE
FIRST FLOOR	360							FIRST FLOOR	360	FIRST FLOOR	360
SECOND FLOOR	788							SECOND FLOOR	788	SECOND FLOOR	788
THIRD FLOOR	770							THIRD FLOOR	770	THIRD FLOOR	770
FOURTH FLOOR VESTIBULE	69							FOURTH FLOOR VESTIBULE	69	FOURTH FLOOR VESTIBULE	69
TOTAL DWELLING	1987							TOTAL DWELLING	1987	TOTAL DWELLING	1987
	UNCONDITIONED SQUARE FOOTAGE								UNCONDITIONED SQUARE FOOTAGE		UNCONDITIONED SQUARE FOOTAGE
TWO CAR GARAGE	428							TWO CAR GARAGE	428	TWO CAR GARAGE	428
COVERED PATIO	66							COVERED PATIO	66	COVERED PATIO	66
SECOND FLOOR BALCONY	82							SECOND FLOOR BALCONY	82	SECOND FLOOR BALCONY	82
FOURTH FLOOR ROOFTOP	739							FOURTH FLOOR ROOFTOP	739	FOURTH FLOOR ROOFTOP	739

PROJECT TEAM

					LANDSCAPE ARCH	CIVIL ENGINEER	ARCHITECT	OWNER/BUILDER
					YAMASAKI LANDSCAPE ARCHITECTURE 1223 HIGH STREET AUBURN, CA 95603	KING ENGINEERING INC. 200 AUBURN FOLSOM RD. SUITE 201 AUBURN, CA 95603	HMA ARCHITECTURE, INC. 2330 EAST BIDWELL STREET SUITE 204 FOLSOM, CA 95630	OLD ROSEVILLE LLC 520 LINCOLN STREET ROSEVILLE, CA
					(530) 885-0040	(530) 272-8328	(916) 597-1500	

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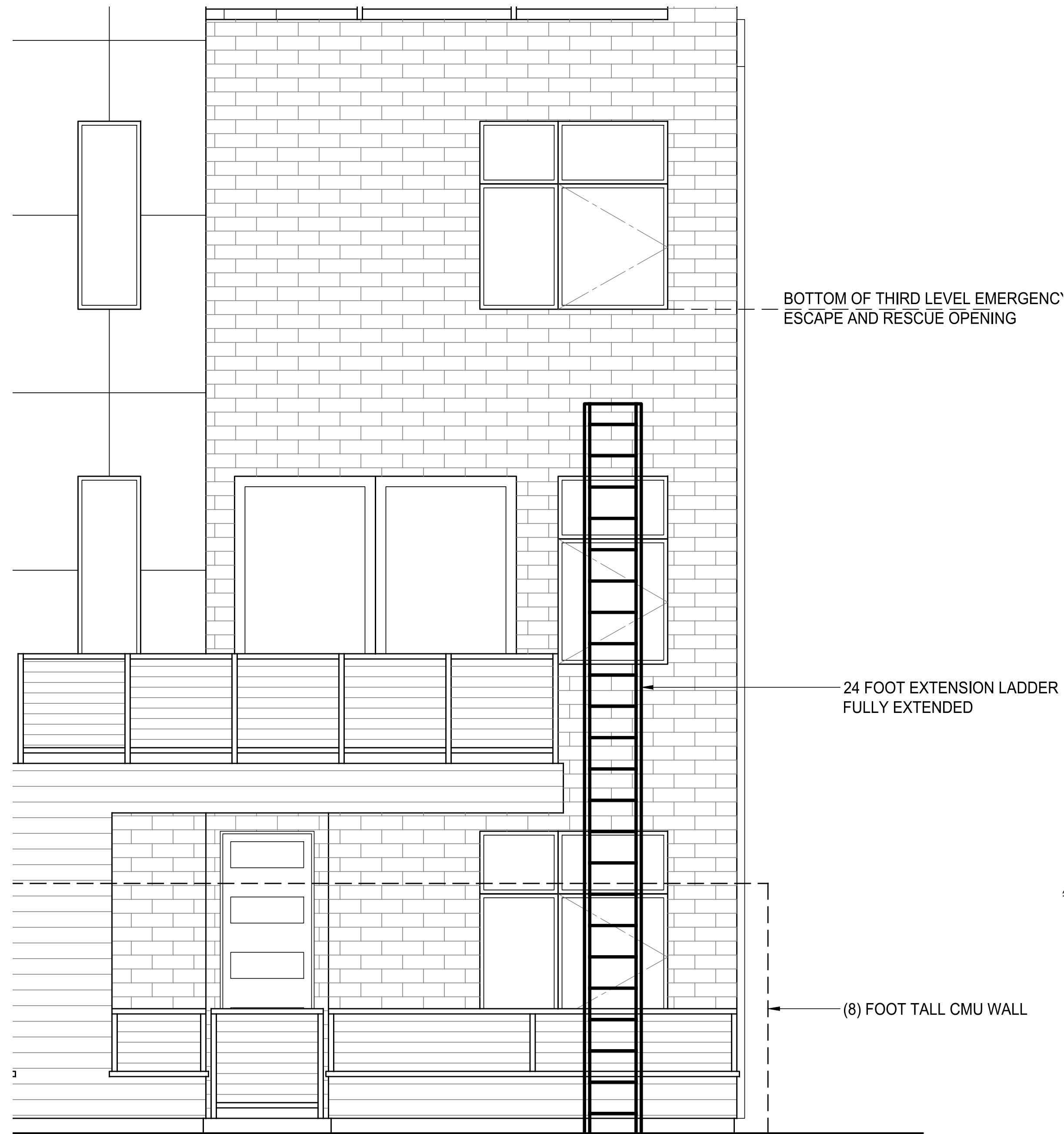
ARCHITECTURAL
COVERSHEET

BELVEDERE

SHEET

A0.01

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THIS AREA SHALL BE FREE OF ANY PERMANENT CONSTRUCTION

FINISH SURFACE TO BE CONCRETE OR SIMILAR MATERIAL TO PROVIDE SUFFICIENT FOUNDATION SUPPORT FOR LADDER

OPTIMAL ANGLE OF INCLINATION PER 2020 NFPA SECTION 5.1.8.2

APPROXIMATE DISTANCE FROM BUILDING TO SOUND WALL

24 FOOT EXTENSION LADDER FULLY EXTENDED

DECK BEYOND LADDER

8'-0" A.F.F.
CMU SOUND WALL

FINISH GRADE

±4'-8"

±9'-8"

75°

5.1.8 Angle of Inclination.

5.1.8.1 To provide the optimum combination of load carrying and stability, ground ladders shall be set at the correct angle of inclination by positioning the base section a horizontal distance from the vertical wall equal to one-quarter the working length of the ground ladder.

5.1.8.2* An angle of inclination of between 70 and 76 degrees shall be permitted, with an angle of 75½ degrees being optimum.

5.1.9* Ground ladders shall be secured at the base, either by a fire fighter or by mechanical means, to prevent slippage.

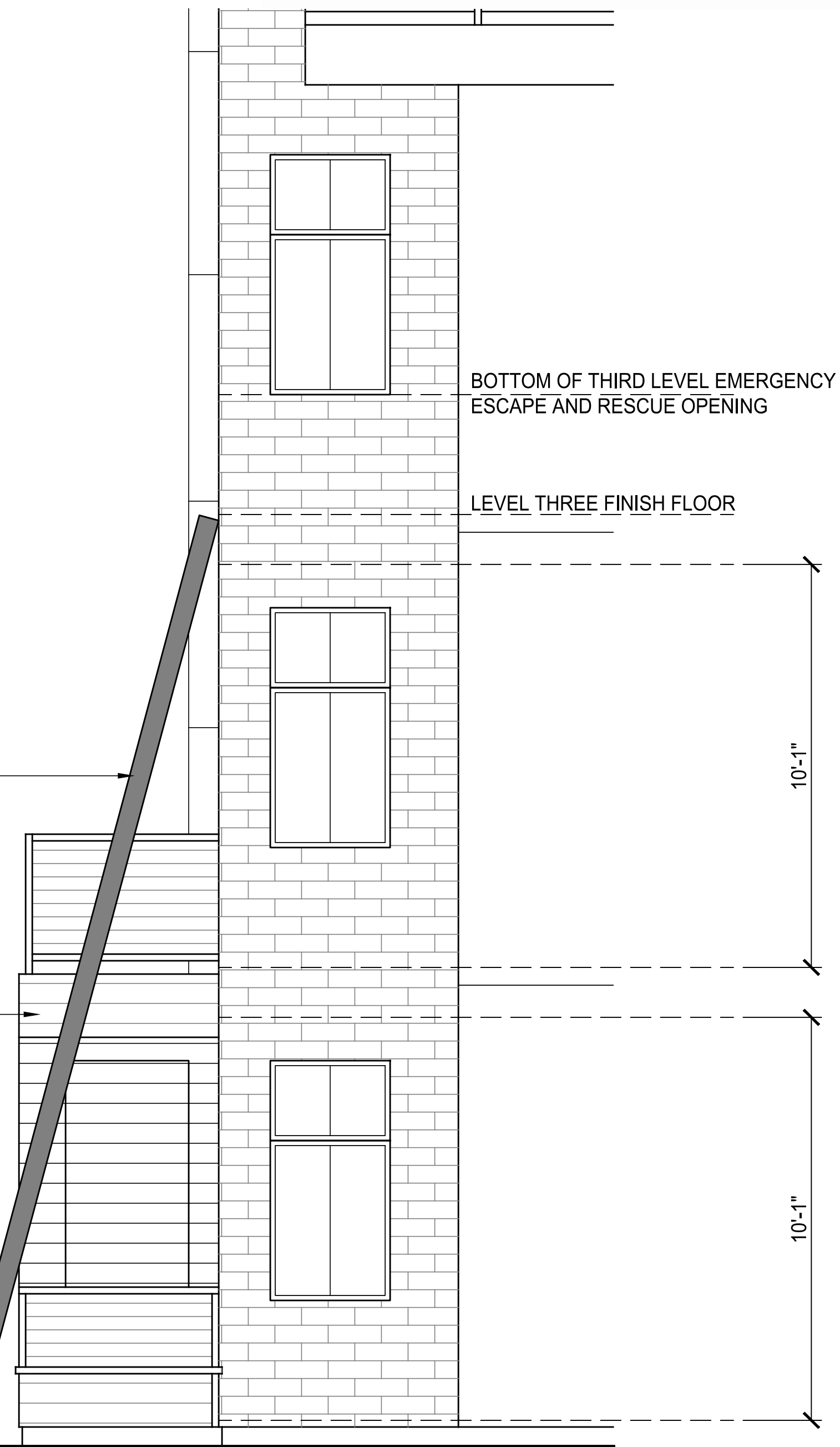
5.1.9.1* Extreme caution shall be used when the angle of inclination is less than 70 degrees.

5.1.9.2 At angles less than 70 degrees, mechanical means shall be used to prevent slippage.

5.1.10 Any time a ladder is positioned or repositioned, a visual determination that the pawls are correctly latched shall be made before the ladder is climbed.

5.1.11 Ground ladders shall be secured at the top, to prevent slippage, by the first person to climb the ladder.

5.1.12 Raised ground ladders shall not be slid along cornices or roof edges.



LADDER ACCESS EXHIBIT FOR BUILDINGS (5) AND (6)

1/4" = 1'-0"

PC Exhibit C

THE BEL VEDERE

510 LINCOLN STREET
CITY OF ROSEVILLE, CA
OLD ROSEVILLE, LLC

HMA Architecture

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Folsom, CA 95630
(916) 597-1500

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19032



BUILDINGS (5) (6)
LADDER EXHIBIT

BELVEDERE

SHEET

A0.02

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NOTES:
TRASH ENCLOSURE DESIGN TO COMPLY WITH CITY OF ROSEVILLE ENVIRONMENTAL UTILITIES
DEPARTMENT DETAIL SW-1. EXTERIOR WALL FINISH AS SHOWN BELOW IS BRICK VENEER OVER
CMU. BRICK FINISH TO MATCH BRICK FINISH ON EXTERIOR OF BUILDINGS



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TRASH
ENCLOSURE

BELVEDERE

SHEET
A0.03

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- NOTES:
- 706.5.1 Exterior walls.
- Where the fire wall intersects exterior walls, the fire-resistance rating and opening protection of the exterior walls shall comply with one of the following:
1. The exterior walls on both sides of the fire wall shall have a 1-hour fire-resistance rating with 3//4-hour protection where opening protection is required by Section 705.8. The fire-resistance rating of the exterior wall shall extend not less than 4 feet (1220 mm) on each side of the intersection of the fire wall to exterior wall. Exterior wall intersections at fire walls that form an angle equal to or greater than 180 degrees (3.14 rad) do not need exterior wall protection.
 2. Buildings or spaces on both sides of the intersecting fire wall shall assume to have an imaginary lot line at the fire wall and extending beyond the exterior of the fire wall. The location of the assumed line in relation to the exterior walls and the fire wall shall be such that the exterior wall and opening protection meet the requirements set forth in Sections 705.5 and 705.8. Such protection is not required for exterior walls terminating at fire walls that form an angle equal to or greater than 180 degrees (3.14 rad).

706.5.2 Horizontal projecting elements.

Fire walls shall extend to the outer edge of horizontal projecting elements such as balconies, roof overhangs, canopies, marquees and similar projections that are within 4 feet (1220 mm) of the fire wall.

Exceptions:

1. Horizontal projecting elements without concealed spaces, provided that the exterior wall behind and below the projecting element has not less than 1-hour fire-resistance-rated construction for a distance not less than the depth of the projecting element on both sides of the fire wall. Openings within such exterior walls shall be protected by opening protectives having a fire protection rating of not less than 3//4 hour.
2. Noncombustible horizontal projecting elements with concealed spaces, provided that a minimum 1-hour fire-resistance-rated wall extends through the concealed space. The projecting element shall be separated from the building by not less than 1-hour fire-resistance-rated construction for a distance on each side of the fire wall equal to the depth of the projecting element. The wall is not required to extend under the projecting element where the building exterior wall is not less than 1-hour fire-resistance rated for a distance on each side of the fire wall equal to the depth of the projecting element. Openings within such exterior walls shall be protected by opening protectives having a fire protection rating of not less than 3//4 hour.
3. For combustible horizontal projecting elements with concealed spaces, the fire wall need only extend through the concealed space to the outer edges of the projecting elements. The exterior wall behind and below the projecting element shall be of not less than 1-hour fire-resistance-rated construction for a distance not less than the depth of the projecting elements on both sides of the fire wall. Openings within such exterior walls shall be protected by opening protectives having a fire protection rating of not less than 3//4 hour.

706.6 Vertical continuity.

Fire walls shall extend from the foundation to a termination point not less than 30 inches (762 mm) above both adjacent roofs.

- Exceptions:
1. Stepped buildings in accordance with Section 706.6.1.
 2. Two-hour fire-resistance-rated walls shall be permitted to terminate at the underside of the roof sheathing, deck or slab, provided that:
 - 2.1. The lower roof assembly within 4 feet (1220 mm) of the wall has not less than a 1-hour fire-resistance rating and the entire length and span of supporting elements for the rated roof assembly has a fire-resistance rating of not less than 1 hour.
 - 2.2. Openings in the roof shall not be located within 4 feet (1220 mm) of the fire wall.
 - 2.3. Each building shall be provided with not less than a Class B roof covering.
 3. Walls shall be permitted to terminate at the underside of noncombustible roof sheathing, deck or slabs where both buildings are provided with not less than a Class B roof covering. Openings in the roof shall not be located within 4 feet (1220 mm) of the fire wall.
 4. In buildings of Types III, IV and V construction, walls shall be permitted to terminate at the underside of combustible roof sheathing or decks, provided that all of the following requirements are met:
 - 4.1. Roof openings are not less than 4 feet (1220 mm) from the fire wall.
 - 4.2. The roof is covered with a minimum Class B roof covering.
 - 4.3. The roof sheathing or deck is constructed of fire-retardant-treated wood for a distance of 4 feet (1220 mm) on both sides of the wall or the roof is protected with 5//8-inch (15.9 mm) Type X gypsum board directly beneath the underside of the roof sheathing or deck, supported by not less than 2-inch (51 mm) nominal ledgers attached to the sides of the roof framing members for a distance of not less than 4 feet (1220 mm) on both sides of the fire wall.
 5. In buildings designed in accordance with Section 510.2, fire walls located above the 3-hour horizontal assembly required by Section 510.2, Item 1 shall be permitted to extend from the top of this horizontal assembly.
 6. Buildings with sloped roofs in accordance with Section 706.6.2.

706.5 Horizontal continuity.

Fire walls shall be continuous from exterior wall to exterior wall and shall extend not less than 18 inches (457 mm) beyond the exterior surface of exterior walls.

- Exceptions:
1. Fire walls shall be permitted to terminate at the interior surface of combustible exterior sheathing or siding provided that the exterior wall has a fire-resistance rating of not less than 1 hour for a horizontal distance of not less than 4 feet (1220 mm) on both sides of the fire wall. Openings within such exterior walls shall be protected by opening protectives having a fire protection rating of not less than 3//4 hour.
 2. Fire walls shall be permitted to terminate at the interior surface of noncombustible exterior sheathing, exterior siding or other noncombustible exterior finishes provided that the sheathing, siding or other exterior noncombustible finish extends a horizontal distance of not less than 4 feet (1220 mm) on both sides of the fire wall.
 3. Fire walls shall be permitted to terminate at the interior surface of noncombustible exterior sheathing where the building on each side of the fire wall is protected by an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

706.2 Structural stability.

Fire walls shall be designed and constructed to allow collapse of the structure on either side without collapse of the wall under fire conditions. Fire walls designed and constructed in accordance with NFPA 221 shall be deemed to comply with this section.

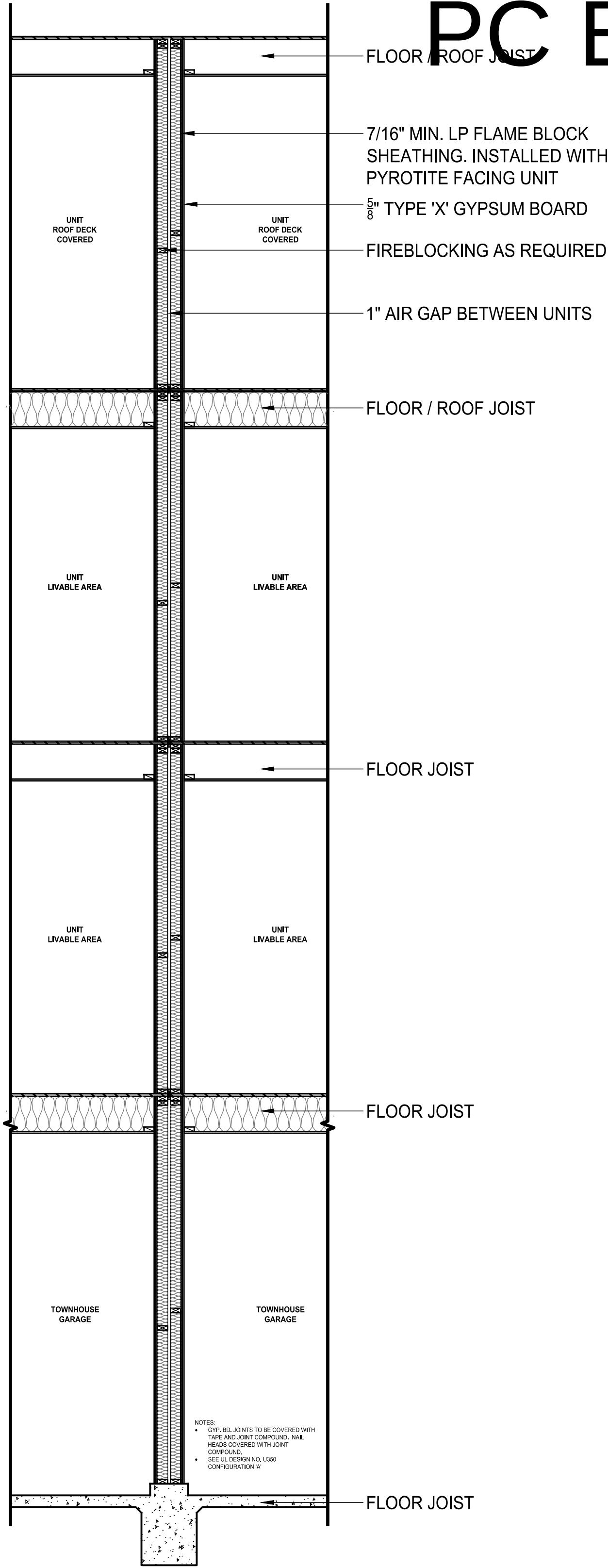
- 706.1.1 Party walls.
- Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706. Party walls shall be constructed without openings and shall create separate buildings.
- Exceptions:
1. Openings in a party wall separating an anchor building and a mall shall be in accordance with Section 402.4.2.2.1.
 2. Fire walls are not required on lot lines dividing a building for ownership purposes where the aggregate height and area of the portions of the building located on both sides of the lot line do not exceed the maximum height and area requirements of this code. For the code official's review and approval, he or she shall be provided with copies of dedicated access easements and contractual agreements that permit the owners of portions of the building located on either side of the lot line access to the other side for purposes of maintaining fire and life safety systems necessary for the operation of the building.

706.11 Ducts and air transfer openings.

Ducts and air transfer openings shall not penetrate fire walls.

Exception: Penetrations by ducts and air transfer openings of fire walls that are not on a lot line shall be allowed provided that the penetrations comply with Section 717. The size and aggregate width of all openings shall not exceed the limitations of Section 706.8.

- 714.4.1 Through penetrations.
- Through penetrations of fire-resistance-rated walls shall comply with Section 714.4.1.1 or 714.4.1.2.
- Exception: Where the penetrating items are steel, ferrous or copper pipes, tubes or conduits, the annular space between the penetrating item and the fire-resistance-rated wall is permitted to be protected by either of the following measures:
1. In concrete or masonry walls where the penetrating item is a maximum 6-inch (152 mm) nominal diameter and the area of the opening through the wall does not exceed 144 square inches (0.0929 m2/), concrete, grout or mortar is permitted where installed the full thickness of the wall or the thickness required to maintain the fire-resistance rating.
 2. The material used to fill the annular space shall prevent the passage of flame and hot gases sufficient to ignite cotton waste when subjected to ASTM E119 or UL 263 time-temperature fire conditions under a minimum positive pressure differential of 0.01 inch (2.49 Pa) of water at the location of the penetration for the time period equivalent to the fire-resistance rating of the construction penetrated.



CODE USED:		2019 C.B.C., C.M.C., C.E.C., C.P.C., C.F.C. 2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN)
OCCUPANCY:		R-3 SINGLE FAMILY ATTACHED TOWNHOME U PRIVATE GARAGE
OCCUPANCY SEPARATION:		PROVIDE A 2 HOUR FIREWALL BETWEEN EACH R3 TOWNHOUSE ALONG PROPERTY LINE IN COMPLIANCE WITH 2019 CBC SECTION 706.
PROPERTY LINE SEPARATION		PROVIDE A 1 HOUR RATED EXTERIOR WALL ALONG PROPERTY WHEN PROPERTY LINE IS LESS THAN 5 FEET FROM BUILDING IN COMPLIANCE WITH 2019 CBC SECTION 602
CONSTRUCTION:		TYPE V-B
FIRE SPRINKLER SYSTEM:		RESIDENCE SHALL HAVE APPROVED FIRE SPRINKLER SYSTEM PER 2019 C.R.C R313.2 AND R313.3

WALL SECTION 3/8" = 1'-0"

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FIREWALL
SECTION

TYPICAL SECTION

SHEET

A0.04

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FRONT ELEVATION

RIGHT ELEVATION



LEFT ELEVATION

REAR ELEVATION

The Belvedere

Design Concept



FRONT ELEVATION

RIGHT ELEVATION



LEFT ELEVATION

REAR ELEVATION

The Belvedere

Design Concept

Building 3



FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

The Belvedere

Design Concept

Building 4



FRONT ELEVATION

RIGHT ELEVATION



LEFT ELEVATION

REAR ELEVATION

The Belvedere

Design Concept



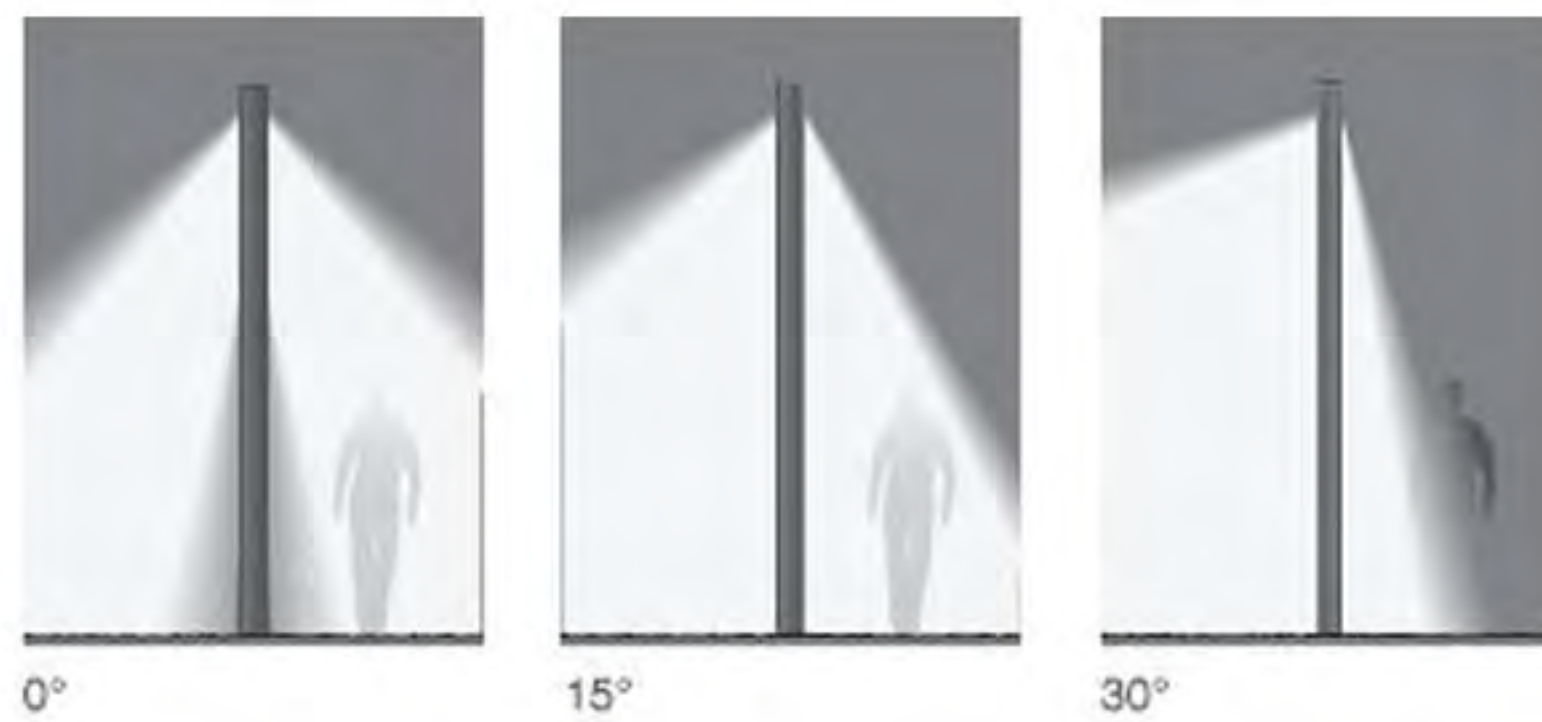
a.) exterior led post
w/adjustable light
distribution



b.) exterior bollards



c.) in ground led luminaire



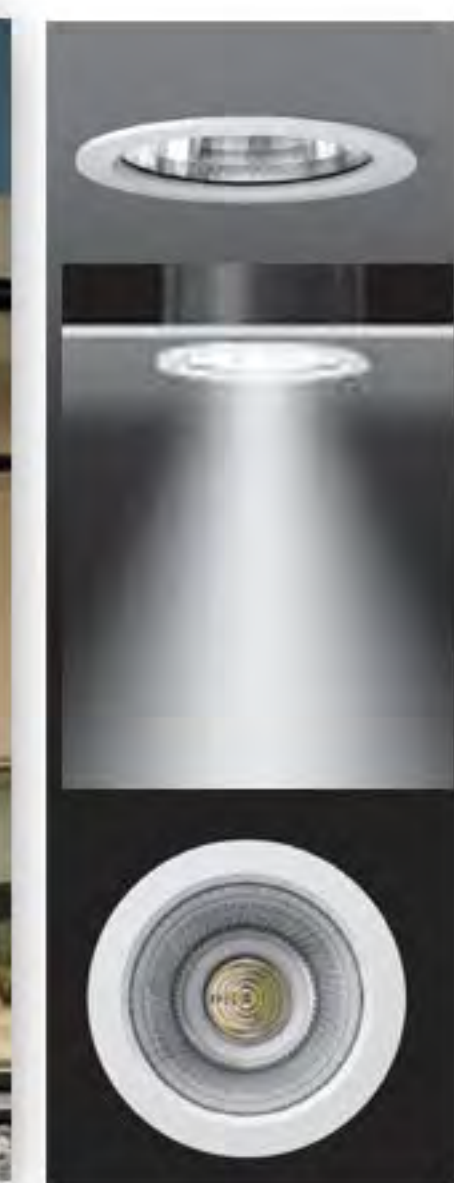
d.) exterior wall washer



e.) wall sconce at front door



f.) recessed down light



Belvedere Townhomes

Exterior Lighting Package

PC Exhibit C

Belvedere Townhomes



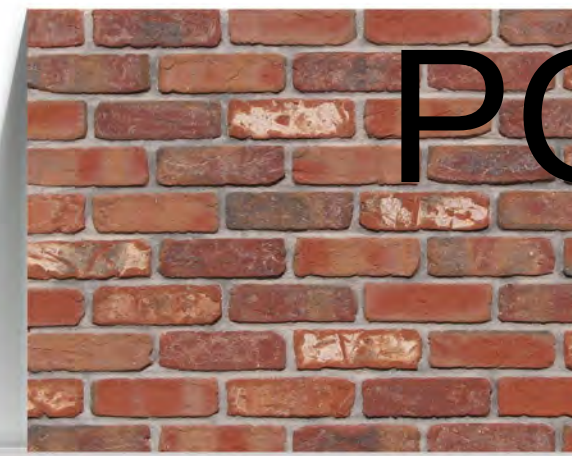
- SCORED STUCCO -

Sherwin Williams
SW6990 Caviar



- SCORED STUCCO -

Sherwin Williams
SW7086 Grizzle Gray



- THIN BRICK -

McNear Brick & Block
Sandmold Series - Stratford



- WOOD EFFECT STONE -

El Dorado Stone
Vintage Ranch - Saddlewood



- DOOR/METAL RAIL -

Sherwin Williams
SW6990 Caviar



- METAL FLASHING AT FASCIA -

Sherwin Williams
SW6990 Caviar



- GARAGE DOOR -

Raynor Garage Doors
Aspen AP200 Steel w/
Versa View Windows
Color SW7086 Grizzle Gray



- WINDOWS -

Jeld-Wen
Color Black

Color & Material Board

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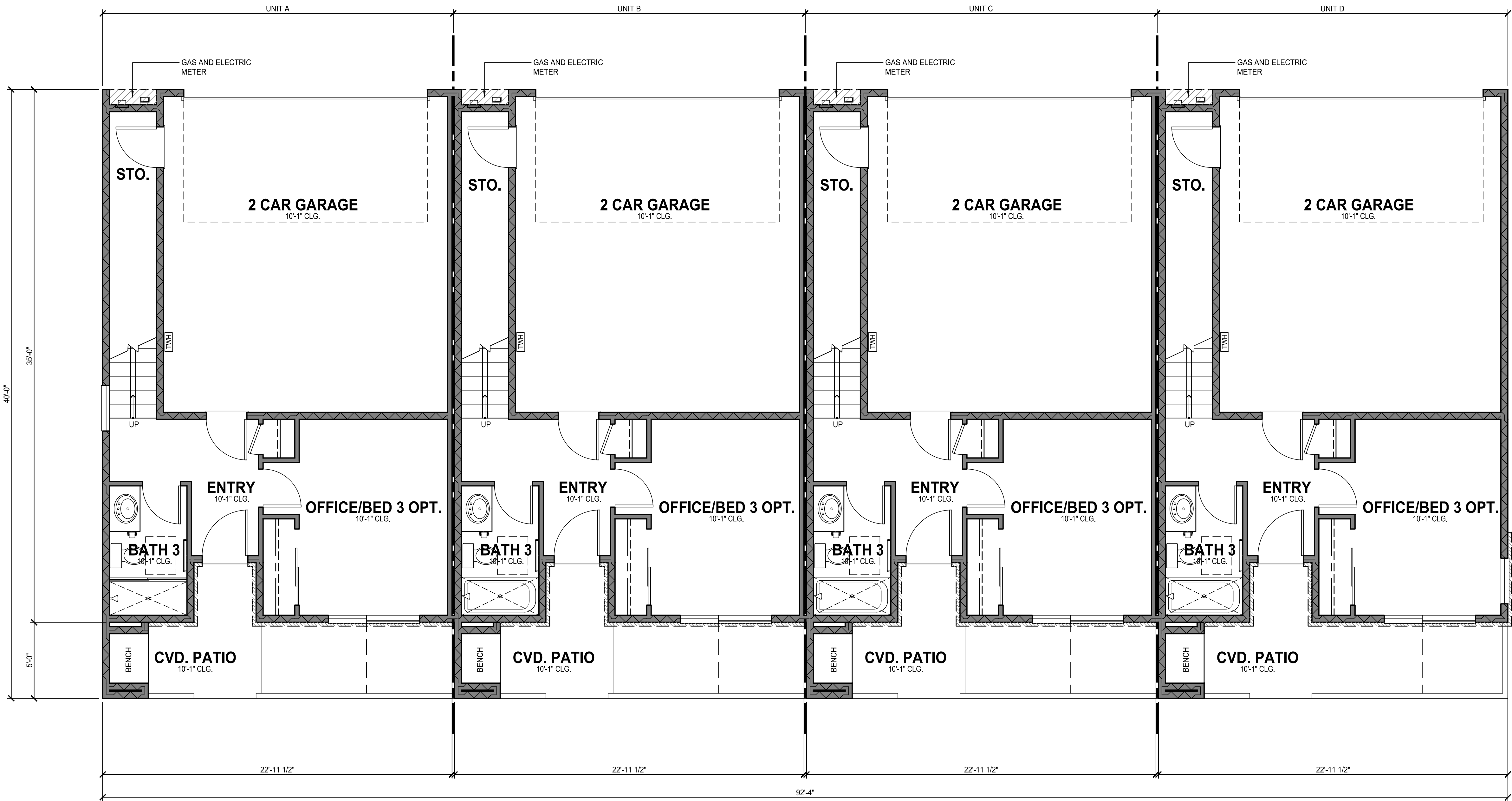
FLOOR PLANS

BUILDINGS 1,5,6

SHEET

A2.01

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WALL LEGEND

	2X4 FULL HEIGHT WALL
	2X WALL W/ BRICK VENEER
	2X HALF WALL
	2X6 FULL HEIGHT WALL
	2X6 FIRE WALL BETWEEN TOWNHOMES, 2 HOUR RATING

FIRST FLOOR

1/4" = 1'-0"

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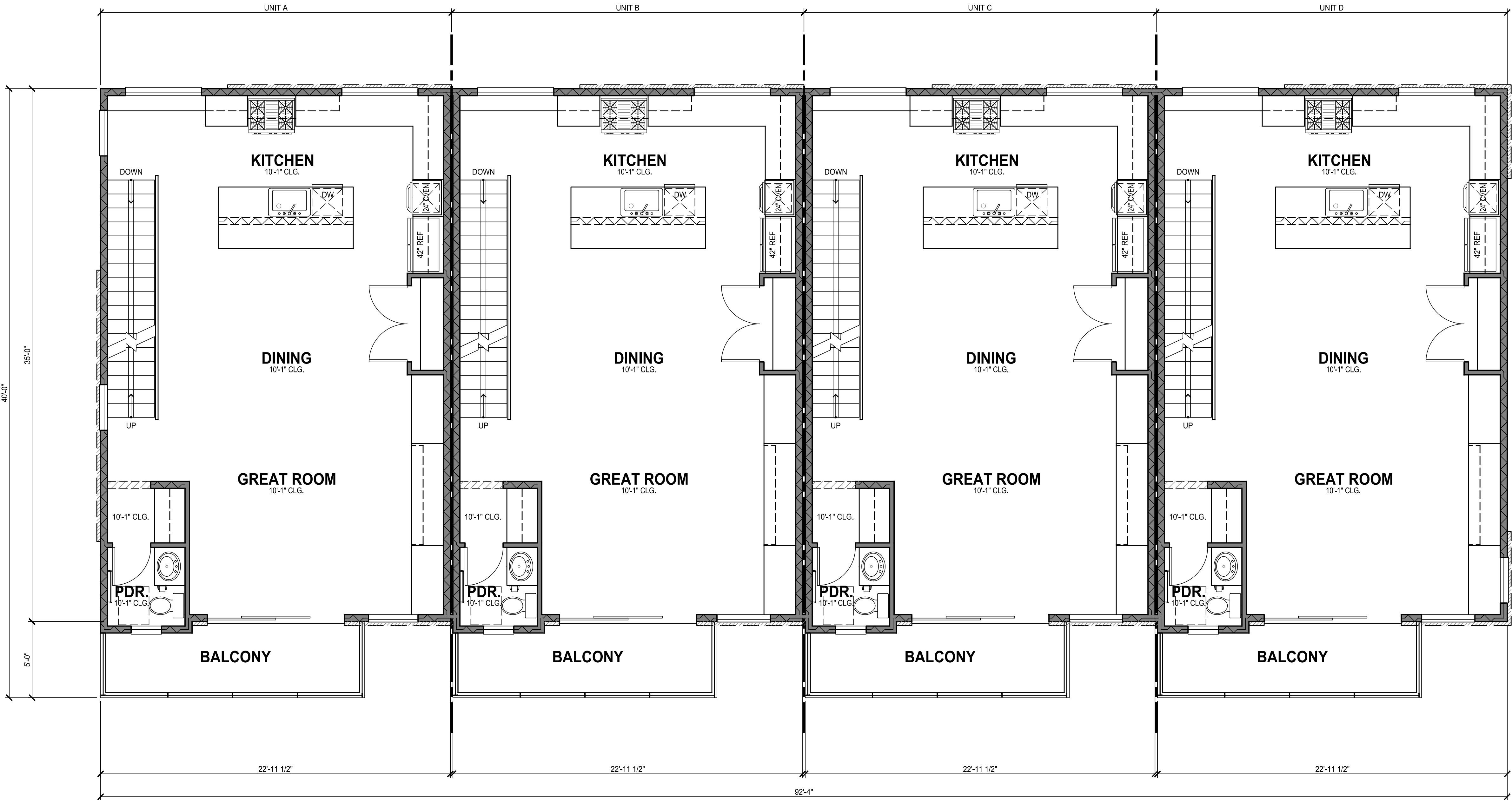
FLOOR PLANS

BUILDINGS 1,5,6

SHEET

A2.02

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WALL LEGEND

- 2X4 FULL HEIGHT WALL
- 2X WALL W/ BRICK VENEER
- 2X HALF WALL
- 2X6 FULL HEIGHT WALL
- 2X6 FIRE WALL BETWEEN TOWNHOMES, 2 HOUR RATING

SECOND FLOOR

1/4" = 1'-0"

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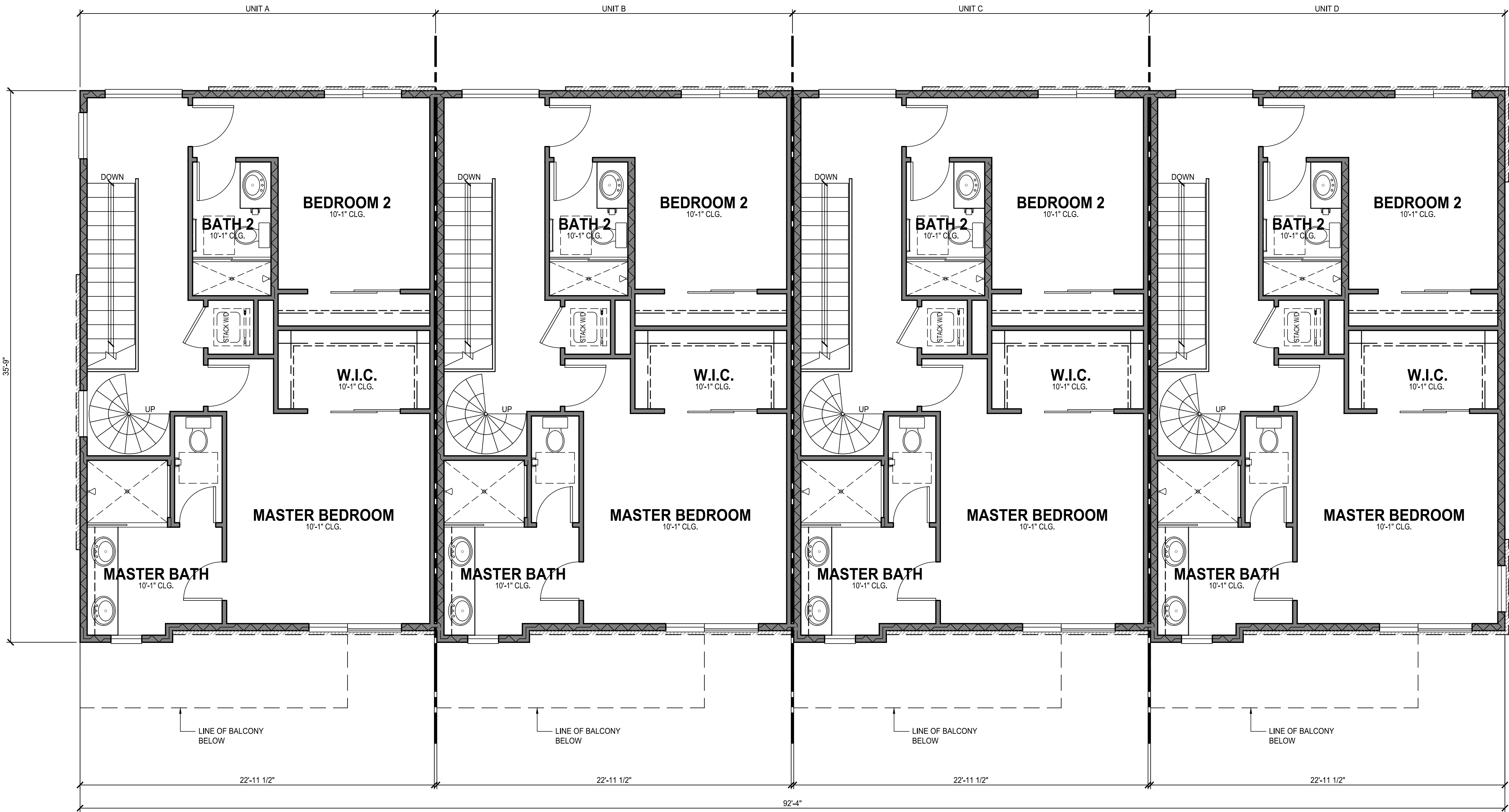
FLOOR PLANS

BUILDINGS 1,5,6

SHEET

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WALL LEGEND

- 2X4 FULL HEIGHT WALL
- 2X WALL W/ BRICK VENEER
- 2X HALF WALL
- 2X6 FULL HEIGHT WALL
- 2X6 FIRE WALL BETWEEN TOWNHOMES, 2 HOUR RATING

THIRD FLOOR

1/4" = 1'-0"

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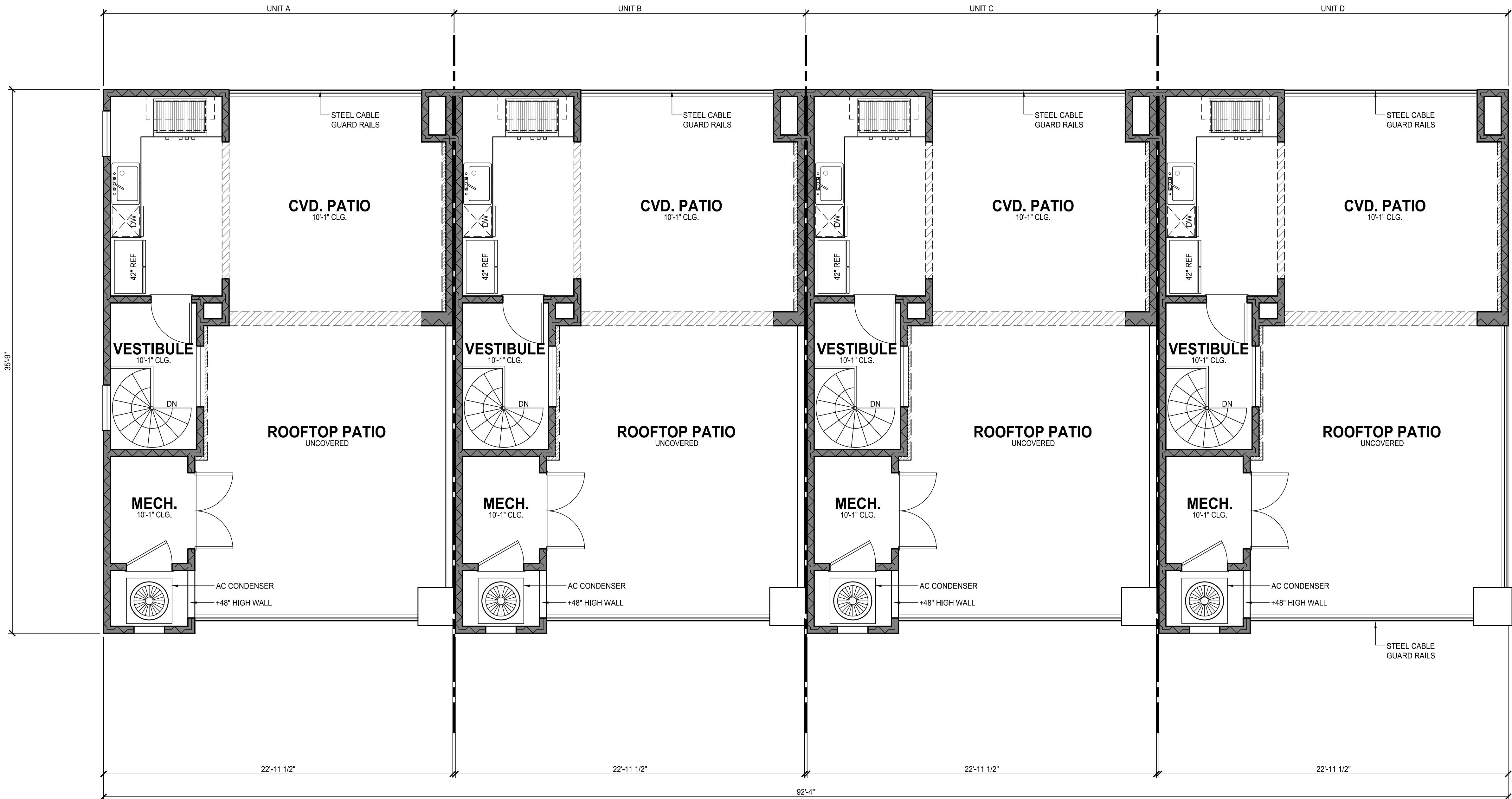
FLOOR PLANS

BUILDINGS 1,5,6

SHEET

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WALL LEGEND

- 2X4 FULL HEIGHT WALL
- 2X WALL W/ BRICK VENEER
- 2X HALF WALL
- 2X6 FULL HEIGHT WALL
- 2X6 FIRE WALL BETWEEN TOWNHOMES, 2 HOUR RATING

FOURTH FLOOR

1/4" = 1'-0"

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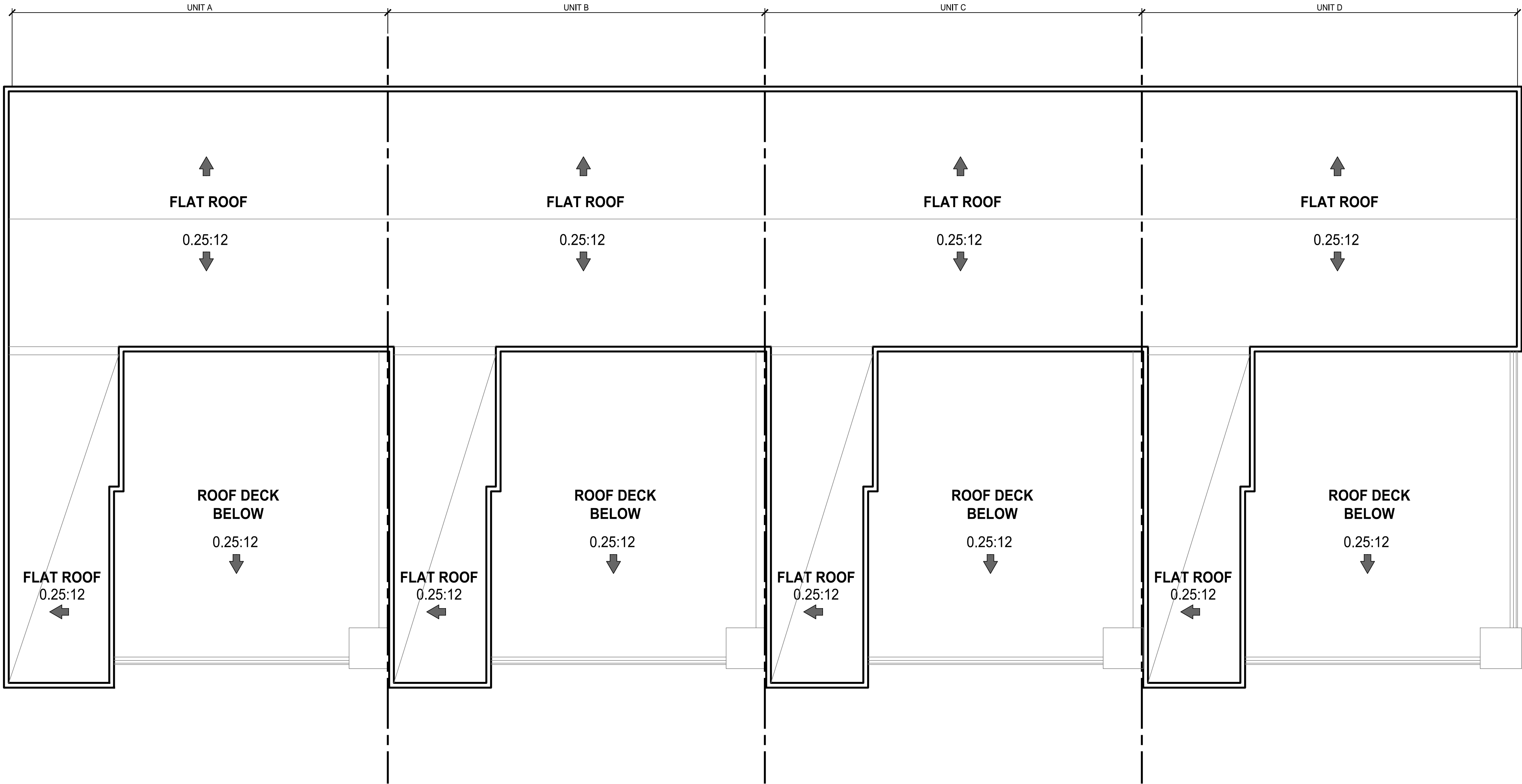
ROOF PLAN

BUILDINGS 1,5,6

SHEET

A2.05

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WALL LEGEND

- 2X4 FULL HEIGHT WALL
- 2X WALL W/ BRICK VENEER
- 2X HALF WALL
- 2X6 FULL HEIGHT WALL
- 2X6 FIRE WALL BETWEEN TOWNHOMES, 2 HOUR RATING

ROOF PLAN

1/4" = 1'-0"

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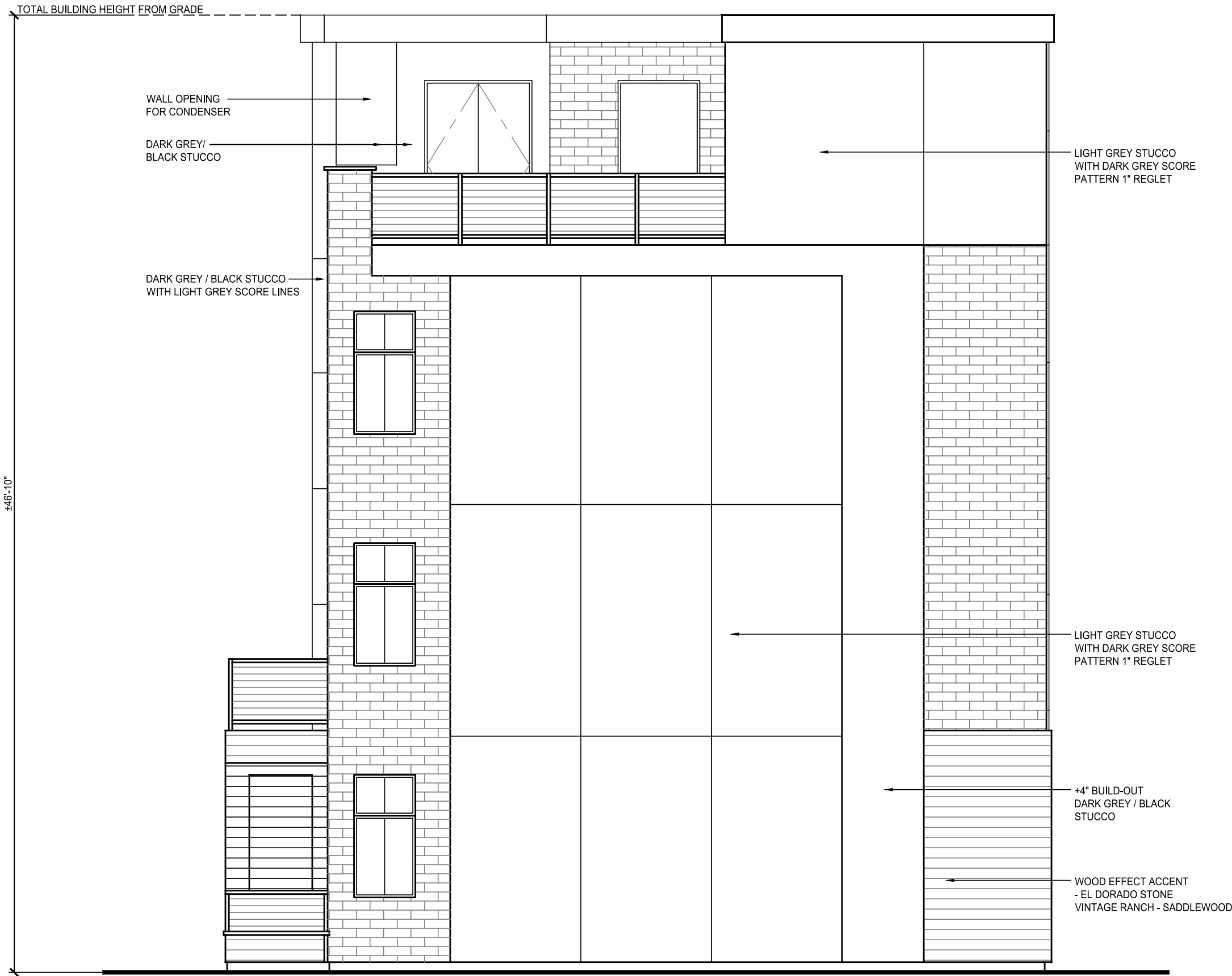
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EXTERIOR
ELEVATIONS

BUILDINGS 1,5,6
SHEET
A2.06

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RIGHT ELEVATION 3/16" = 1'-0"



FRONT ELEVATION 3/16" = 1'-0"

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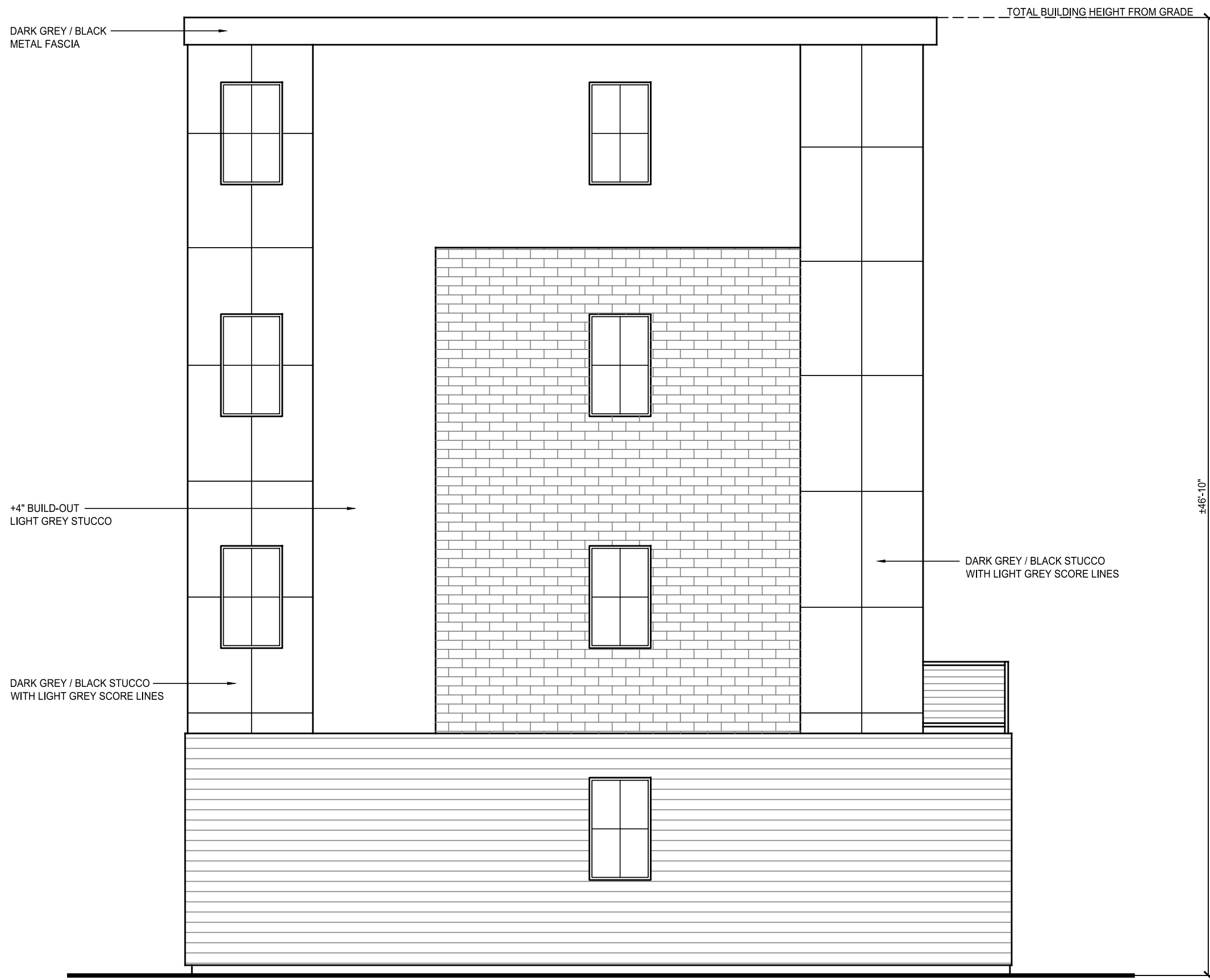
EXTERIOR
ELEVATIONS

BUILDINGS 1,5,6

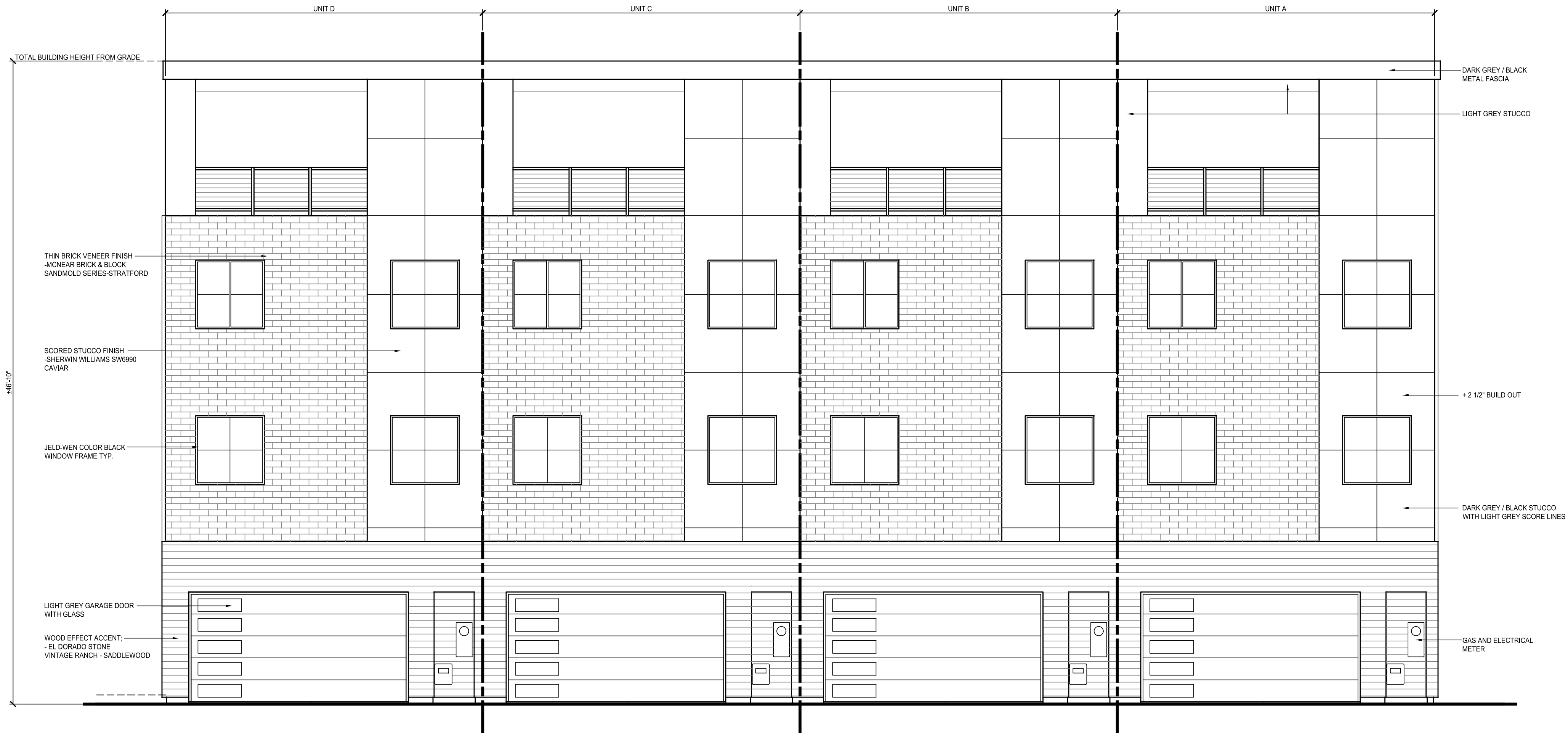
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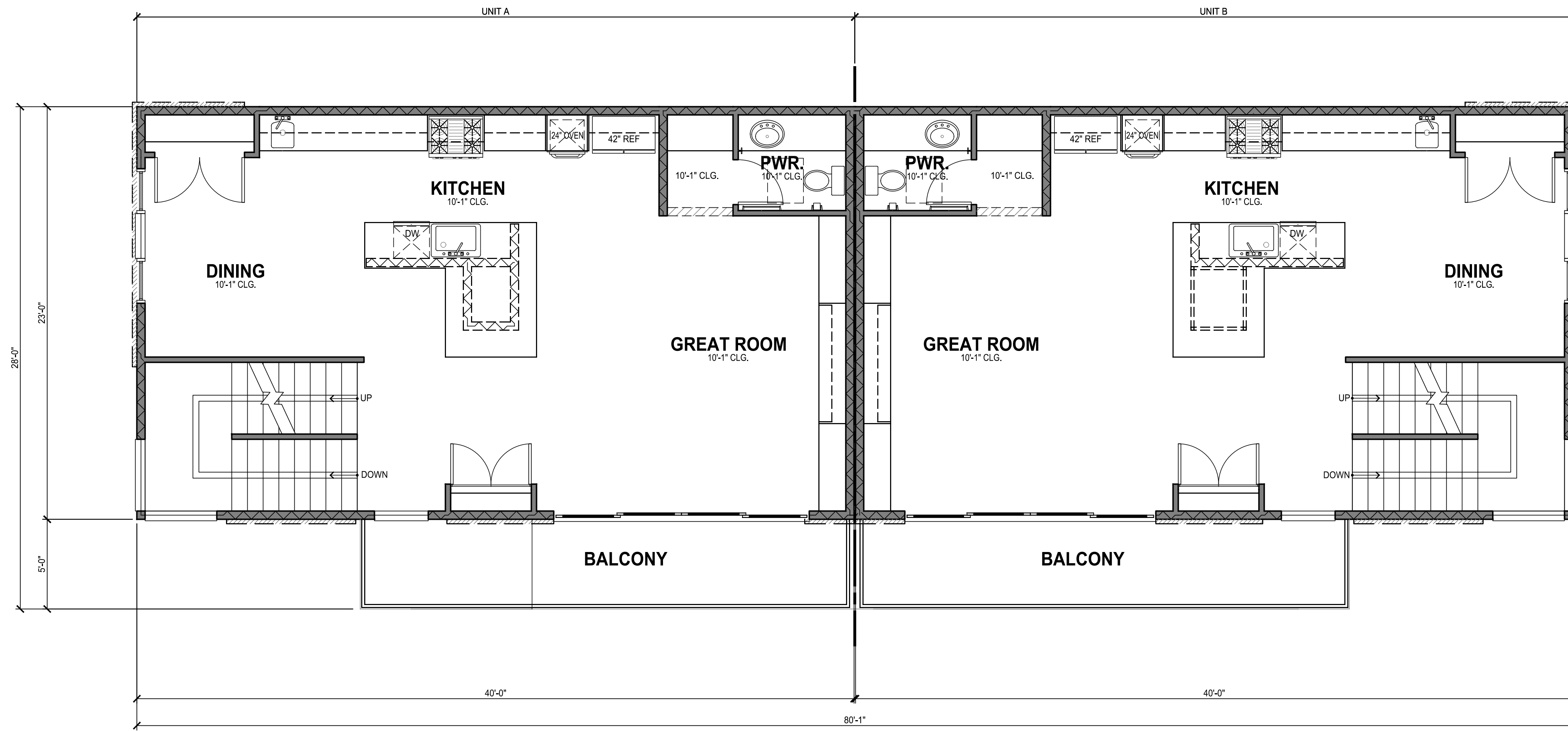


LEFT ELEVATION 3/16" = 1'-0"

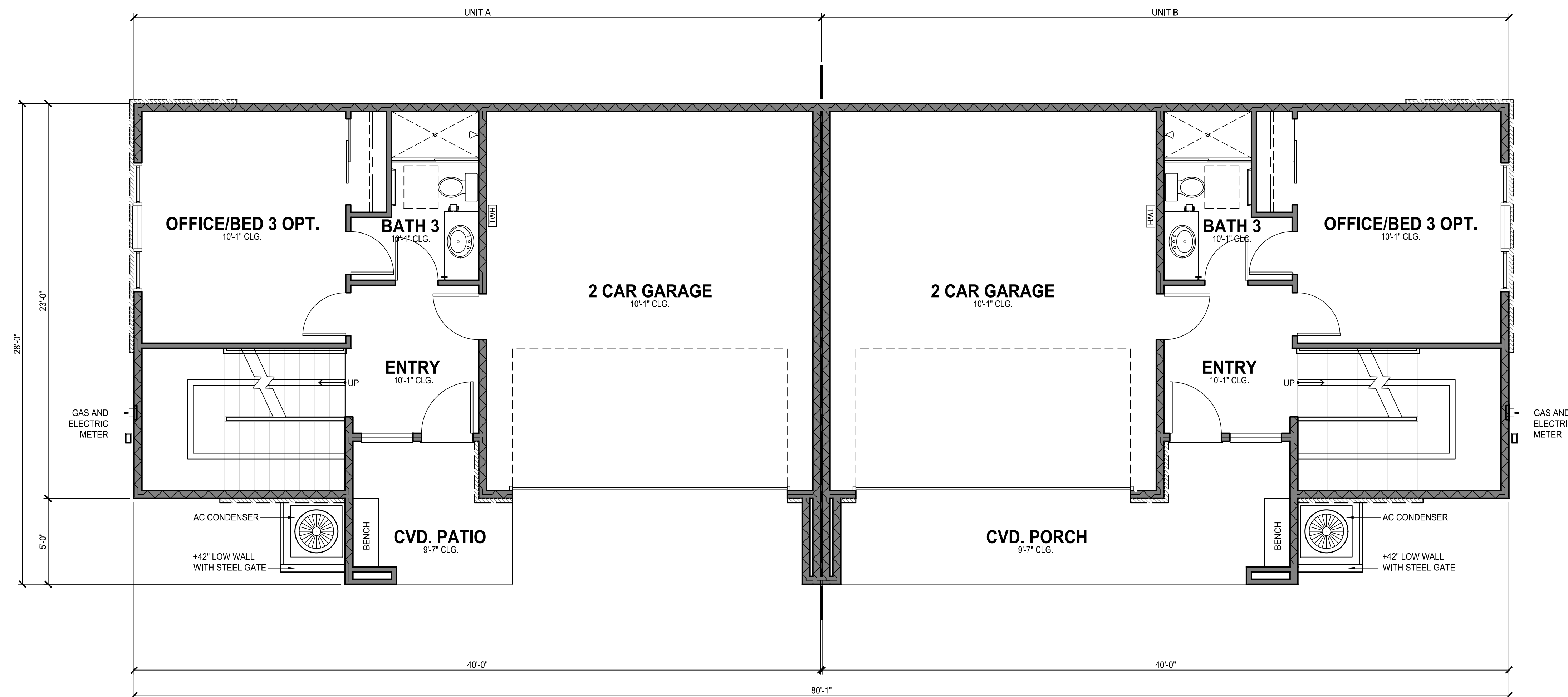


REAR ELEVATION 3/16" = 1'-0"

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SECOND FLOOR 1/4" = 1'-0"



FIRST FLOOR 1/4" = 1'-0"

WALL LEGEND

	2X4 FULL HEIGHT WALL
	2X WALL W/ BRICK VENEER
	2X HALF WALL
	2X6 FULL HEIGHT WALL
	2X6 FIRE WALL BETWEEN TOWNHOMES, 2 HOUR RATING

FLOOR PLANS

BUILDING 2

SHEET

A3.01

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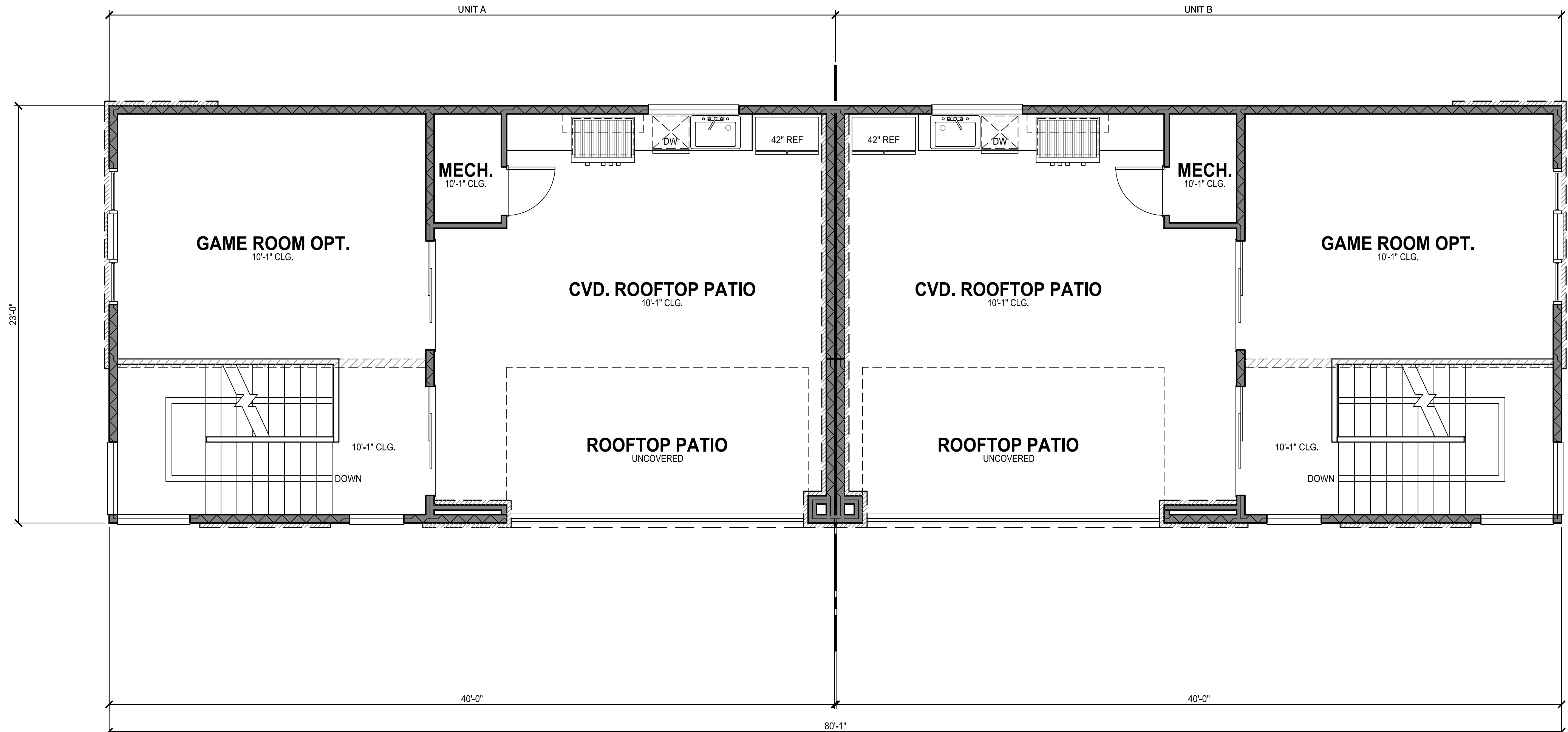
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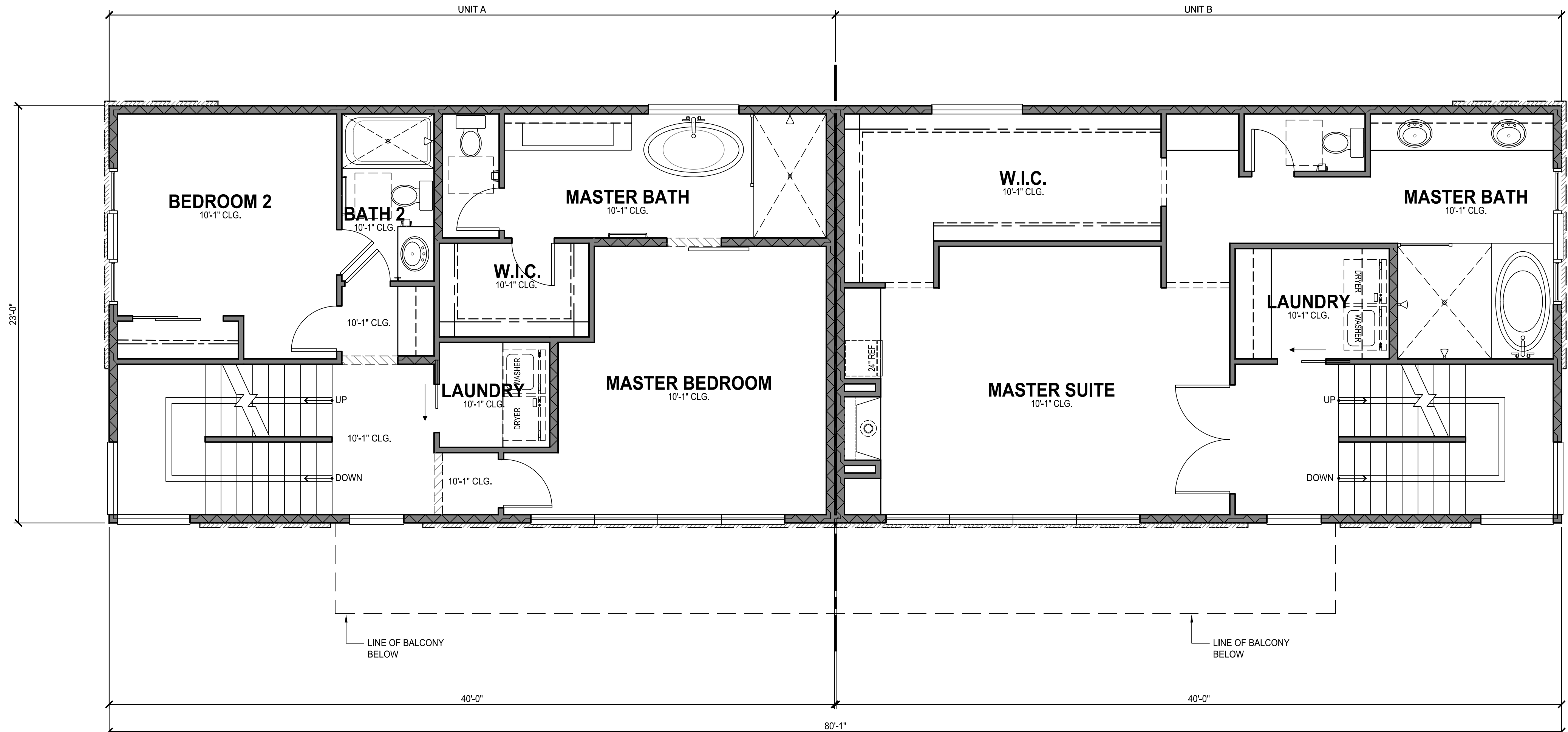
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FOURTH FLOOR 1/4" = 1'-0"



THIRD FLOOR 1/4" = 1'-0"

WALL LEGEND

- 2X4 FULL HEIGHT WALL
- 2X WALL W/ BRICK VENEER
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- 2X6 FULL HEIGHT WALL
- 2X6 FIRE WALL BETWEEN TOWNHOMES, 2 HOUR RATING

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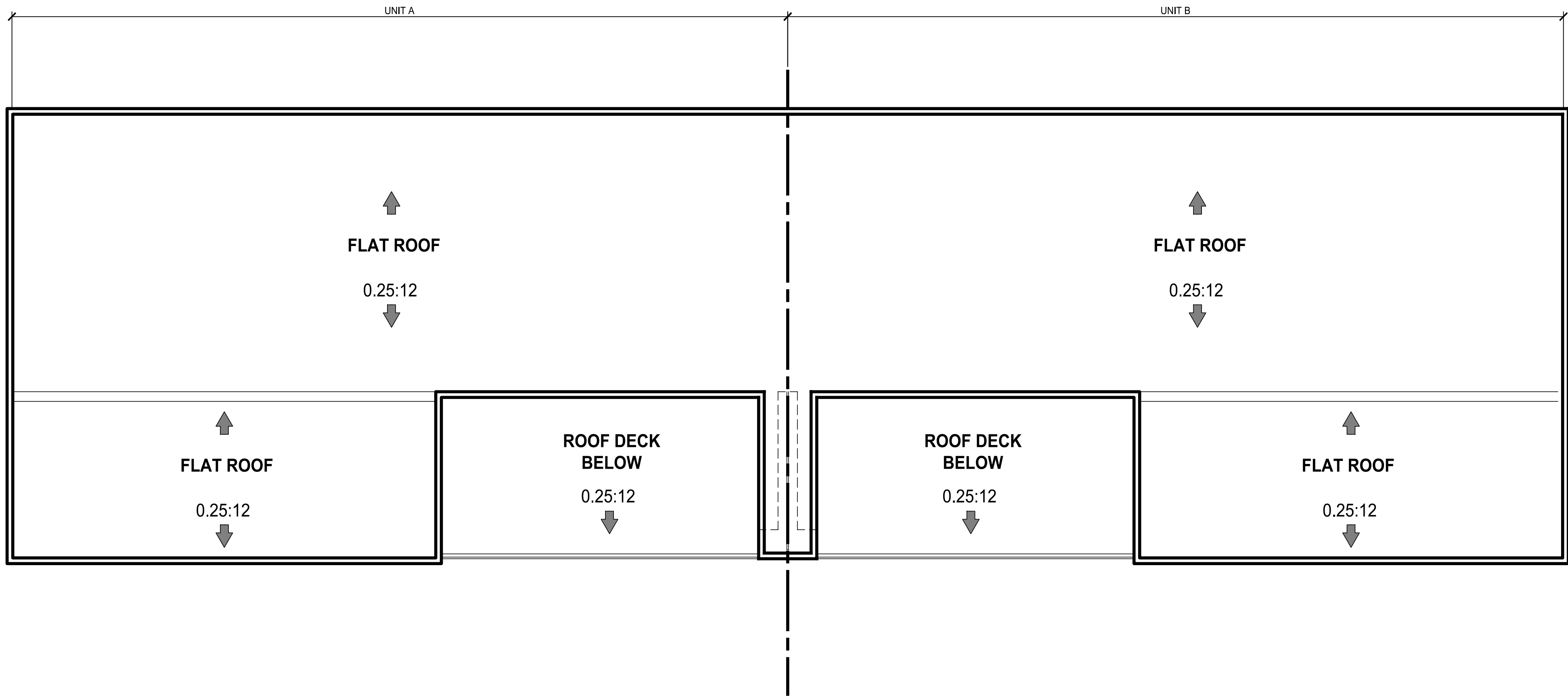
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FLOOR PLANS

BUILDING 2
SHEET
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ROOF PLAN

1/4" = 1'-0"

WALL LEGEND

- 2X4 FULL HEIGHT WALL
- 2X WALL W/ BRICK VENEER
- 2X HALF WALL
- 2X6 FULL HEIGHT WALL
- 2X6 FIRE WALL BETWEEN TOWNHOMES, 2 HOUR RATING

PC Exhibit C

THE BEL VEDERE

510 LINCOLN STREET
CITY OF ROSEVILLE, CA
OLD ROSEVILLE, LLC

HMA Architecture

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Folsom, CA 95630
(916) 597-1500

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1.	△ PLANNING COMMENTS	05/27/2020

DRAWN HMA	
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DATE 2019	
JOB NO. 19032	

ROOF PLAN

BUILDING 2

SHEET

A3.03

THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020

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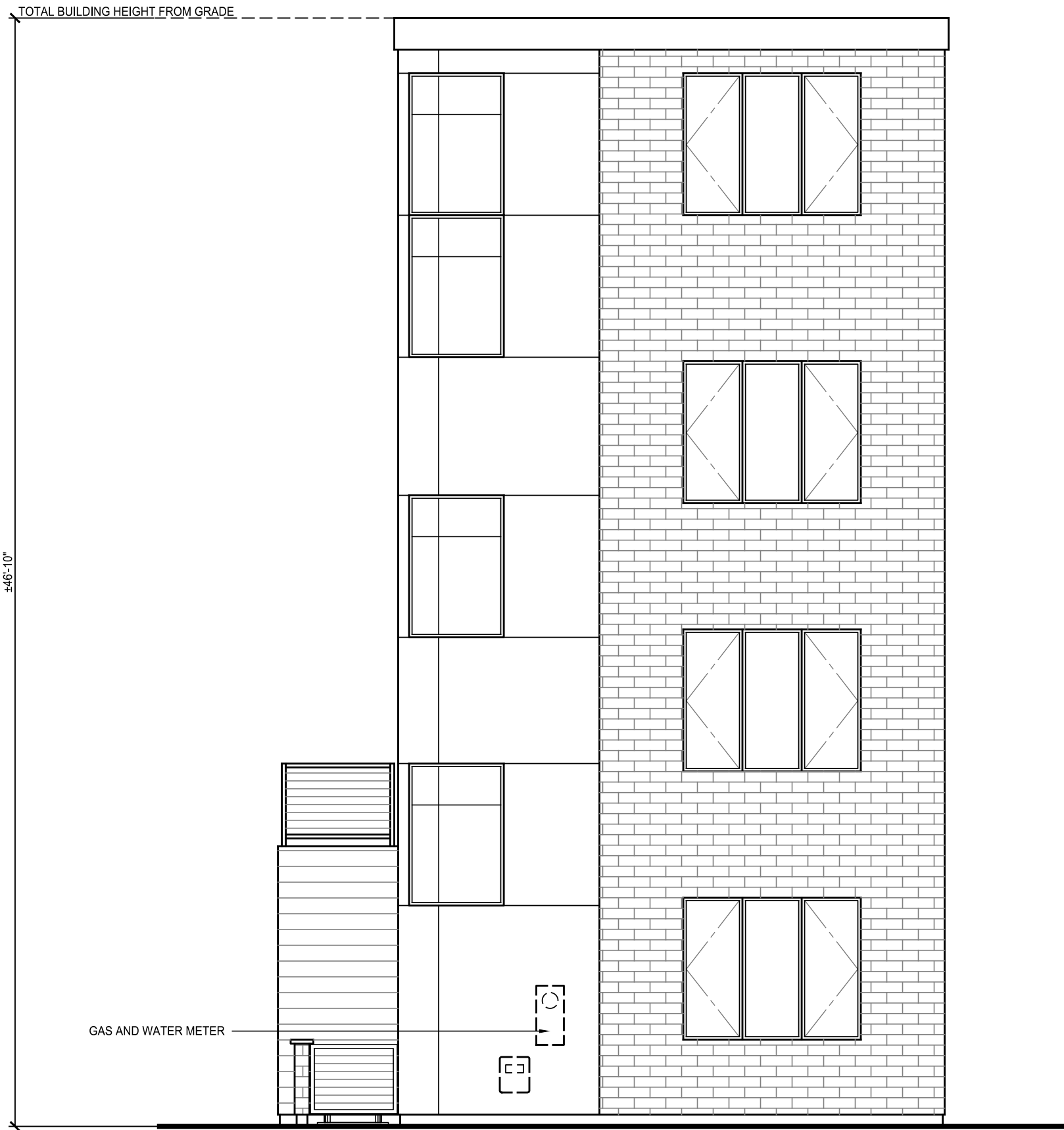
EXTERIOR
ELEVATIONS

BUILDING 2

SHEET

A3.04

THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020



RIGHT ELEVATION

3/16" = 1'-0"



FRONT ELEVATION

3/16" = 1'-0"

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DRAWN HMA	
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DATE 2019	
JOB NO. 19032	

EXTERIOR
ELEVATIONS

BUILDING 2

SHEET

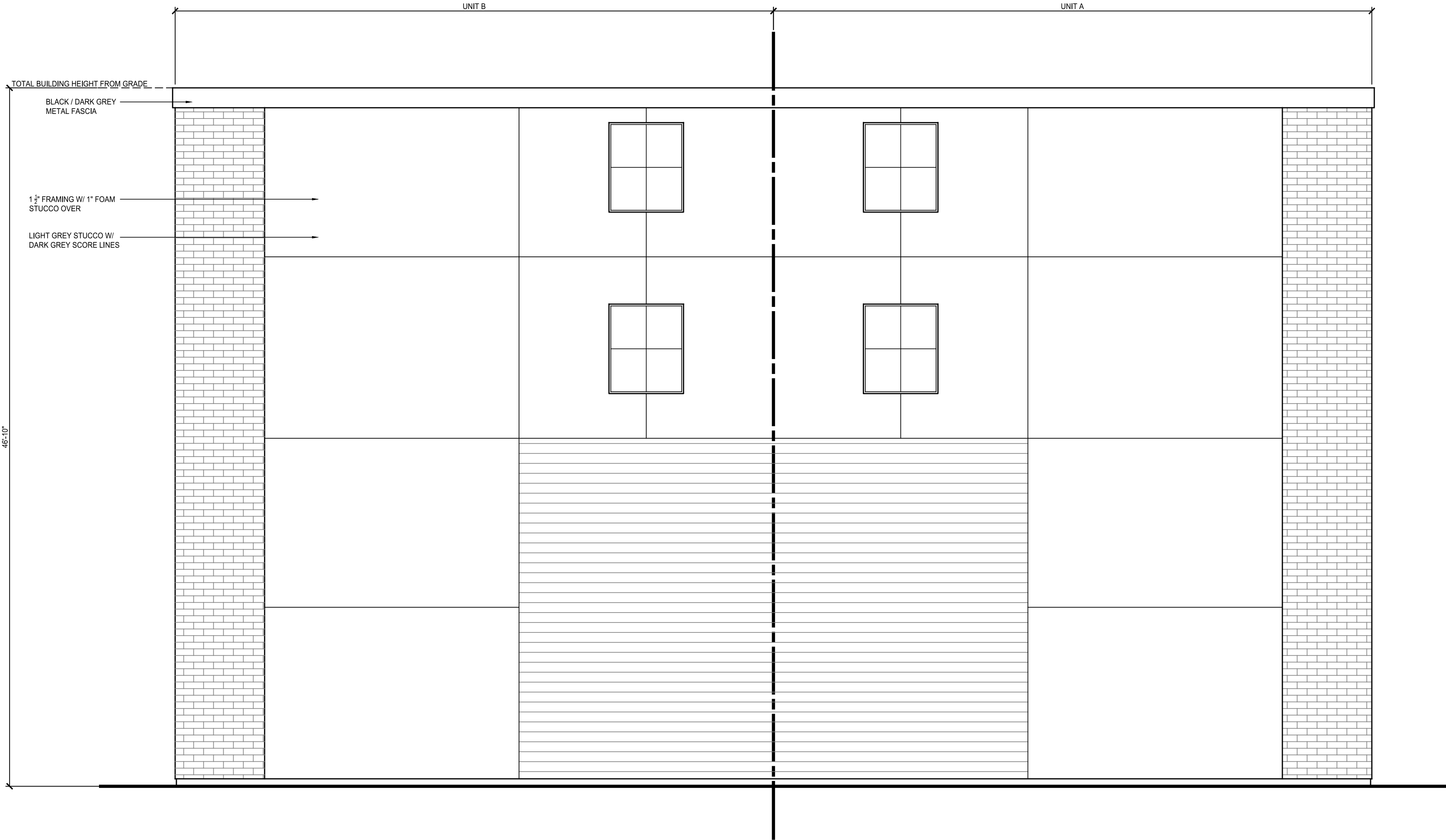
A3.05

THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020



LEFT ELEVATION

3/6" = 1'-0"



REAR ELEVATION

3/16" = 1'-0"

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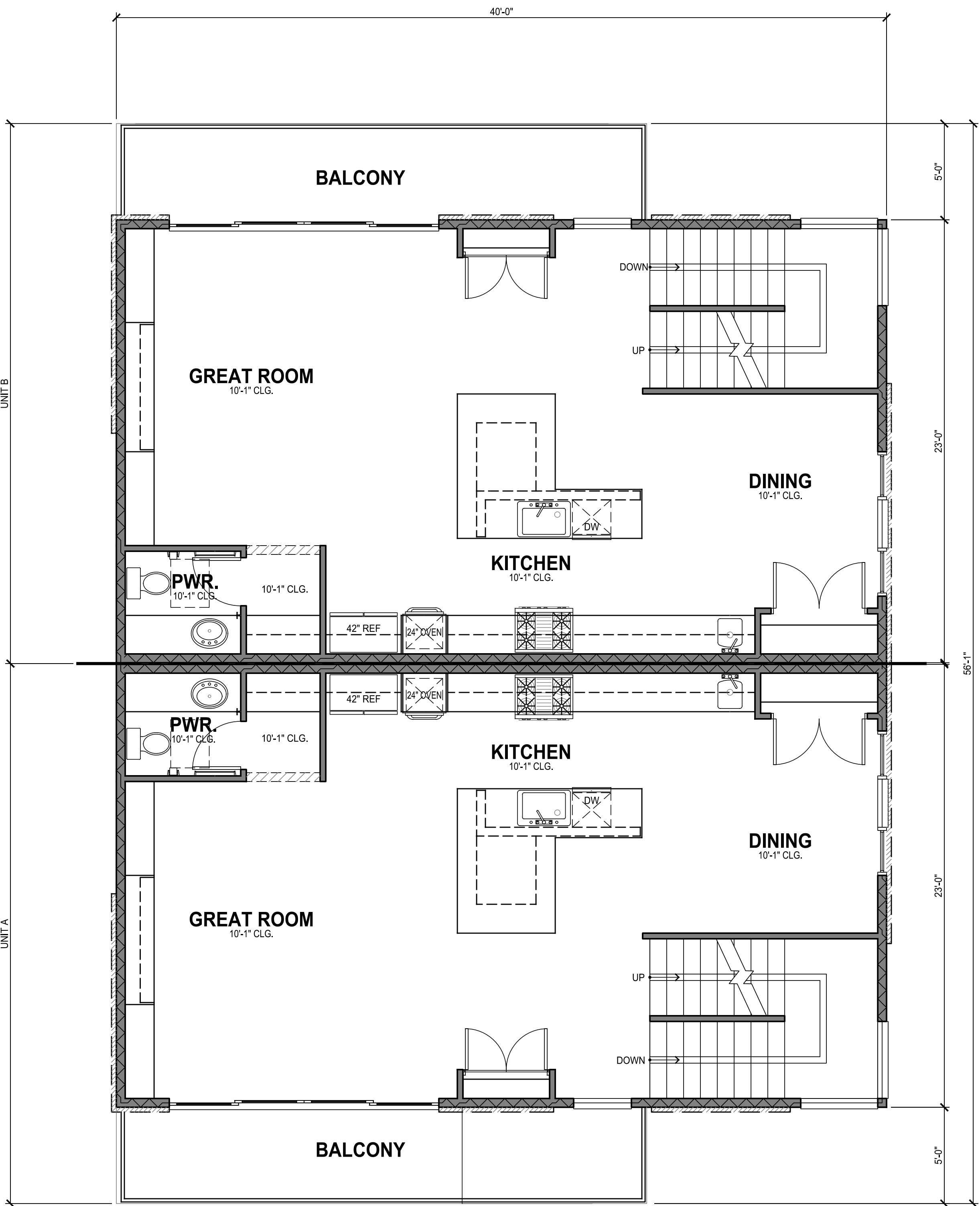
FLOOR PLANS

BUILDING 3

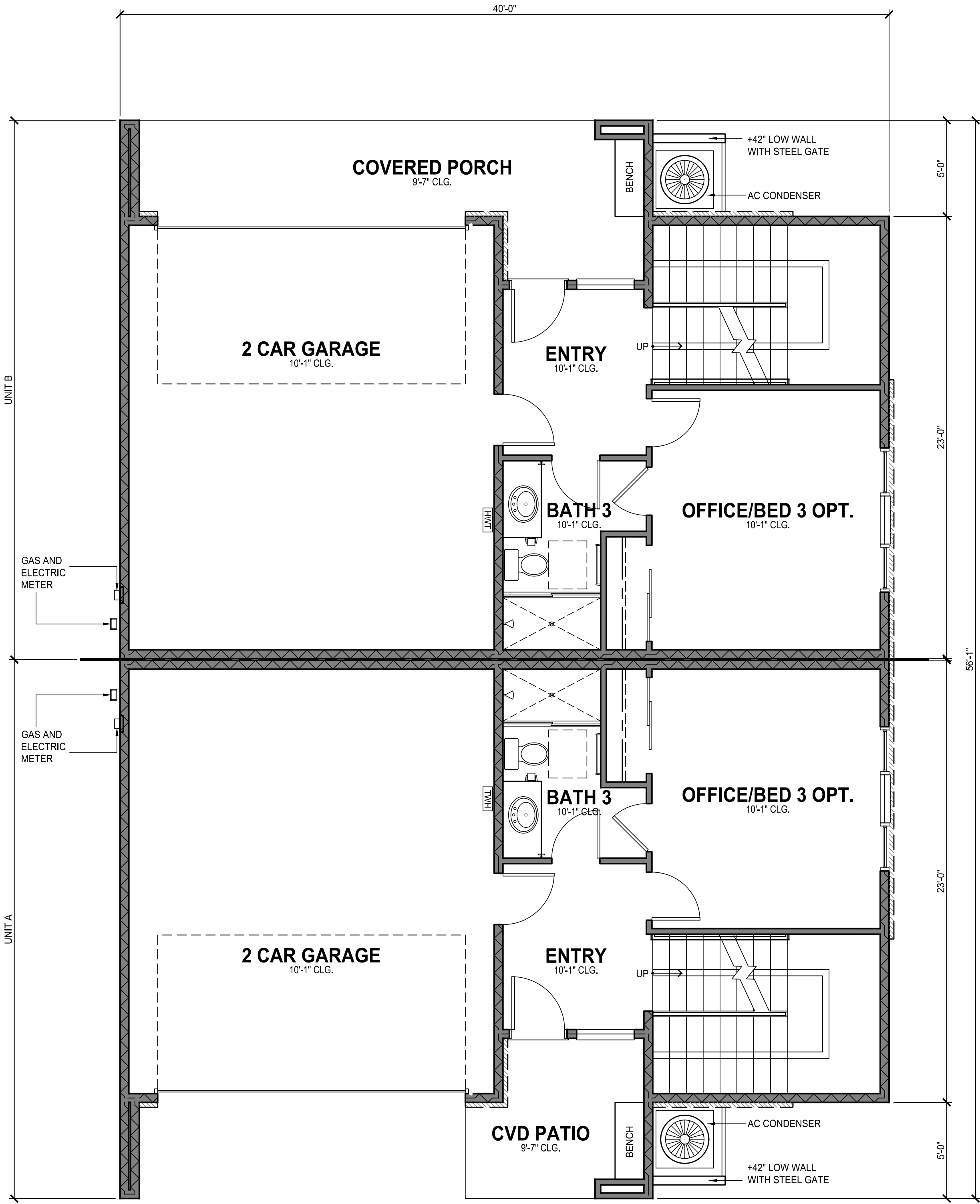
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A4.01

THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020



SECOND FLOOR 1/4" = 1'-0"



FIRST FLOOR 1/4" = 1'-0"

WALL LEGEND

- 2X4 FULL HEIGHT WALL
- 2X WALL W/ BRICK VENEER
- 2X HALF WALL
- 2X6 FULL HEIGHT WALL
- 2X6 FIRE WALL BETWEEN TOWNHOMES, 2 HOUR RATING

PC Exhibit C

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JOB NO.	19032	

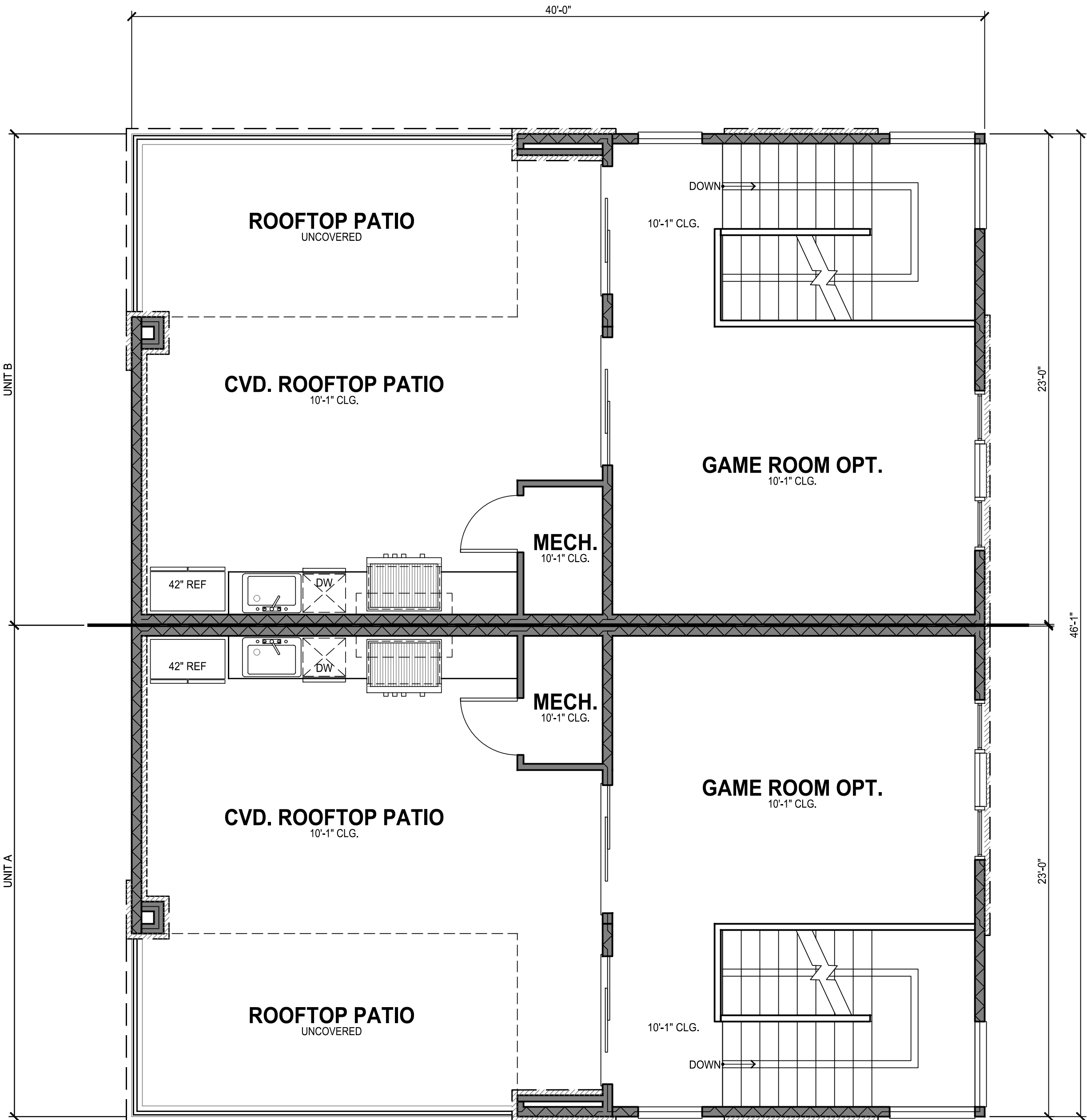
FLOOR PLANS

BUILDING 3

SHEET

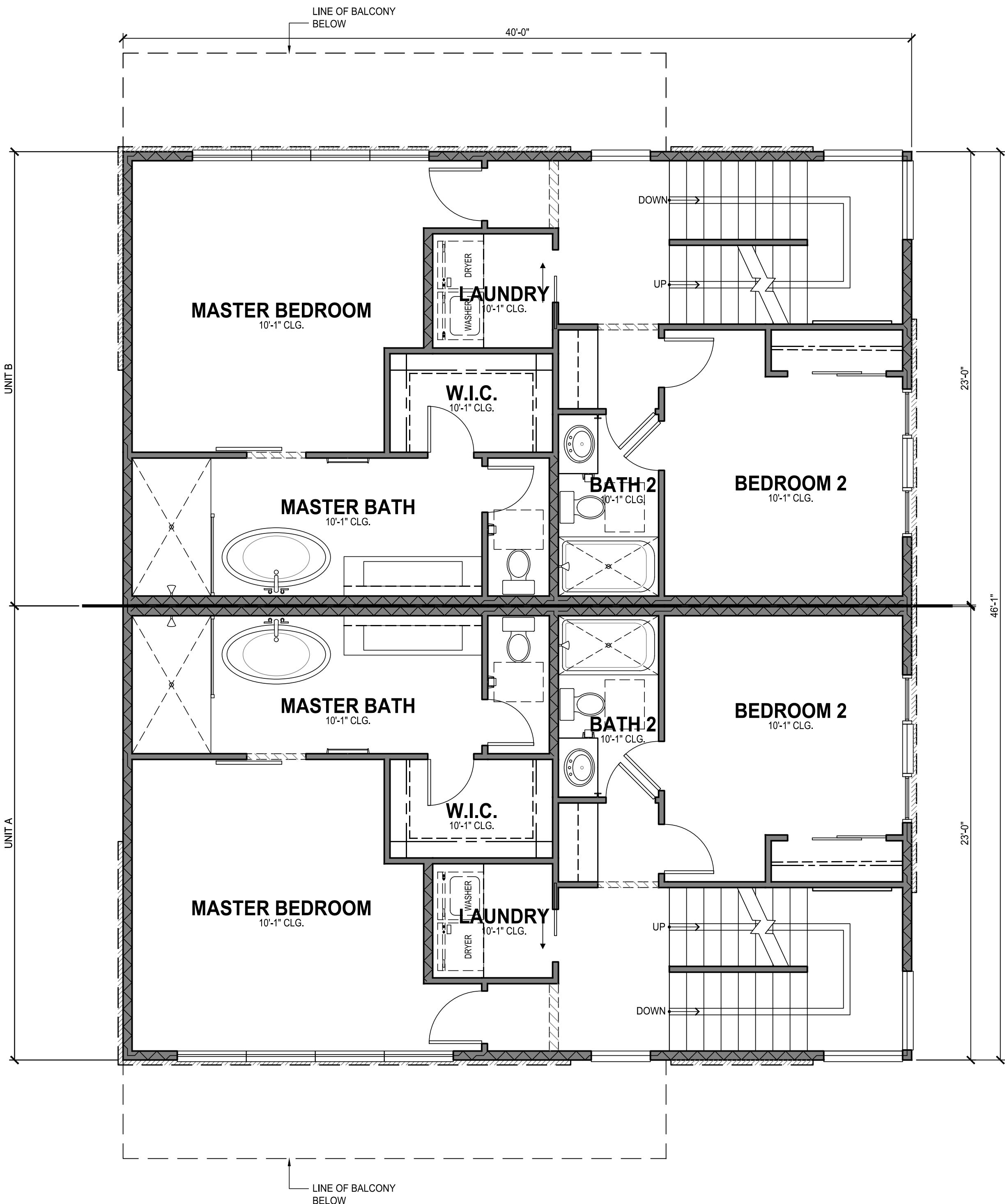
A4.02

THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020



FOURTH FLOOR

1/4" = 1'-0"

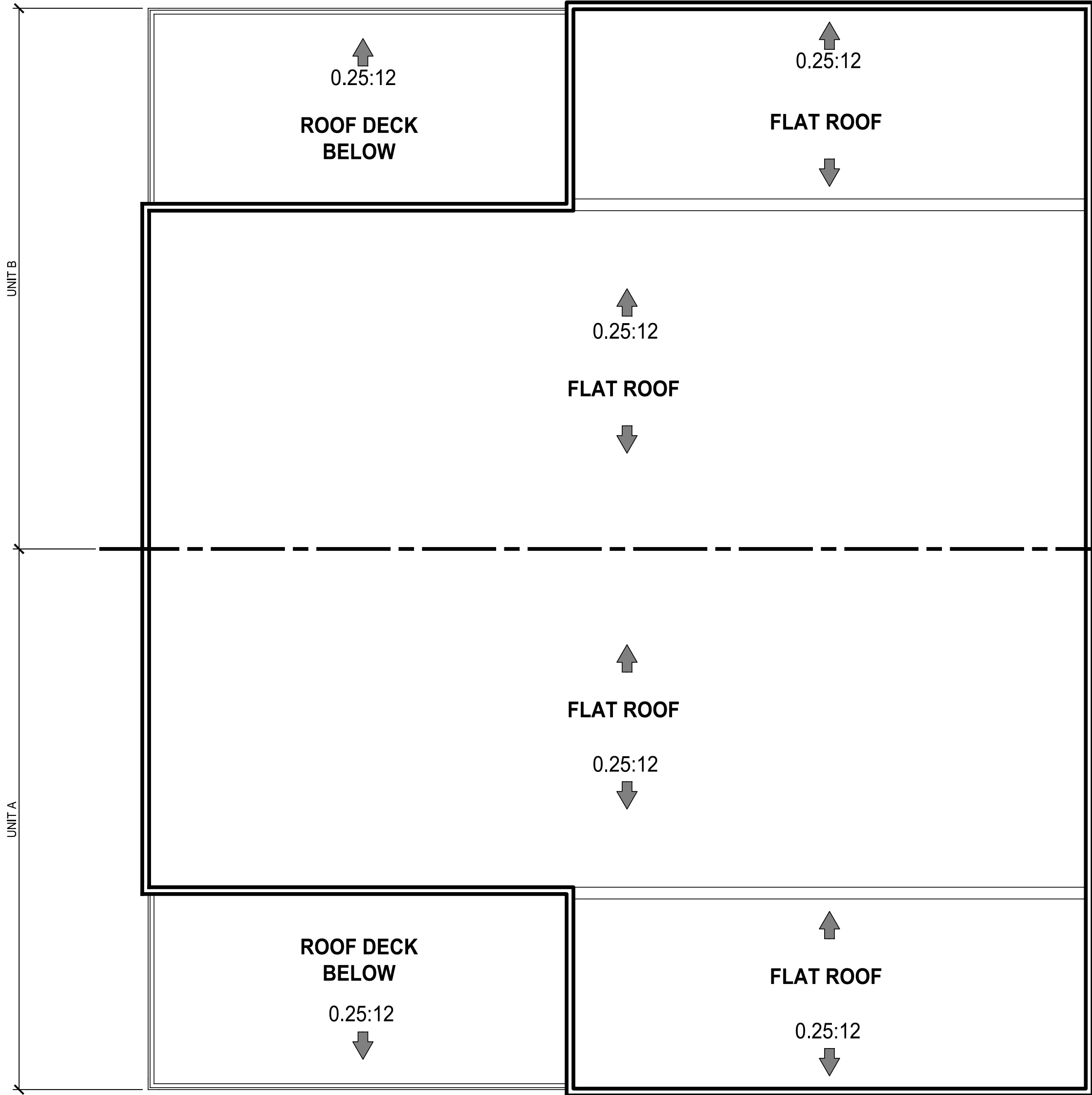


THIRD FLOOR

1/4" = 1'-0"

WALL LEGEND

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- 2X WALL W/ BRICK VENEER
- 2X HALF WALL
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ROOF PLAN

1/4" = 1'-0"

WALL LEGEND

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JOB NO. 19032	

ROOF PLAN

BUILDING 3

SHEET

A4.03

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JOB NO. 19032	

EXTERIOR
ELEVATIONS

BUILDING 3

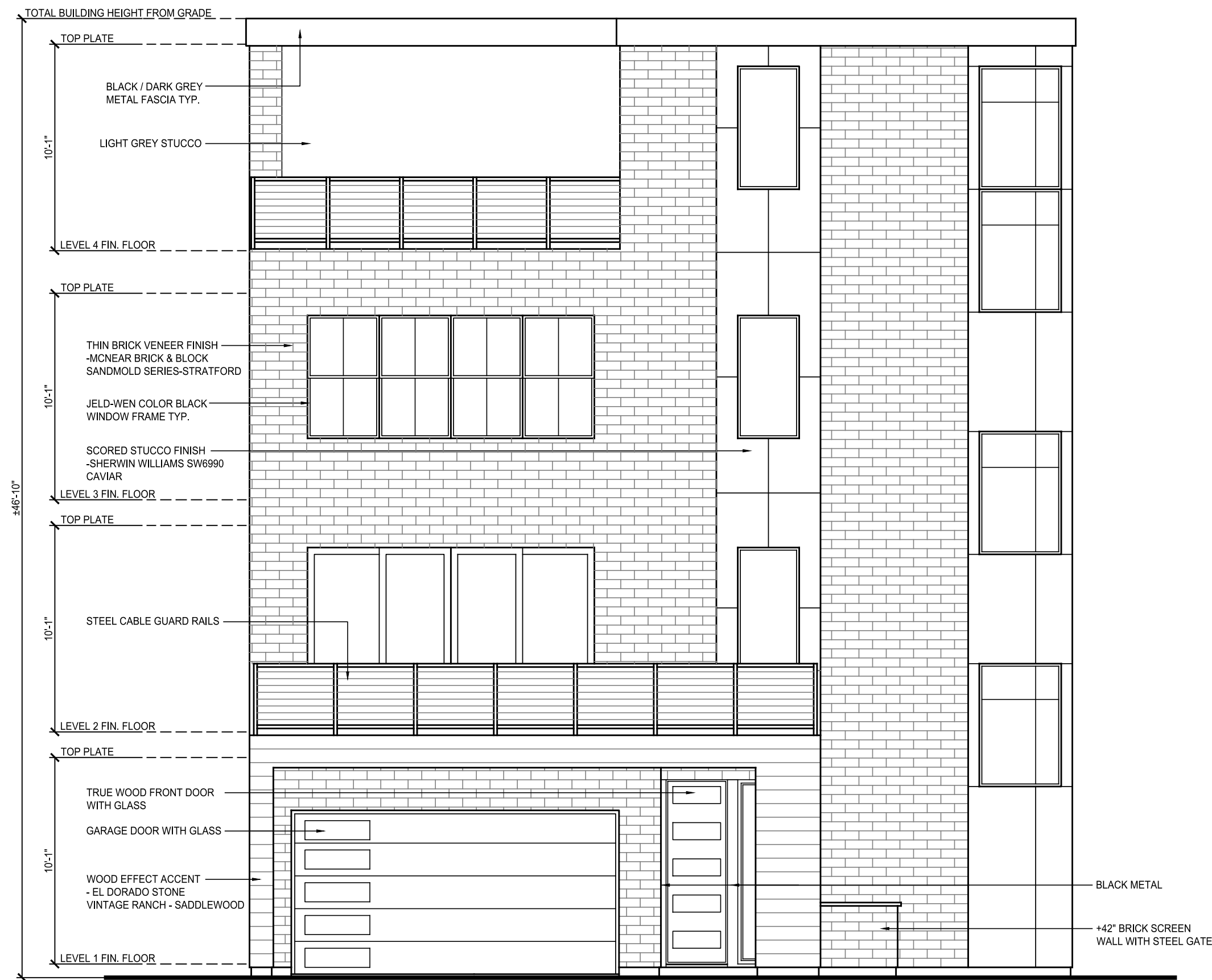
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A4.04

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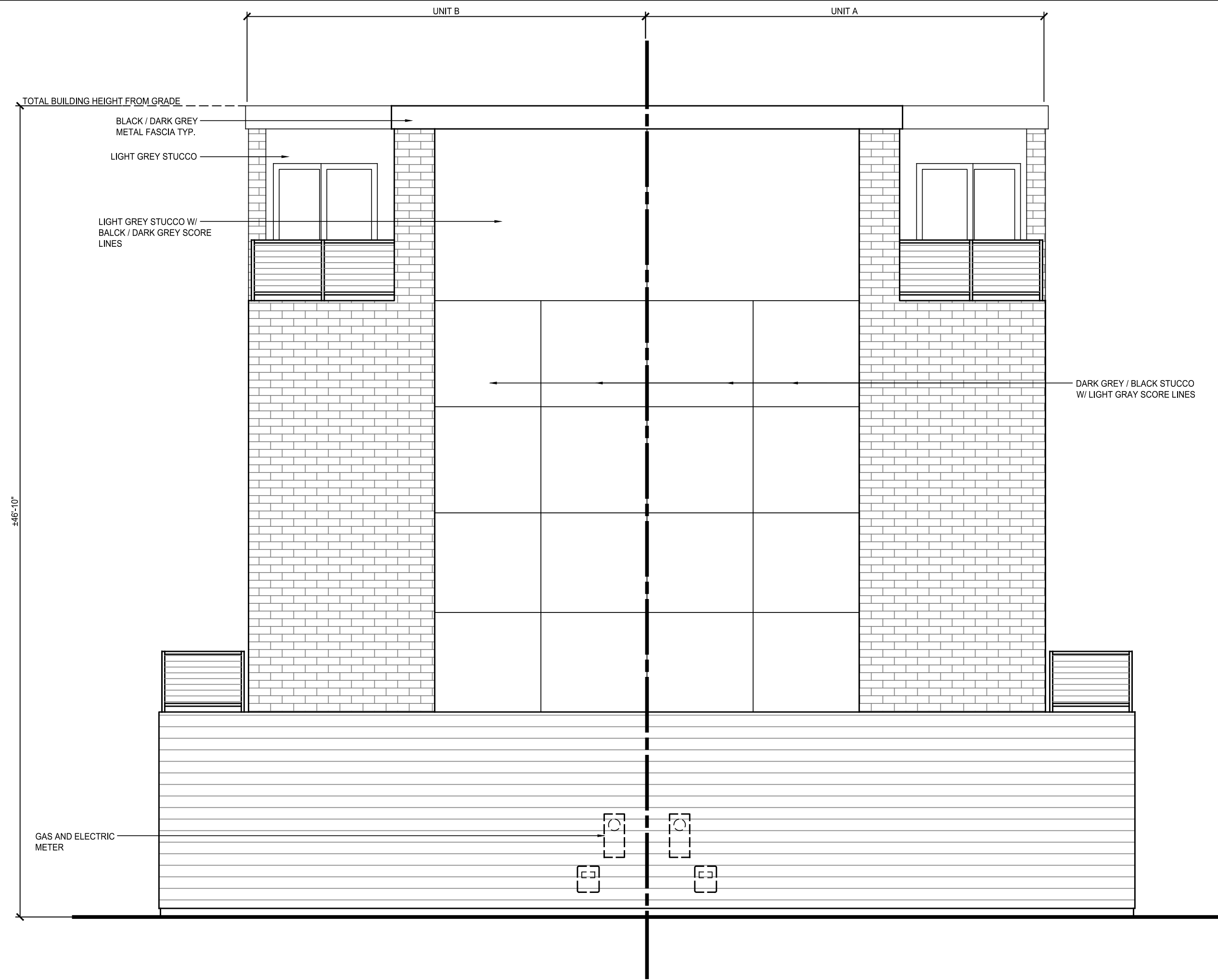


RIGHT ELEVATION 3/16" = 1'-0"



FRONT ELEVATION 3/16" = 1'-0"

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LEFT ELEVATION 3/16" = 1'-0"



REAR ELEVATION 3/16" = 1'-0"

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EXTERIOR
ELEVATIONS

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SHEET

A4.05

THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020

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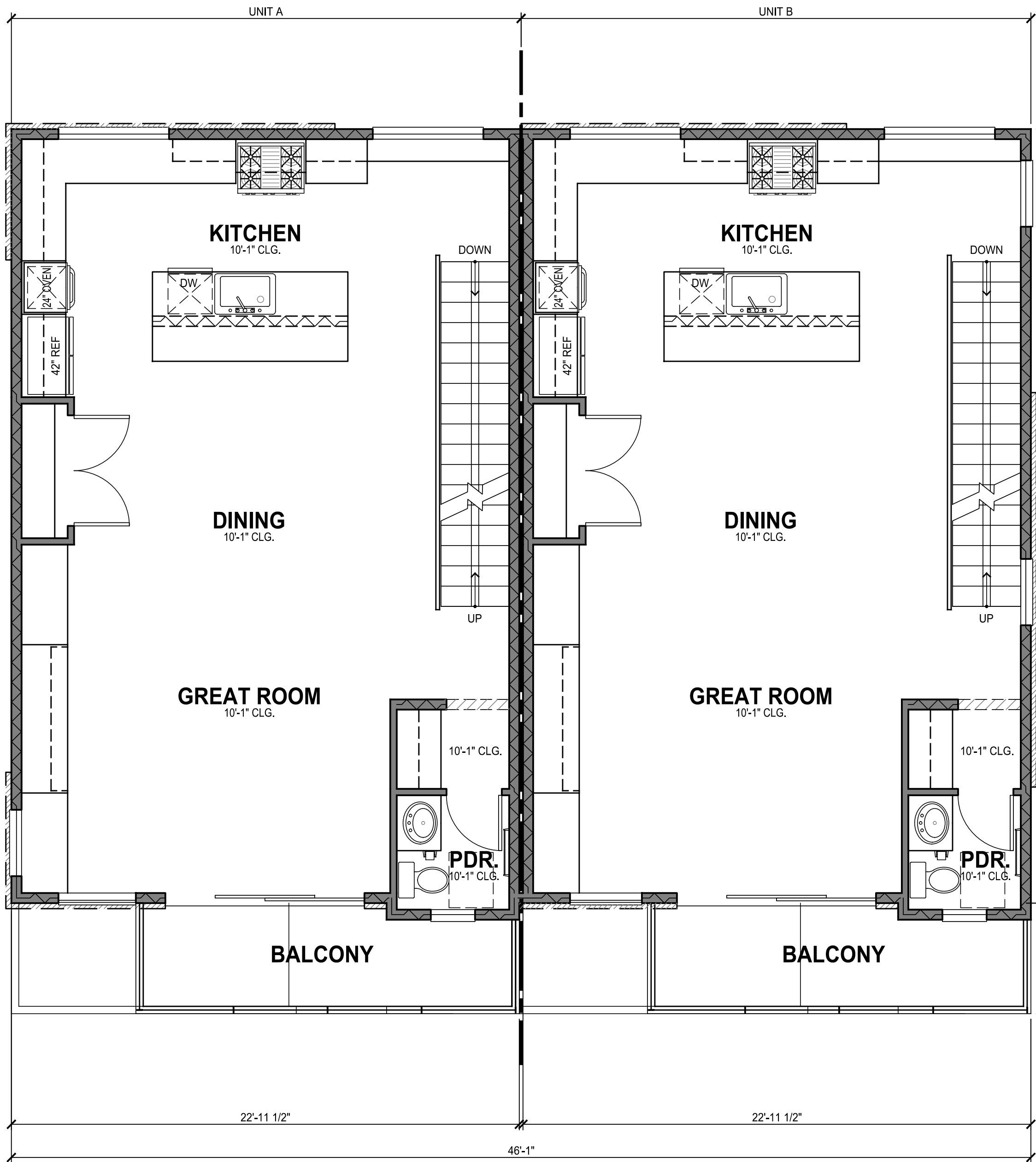
FLOOR PLANS

BUILDING 4

SHEET

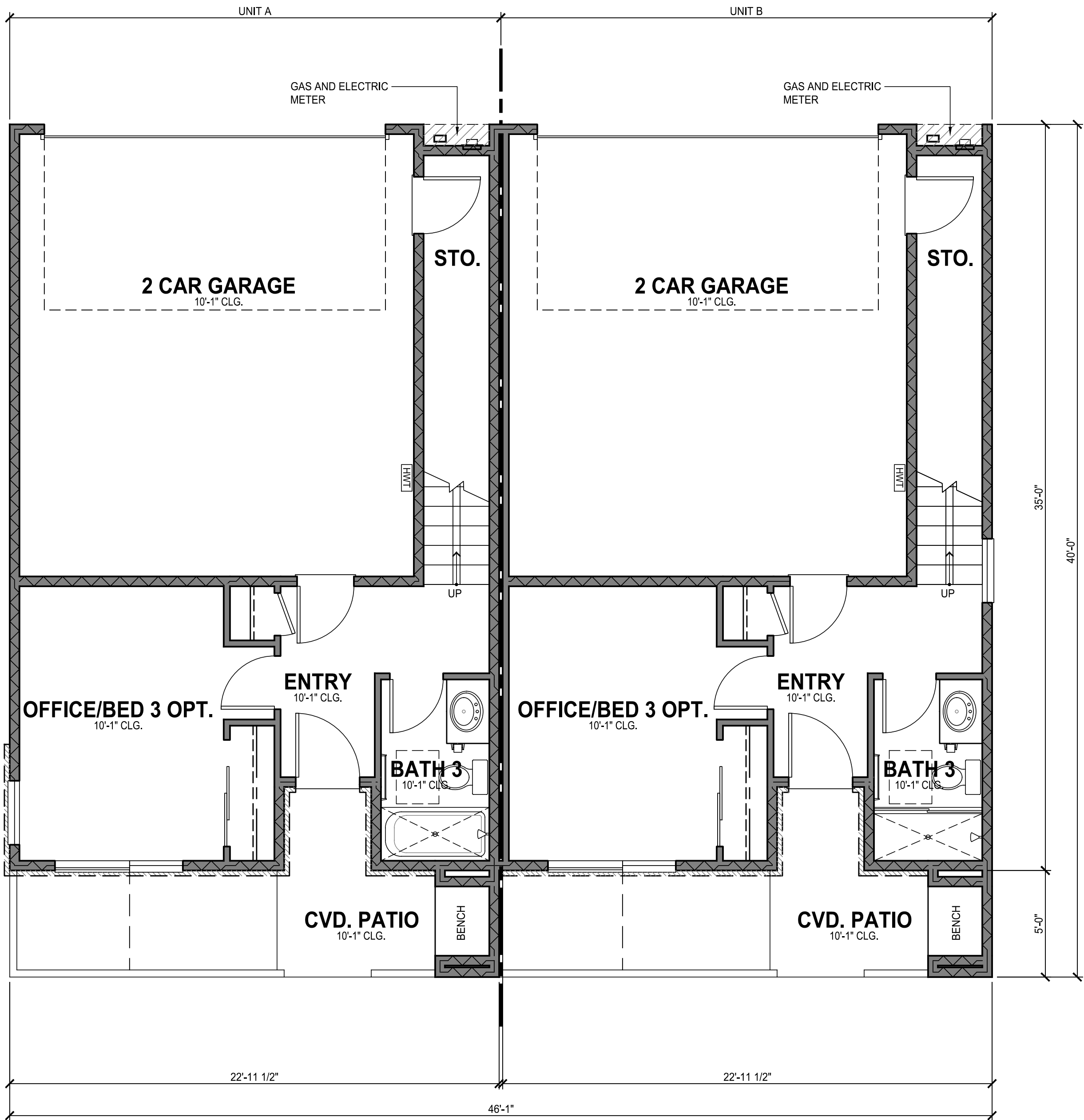
A5.01

THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020



SECOND FLOOR

1/4" = 1'-0"



FIRST FLOOR

1/4" = 1'-0"

WALL LEGEND

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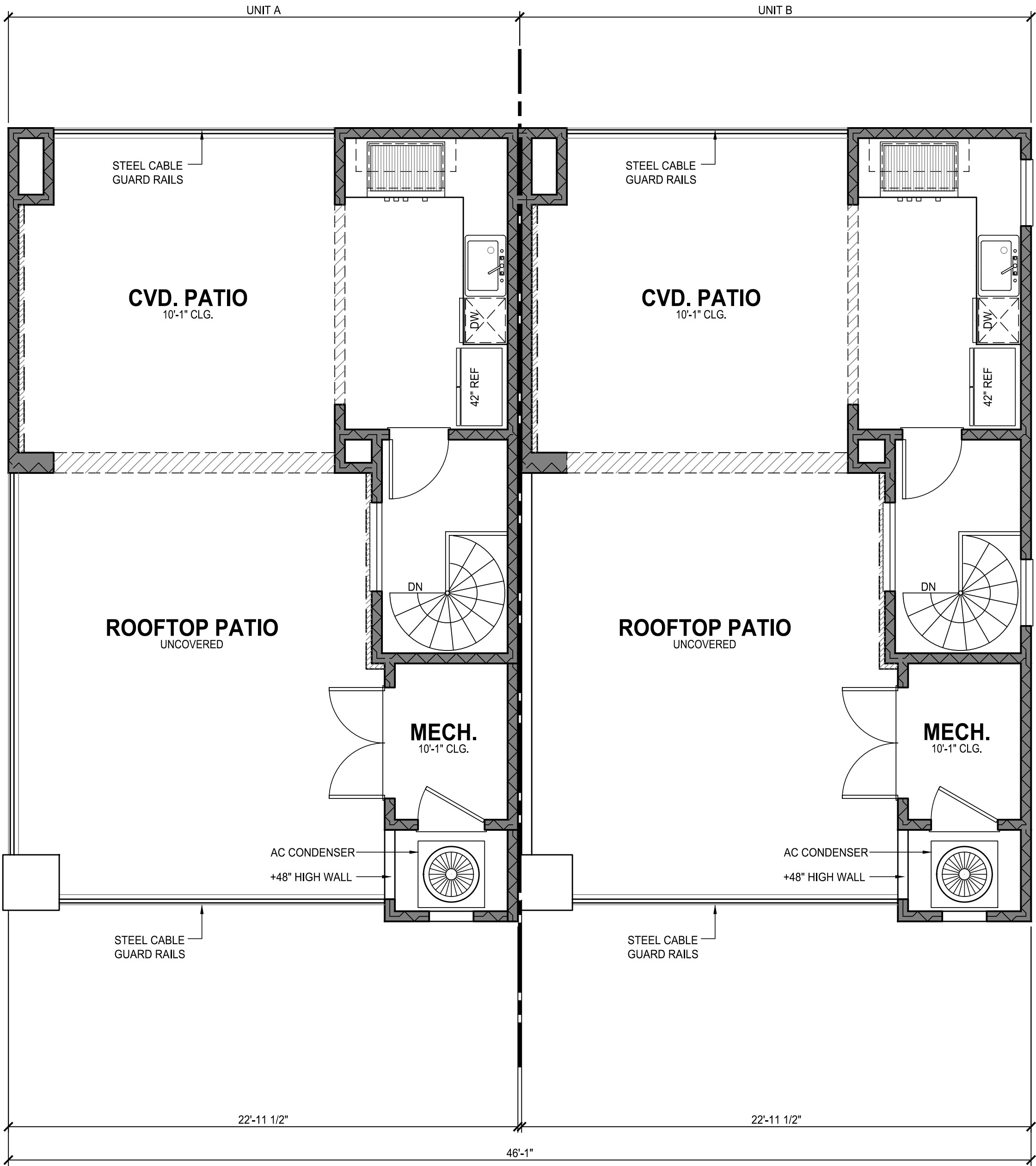
FLOOR PLANS

BUILDING 4

SHEET

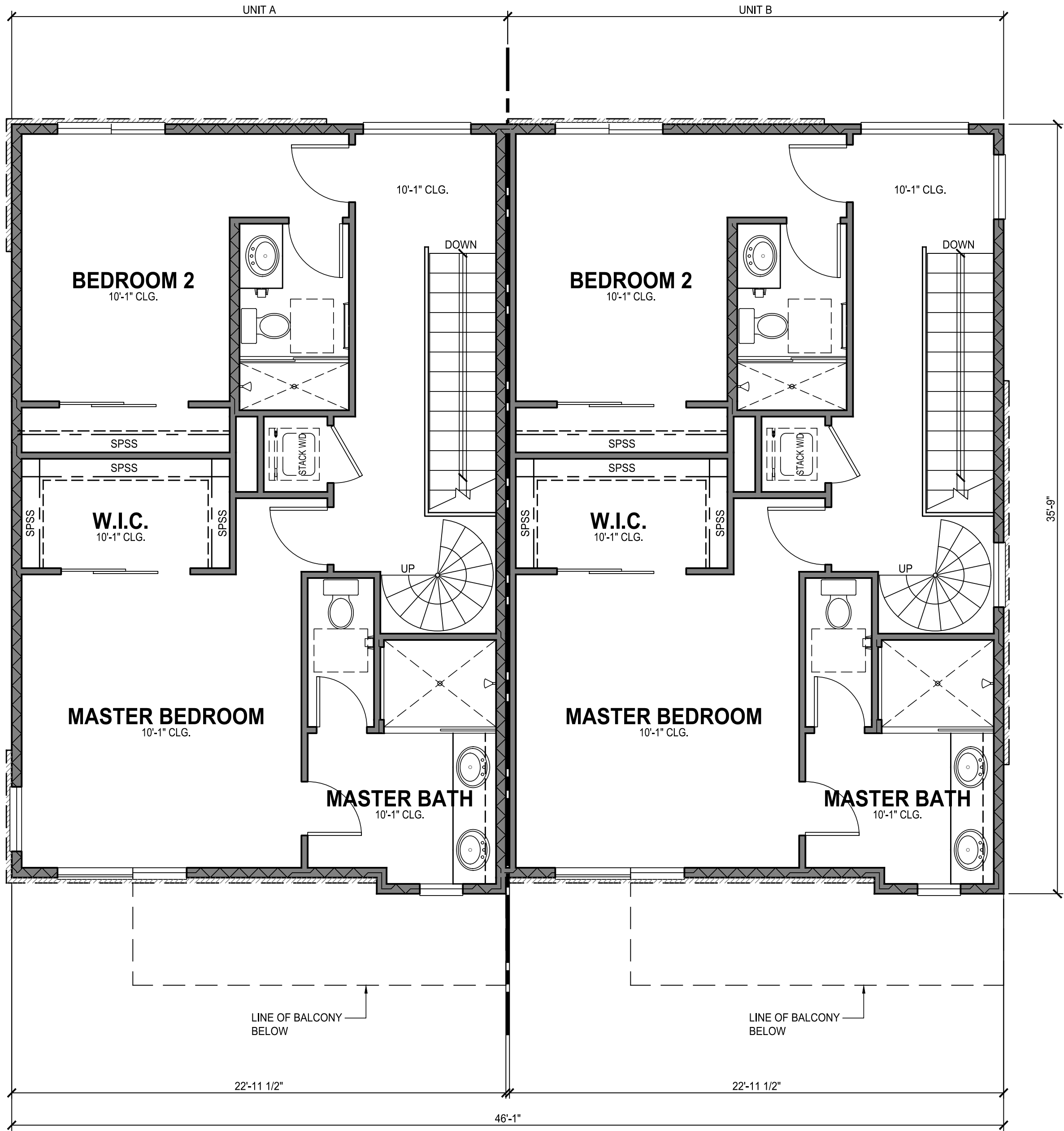
A5.02

THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020



FOURTH FLOOR

1/4" = 1'-0"



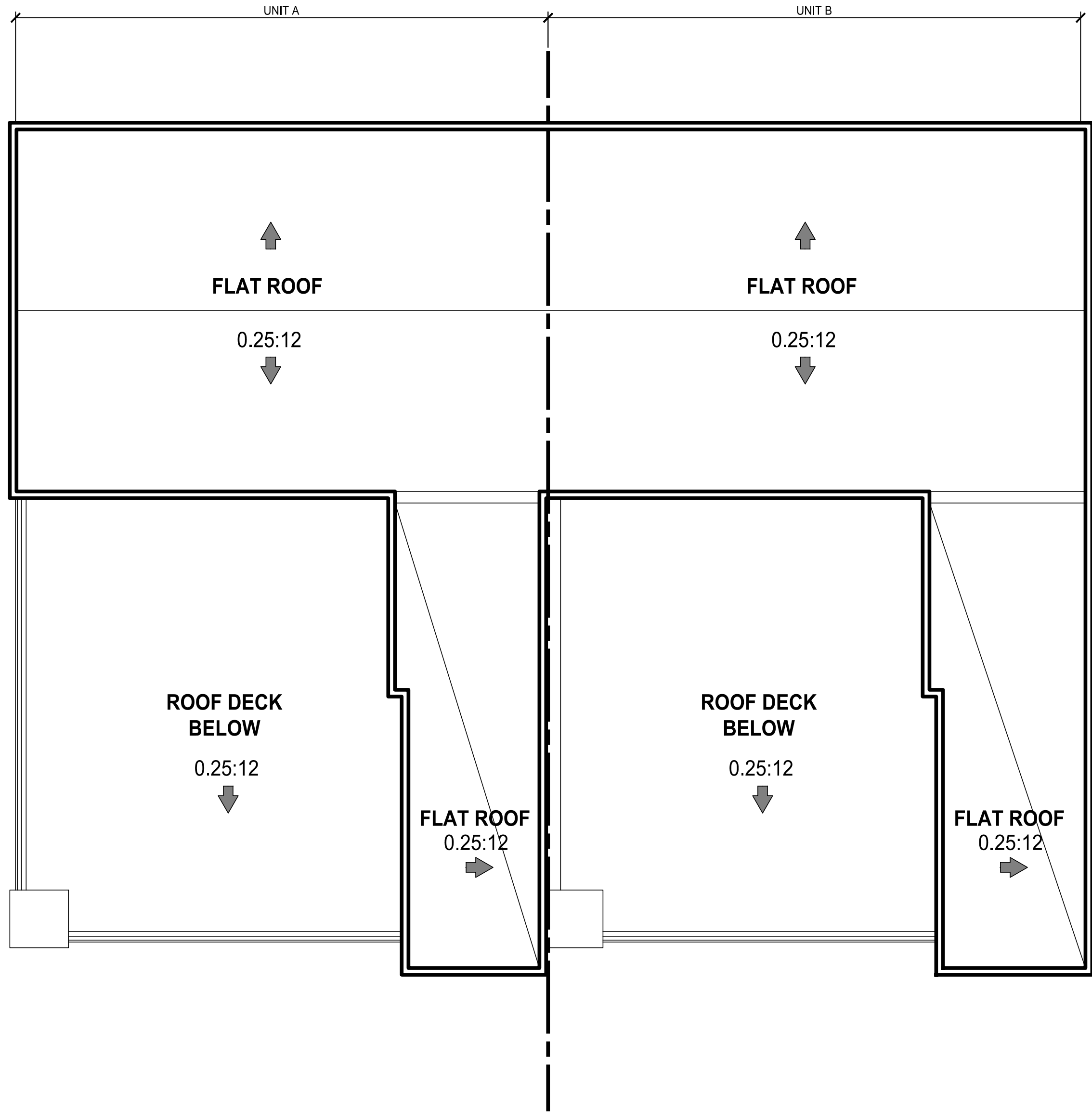
THIRD FLOOR

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ROOF PLAN

1/4" = 1'-0"

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ROOF PLAN

BUILDING 4

SHEET

A5.03

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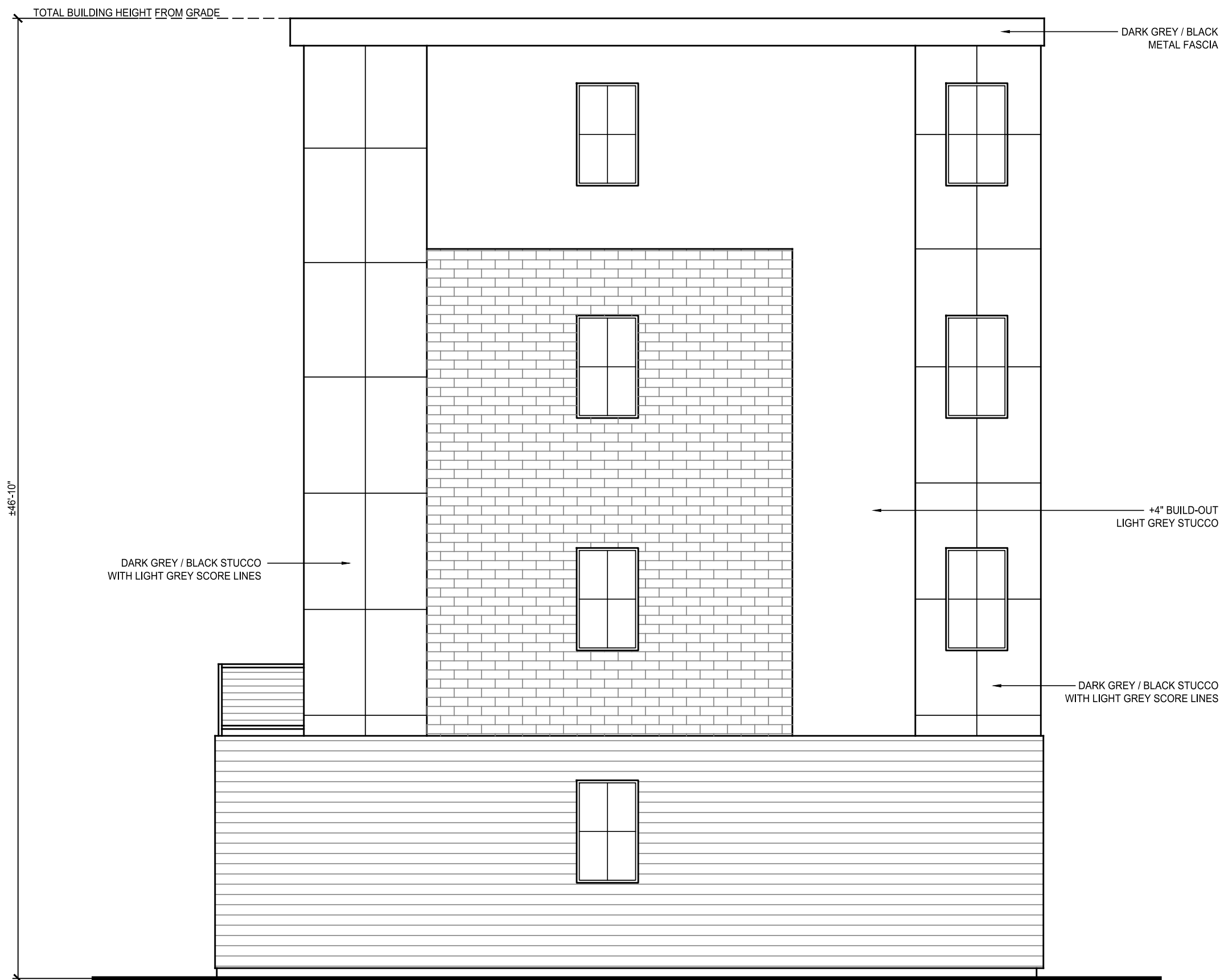
EXTERIOR
ELEVATIONS

BUILDING 4

SHEET

A5.04

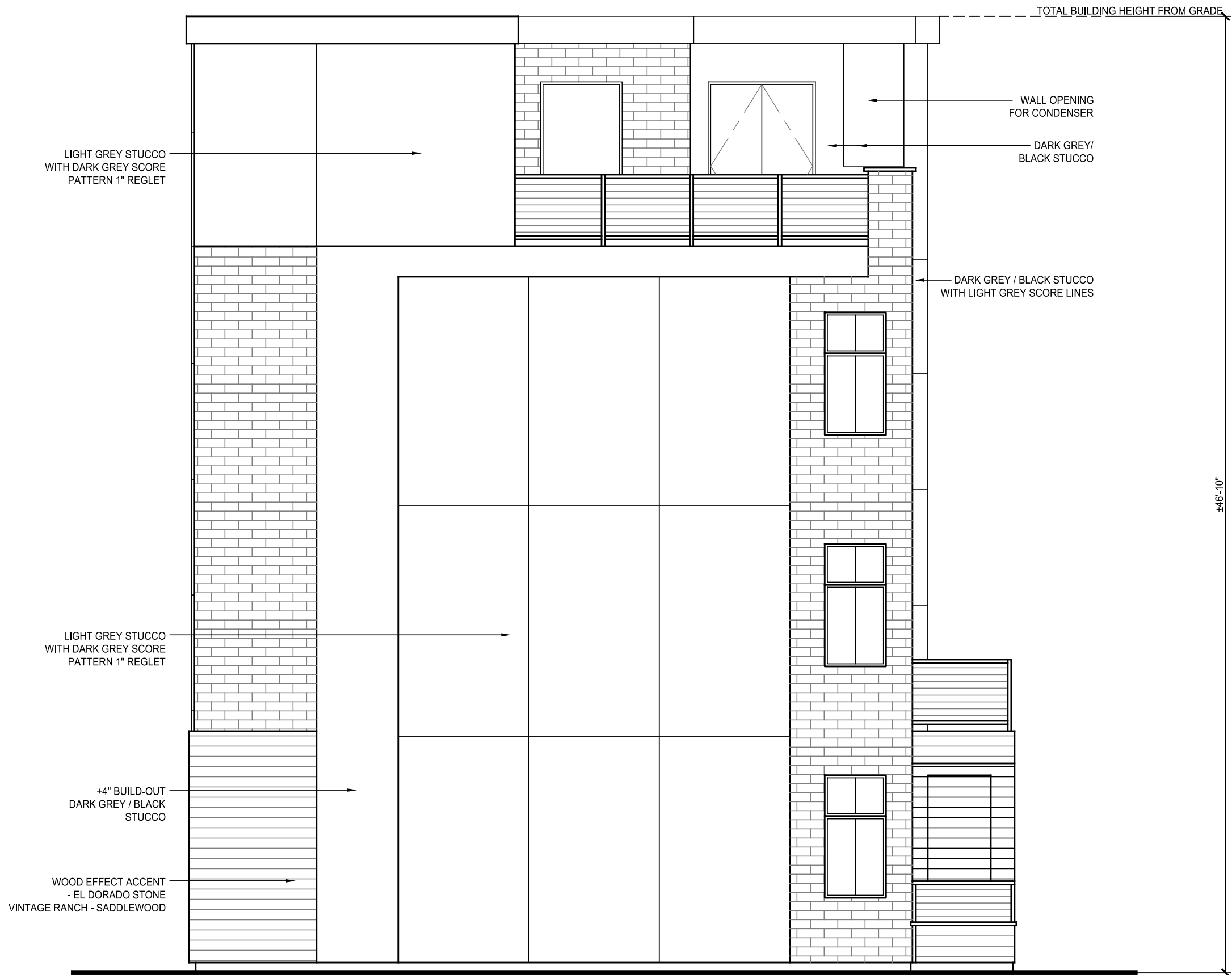
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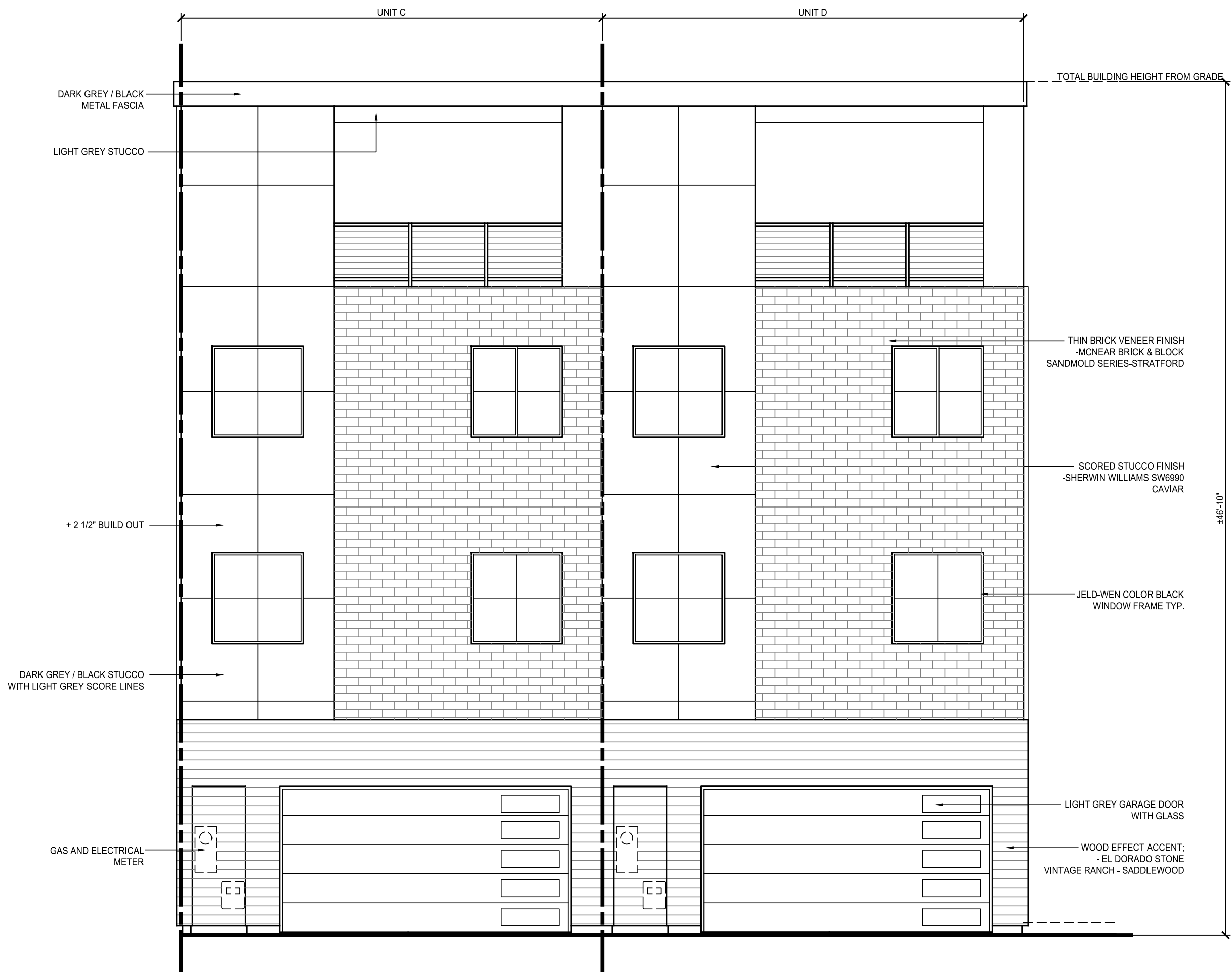
RIGHT ELEVATION 3/16" = 1'-0"



FRONT ELEVATION 3/16" = 1'-0"



LEFT ELEVATION 3/16" = 1'-0"



REAR ELEVATION 3/16" = 1'-0"

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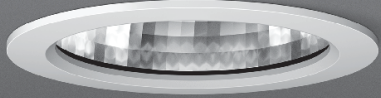
EXTERIOR
ELEVATIONS

BUILDING 4

SHEET

A5.06

THIRD DESIGN REVIEW SUBMITTAL : 05/27/2020



LED recessed ceiling downlights with symmetrical light distribution

A new series of LED recessed ceiling mounted downlights available in a variety of housing sizes, light distributions, and light outputs. Interior silicone optic allows for superior light control. These luminaires are designed for down lighting atriums, canopies, passages and other interior and exterior locations featuring symmetrical narrow or wide beam distributions.

Die-cast aluminum housing and trim ring · Clear safety glass · Silicone optical lens · Reflector surface made of pure anodized aluminum

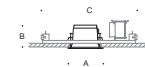
LED color temperature 3000 K – for 4000 K add suffix **K4**

These impressive luminaires have a selection of color temperatures, boast a minimum service life of 50,000 hours, and are guaranteed to last with the BEGA 20 Year Replacement Promise for LED modules, see page 415.

Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at www.bega-us.com.

BEGA luminaires are provided with polyester powder coat finish in four standard colors – Black, White, Bronze, or Silver. These luminaires are optionally available in RAL and custom colors.

UL or CSA listed, suitable for wet locations · Protection class IP 65



Recessed ceiling downlights · narrow beam					
	LED	β	A	B	C
24817	8.3 W	21°	5⅝	5	18
24820	16.8 W	21°	5⅝	5	18
24818	11.5 W	16°	6⅞	5	18
24821	24.5 W	16°	6⅞	5	18
24819	17.3 W	20°	8½	5	18
24822	36.0 W	20°	8½	5	18

Recessed ceiling downlights · wide beam					
	LED	β	A	B	C
24823	8.3 W	38°	5⅝	5	18
24826	16.8 W	38°	5⅝	5	18
24824	11.5 W	29°	6⅞	5	18
24827	24.5 W	29°	6⅞	5	18
24825	17.3 W	32°	8½	5	18
24828	36.0 W	32°	8½	5	18

Recessed ceiling downlights · very wide beam					
	LED	β	A	B	C
24829	8.3 W	59°	5⅝	5	18
24832	16.8 W	59°	5⅝	5	18
24830	11.5 W	56°	6⅞	5	18
24833	24.5 W	56°	6⅞	5	18
24831	17.3 W	56°	8½	5	18
24834	36.0 W	56°	8½	5	18

β = Beam angle





One-sided

Two-sided



LED wall washers

with shielded light in one or two directions

A series of LED wall washer luminaires with light output in one or two directions. These luminaires are ideally suited for the even illumination of vertical mounting surfaces. Arranged individually or in groups, they are great design elements for a host of lighting applications.

Die-cast aluminum · Safety glass · Reflector made of pure anodized aluminum

LED color temperature 3000 K – for 4000 K add suffix **K4**

These impressive luminaires have a selection of color temperatures, boast a minimum service life of 50,000 hours, and are guaranteed to last with the BEGA 20 Year Replacement Promise for LED modules, see page 415.

Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at www.bega-us.com.

BEGA luminaires are provided with polyester powder coat finish in four standard colors – Black, White, Bronze, or Silver. These luminaires are optionally available in RAL and custom colors.

UL or CSA listed, suitable for wet locations · Protection class IP 64



Light emission on one side				
	LED	A	B	C
24 370	8.4 W	4°	5°	5½°

Light emission on two sides				
	LED	A	B	C
24 371	16.8 W	4°	5°	5½°



Drive-over LED in-grade luminaires
High performance floodlights and luminaires

Pressure loads	2200 lbs.
Material	Stainless steel · aluminum
Protection class	IP 67
Installation depth	5 inch
Length	20 7/8 - 39 1/2 inch

Drive-over LED in-grade luminaires
High performance floodlights and luminaires

A series of linear LED in-grade floodlights with symmetrical or asymmetrical light distribution. The symmetrical floodlights are ideal for up-lighting canopies or landscape details. The asymmetrical floodlights are ideal for illuminating signage and building facades. This family of luminaires is also available with RGBW color mixing technology. These luminaires are designed to bear pressure loads up to 2200 lbs. from vehicles with pneumatic tires. The luminaires must not be used for traffic lanes where they are subject to horizontal pressure from vehicles braking, accelerating and changing direction.

Aluminum housing · Stainless steel luminaire housing and faceplate · Matte safety glass · Aluminum reflector with high gloss coating

LED color temperature 4000K – for 3000K add suffix **K3**

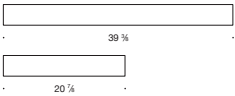
RGBW units are DMX and RDM compatible

These impressive luminaires have a selection of color temperatures, boast a minimum service life of 50,000 hours, and are guaranteed to last with the BEGA 20 Year Replacement Promise for LED modules, see page 415.

Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at www.bega-us.com.

Luminaires are provided with #4 brushed stainless steel finish.

UL or CSA listed, suitable for wet locations · Protection class IP 67



Symmetrical · Floodlights			
	LED	A	B
77915	19.8W	20 7/8 x 3 1/2	5
77916	39.6W	39 1/2 x 3 1/2	5

Symmetrical · Floodlights RGBW			
	LED	A	B
77849	36.4W	39 1/2 x 3 1/2	5

Asymmetrical · Floodlights			
	LED	A	B
77917	19.8W	20 7/8 x 3 1/2	5
77918	39.6W	39 1/2 x 3 1/2	5

Asymmetrical · Floodlights RGBW			
	LED	A	B
77843	36.4W	39 1/2 x 3 1/2	5





LED garden and pathway luminaires for the Home & Garden
with shielded light

A series of LED pathway luminaires with shielded light for use in the private sector. These luminaires are ideally suited for garden, entryways, and for many applications on paths and terraces. Anchorage units are available for direct burial in concrete or soil, or with a hardscape base for installation on foundations or paved surfaces.

Die cast and extruded aluminum · Clear safety glass · Galvanized steel anchorage

LED color temperature 3000K

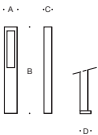
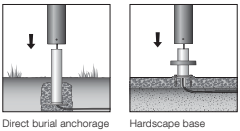
These impressive luminaires have a selection of color temperatures, boast a minimum service life of 50,000 hours, and are guaranteed to last with the BEGA 20 Year Replacement Promise for LED modules, see page 415.

Luminaires in this series require a remote 12V AC magnetic power supply suitable to operate the intended LED wattage, see page 411.

Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at www.bega-us.com.

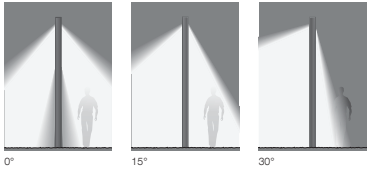
BEGA luminaires are provided with polyester powder coat finish in two standard colors – Black and Bronze

UL or CSA listed, suitable for wet locations · Protection class IP 65



		LED	A	B	C	D
77 265	with direct burial anchorage	4.2W	3 1/2	27 1/2	2	-
77 266	with hardscape base	4.2W	3 1/2	27 1/2	2	3 1/8





LED light building element
with adjustable light distribution

A series of LED light building elements with adjustable light distribution. An internal adjusting device allows the optical system to be adjusted from 0°, 15° and 30° on either side of the luminaire. Light building elements are luminous design features for public areas. They are ideally suited for delineating and structuring interior and exterior spaces such as landscape areas, plazas, building entrances and atria.

Die-cast and extruded aluminum · Clear safety glass · Reflector made of pure anodized aluminum · Anchorage unit made of galvanized steel

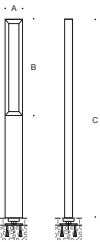
LED color temperature 4000 K – for 3000 K add suffix **K3**

These impressive luminaires have a selection of color temperatures, boast a minimum service life of 50,000 hours, and are guaranteed to last with the BEGA 20 Year Replacement Promise for LED modules, see page 415.

Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at www.bega-us.com.

BEGA luminaires are provided with polyester powder coat finish in four standard colors – Black, White, Bronze, or Silver. These luminaires are optionally available in RAL and custom colors.

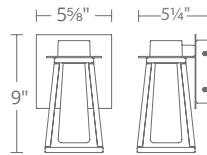
UL or CSA listed, suitable for wet locations · Protection class IP 65



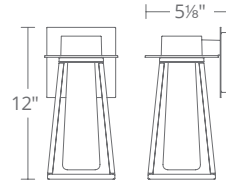
	LED	A	B	C	Anchorage
99075	50.6W	15¼x7	85½	177½	79814



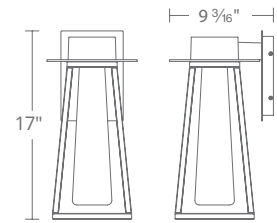
AVANT GARDE Exterior Sconces
 WS-W17909 / WS-W17912 / WS-W17917

Fixture Type:
Catalog Number:
Project:
Location:


WS-W17909



WS-W17912



WS-W17917

PRODUCT DESCRIPTION

Classic lantern profile artfully expressed in black lines. A clear mouth blown glass element within reveals a spectral reference to an Edison filament lamp of old. A contemporary art piece idea for welcoming friends and family in entryways and lobbies in residential and hospitality venues.

FEATURES

- Mouth-blown grooved etched glass
- Weather-resistant powder coat
- Dimmer: ELV, TRIAC, 0-10V
- Universal Driver (120-277V)
- Rated Life: 50,000 hours
- Color temp: 3000K
- CRI: 90

SPECIFICATIONS
Construction: Aluminum

Light Source: High output LED

Finish: Black (BK)

Standards: ETL & cETL Wet Location listed

ORDER NUMBER

Model	Wattage	Voltage	LED Lumens	Delivered Lumens	Finish
WS-W17909	9"	9W	343	242	BK <i>Black</i> 
WS-W17912	12"	12.5W	555	426	
WS-W17917	17"	17.5W	610	503	

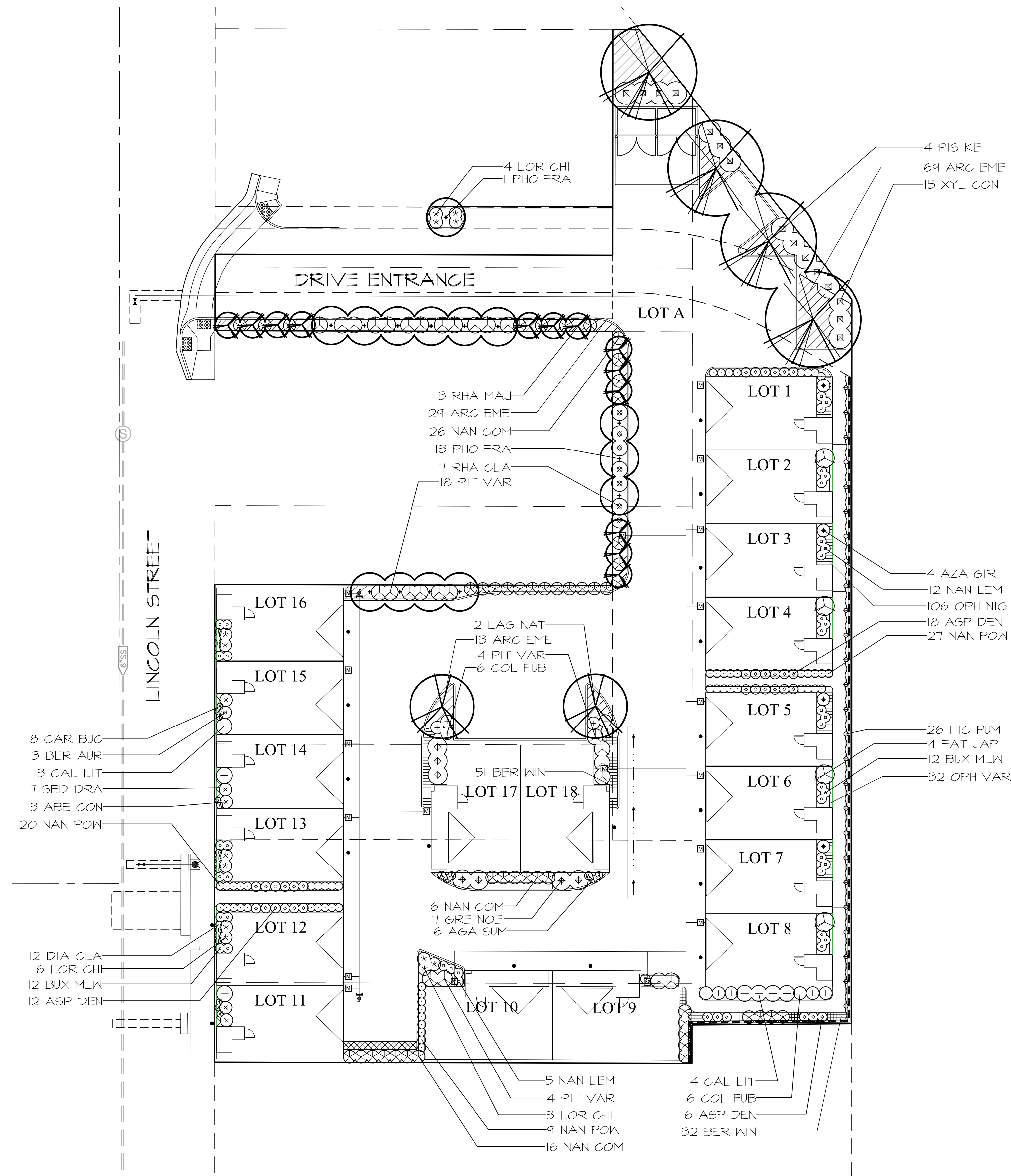
 Example: **WS-W17909-BK**

 modernforms.com
 Phone (866) 810.6615
 Fax (800) 526.2585

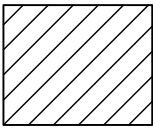
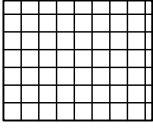
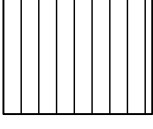
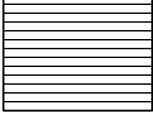
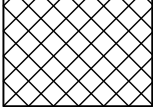
 Headquarters/Eastern Distribution Center
 44 Harbor Park Drive
 Port Washington, NY 11050

 Central Distribution Center
 1600 Distribution Ct
 Lithia Springs, GA 30122

 Western Distribution Center
 1750 Archibald Avenue
 Ontario, CA 91760



PLANT SCHEDULE

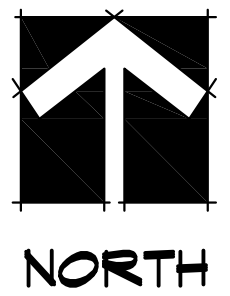
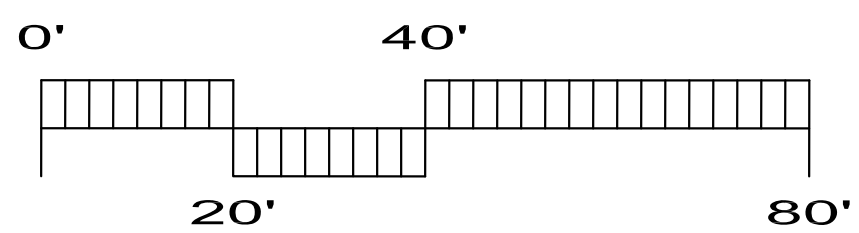
TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	LAG NAT	2	Lagerstroemia x 'Natchez' / Grape Myrtle	15 gal	
	PHO FRA	14	Photinia x fraseri / Red Tip Photinia Standard	15 gal	
	PIS KEI	4	Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	15 gal	
	RHA MAJ	13	Raphiolepis indica 'Majestic Beauty' / Majestic Beauty Indian Hawthorne Standard	15 gal	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	ABE CON	3	Abelia x grandiflora 'Confetti' / Variegated Glossy Abelia	5 gal	
	AGA SUM	6	Agapanthus africanus 'Summer Gold' / Summer Gold Agapanthus	5 gal	
	AZA GIR	4	Azalea x 'Girard's Rose' / Girard's Rose Azalea	5 gal	
	BER AUR	3	Berberis thunbergii 'Aurea Nana' / Japanese Barberry	5 gal	
	BUX MLW	24	Buxus microphylla 'Golden Dream' / Golden Dreamf Boxwood	5 gal	
	CAL LIT	7	Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush	5 gal	
	COL FUB	12	Coleonema pulchellum 'Sunset Gold' / Sunset Gold Breath of Heaven	5 gal	
	FAT JAP	4	Fatsia japonica / Japanese Fatsia	5 gal	
	GRE NOE	7	Grevillea x 'Noellii' / Grevillea	5 gal	
	LOR CHI	13	Loropetalum chinense 'Purple Pixie' / Purple Pixie Loropetalum	5 gal	
	NAN COM	48	Nandina domestica 'Compacta' / Dwarf Heavenly Bamboo	5 gal	
	NAN POW	56	Nandina domestica 'Fire Power' / Firepower Nandina	5 gal	
	NAN LEM	17	Nandina domestica 'Lemon Lime' / Lemon Lime Nandina	5 gal	
	PIT VAR	26	Pittosporum tobira 'Variegata' / Variegated Mock Orange	5 gal	
	RHA CLA	7	Raphiolepis indica 'Clara' / Clara Indian Hawthorn	5 gal	
	XYL CON	15	Xylosma congestum / Shiny Xylosma	5 gal	
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	ASP DEN	36	Asparagus densiflorus 'Myers' / Myers Asparagus	1 gal	
	CAR BUC	8	Carex buchananii / Curly Top Sedge	1 gal	
	DIA CLA	12	Dianella x 'Clarity Blue' / Clarity Blue Dianella	1 gal	
VINES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	FIC PUM	26	Ficus pumila / Creeping Fig	1 gal	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	ARC EME	111	Arctostaphylos uva-ursi 'Emerald Carpet' / Emerald Carpet Manzanita	1 gal	36" o.c.
	BER WIN	83	Bergenia cordifolia 'Winterglut' / Winterglow Heartleaf Bergenia	1 gal	18" o.c.
	OPH VAR	32	Ophiopogon japonicus / Mondo Grass	1 gal	18" o.c.
	OPH NIG	106	Ophiopogon planiscapus 'Nigrescens' / Black Mondo Grass	1 gal	12" o.c.
	SED DRA	7	Sedum spurium 'Dragon's Blood' / Two Row Stone Crop	1 gal	24" o.c.

IRRIGATION STATEMENT

The irrigation design will consist of low volume point source drip irrigation. Overhead spray and rotator type irrigation heads are discouraged. Proposed trees shall utilize bubbler irrigation to encourage deep root watering. The overall irrigation system will be designed with a smart irrigation controller. A weather sensor will be used to automatically adjust duration of application in accordance with recent weather conditions based on evapotranspiration. Maximum water allowance will be determined by State code. To also be consistent with the planting design, the irrigation design shall incorporate hydrozones by locating plants of different water needs into groups for ease of water application.

PARKING LOT SHADE CALCULATIONS

TREE SYMBOL	100%	75%	50%	25%
LAG NAT.			2 (157) = 314	
PIS KEI.	1 (962) = 962		2 (481) = 962	
TOTAL PAVED AREA	2,430 s.f.			
SHADE REQUIRED	1,215 s.f.			
SHADE PROVIDED	2,238 s.f.			
PERCENT SHADE	92%			




YAMASAKI
LANDSCAPE ARCHITECTURE

JEFF AMBROSIA, ASLA C4057

1223 HIGH STREET
AUBURN, CALIFORNIA 95603
(530) 885-0040
FAX (530) 885-0042
www.yamasaki-la.com

THE BELVEDERE
LANDSCAPE DEVELOPMENT PLANS
510 LINCOLN STREET
ROSEVILLE, CALIFORNIA

These drawings are instruments of service and are the property of Yamasaki Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Yamasaki Landscape Architecture.

Sheet Title
PLANTING PLAN



No.	Date	Revision
1		
2		
3		
4		

Project Mgr.: JMA	Sheet No.:
Drawn By: DS	
Scale: 1"=20'-0"	L1.1
Date: 2/2/20	
File Name: RS-PL	of 1 sheets

OWNER

OLD ROSEVILLE, LLC
1204 WOOD OAK COURT
ROSEVILLE, CA 95747

ENGINEER



200 Auburn Folsom Road, Ste. 201
Auburn, California 95603
T: (530) 272-8328
E: info@king-engineering-inc.com

ARCHITECT

HMA ARCHITECTURE
2330 E BIDWELL ST, FOLSOM, CA 95630

CONTOUR INTERVAL

CONTOUR INTERVAL = 1 FOOT

SOURCE OF TOPOGRAPHY

CENTERPOINT ENGINEERING
1217 PLEASANT GROVE BLVD
ROSEVILLE, CA 95678
916-773-4006

BENCHMARK

CITY OF ROSEVILLE BENCHMARK NO. 9: 3-1/4" BRASS DISK IN TOP OF CURB AT DRAIN INLET WEST SIDE OF WASHINGTON BLVD. APPROXIMATELY 80' SOUTH OF ALL AMERICAN CITY BLVD. ELEVATION = 162.418

BASIS OF BEARING

THE SOUTH LINE OF THE PROPERTY SURVEYED ON "RECORD OF SURVEY #1405" RECORDED IN BOOK 11 OF SURVEYS AT PAGE 103, BETWEEN THE MONUMENTS SHOWN HEREON AS FOUND AND TAKEN AS NORTH 89°51'11" WEST.

SECTION, TOWNSHIP and RANGE

SECTION 34, TOWNSHIP 11 NORTH, RANGE 6 EAST MDB&M

ASSESSOR'S PARCEL NUMBERS

APN(S): 011-147-003, 011-147-012 AND 011-147-014

EXISTING ZONING

HD/SA-DT - SPECIFIC PLAN DISTRICT, DOWNTOWN SPECIFIC PLAN, DT-4
EXISTING USE: RESIDENTIAL (RES) AND COMMERCIAL/ SINGLE FAMILY

PROPOSED ZONING

SPECIFIC PLAN DISTRICT, DOWNTOWN SPECIFIC PLAN, DT-4

UTILITY INFORMATION

SERVICE:	PROVIDERS	CONTACT	PHONE
SEWER:	CITY OF ROSEVILLE	MATTHEW TODD	916-774-5562
WATER:	CITY OF ROSEVILLE	MATTHEW TODD	916-774-5562
RECYCLED WATER:	CITY OF ROSEVILLE	MATTHEW TODD	916-774-5562
DRAINAGE:	CITY OF ROSEVILLE	MATTHEW TODD	916-774-5562
ELECTRIC:	ROSEVILLE ELECTRIC	RICK CORAL	916-774-5616
GAS:	PG&E	MIKE WILLIAMS	530-537-4006
TELEPHONE:	CONSOLIDATED COMMUNICATIONS	TONY NOLASCO	916-786-1212
TELECOM:	COMCAST	GARY ABELIA	916-830-6743
SCHOOL DISTRICT:	ROSEVILLE CITY SCHOOL DISTRICT		
REFUSE:	CITY OF ROSEVILLE SOLID WASTE DIVISION		
POLICE PROTECTION:	CITY OF ROSEVILLE		
FIRE PROTECTION:	CITY OF ROSEVILLE		

SITE ADDRESS

510 LINCOLN STREET

NOTES:

- SEE SHEET 2 FOR GRADING AND DRAINAGE INFORMATION
- SEE SHEET 3 FOR UTILITY INFORMATION

TENTATIVE MAP

THE BELVEDERE
RESIDENTIAL SUBDIVISION

CITY OF ROSEVILLE

STATE OF CALIFORNIA

MAY 2020

LOT A USAGE

THE LOT A - COMMON AREA PARCEL HAS THE FOLLOWING USAGE:
INGRESS/EGRESS, ACCESS EASEMENT, PUBLIC UTILITY EASEMENT, LANDSCAPE EASEMENT, AND DRAINAGE EASEMENT.
MAINTENANCE ENTITY FOR LOT A IS THE HOMEOWNERS ASSOCIATION (HOA).

EXISTING USES

ADDRESS	AREA (SF)	%COVERAGE
510 LINCOLN ST (VACANT, COMMERCIAL)	22,173	52.0
502 LINCOLN ST (RES)	10,000	23.4
430 LINCOLN ST (RES)	10,500	24.6
TOTAL	42,673	100.0

PROPOSED USES

TYPE	NO. LOTS	AREA (SF)	%COVERAGE
RESIDENTIAL (RES)	18	17,091	40.1
LOT A (REMAINDER)	1	25,582	59.9
TOTAL		42,673	100.0

STANDARDS

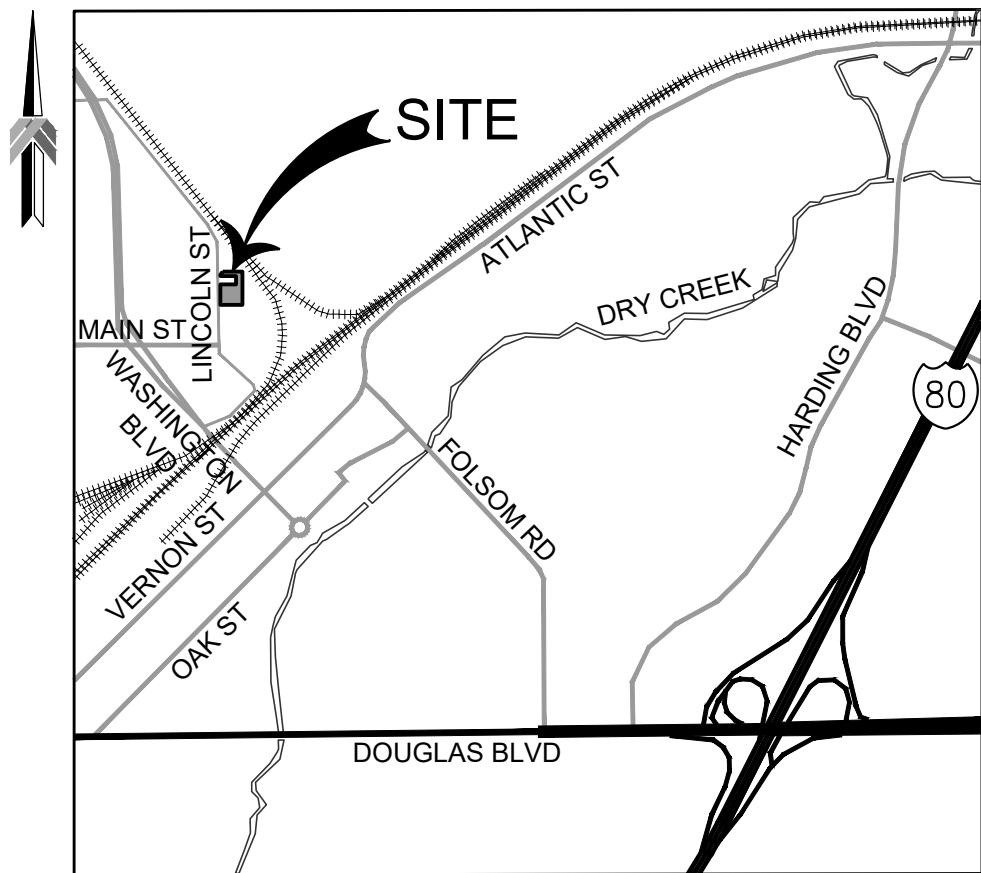
ALLOWABLE BUILD TO LINE	0-10 FEET
PROPOSED BUILD TO LINE	6 INCHES
ALLOWABLE SIDE SETBACK	0 FEET
PROPOSED SIDE SETBACK	0 FEET
ALLOWABLE REAR SETBACK	0 FEET
PROPOSED REAR SETBACK	0 FEET
MAXIMUM HEIGHT	4 STORY/60 FEET
PROPOSED HEIGHT	4 STORY/47 FEET
MINIMUM DENSITY	16 UNITS/ACRE
MAXIMUM DENSITY	32 UNITS/ACRE
PROPOSED DENSITY	18.4 UNITS/ACRE

DATE OF PREPARATION

APRIL, 2020

MINIMUM LOT AREA

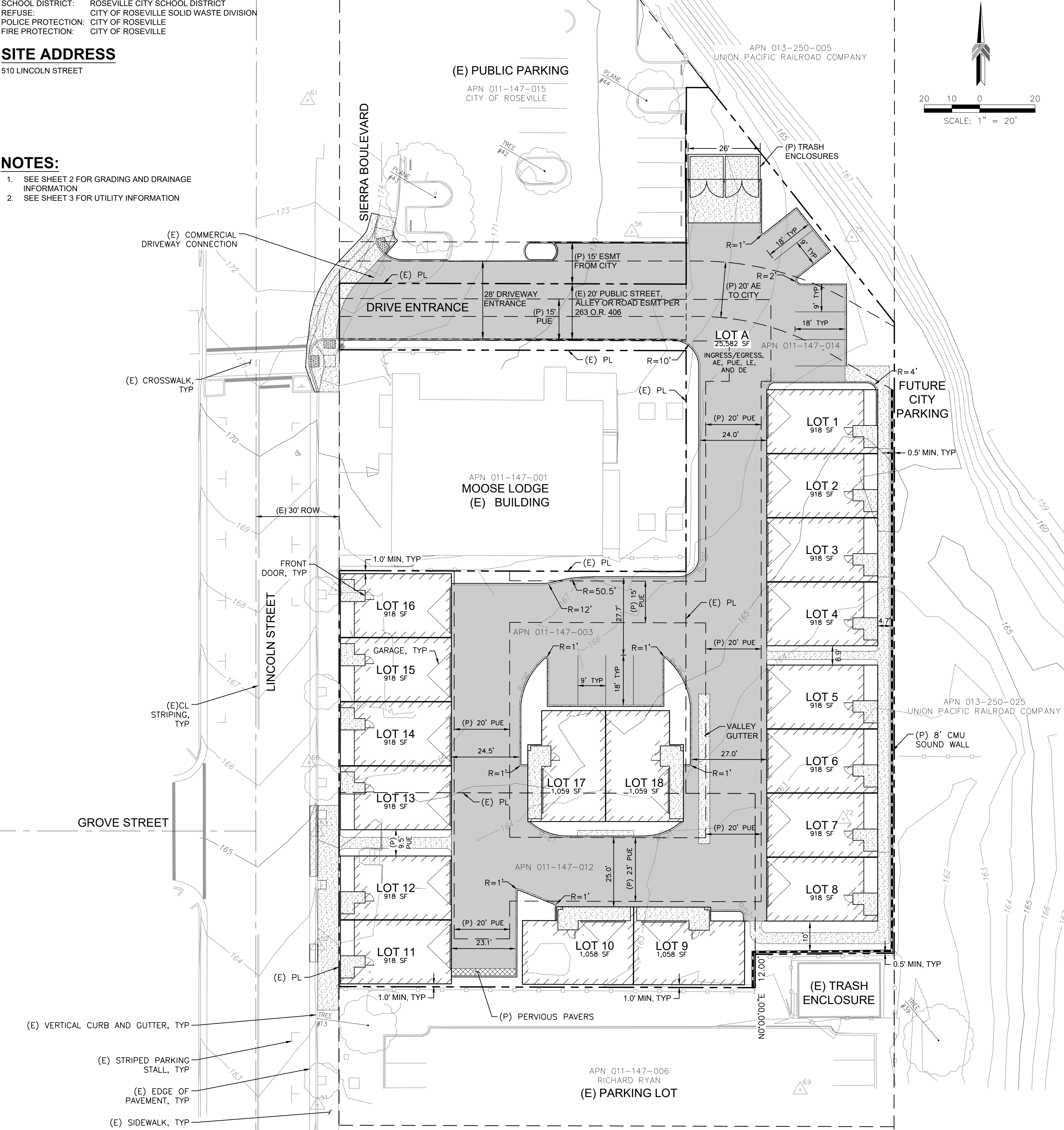
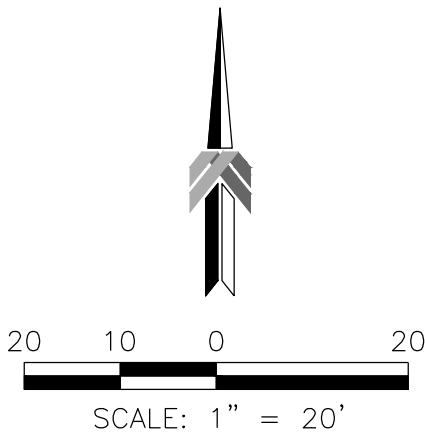
918 SQUARE FEET

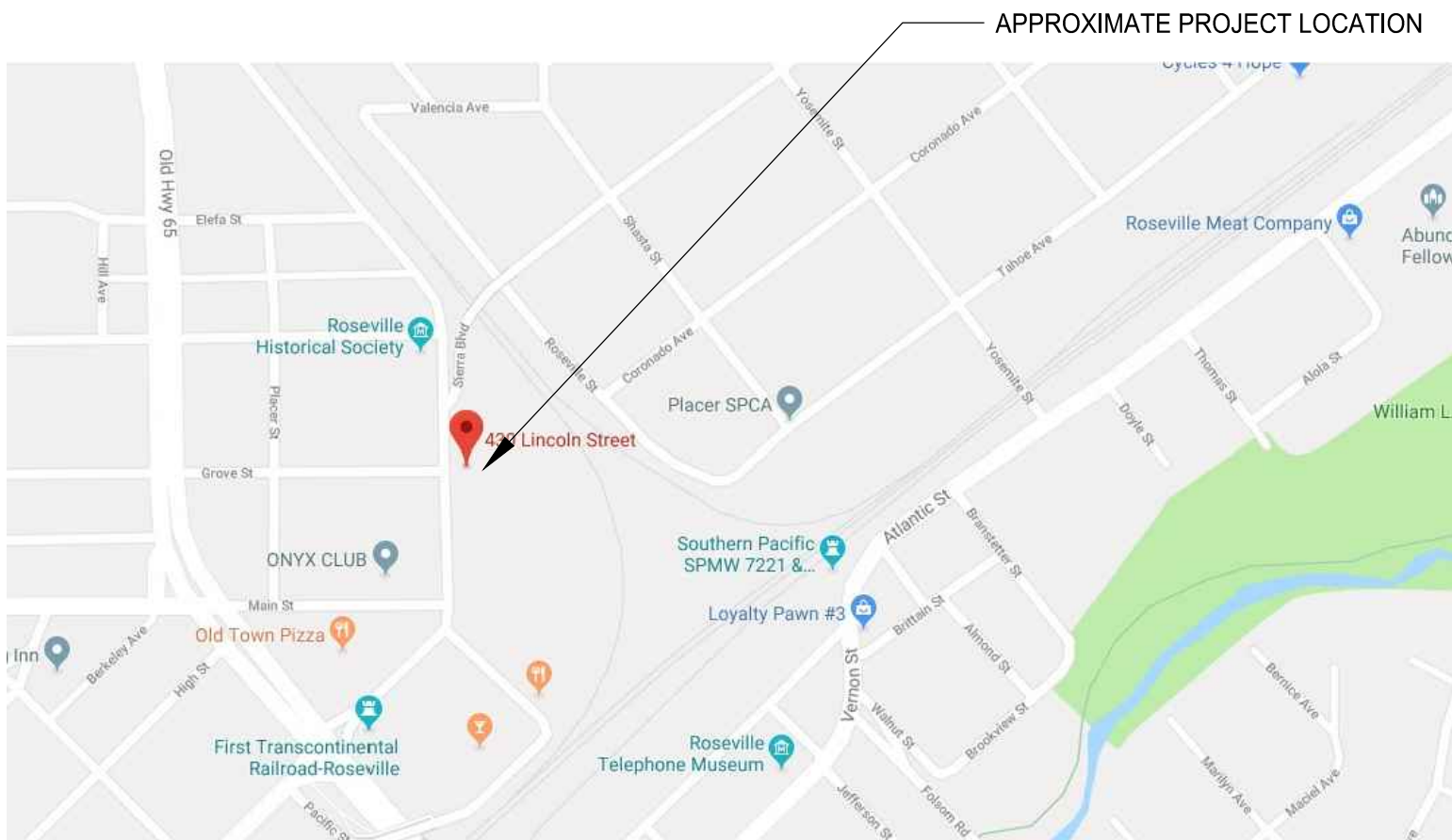


VICINITY MAP
NTS

LEGEND

ESMT	EASEMENT	TYP	TYPICAL
AE	ACCESS EASEMENT	X	TREE TO BE REMOVED
PUE	PUBLIC UTILITY EASEMENT	WQB	WATER QUALITY BASIN
LE	LANDSCAPE EASEMENT	12+00 13+00	CENTERLINE (C/L) & STATION
DE	DRAINAGE EASEMENT	2%	DIRECTION OF FLOW AND SLOPE
---	BOUNDARY LINE	TREE TAG#	TREE LABEL WITH TAG #
---	CENTERLINE	+166.5	EXISTING SPOT ELEVATION
---	EASEMENT LINE	166.60	PROPOSED SPOT ELEVATION
---	EXISTING PROPERTY LINE	-120	CONTOUR
---	EXISTING LOT LINE	▲	TRANSFORMER
---	PROPOSED LOT LINE	☀	STREET LIGHT
CL	CENTERLINE	☼	WATER FIRE HYDRANT ASSEMBLY (FH)
CMU	CONCRETE MASONRY UNIT	☼	WATER METER (WM)
(E)	EXISTING	☼	WATER GATE VALVE, END OF MAIN 2" BLOW-OFF
EG	EXISTING GROUND ELEVATION	☼	WATER LINE (W)
FF	FINISHED FLOOR ELEVATION	☼	SANITARY SEWER CLEANOUT (SSCO)
FG	FINISHED GROUND ELEVATION	☼	SANITARY SEWER LINE (SS)
GB	GRADE BREAK	☼	SANITARY SEWER MANHOLE (SMH)
(P)	PROPOSED	☼	STORM DRAIN LINE
PL	PROPERTY LINE	☼	STORM DRAIN MANHOLE (DMH)
R	RADIUS	☼	PAD ELEVATION
RIM	RIM ELEVATION	☼	
ROW	RIGHT OF WAY	☼	

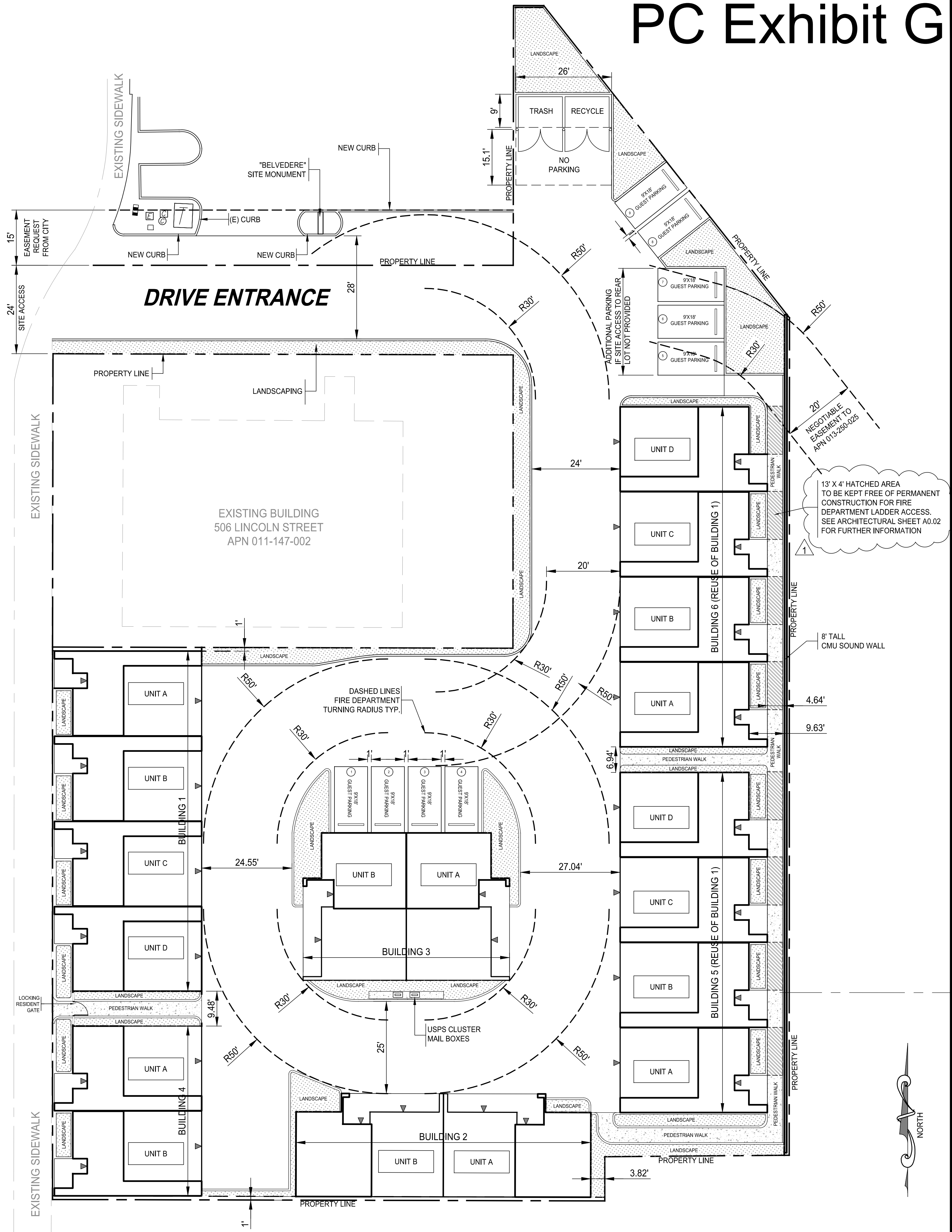




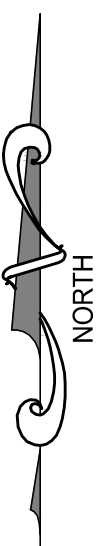
VICINITY MAP

GROVE ST.

LINCOLN STREET



SCHEMATIC SITE PLAN



PC Exhibit G

THE BEL VEDERE

510 LINCOLN STREET
CITY OF ROSEVILLE, CA
OLD ROSEVILLE, LLC

HMA Architecture
2330 East Bidwell St. Suite 204
Folsom, CA 95630
(916) 597-1500

REVISIONS		
NO.	DESCRIPTION	DATE
7.		
6.		
5.		
4.		
3.		
2.		
1.	△ PLANNING COMMENTS	05/27/2020

DRAWN	HMA
SCALE	AS NOTED
DATE	2019
JOB NO.	19032

ARCHITECTURAL
SITE PLAN

BELVEDERE
SHEET
A1.01



200 Auburn Folsom Road, Ste. 201
Auburn, California 95603

T: (530) 272-9328
E: info@King-Engineering-Inc.com

ESTIMATED EARTHWORK

1,320± CY EXCAVATION (INCLUDING FOOTINGS & UTILITIES)
2,385± CY EMBANKMENT
1,065± CY NET IMPORT

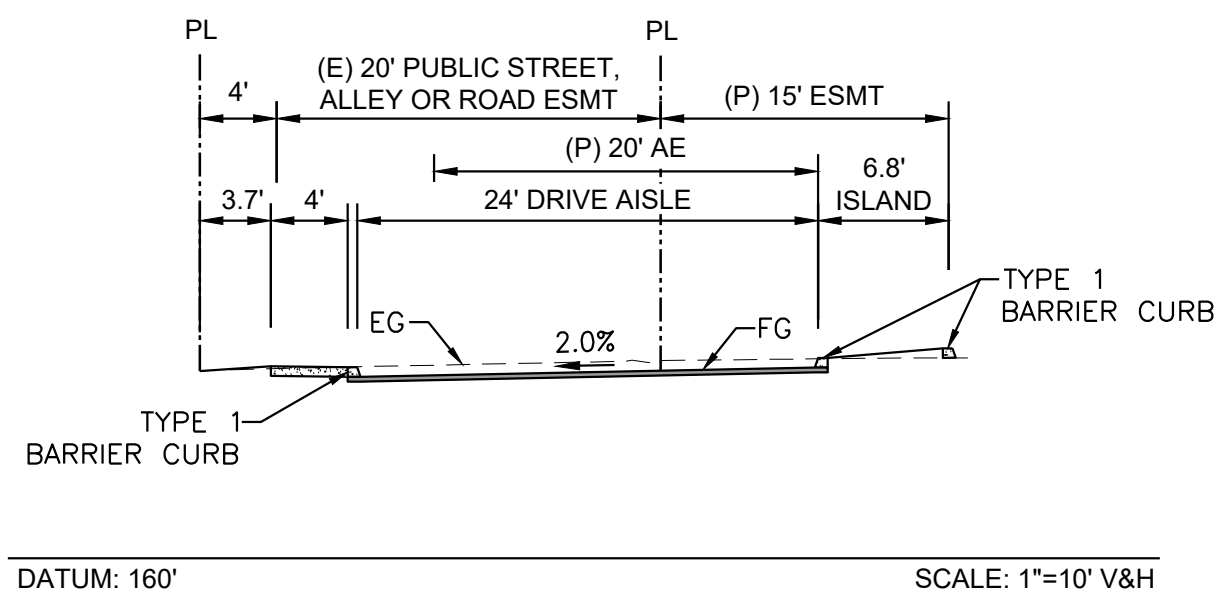
NOTE:
20% ASSUMED FOR SHRINK LOSS AND SETTLEMENT.
QUANTITIES ARE PRELIMINARY AND SUBJECT TO CHANGE.

TOTAL PROJECT AREA OF DISTURBANCE

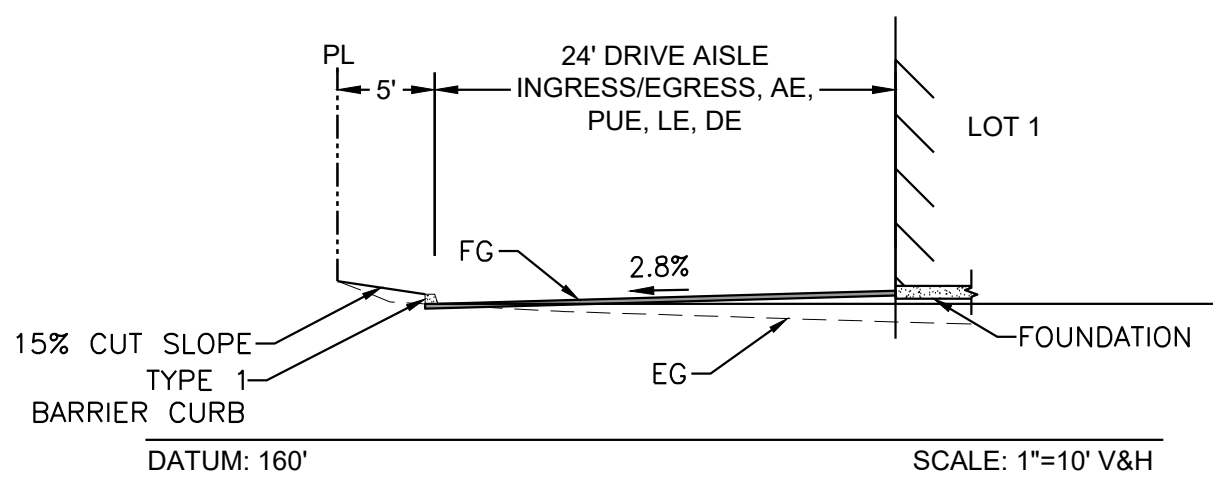
42,673 SF

NOTES:

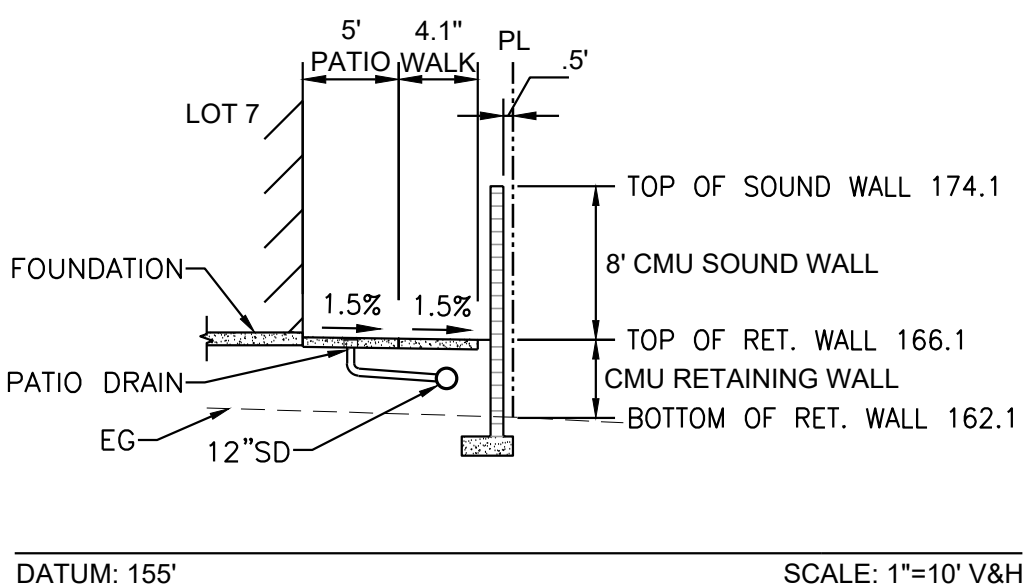
1. ALL GRADES ARE TOP OF ASPHALT UNLESS OTHERWISE NOTED.
2. SEE SHEET 3 FOR UTILITY INFORMATION.



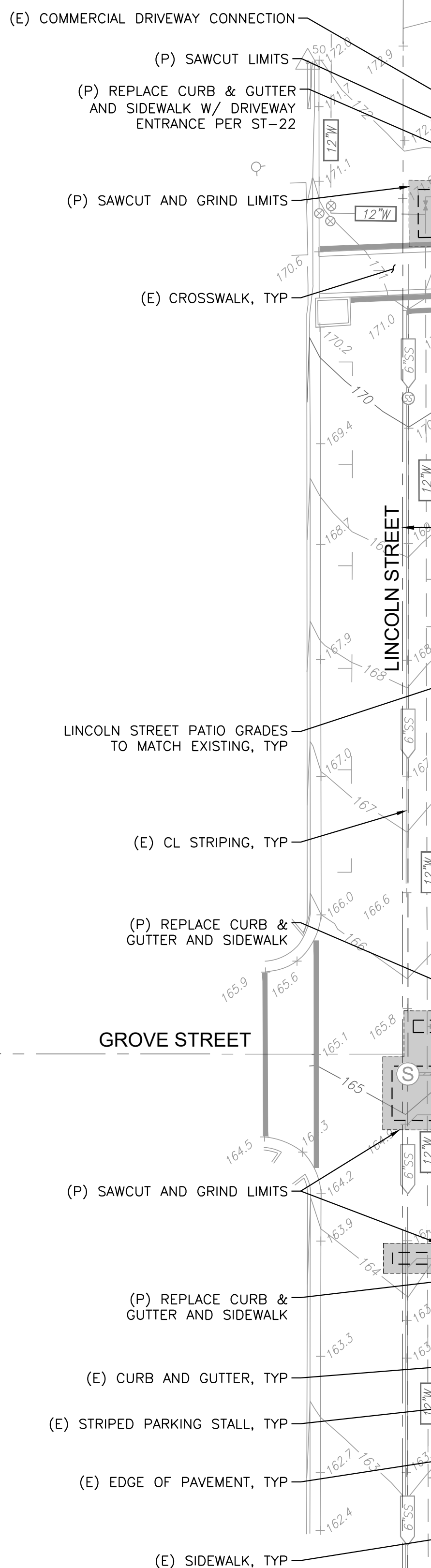
DRIVE ENTRANCE TYPICAL ROAD SECTION
SECTION 1



DRIVE AISLE TYPICAL ROAD SECTION
SECTION 2



SECTION 3

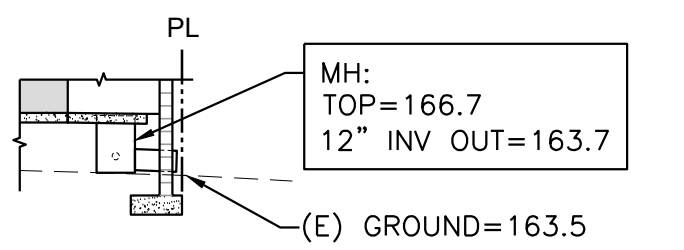


PRELIMINARY GRADING AND DRAINAGE PLAN

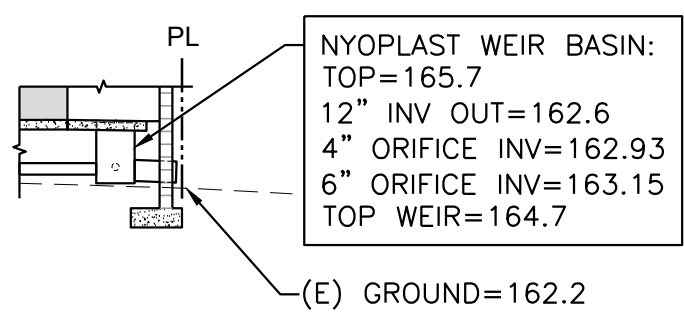
THE BELVEDERE
DOWNTOWN SPECIFIC PLAN

CITY OF ROSEVILLE STATE OF CALIFORNIA

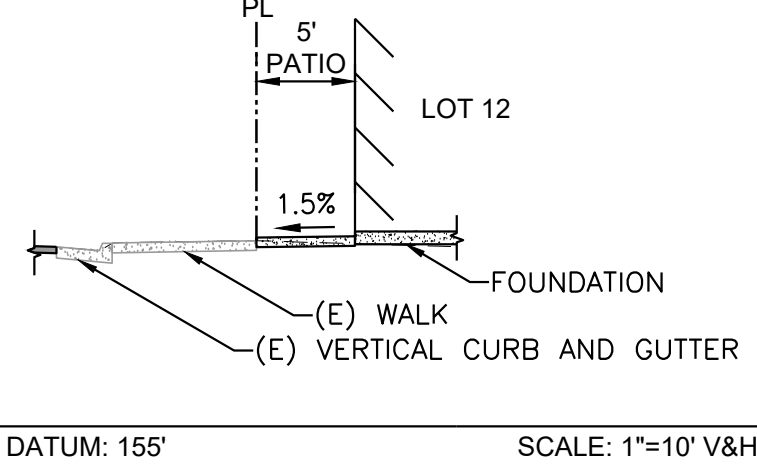
MAY 2020



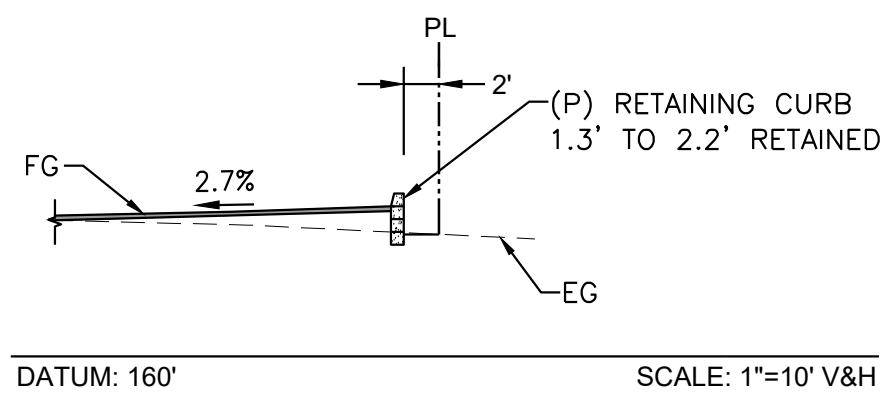
SECTION 3A



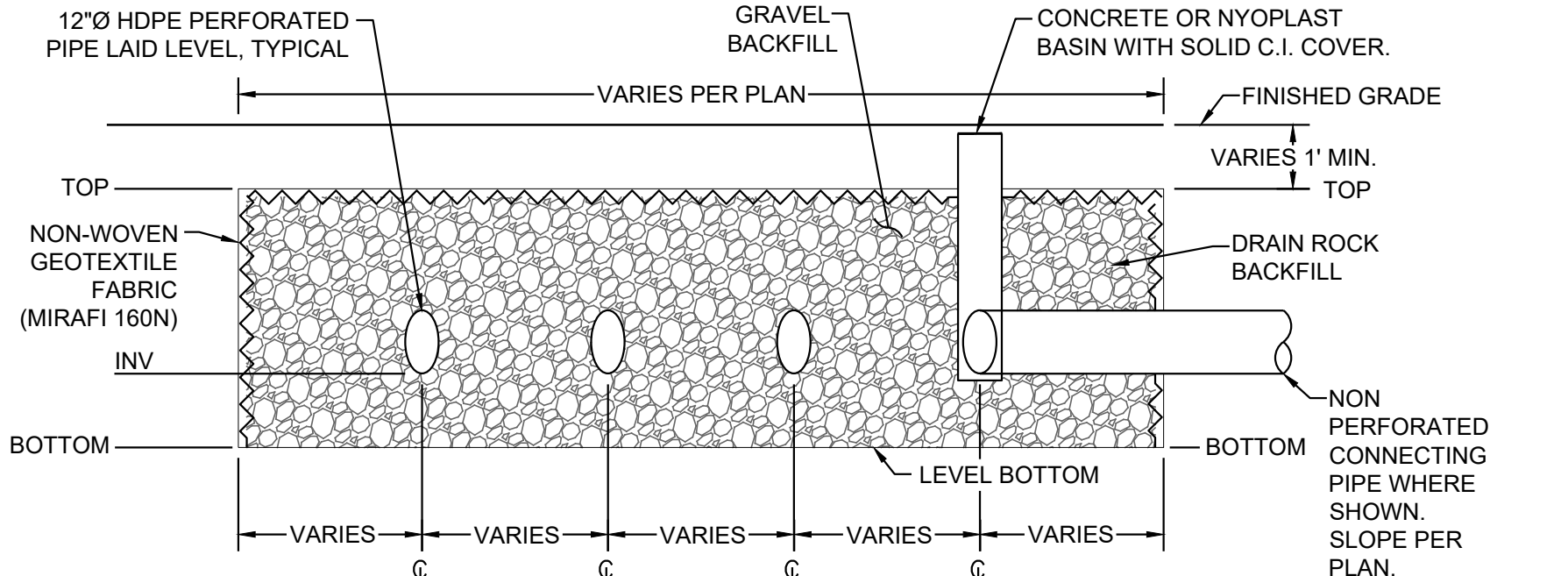
SECTION 3B



SECTION 4



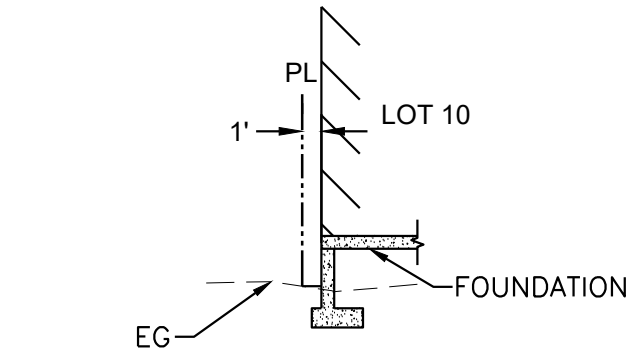
SECTION 6



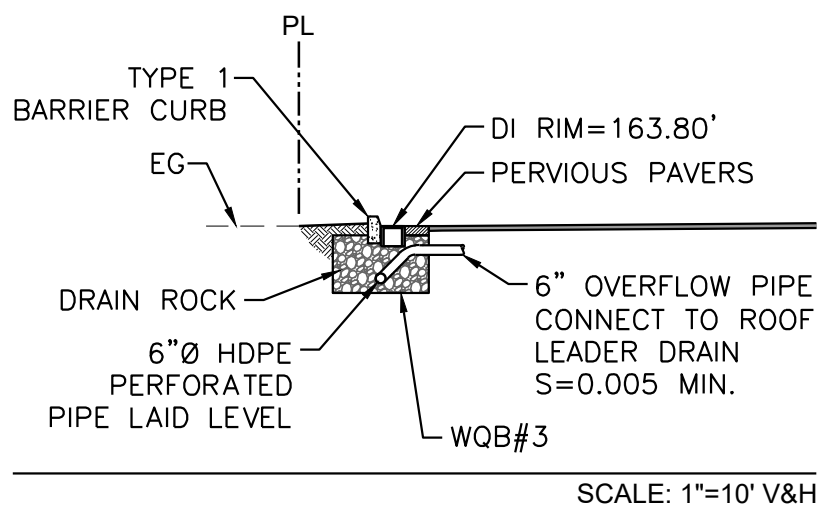
SECTION 7 - DETENTION BASIN

TYPICAL OF ALL DETENTION BASINS

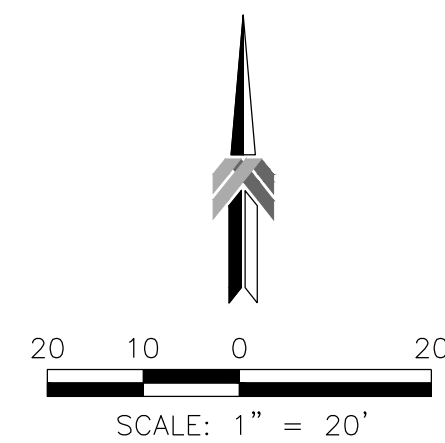
NTS



SECTION 5



SECTION 8





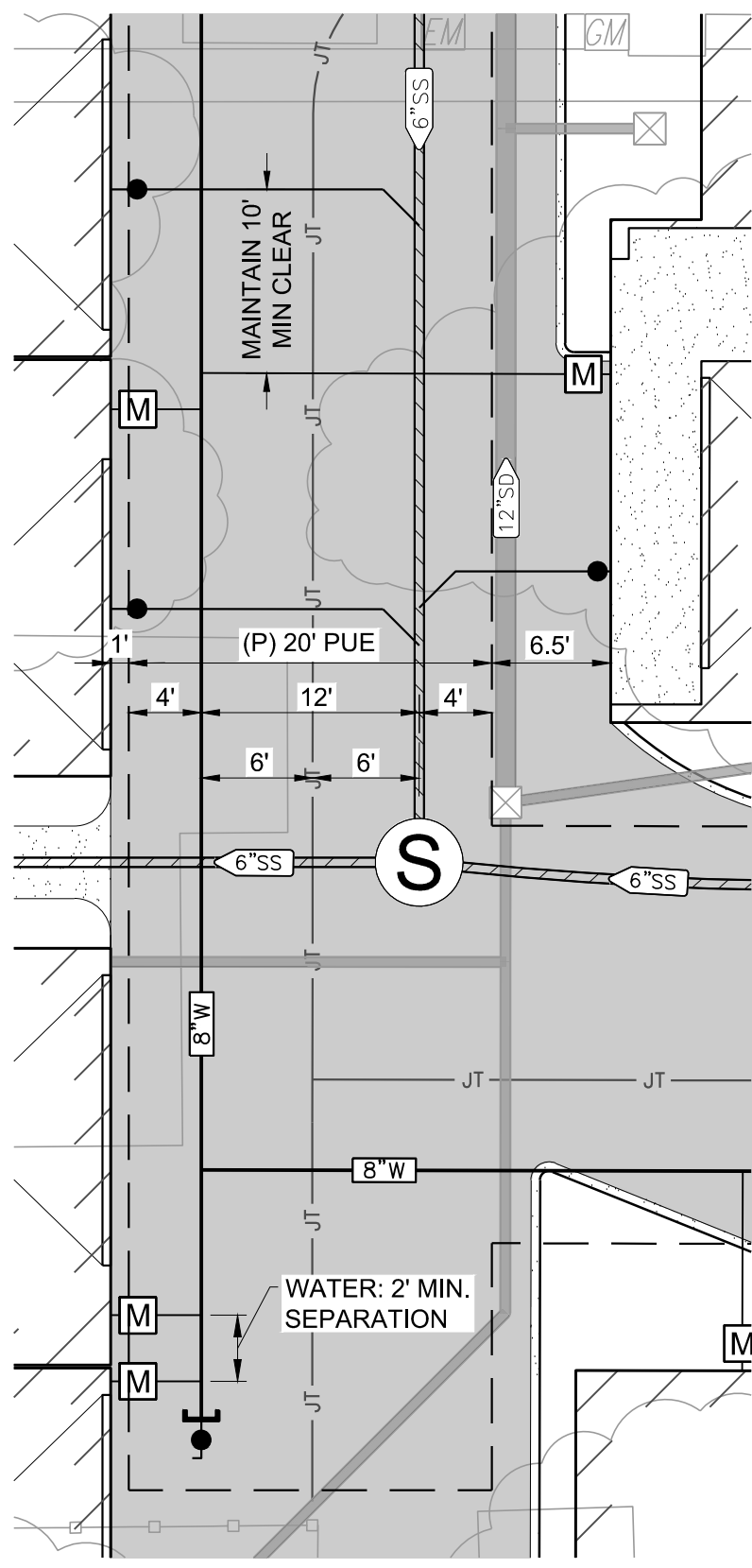
PRELIMINARY UTILITY PLAN

THE BELVEDERE

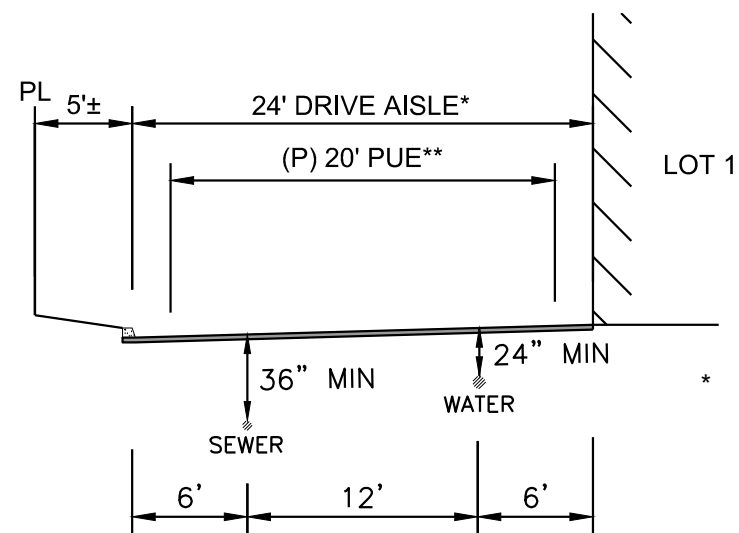
DOWNTOWN SPECIFIC PLAN

CITY OF ROSEVILLE STATE OF CALIFORNIA

MAY 2020



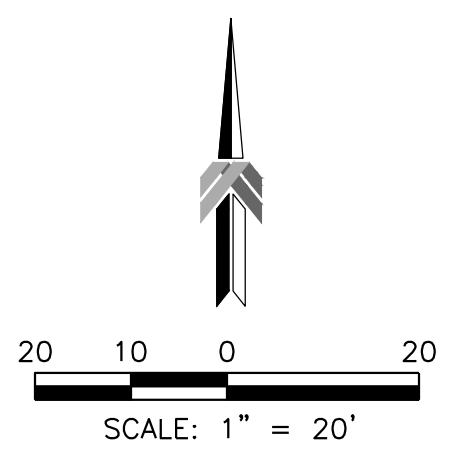
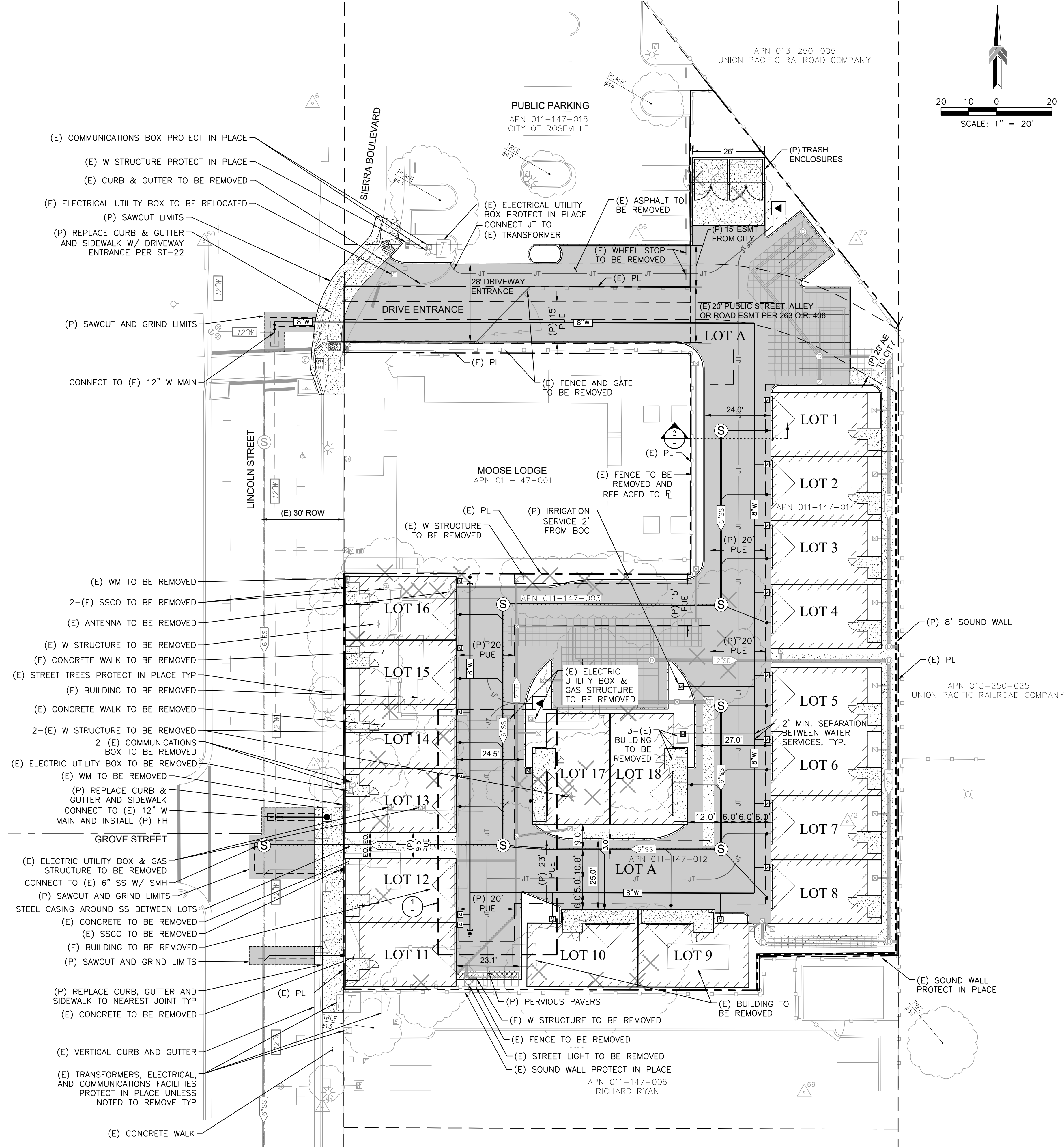
SECTION 1 BLOW UP DETAIL
SCALE: 1"=10'



* THE LOT A COMMON AREA PARCEL HAS THE FOLLOWING USAGE: INGRESS/EGRESS, ACCESS EASEMENT, PUBLIC UTILITY EASEMENT, LANDSCAPE EASEMENT, AND DRAINAGE EASEMENT.

** 20' PUE TYPICAL AT 24' DRIVE AISLE.

UTILITY SECTION 2
SCALE: 1"=10'



ITEM 6.1: Minor Design Review, Tentative Parcel Map, and Tree Permit – 510 Lincoln Street – DTSP PCL DT-4 – Belvedere Townhomes – PL20-0050

Public Comments

- Nineteen (19) additional public comments have been received since publication of staff report (15 in opposition and 4 in support). These comments are presented in Attachment 5, which is included with this revision sheet.

Condition Revisions

Minor Design Review Permit conditions 35 and 37 and Tentative Subdivision Map condition 25 have been modified to reflect the lack of recycled water facilities in the area. Additions are shown in **bold type** and deletions are shown in ~~strikeout type~~ as detailed below.

CONDITIONS OF APPROVAL FOR MINOR DESIGN REVIEW PERMIT PL20-0050

35. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water **and** sewer ~~and recycled water~~ utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan-view and in profile-view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water **and** sewer ~~and recycled water~~ utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
37. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
- Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - Water **and** sewer ~~and recycled~~ mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.
 - All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)

CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP (FILE # PL20-0050)

25. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water **and** sewer ~~and recycled water~~ utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan-

view and in profile-view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water **and** sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)

Tree Permit condition 5 has been removed. The removal of Tree Permit condition 5 requires a revision to the staff recommendation. This change is shown following the condition changes.

CONDITIONS OF APPROVAL FOR TREE PERMIT (FILE # PL20-0050)

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

SUMMARY RECOMMENDATION

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

- A. Consider the Addendum to the Downtown Roseville Specific Plan EIR,
- B. Adopt the two (2) findings of fact and approve the Minor Design Review Permit subject to seventy-two (72) conditions of approval.
- C. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to fifty-six (56) conditions of approval.
- D. Adopt the two (2) findings of fact and approve the Tree Permit subject to **nineteen (19)** ~~twenty (20)~~ conditions of approval.