



AGENDA

August 9, 2018

PLANNING COMMISSION MEETING

7:00 p.m.

City Council Chambers
311 Vernon Street
Roseville, California

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

All items on the agenda are open to public comment and 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** - The Consent Calendar consists of routine items that will 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 at least 48 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 an audio/visual presentation regarding an agenda item, presentation materials must be submitted to the City Clerk at least 48 hours in advance. Call (916) 774-5397 with questions.

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 JUNE 14, 2018
 - 5.2. WRSP PCL W-15 - WESTPARK VILLAGE 15B DRRS - 3016 WELTON CI - FILE #PL18-0122
 - 5.3. INFILL PCL 240 - TARBIYA INSTITUTE - 1836 SIERRA GARDENS DR -

FILE # PL17-0367.pp

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

Item continued to the August 23, 2018 Planning Commission Meeting.

6. REQUESTS/PRESENTATIONS

6.1. INFILL PCL 35, 32B - EAST STREET SUBDIVISION - 415 EAST ST - FILE # PL17-0036.

Recommendations - Pass a Motion to take the following actions:

A. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;

B. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to seventy-nine (79) conditions of approval; and

C. Adopt the two (2) findings of fact and approve the Tree Permit subject to seventeen (17) conditions of approval.

Applicant: Vitaliy Skots, RFE Engineering. **Owner:** Vladimir Skots, Liberty Voice. **(Wiley)**

6.2. NERSP PCL 16 - ROSEVILLE GOLFLAND EAST PARKING LOT - 1850 TAYLOR RD - FILE # PL-0349.

Recommendations - Pass a Motion to take the following actions:

A. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;

B. Adopt the two (2) findings of fact for the Conditional Use Permit Modification and approve the Conditional Use Permit Modification subject to three (3) conditions of approval;

C. Adopt the two (2) findings of fact for the Design Review Permit Modification and approve the Design Review Permit Modification subject to 80 conditions of approval;

D. Adopt the two (2) findings of fact for the Tree Permit and approve the Tree Permit subject to 21 conditions of approval; and;

E. Adopt the four (4) findings of fact for the Voluntary Merger and approve the Voluntary Merger subject to six (6) conditions of approval.

Applicant/Owner: Fred Kenney, Roseville Golfland, Ltd. **(Ogden)**

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

7.1. ELECTION OF PLANNING COMMISSION CHAIR.

7.2. ELECTION OF DESIGN COMMITTEE REPRESENTATIVE AND ALTERNATE.

8. ADJOURNMENT



PLANNING COMMISSION COMMUNICATION

Title: MINUTES OF JUNE 14, 2018

Contact:

Meeting Date: 8/9/2018

Item #: 5.1.

ATTACHMENTS:

Description

June 14, 2018 Draft Minutes



DRAFT MINUTES

June 14, 2018

PLANNING COMMISSION MEETING

7:00 p.m.

City Council Chambers

311 Vernon Street Roseville, California

1. CALL TO ORDER

Chair Houdesheldt called the meeting to order at 7:00 p.m.

2. ROLL CALL

Commissioner Bernasconi – Present

Commissioner Brashears – Absent Excused

Commissioner Caporusso – Present

Commissioner Krafka – Present

Commissioner Mendonsa – Absent Excused

Chair Houdesheldt – Present

3. PLEDGE OF ALLEGIANCE

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

4. PUBLIC COMMENTS

Chair Houdesheldt opened the Public Comment. Hearing none, Chair Houdesheldt closed the Public Comment.

5. CONSENT CALENDAR

5.1. MINUTES OF MAY 24, 2018

5.2. INFILL PCL 200 I-80/SR 65 INTERCHANGE TREE PERMIT – 3051 TAYLOR RD – FILE # PL18-0186.

MOTION

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

The motion passed with the following roll call vote:

Ayes: Bernasconi, Caporusso, Krafka, Houdesheldt

Noes: None

Abstain: None

6. REQUESTS/PRESENTATIONS

6.1. INFILL PCL 372 – CITY OF ROSEVILLE COMMUNITY SOLAR PROJECT – 5220 PHILLIP RD – FILE # PL18-0062.

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

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

Representative for the City of Roseville, Bill Chaplin, addressed the Commission and responded to questions. He stated he had received a copy of the staff report and was in agreement with staff's recommendations.

No public comments were received.

Commissioner Comments:

Will the ability to participate in the trial program be for interested parties only?

Will there be room to expand the project site if needed?

What is the timeframe for completion of the project?

Will the program be provided to low-income residents?

This is an innovative program for the City of Roseville.

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

MOTION

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

- A. Adopt the Mitigated Negative Declaration and Mitigation Monitoring Program, and,
- B. Adopt the three (3) findings of fact for the Conditional Use Permit and approve the Conditional Use Permit subject to ten (10) conditions of approval, condition #9 modified to read as follows: "Fire Apparatus roads shall be designed and maintained to support the imposed load of fire apparatus (35,000 G.V.W.), and shall be provided with a crushed aggregate surface. (Fire)"

The motion passed with the following roll call vote:

Ayes: Bernasconi, Caporusso, Krafka, Houdesheldt

Noes: None

Abstain: None

6.2. NERSP PCL 5B ROSEVILLE MEDICAL & DENTAL TREE PERMIT VIOLATION – 580 N SUNRISE AVE – FILE # PL18-0163.

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

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

On behalf of Roseville Medical & Dental, Nick Alexander addressed the Commission and

responded to questions. He stated they had received a copy of the staff report and were not in agreement with staff's recommended restitution fee amount calculated at triple the normal mitigation fee rate, but would agree to the deposit for tree #14. Because there was no deliberate intent to remove a healthy tree, he asked the Planning Commission to impose as restitution the normal mitigation fee amount.

No public comments were received.

Commissioner Comments:

- Was the arborists the applicant's or the City's?
- What is the standard in lieu fee?
- The applicant is not contesting tree # 4 was a protected tree.
- How much did the property owner pay in in-lieu mitigation fees?
- Clarification of arborist report was requested.
- Any other options for mitigation?
- What was the state of tree #4 when it was removed?
- Tree ordinance is ambiguous and should be reviewed. It requests that as many trees as possible be preserved with limited information.
- The Tree Ordinance can stall a project.
- Punitive damages should be assessed for those who blatantly disregard the Tree Ordinance.
- Does the City keep a list of arborists?
- Is the applicant free to choose the arborist they would like to work with?
- The arborist on this project has done work within the City of Roseville and knows the City's process. This was an arborist created situation.
- The property owner has done a lot for tree preservation on the site.
- The Assistant City Attorney was asked to provide the Commission with a walk through of the Tree Ordinance. She advised that the Planning Commission has the discretion to lower the restitution amount.

MOTION

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

A. Adopt the following Finding:

Violation of the NERSP PCL 5B Roseville Medical and Dental Plaza Tree Permit and the Tree Preservation Ordinance occurred which resulted in the removal of one protected native oak tree and severe impact to a second native oak tree. Per the provisions of the Tree Preservation Ordinance, the public should be compensated.

B. Require the property owner to provide restitution in the amount of \$1,298 which equals the City's current in-lieu native oak tree mitigation fee for the removal of Tree #4 instead of restitution calculated at the triple rate set forth in RMC Section 19.66.080(B)(2)(c) due to the following mitigating circumstances:

- 1) The property owner has made significant effort to preserve the remaining native oak trees on the property (grading has been addressed without impact or encroachment on approximately 20 remaining trees),

- 2) In addition, the City's Native Oak Tree Ordinance contains ambiguity regarding the assessment of penalties. The Planning Commission has the ability to assign restitution and in this case the project site has unique circumstances which warrant the reduced restitution.
- C. Require a security deposit (cash or bond) in the amount of \$1,416 and an arborist report certifying the health of the tree in three years for Tree #14.
- D. Require remediation of three years of summer irrigation and monitoring of Trees #6, #12, #13, #22, #23, #25, #27, #39 and #40. A certification report by a certified arborist shall be submitted to the Planning Division following the close of the three year monitoring period.

The motion passed with the following roll call vote:

Ayes: Bernasconi, Caporusso, Krafka, Houdesheldt

Noes: None

Abstain: None

6.3 INFILL PCL 196 - TJ MAXX PLAZA PARKING REDUCTION – 1850 DOUGLAS BL – FILE # PL18-0066.

Assistant Planner, Sean Morales, presented the staff report and responded to questions.

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

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

Public Comments received from Teresa Gemignani and Kathy Gervais.

- Concerned with the safety of the area employees are being asked to park.
- Parking plan is restrictive.
- The area is populated with homeless.
- Keep restaurants confined to current food court area.
- Concerned the smells from the restaurant will impact quality of yarn and cause a decline in business.

Commissioner Comments:

- Are the proposed restaurants expansions or new businesses?
- When did the employee parking plan go into effect?
- Is there a Parking Management Plan?
- Will the Parking Plan be enforced by a third party?
- What are the hours security will be provided?
- Employee parking is a benefit to businesses.
- Thankful for the security.
- Nice to see a 30 year old shopping center still in use.
- In the future, if a change to the Parking Plan is needed, will it need to come before the

Planning Commission?

- Thank you for reinvesting in the City of Roseville and working with tenants.

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

MOTION

Commissioner Krafka made the motion, seconded by Commissioner Bernasconi, to

- A. Adopt the four (4) findings of fact and approve the Administrative Permit subject to six (6) conditions of approval.

The motion passed with the following roll call vote:

Ayes: Bernasconi, Caporusso, Krafka, Houdesheldt

Noes: None

Abstain: None

7. COMMISSIONER / STAFF REPORT

7.1 ELECTION OF PLANNING COMMISSION VICE-CHAIR

MOTION

Commissioner Bernasconi made the motion, seconded by Commissioner Caporusso, to appoint Commissioner Krafka as the Planning Commission Vice-Chair.

The motion passed with the following roll call vote:

Ayes: Bernasconi, Caporusso, Krafka, Houdesheldt

Noes: None

Abstain: None

Staff Reports:

- Due to a lack of quorum, no Planning Commission Meetings will be held in July.
- Thank you to Commissioner Bernasconi for serving as a Planning Commissioner the past eight years.

Commissioner Reports:

- Each Commissioner expressed their appreciation to Commissioner Bernasconi for her commitment and dedication to the Planning Commission.

8. ADJOURNMENT

Chair Houdesheldt asked for a motion to adjourn the meeting.

MOTION

Commissioner Bernasconi made the motion, seconded by Commissioner Caporusso, to adjourn the meeting.

The motion passed unanimously at 8:11 p.m.



PLANNING COMMISSION COMMUNICATION

Title: WRSP PCL W-15 - WESTPARK VILLAGE 15B DRRS - 3016 WELTON CI -
FILE #PL18-0122

Contact:

Meeting Date: 8/9/2018

Item #: 5.2.

ATTACHMENTS:

Description

Staff Report

Attachment 1

Exhibit A

Exhibit B

ITEM 5.2: **DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION – WRSP PCL W-15 – WESTPARK VILLAGE 15B DRRS – 3016 WELTON CIRCLE – FILE # PL18-0122**

REQUEST

The applicant requests approval of a Design Review Permit for a Residential Subdivision to review the architecture and home designs for 62 lots within the Westpark Phase 3 Village 15B subdivision.

Applicant/Property Owner – Todd D. Smith, D.R. Horton CA2, Inc.

SUMMARY RECOMMENDATION

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

- A. Adopt the two (2) findings of fact and approve the Design Review Permit for Residential Subdivision subject to nineteen (19) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The project site is located in Westpark Phase 3 on Parcel 15B of the West Roseville Specific Plan (WRSP), on the northeast corner of Westbrook Boulevard and Pleasant Grove Boulevard (Figure 1). On November 18, 2010, the Planning Commission approved a Specific Plan Amendment (file #2010PL-050) to modify the 139-acre Westpark Phase 3 portion of the Specific Plan. The amendment included increasing the density of Parcel W-15 from 3.7 to 5.2 units per acre. With that request, 224 units zoned Small Lot Residential/Development Standards (RS/DS) were approved for construction on Parcel 15 over three phases (15A: 83 lots; 15B: 77 lots; 15C: 64 lots). The Tentative Subdivision Map for Parcel 15 was approved concurrent with the Specific Plan Amendment. At this time, a majority of the units are constructed and have been granted occupancy.

Figure 1: Project Area



Modified RS development standards were approved for Village 15B to allow for smaller lot sizes and reduced rear yard space. A condition of approval was added to the WRSP Phase 3 Amendment stating that approval of a Design Review Permit for a Residential Subdivision (DRRS) would be required prior to the construction of Village 15B to ensure the proposed lot sizes would be adequate for development. The Planning Commission approved a DRRS for Village 15B on April 24, 2014 (file #PL14-0103) to allow the construction of 77 detached homes. Presently, 15 of the 77 lots within Village 15B have been constructed. D.R. Horton purchased the remaining 62 vacant lots from Meritage Homes of California and is currently requesting a DRRS to allow modified building elevations and plan types, and to modify the established minimum lot size for a corner lot from 4,400 square feet to 4,250 square feet to be consistent with the finished lots. No other deviations from the RS development standards are proposed.

SITE INFORMATION

Location: 3016 Welton Circle, WRSP Village 15B

Total Size: 6.28 acres (Lots 84, 87-116, 118-134, 142-155)

Topography and Setting: The project site was previously rough graded and is relatively flat. Surrounding land uses are low density residential to the north, south, east, and west.

EVALUATION

This project is subject to the development standards of the City's Zoning Ordinance, the City's Community Design Guidelines (CDG), and the West Roseville Specific Plan (WRSP). The applicant has provided modified WRSP development standards for the RS/DS lots (Exhibit A). The previously approved standards list 4,400 square feet as the minimum lot size for a corner lot, however the final map for the subject parcel was approved with corner lots below this minimum lot size (lots 101, 114, 148-149). As shown in Attachment 1, the smallest corner lot size is $\pm 4,296$ square feet. As such, the applicant is proposing to modify the minimum lot size requirement for a corner lot to 4,250 square feet to be consistent with the finished lots. Staff finds that this lot size is adequate for development as the proposed units on these lots conform to the applicable development standards (i.e., setbacks and useable rear yard space). Exhibit B includes conceptual elevations showing architectural treatment, floor plans, lot layout, and landscape.

Plan Types: The project includes three plan types, all of which are two-story, ranging in size from 1,974 square feet to 2,328 square feet. Table 1 identifies the square footage and number of bedrooms for each plan type. All plans include covered entries and a two-car garage. The rear yard space ranges in size from approximately 580 sq. ft. to approximately 1,800 sq. ft.

Table 1: Plan Type Features and Dimensions

Plan Type	Square Footage	Bedrooms
Plan 1974	1,974	3
Plan 2318	2,318	4
Plan 2328	2,328	4

Streetscape: Each of the three floor plans will be offered in one of three architectural styles—Italianate, Craftsman, and Farmhouse. All homes will be two-story, ranging in height from approximately 24 feet to 28 feet. An example of the streetscape is shown in Figure 2. Building projections and varying roof forms are used to provide visual interest in the streetscape. Architectural treatment will be applied to all elevations, and all exterior windows and doors will be trimmed. Garage doors for the Italianate and Farmhouse styles will include panelized windows. Street-facing elevations (applicable to corner lots and lots backing up to Westbrook Bl. and Pleasant Grove Bl.) will include enhanced treatments including decorative trim details on the windows and enhanced siding. Overall, the project provides for a visually interesting and cohesive streetscape.

Figure 2: Streetscape Example



Color and Materials: As mentioned previously, three plans consisting of three architectural styles will be available. Each style will offer three color schemes consisting of natural or neutral tones, though one of the Farmhouse color schemes includes a copper red (as shown in Figure 2). The color schemes are similar to the colors used in the surrounding subdivisions. The designs incorporate a mix of materials, such as stucco, lap siding, and stone, and decorative embellishments (i.e., corbels and gables) which help further emphasize façade articulation in the streetscape.

Landscape: The proposed landscape will include a mix of groundcovers, shrubs of varying heights, and accent trees for the front yard. The selected landscape will provide a mix of colors and textures which will complement the streetscape. As proposed and conditioned, the landscape will be consistent with the WRSP Landscape Guidelines and the City's Water Efficient Landscape Ordinance (WELO).

FINDINGS

Section 19.78.060.B of the Zoning Ordinance Section stipulates that two (2) findings must be made in order to approve a DRRS. The required findings for a DRRS are listed below in ***bold italics***.

- 1. The residential design, including the height, bulk, size and arrangement of buildings is harmonious with other buildings in the vicinity.***
- 2. The residential design is consistent with applicable design guidelines.***

CONCLUSION

Staff has reviewed the development plans for Parcel 15B and found them to be consistent with the applicable standards and guidelines. In addition, the proposed size and overall design of the project is compatible with the existing housing products located within the subdivision as well as in the adjacent villages. The project is consistent with the applicable design guidelines as it will incorporate various design elements to create a visually interesting but cohesive streetscape. As discussed above and as conditioned, staff supports approval of the proposed project.

ENVIRONMENTAL DETERMINATION

The Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, which states:

Where a public agency has prepared an EIR on a specific plan after January 1, 1980, no EIR or negative declaration need be prepared for a residential project undertaken pursuant to and in conformity to that specific plan if the project meets the requirements of this section.

The exemption applies unless one of the conditions requiring a Subsequent, Supplemental, or Addendum environmental document exist (pursuant to CEQA Guidelines Section 15160–15170). The project is consistent with the adopted specific plan. A Final Environmental Impact Report was certified for the WRSP on February 4, 2004 (SCH # 2002082057). City staff determined that the adopted infrastructure and financing plans are sufficient to support the Project, making any additional studies unnecessary, and that no material alterations have occurred on the site or in the vicinity which would require additional discussions or analysis. Furthermore, the current proposed action is a Design Review of the proposed home plans. Mitigation adopted as part of the prior environmental documents has been reviewed to determine if any measures apply to this Design Review; there is no applicable mitigation.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. A notice of the public hearing was published on July 27, 2018 and a notice of hearing was also distributed to all property owners within 300 feet of the site, and to the Roseville Coalition of Neighborhood Associations. To date, no comments have been received on the project.

RECOMMENDATION

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

- A. Adopt the two (2) findings of fact as listed in the staff report and approve the **DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION – 3016 WELTON CIRCLE – WRSP PCL W-15 – WESTPARK VILLAGE 15B DRRS – FILE # PL18-0122** subject to nineteen (19) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION (FILE # PL18-0122)

1. The development standards, unit designs and landscape plans for WRSP PCL W-15 – Westpark Village 15B are approved as shown in Exhibits A – B, except as modified by these conditions of approval. (Planning)
2. The landscape plan shall comply with the Landscape Guidelines for West Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning)
3. The project shall comply with all required environmental mitigation identified in the West Roseville Specific Plan certified by the City of Roseville on February 4, 2004 (SCH# 2002082057). (All Departments)
4. To provide variation along the streetscape, no two identical unit designs shall be located adjacent to one another. (Planning)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

5. 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, EUD, Electric, Public Works)

- b) At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
- 6. All on-site external lighting shall be installed and directed to have no off-site glare. (Planning)
- 7. 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)
- 8. 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)
- 9. 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)
- 10. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION AND PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

- 11. All electric metering shall be directly outside accessible. (Electric)
- 12. 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:

- 13. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
- 14. 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 Department Field Inspector at the time of or prior to the foundation inspection. (Building)
- 15. 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)
- 16. 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)

17. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
18. Fences and walls shall be consistent with the locations and treatments specified in the West Roseville Specific Plan Design Guidelines. (Planning)
19. Any relocation or modification to the existing utility facilities or other existing improvements required for the development of this subdivision shall be at the developer's expense. (Electric, Environmental Utilities, Engineering, Fire)

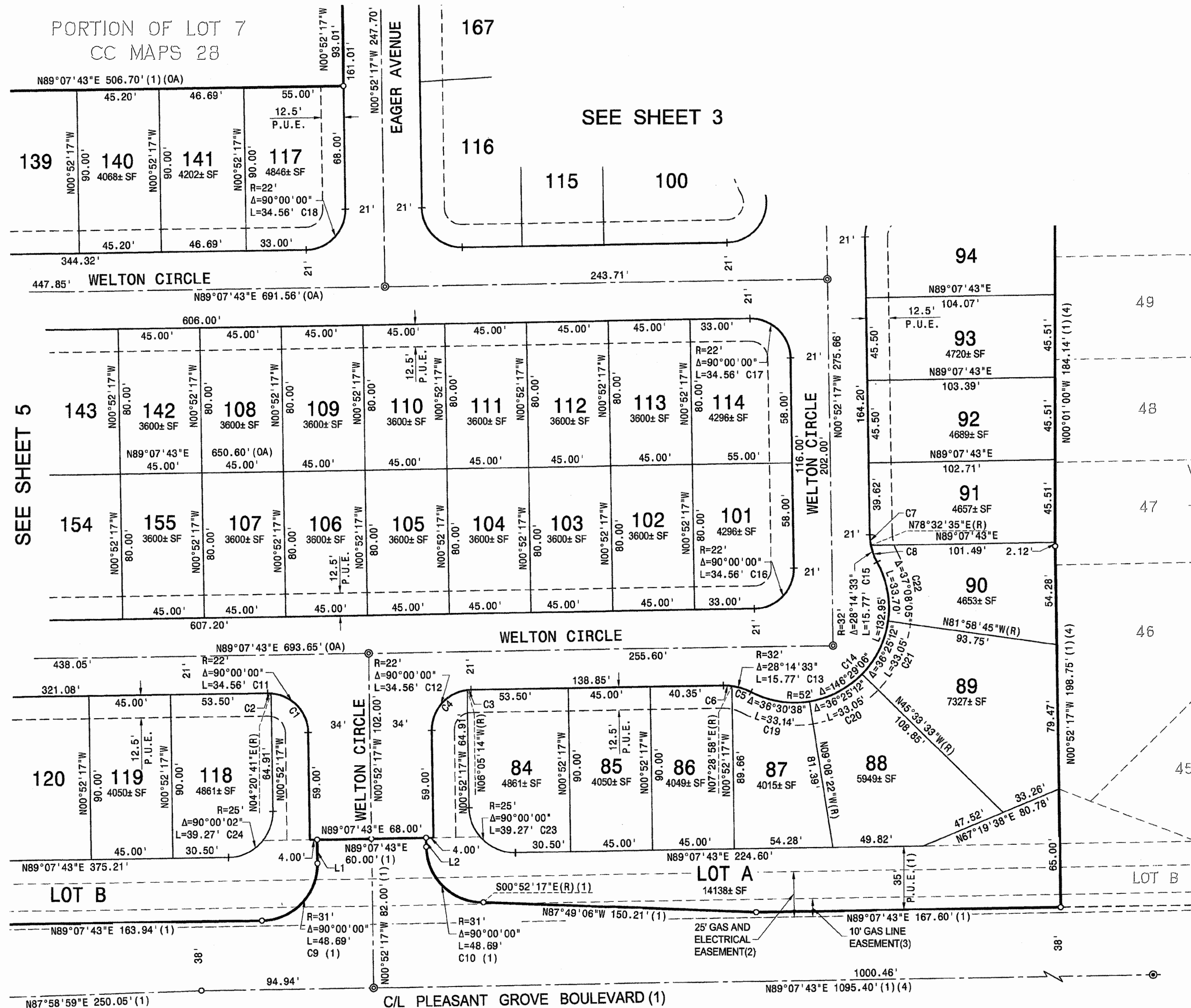
ATTACHMENT

1. Sheets 4 and 5 of the Approved Westpark Phase 3 Village 15B Final Map

EXHIBITS

- A. Plans (Typical Streetscape, Floor Plans, Elevations, Lot Layout, Landscape)
- B. RS/DS Development Standards

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

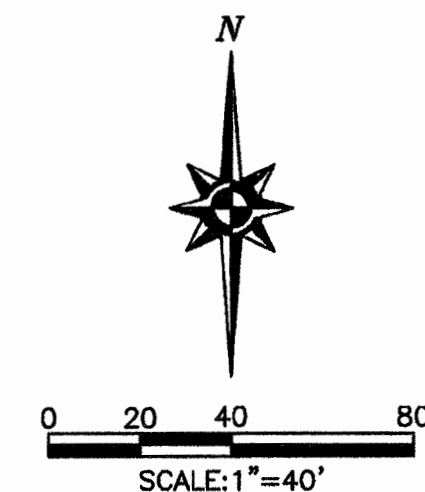


CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	22.00'	84°47'03"	32.55'	N43°15'48"W	29.66'
C2	22.00'	05°12'57"	2.00'	N88°15'48"W	2.00'
C3	22.00'	05°12'57"	2.00'	N86°31'15"E	2.00'
C4	22.00'	84°47'03"	32.55'	N41°31'15"E	29.66'
C5	32.00'	19°53'19"	11.11'	N72°34'23"W	11.05'
C6	32.00'	08°21'14"	4.67'	N86°41'39"W	4.66'
C7	32.00'	10°35'09"	5.91'	N06°09'51"W	5.90'
C8	32.00'	17°39'25"	9.86'	N20°17'07"W	9.82'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N00°52'17"W	13.00'
L2	N00°52'17"W	5.00'

CHORD TABLE		
CURVE #	CHORD BEARING	CHORD LENGTH
C9	N44°07'43"E	43.84'
C10	N45°52'17"W	43.84'
C11	N45°52'17"W	31.11'
C12	N44°07'43"E	31.11'
C13	N76°45'00"W	15.61'
C14	N44°07'43"E	99.58'
C15	N14°59'33"W	15.61'
C16	N44°07'43"E	31.11'
C17	N45°52'17"W	31.11'
C18	N44°07'43"E	31.11'
C19	N80°53'02"W	32.58'
C20	N62°39'03"E	32.50'
C21	N26°13'51"E	32.50'
C22	N10°32'47"W	33.12'
C23	N45°52'17"W	35.36'
C24	N44°07'45"E	35.36'

SEE SHEET 2 FOR BASIS OF BEARINGS, REFERENCES, LEGEND AND NOTES.



FINAL MAP OF WESTPARK PHASE 3 VILLAGE 15B SUBDIVISION NO. 000147

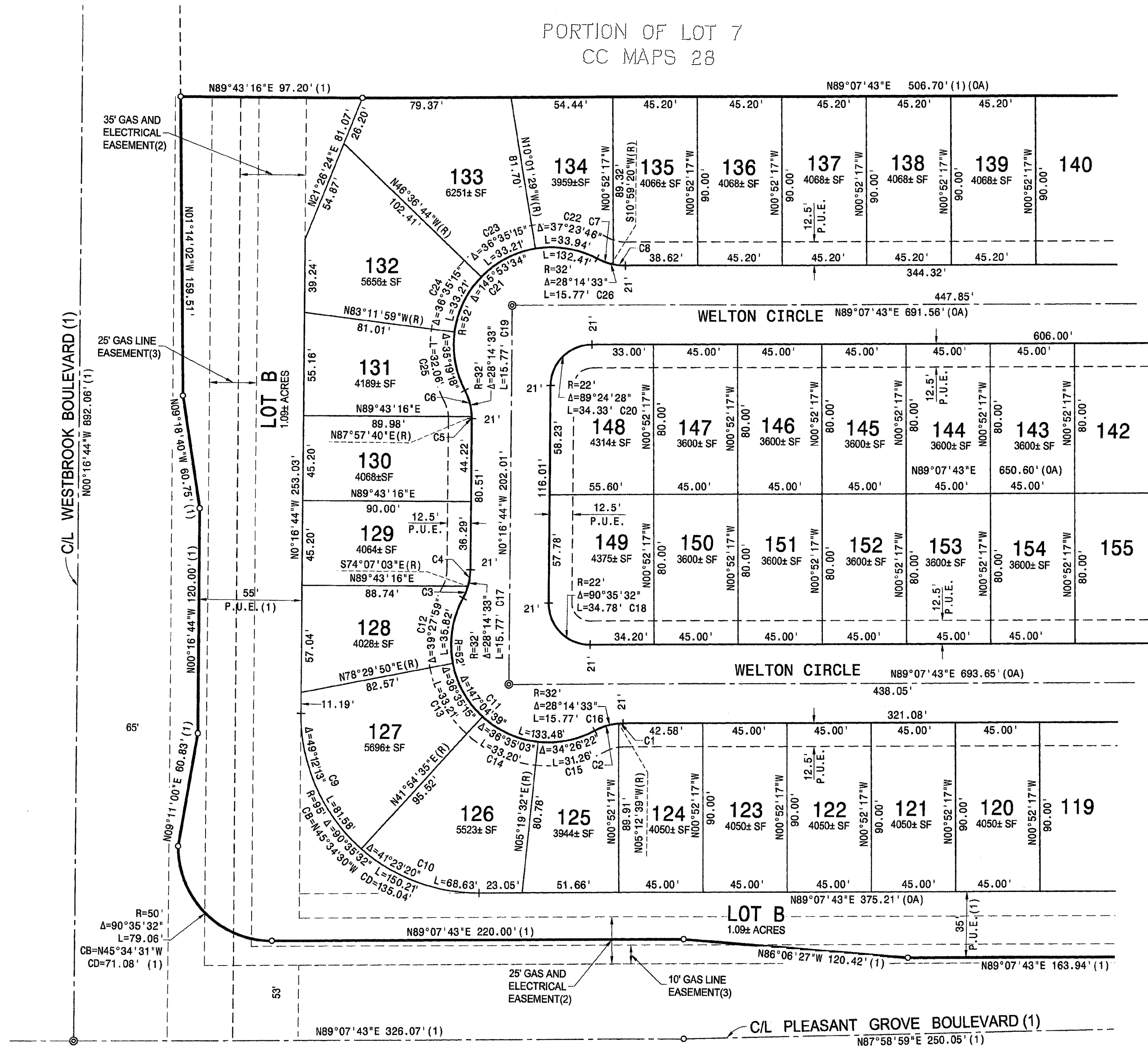
LOT 8 AND A PORTION OF LOT 7, AS SHOWN ON THE FINAL MAP OF "WESTPARK PHASE 3 LARGE LOT SUBDIVISION", SUBDIVISION NO. 000147, FILED ON DECEMBER 28, 2011 IN BOOK CC OF MAPS, AT PAGE 28, PLACER COUNTY RECORDS, BEING A PORTION OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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Mackay & Somp
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

DECEMBER 2013

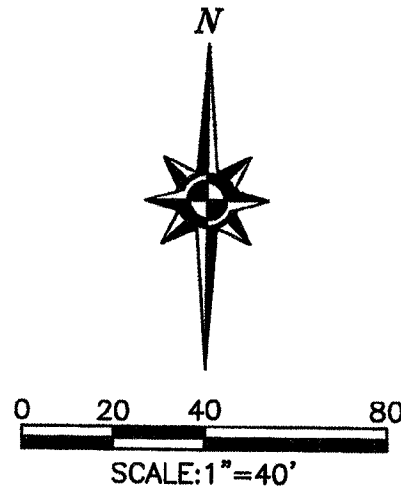
SHEET 4 OF 6 18461-15B



CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	32.00'	04°20'23"	2.42'	N86°57'32"E	2.42'
C2	32.00'	23°54'11"	13.35'	N72°50'16"E	13.25'
C3	32.00'	12°04'52"	6.75'	N21°55'23"E	6.73'
C4	32.00'	16°09'41"	9.03'	N07°48'07"E	9.00'
C5	32.00'	01°45'36"	0.98'	N01°09'32"W	0.98'
C6	32.00'	26°28'57"	14.79'	N15°16'49"W	14.66'
C7	32.00'	16°22'56"	9.15'	N70°49'11"W	9.12'
C8	32.00'	11°51'37"	6.62'	N84°56'28"W	6.61'

CHORD TABLE		
CURVE #	CHORD BEARING	CHORD LENGTH
C9	N24°52'50"W	79.10'
C10	N70°10'37"W	67.14'
C11	N45°34'30"W	99.74'
C12	N08°13'50"E	35.11'
C13	N29°47'47"W	32.64'
C14	N66°22'56"W	32.64'
C15	N78°06'21"E	30.79'
C16	N75°00'27"E	15.61'
C17	N13°50'32"E	15.61'
C18	N45°34'30"W	31.27'
C19	N14°24'01"W	15.61'
C20	N44°25'30"E	30.95'
C21	N44°25'30"E	99.43'
C22	N81°19'36"W	33.34'
C23	N61°40'54"E	32.64'
C24	N25°05'39"E	32.64'
C25	N10°51'38"W	31.55'
C26	N76°45'00"W	15.61'

SEE SHEET 2 FOR BASIS OF BEARINGS, REFERENCES, LEGEND AND NOTES.



FINAL MAP OF
WESTPARK PHASE 3 VILLAGE 15B
SUBDIVISION NO. 000147

LOT 8 AND A PORTION OF LOT 7, AS SHOWN ON THE FINAL MAP OF "WESTPARK PHASE 3 LARGE LOT SUBDIVISION", SUBDIVISION NO. 000147, FILED ON DECEMBER 28, 2011 IN BOOK CC OF MAPS, AT PAGE 28, PLACER COUNTY RECORDS, BEING A PORTION OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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SHEET 5 OF 6 18461-15B



MANCHESTER II

WESTPARK VILLAGE 15B

ROSEVILLE, CA
May 17, 2018



ITALIANATE FRONT ELEVATION
PLAN 2328

CRAFTSMAN FRONT ELEVATION
PLAN 2318

FARMHOUSE FRONT ELEVATION
PLAN 1974

Manchester II (Westpark Village 15B)
Roseville, CA
May 17, 2018

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America's Builder
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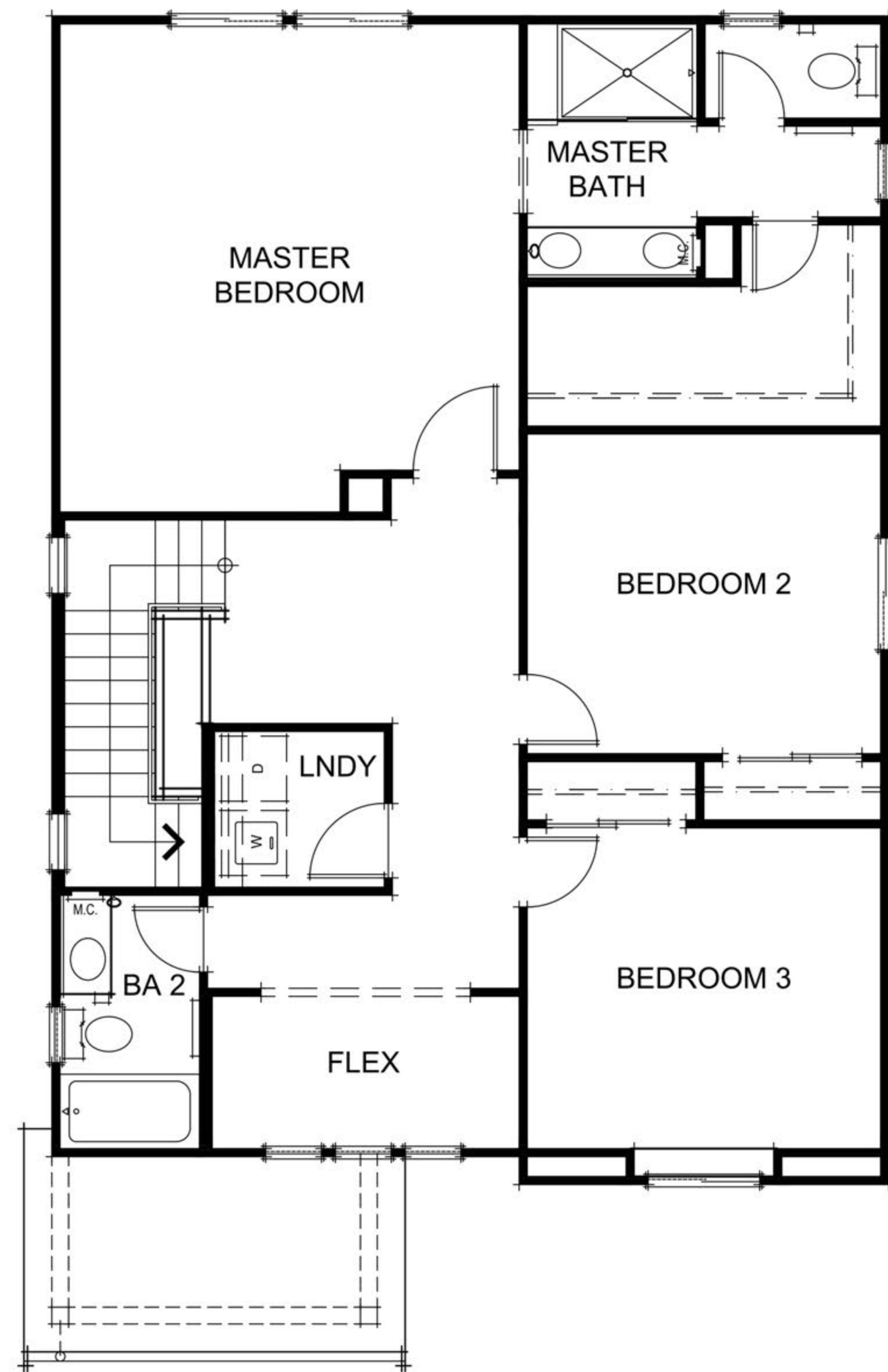
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CONCEPTUAL STREETSCAPE
A000

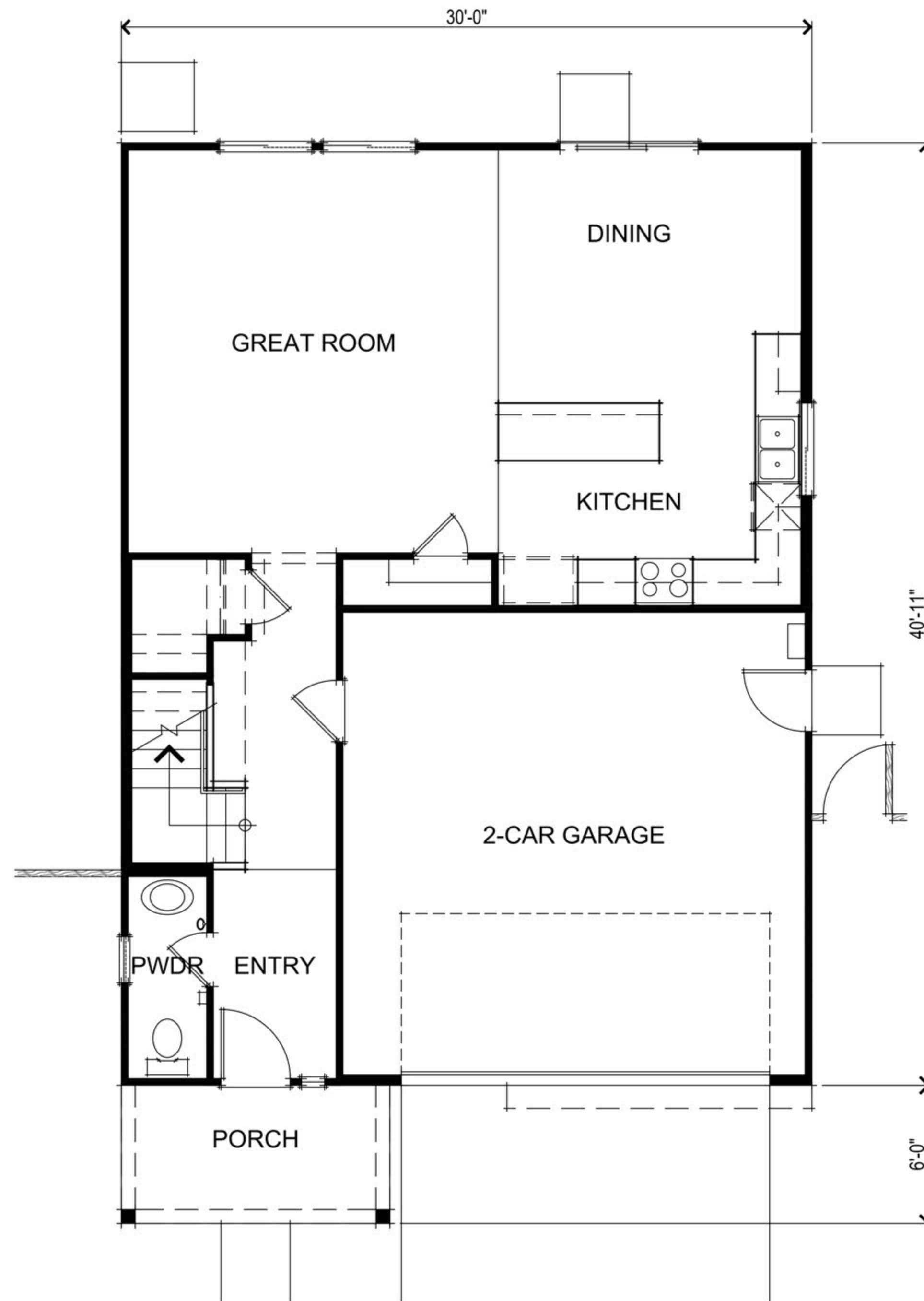
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SECOND FLOOR PLAN



FIRST FLOOR PLAN
FARMHOUSE

SQUARE FOOTAGES	
FIRST FLOOR	809 SQ. FT.
SECOND FLOOR	1165 SQ. FT.
TOTAL LIVING	1974 SQ. FT.
2-CAR GARAGE	419 SQ. FT.

Manchester II (Westpark Village 15B)
Roseville, CA
May 17, 2018

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PLAN 1974 FIRST & SECOND FLOOR PLANS
A001

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ITALIANATE FRONT ELEVATION



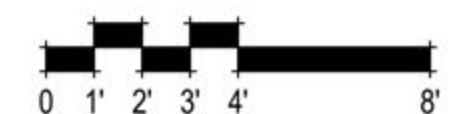
EXTERIOR LIGHT
LOCATION, TYP. SEE
CUT SHEET FOR STYLE

ILLUMINATED
ADDRESS, TYP.

FARMHOUSE FRONT ELEVATION



CRAFTSMAN FRONT ELEVATION



Manchester II (Westpark Village 15B)
Roseville, CA
May 17, 2018

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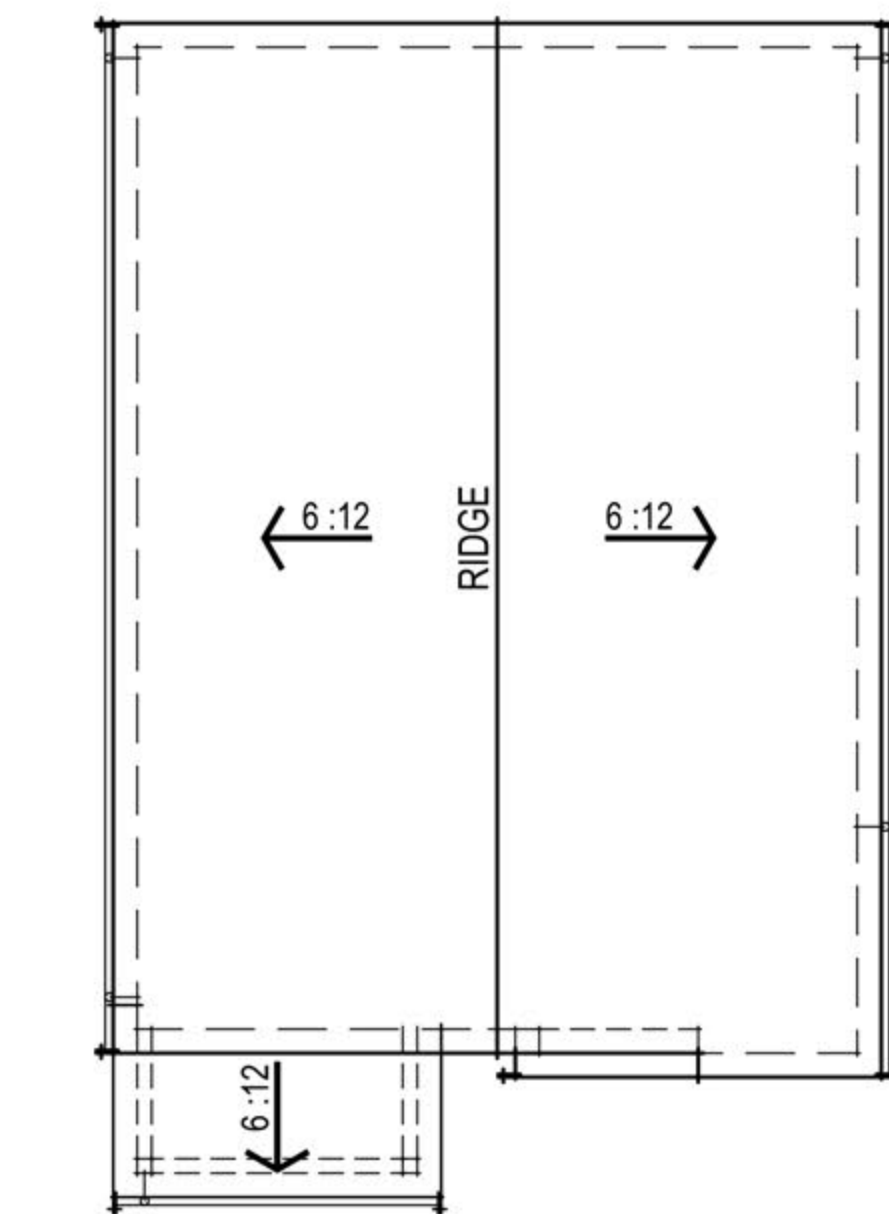
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PLAN 1974 FRONT ELEVATIONS
A002

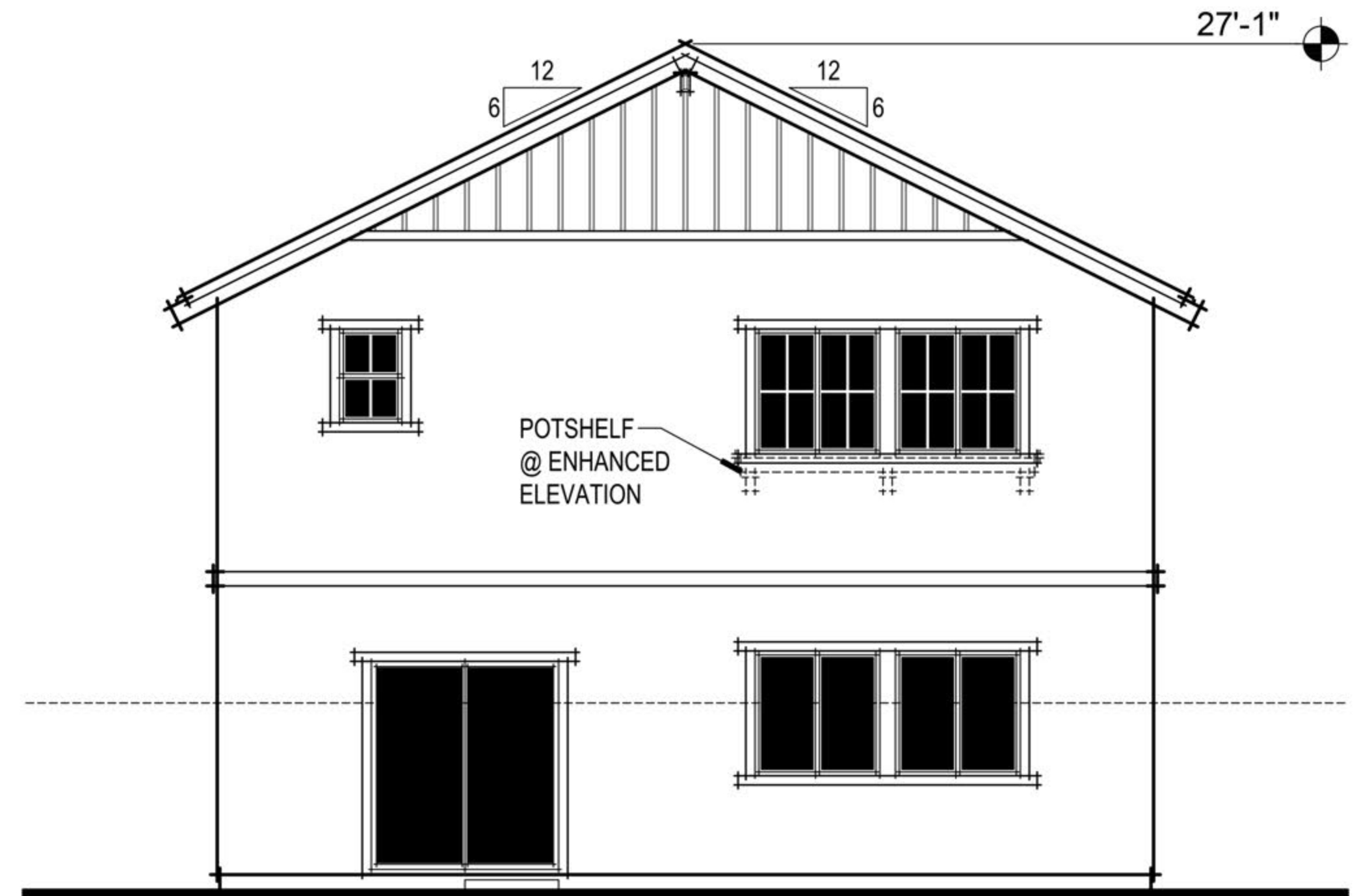
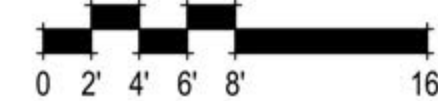
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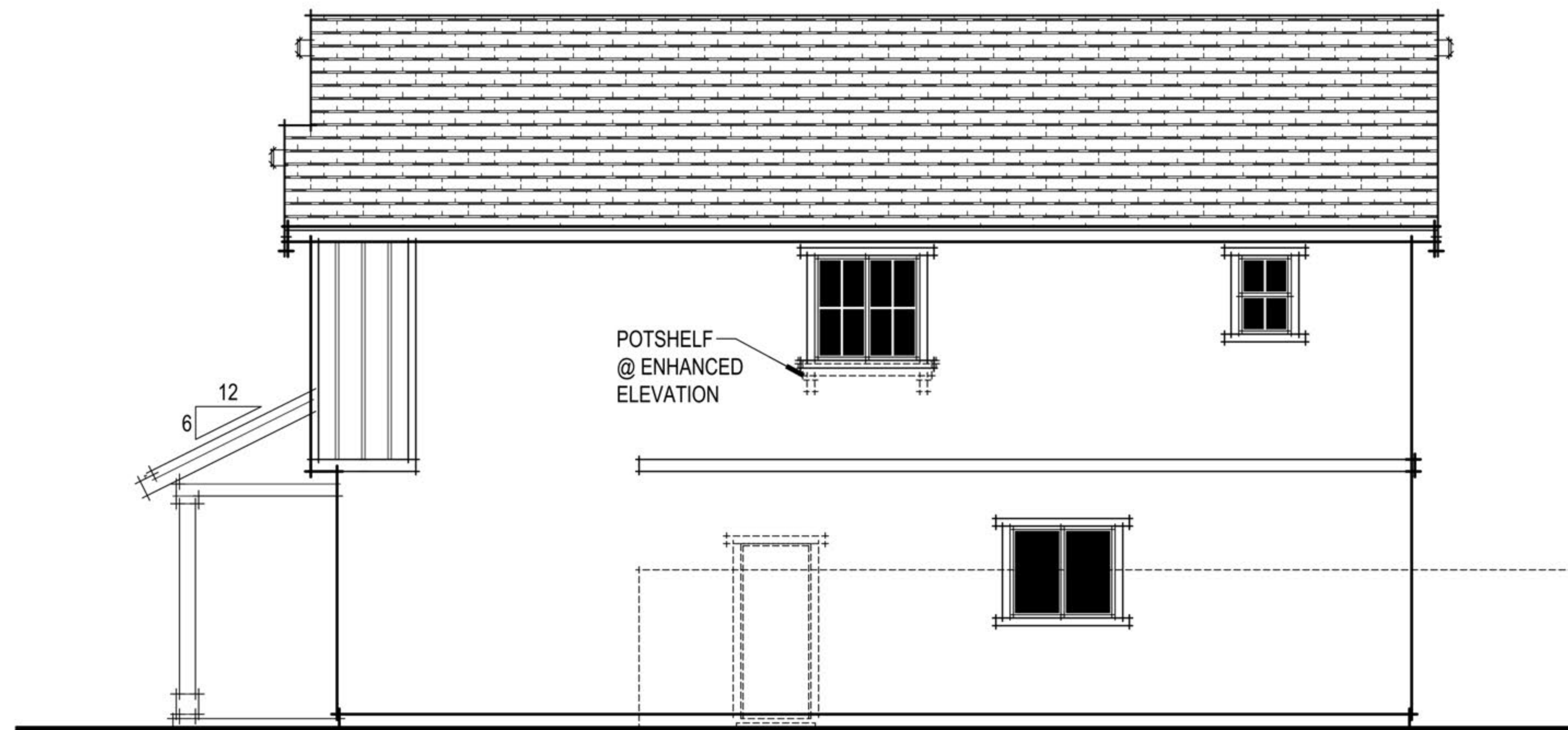
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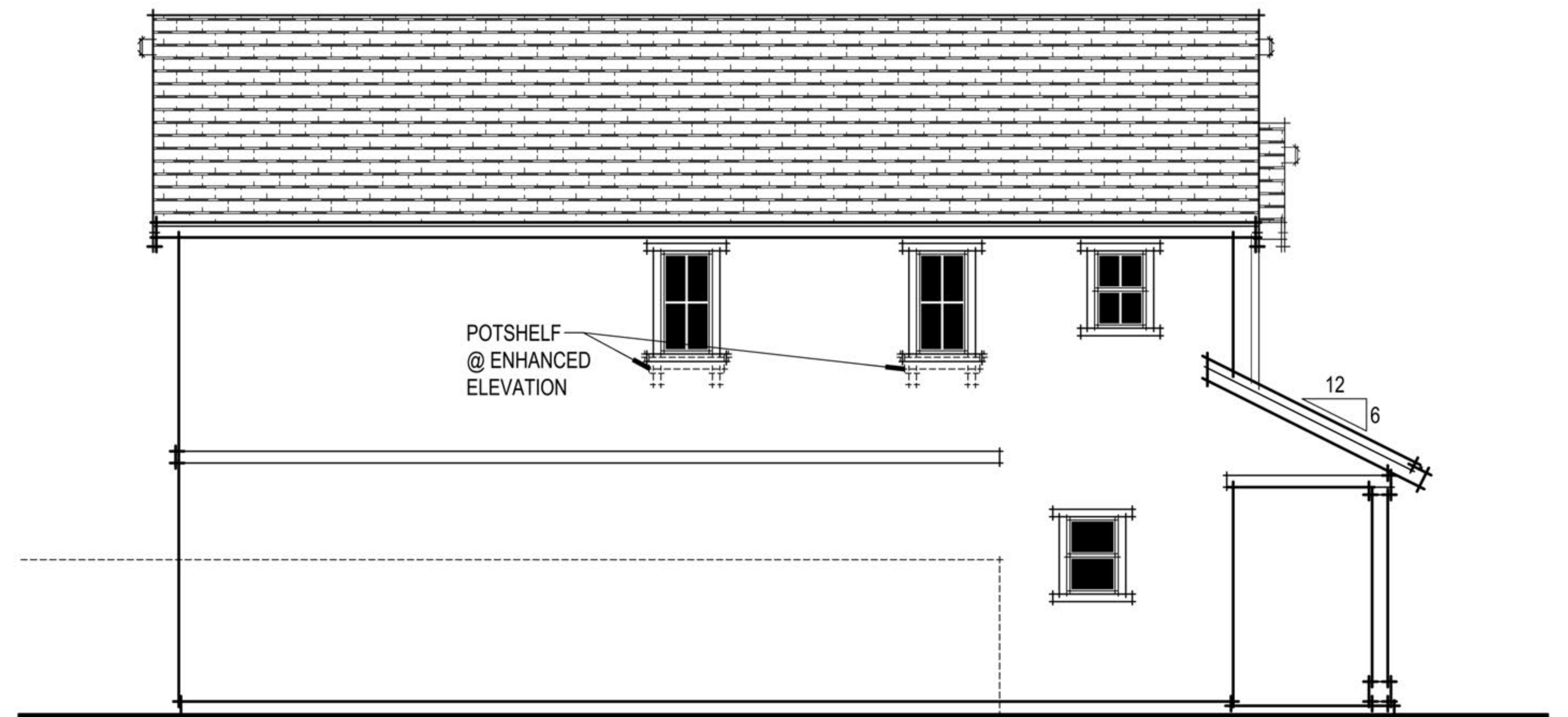
FARMHOUSE ROOF PLAN



FARMHOUSE REAR ELEVATION



FARMHOUSE RIGHT ELEVATION



FARMHOUSE LEFT ELEVATION

Manchester II (Westpark Village 15B)
Roseville, CA
May 17, 2018

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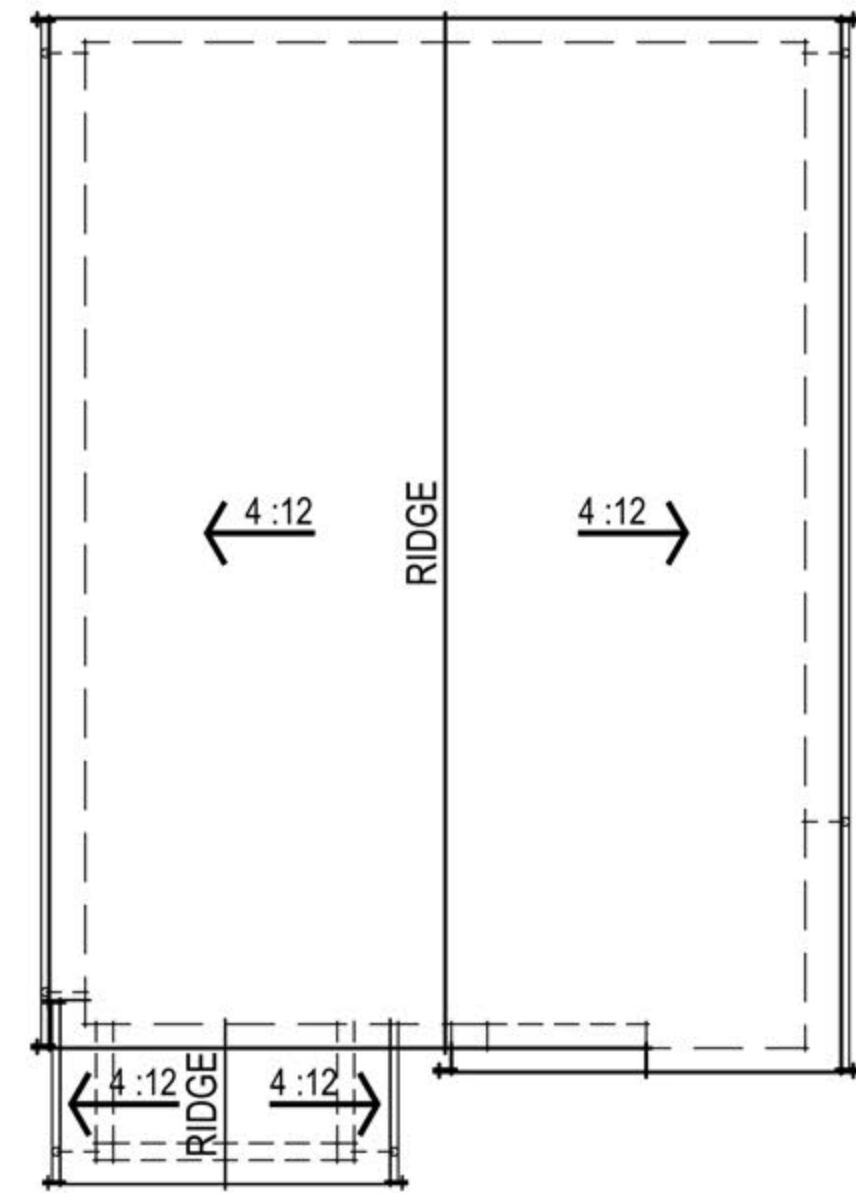
PLAN 1974 FARMHOUSE ELEVATION 'G'
A003

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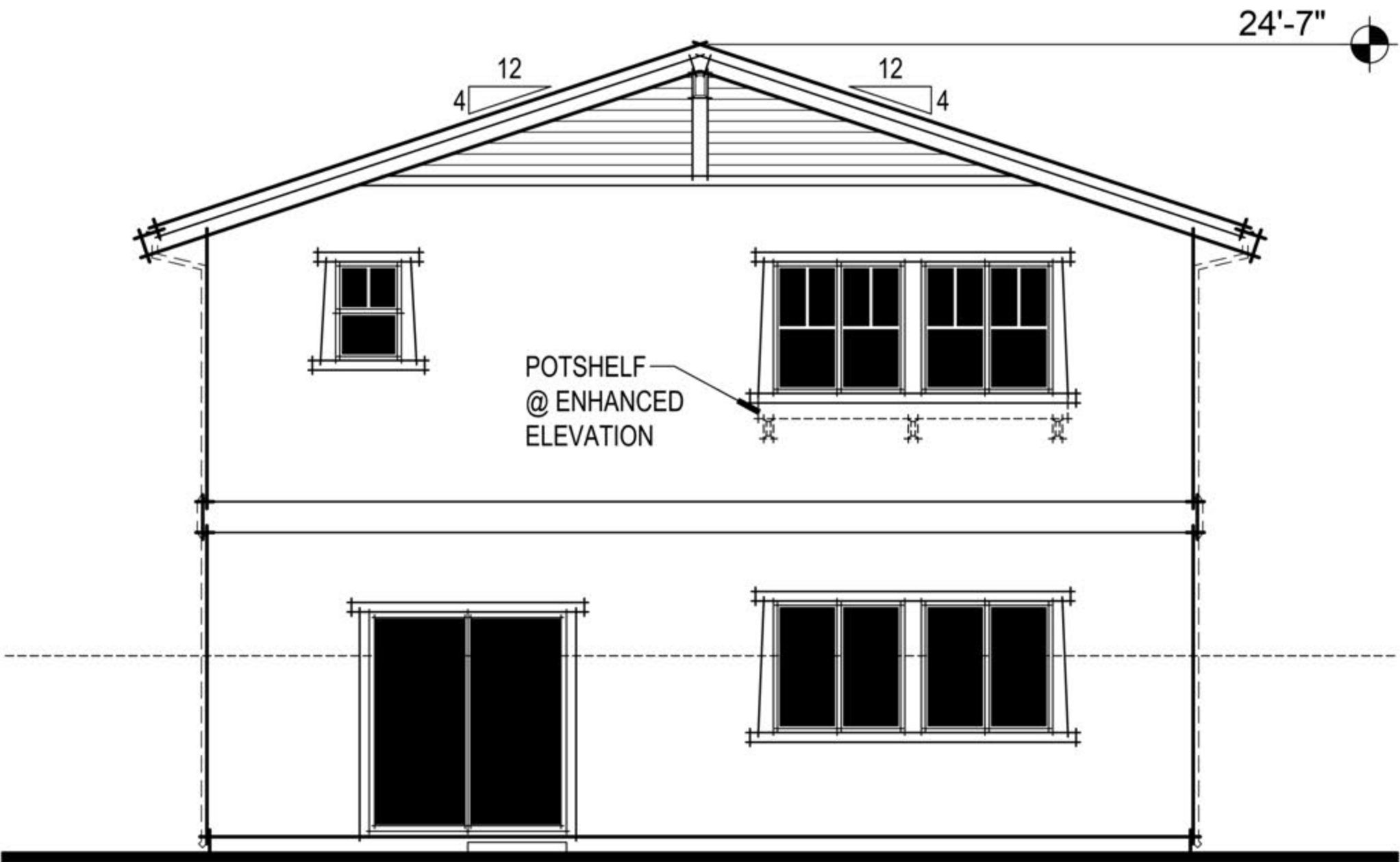


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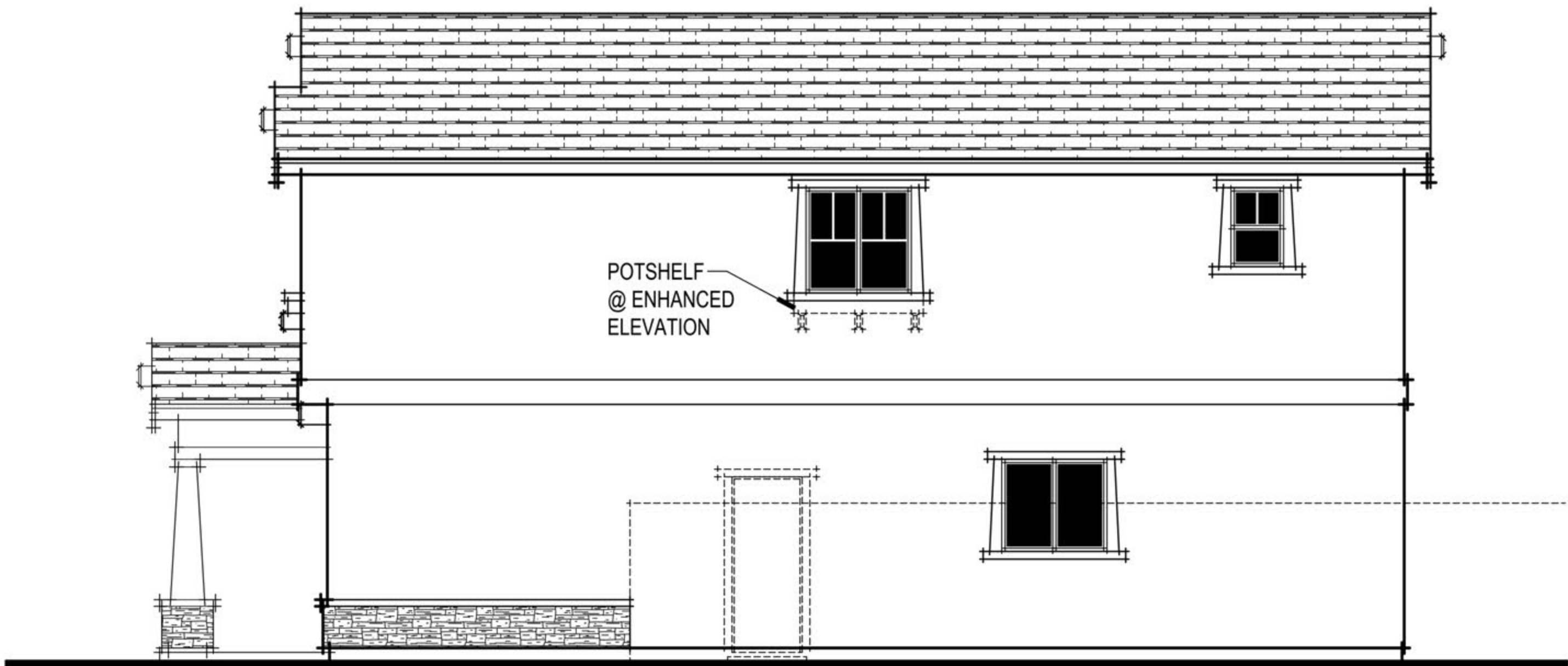
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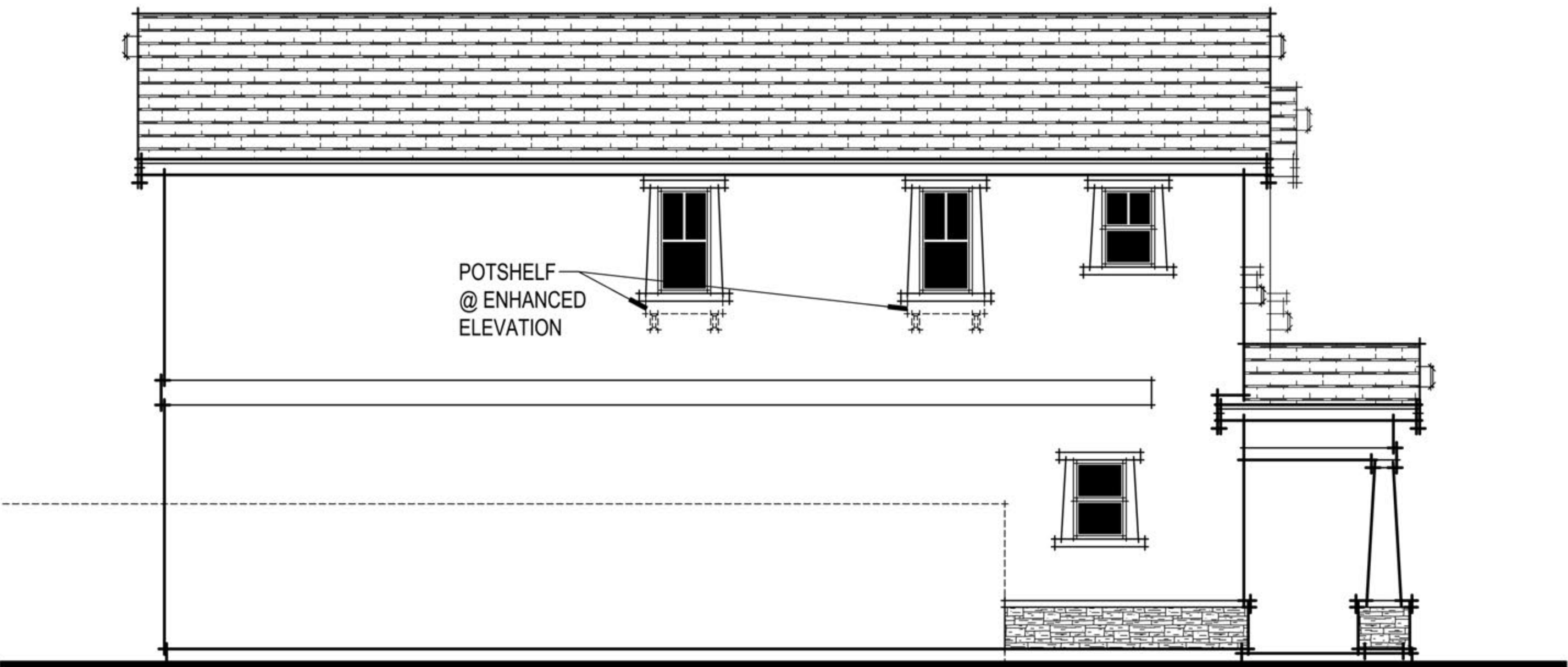
CRAFTSMAN ROOF PLAN



CRAFTSMAN REAR ELEVATION



CRAFTSMAN RIGHT ELEVATION



CRAFTSMAN LEFT ELEVATION

Manchester II (Westpark Village 15B)
 Roseville, CA
 May 17, 2018

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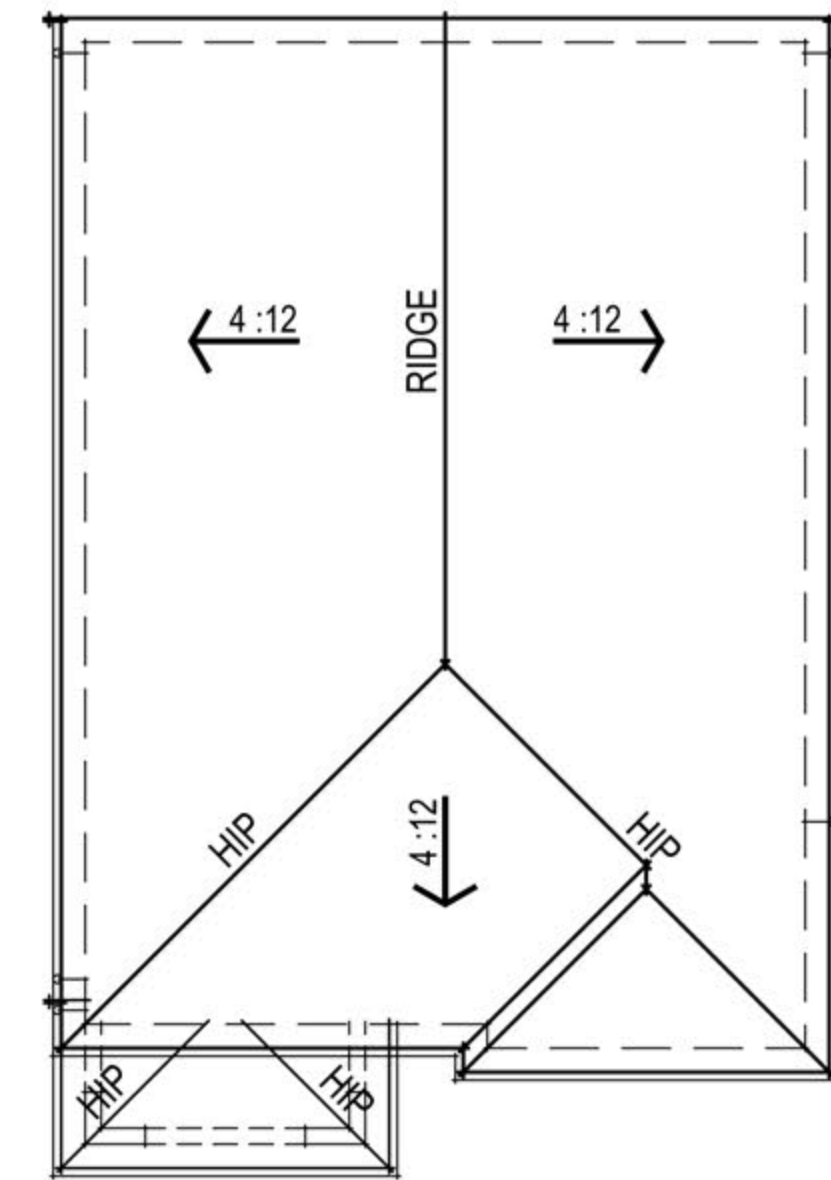
PLAN 1974 CRAFTSMAN ELEVATION 'H'
 A004

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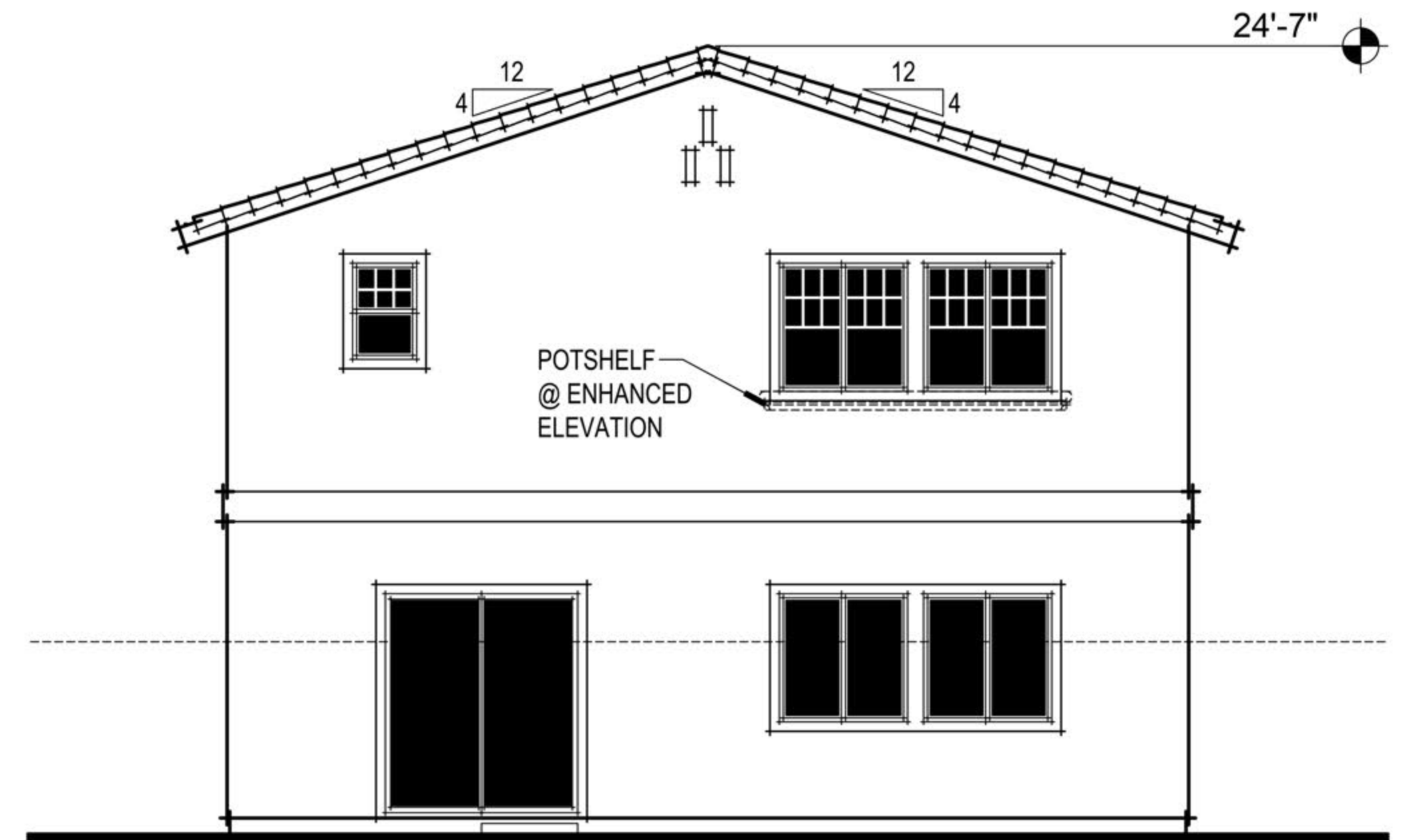
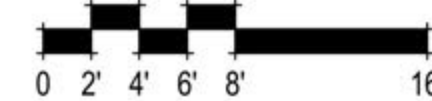


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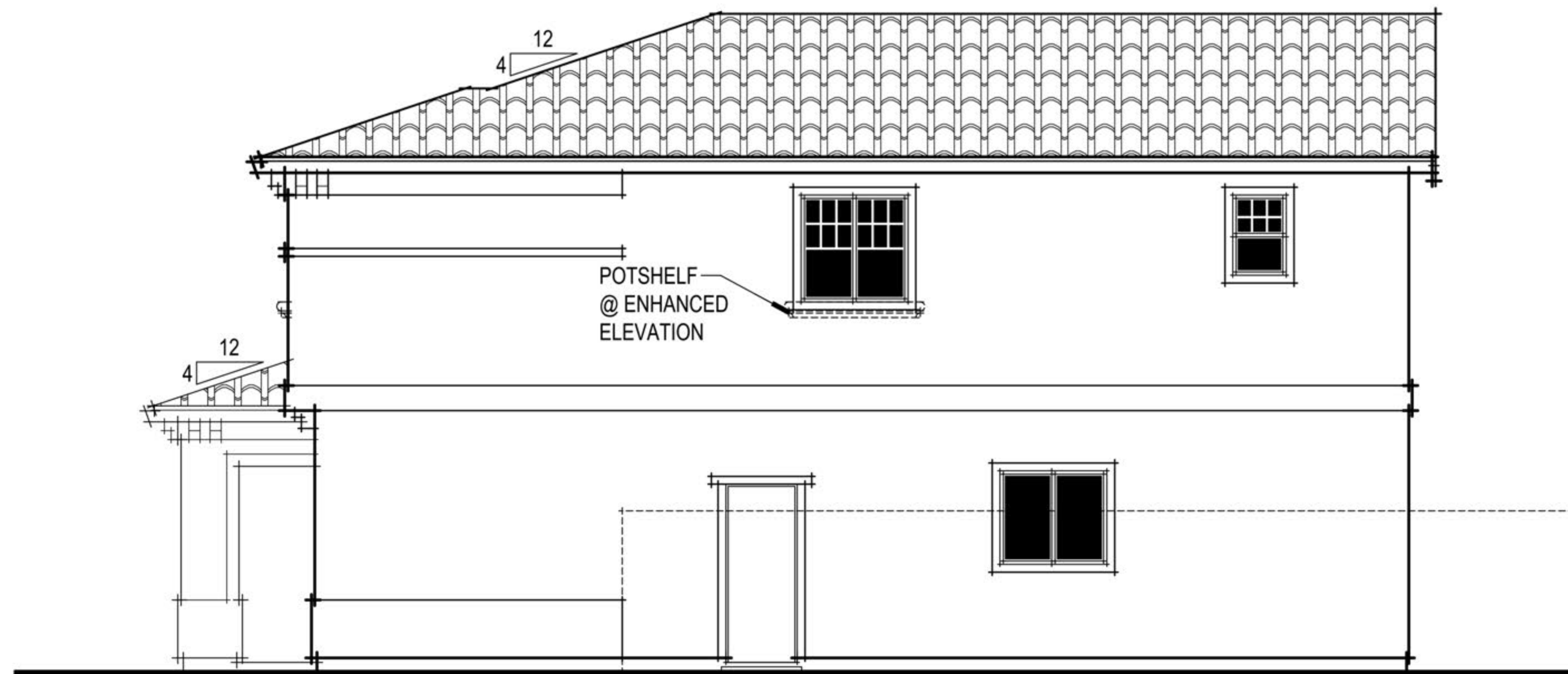




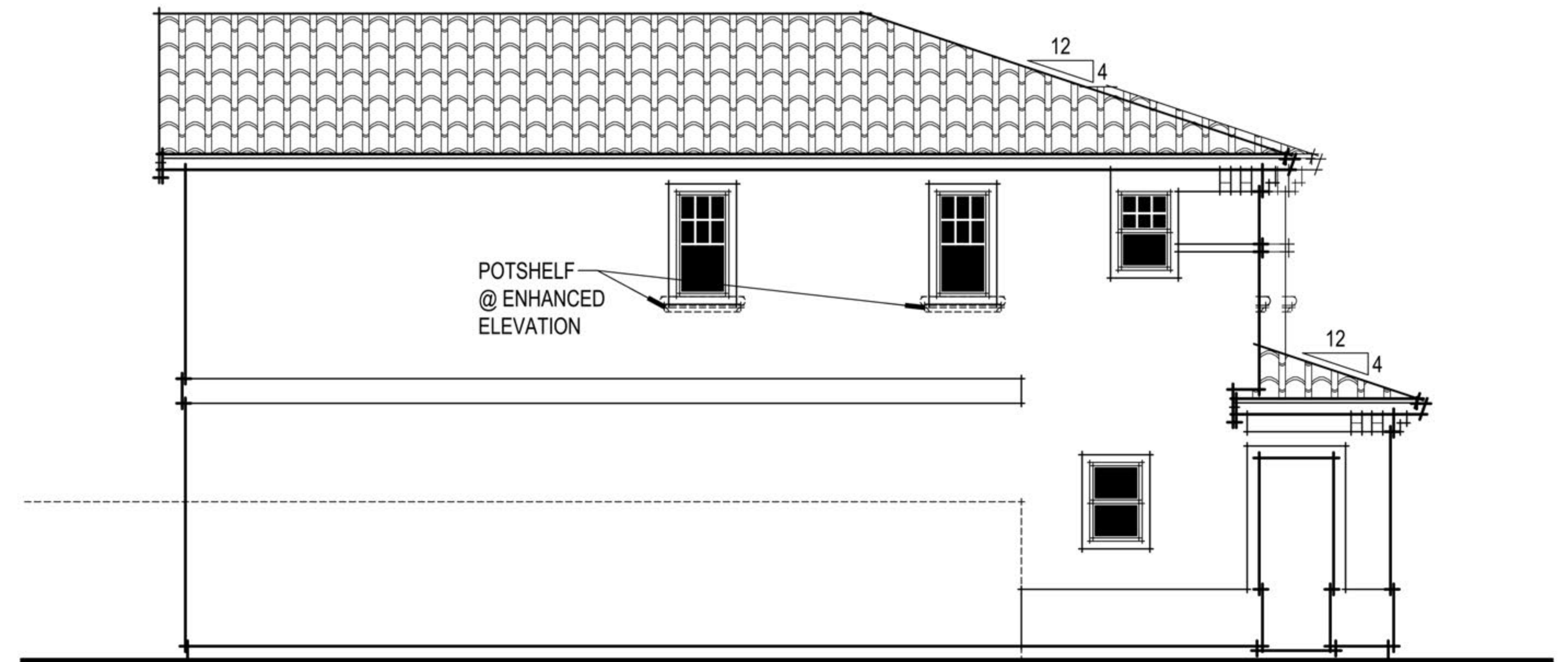
ITALIANATE ROOF PLAN



ITALIANATE REAR ELEVATION



ITALIANATE RIGHT ELEVATION



ITALIANATE LEFT ELEVATION

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May 17, 2018

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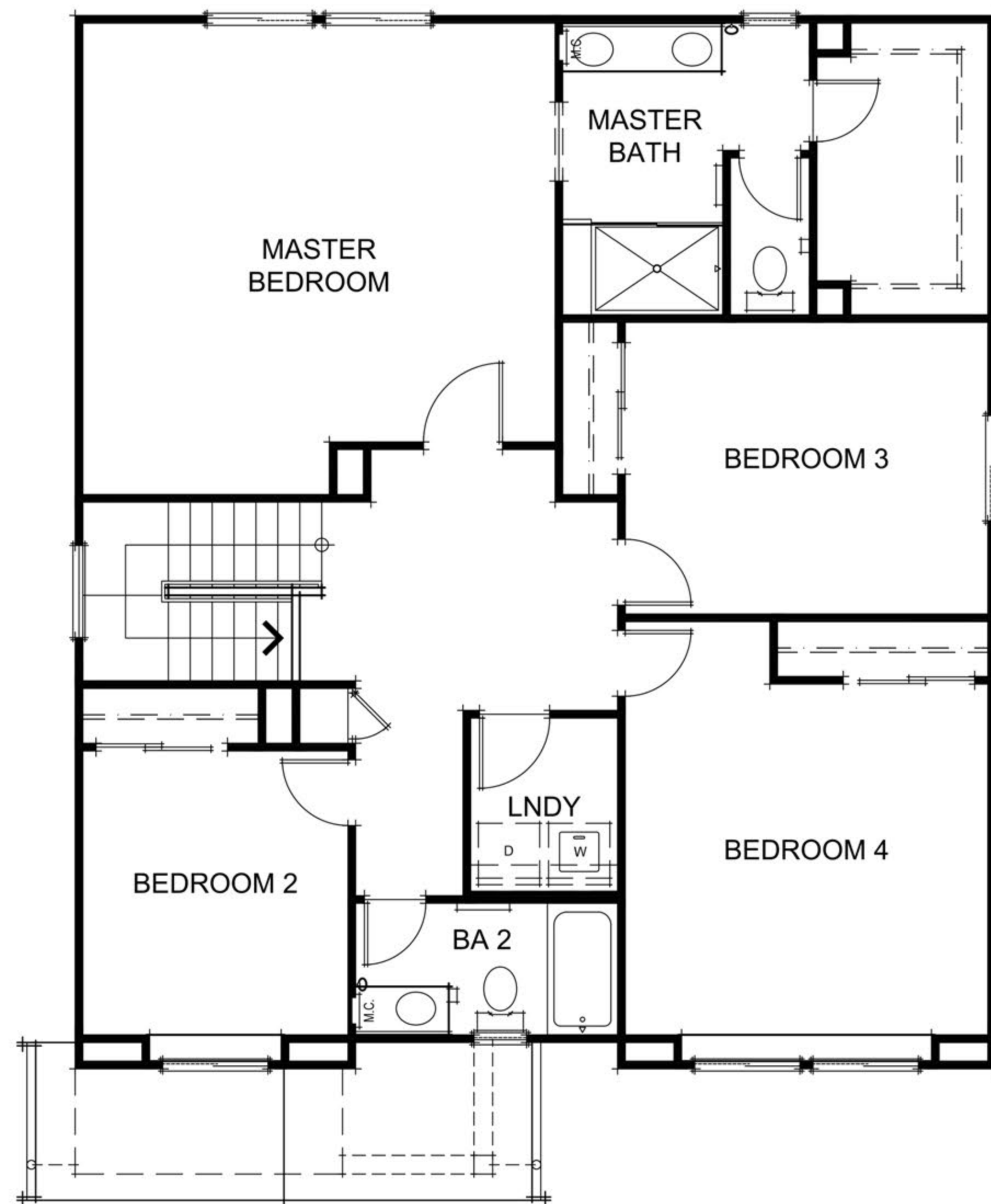
PLAN 1974 ITALIANATE ELEVATION "I"
A005

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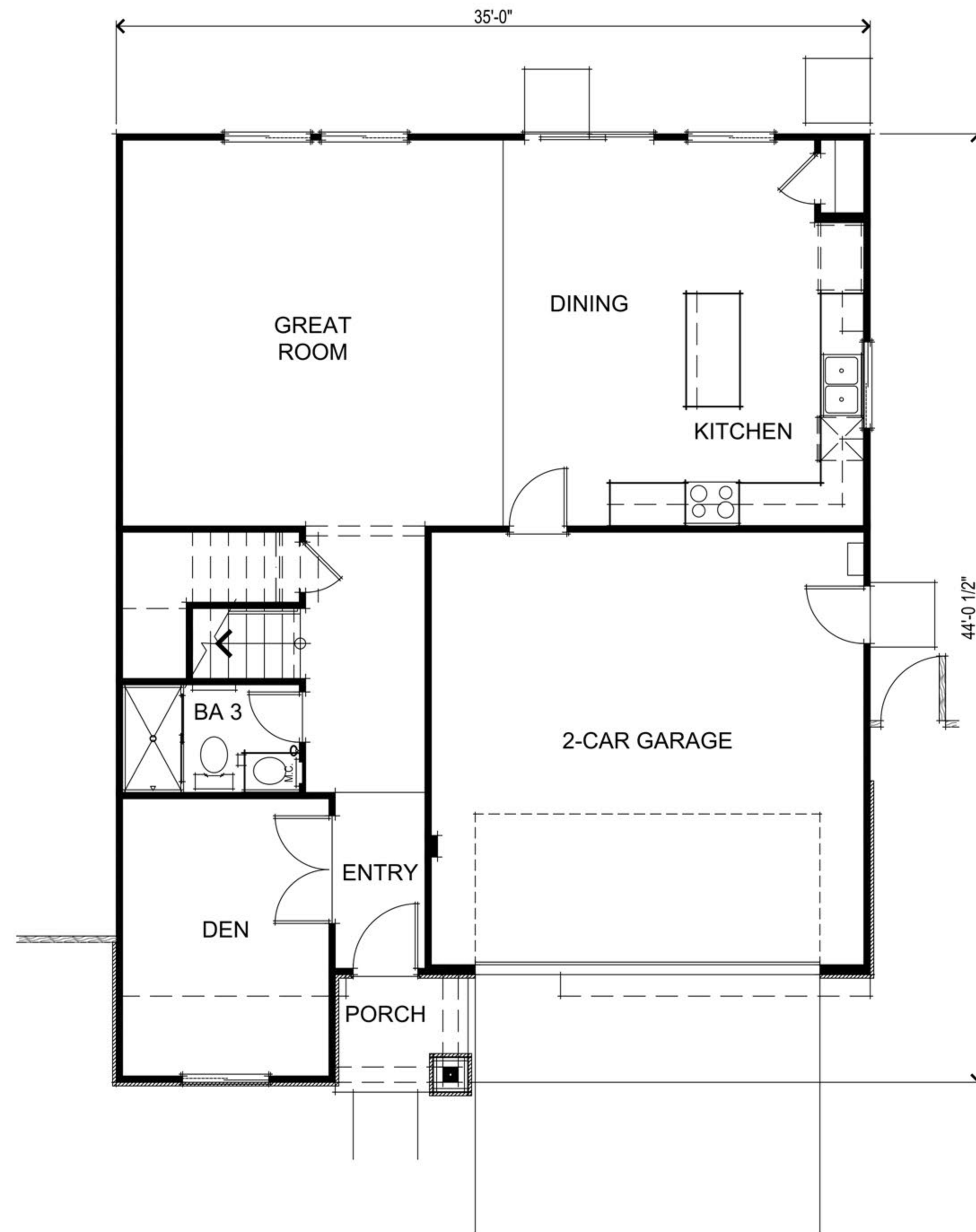


SDG Architects, Inc.

City of Roseville Approval



SECOND FLOOR PLAN



FIRST FLOOR PLAN
CRAFTSMAN

SQUARE FOOTAGES	
FIRST FLOOR	999 SQ. FT.
SECOND FLOOR	1319 SQ. FT.
TOTAL LIVING	2318 SQ. FT.
2-CAR GARAGE	419 SQ. FT.

Manchester II (Westpark Village 15B)
Roseville, CA
May 17, 2018

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PLAN 2318 FIRST & SECOND FLOOR PLANS

A006

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ITALIANATE FRONT ELEVATION



FARMHOUSE FRONT ELEVATION

EXTERIOR LIGHT
LOCATION, TYP. SEE
CUT SHEET FOR STYLE

ILLUMINATED
ADDRESS, TYP.



CRAFTSMAN FRONT ELEVATION



Manchester II (Westpark Village 15B)
Roseville, CA
May 17, 2018

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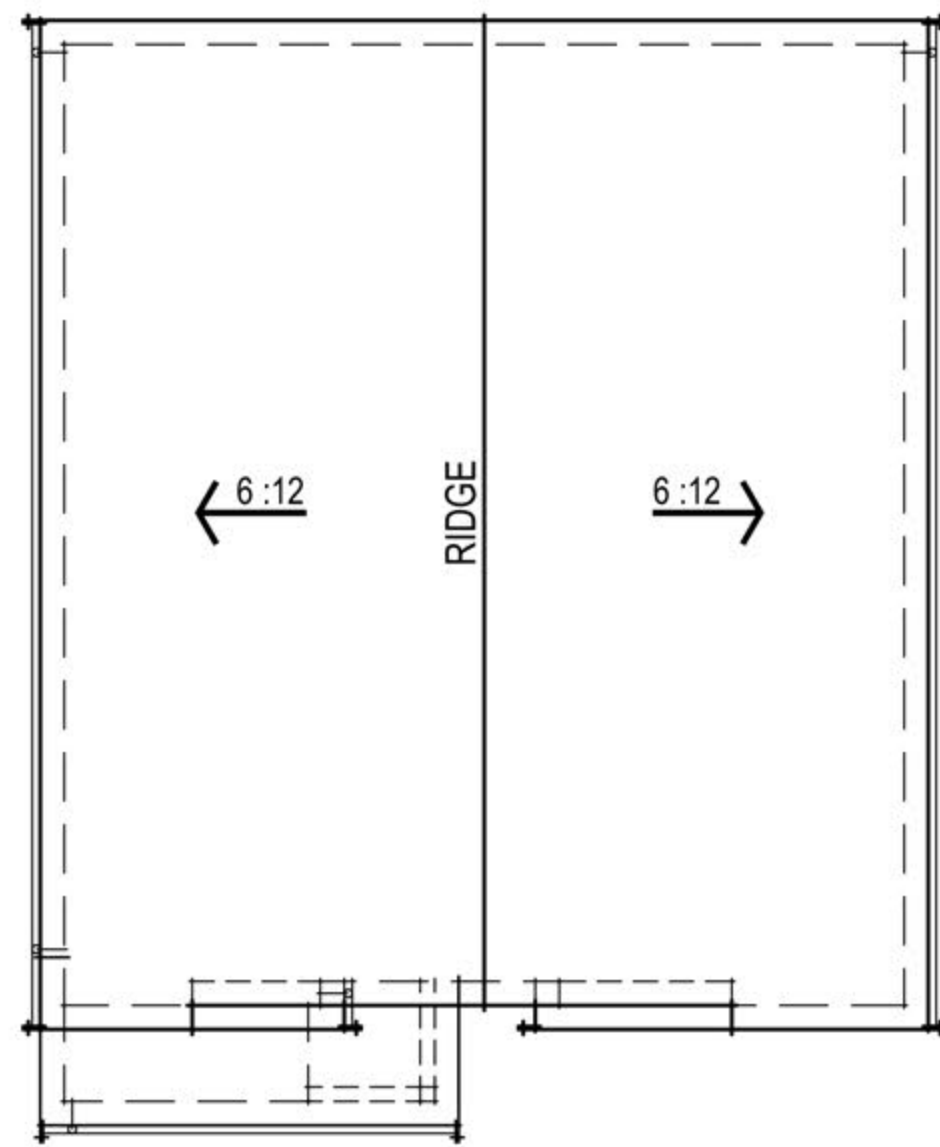
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PLAN 2318 FRONT ELEVATIONS
A007

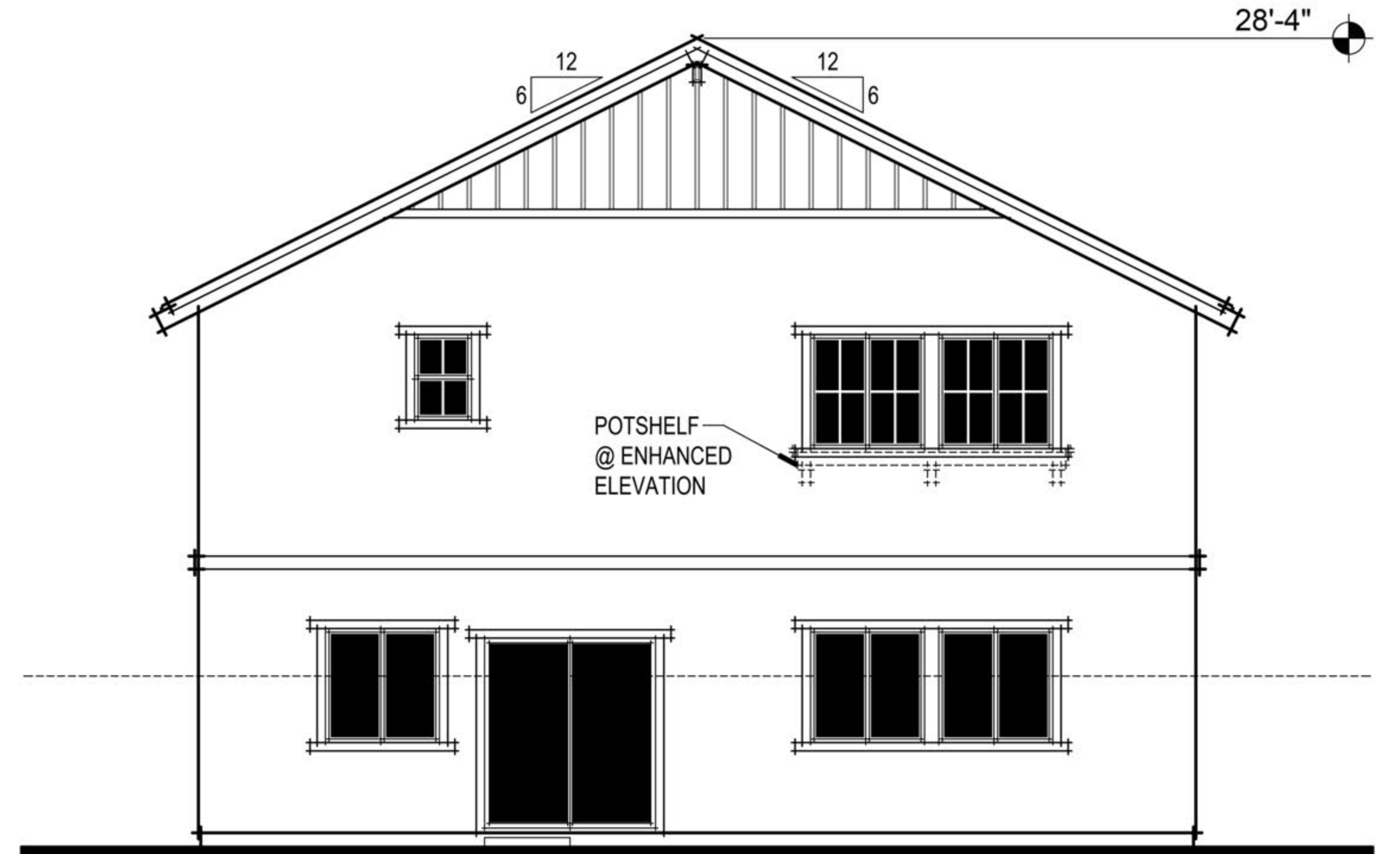
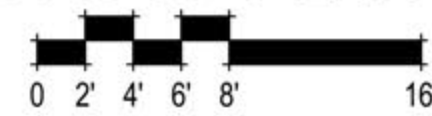
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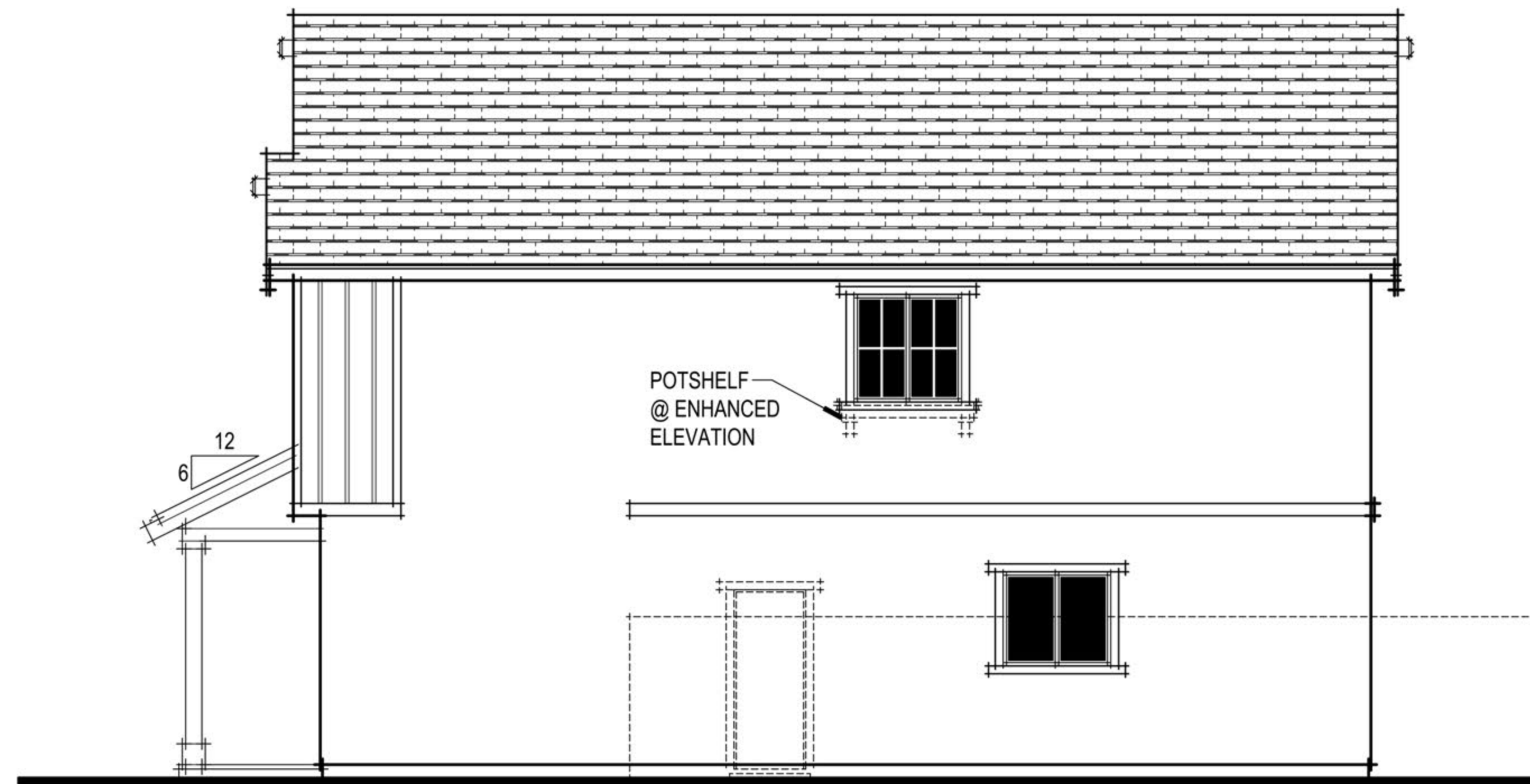
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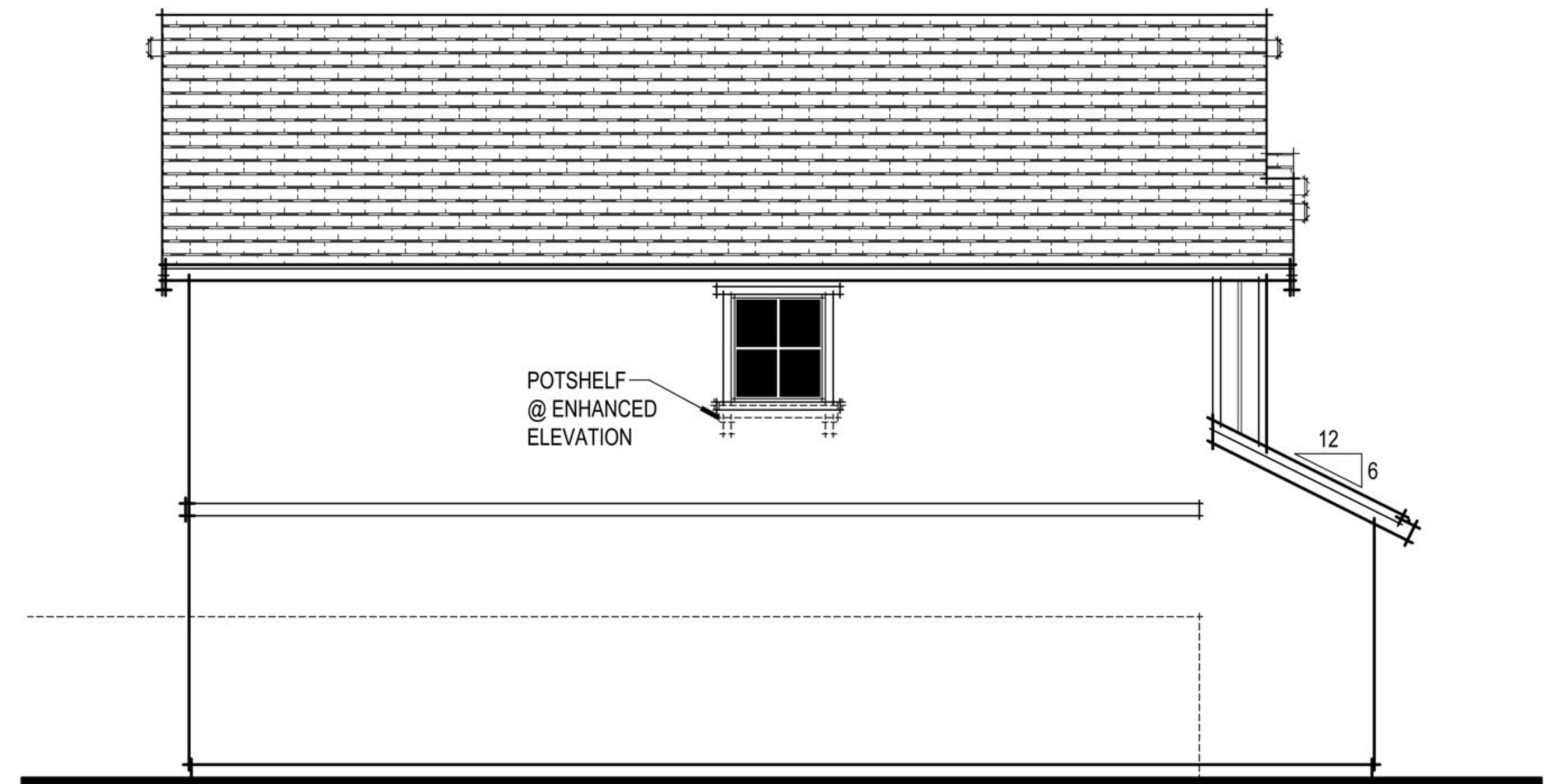
FARMHOUSE ROOF PLAN



FARMHOUSE REAR ELEVATION



FARMHOUSE RIGHT ELEVATION



FARMHOUSE LEFT ELEVATION



Manchester II (Westpark Village 15B)
Roseville, CA
May 17, 2018

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America's Builder

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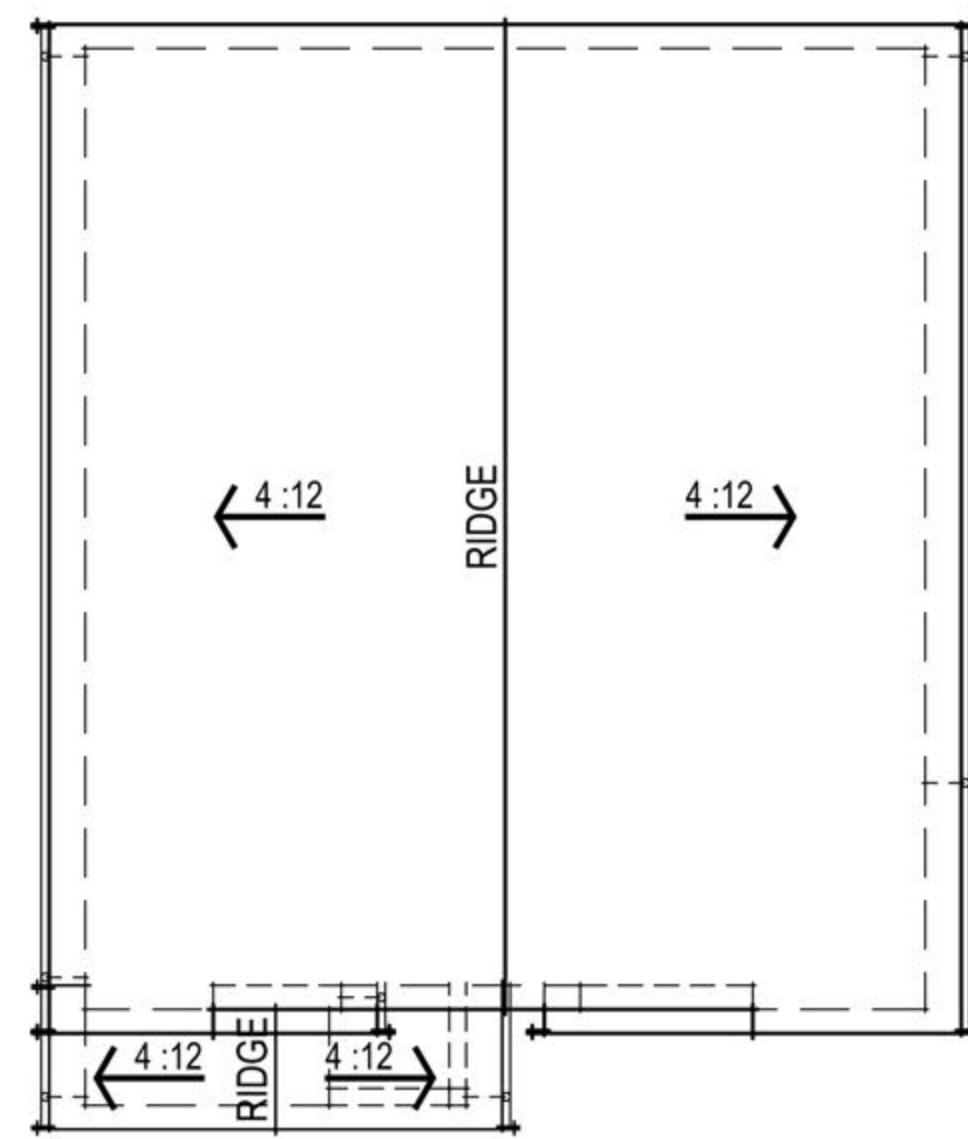
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PLAN 2318 FARMHOUSE ELEVATION 'G'
A008

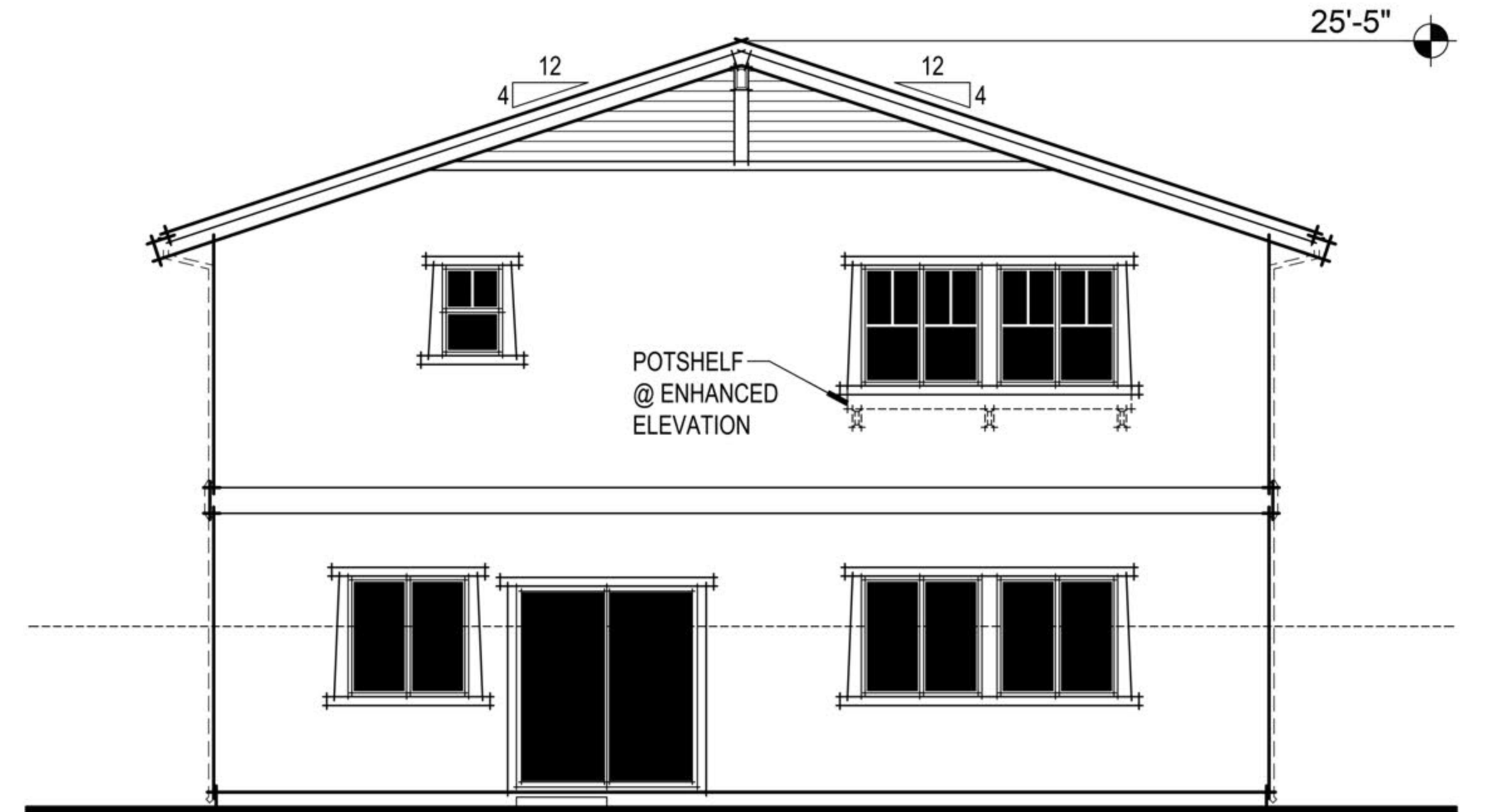
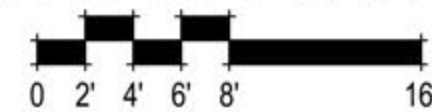
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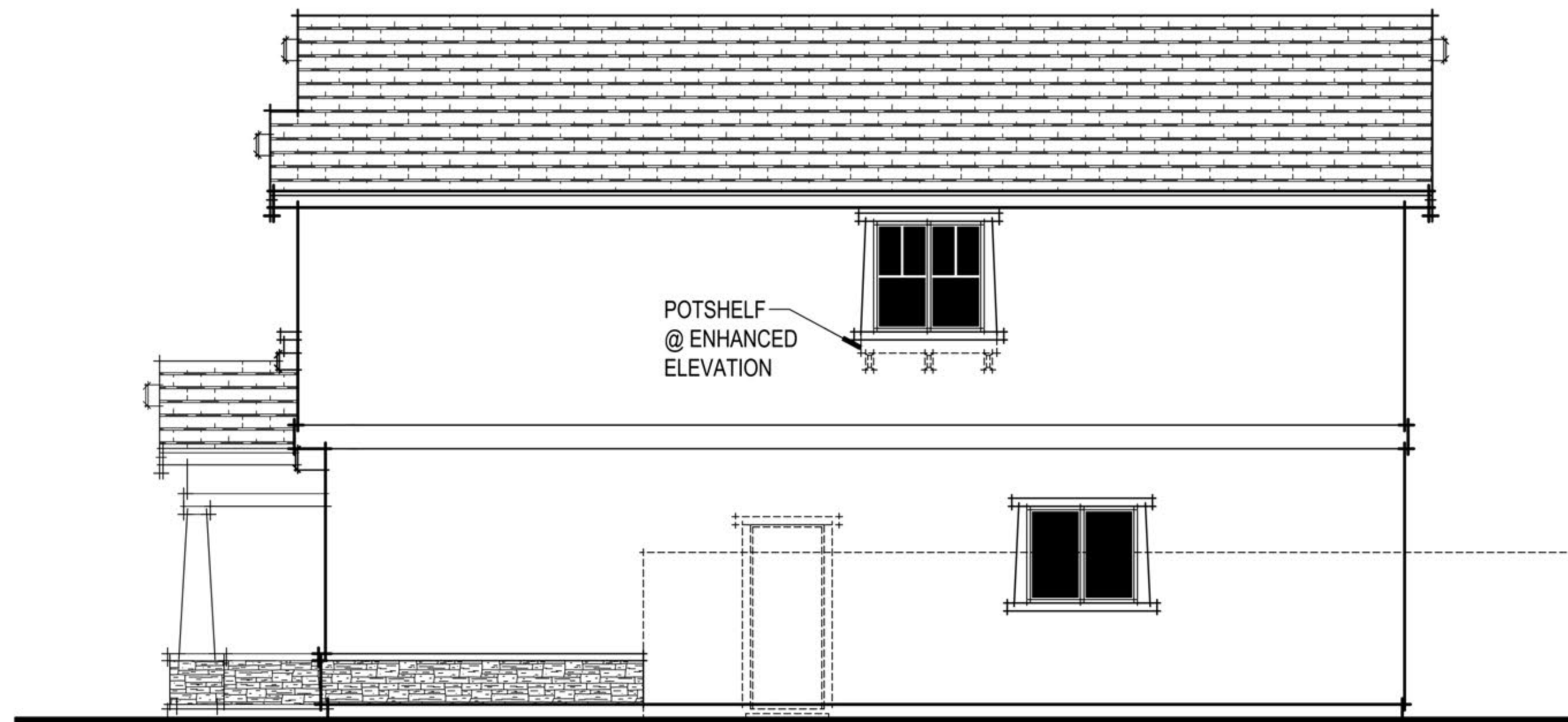
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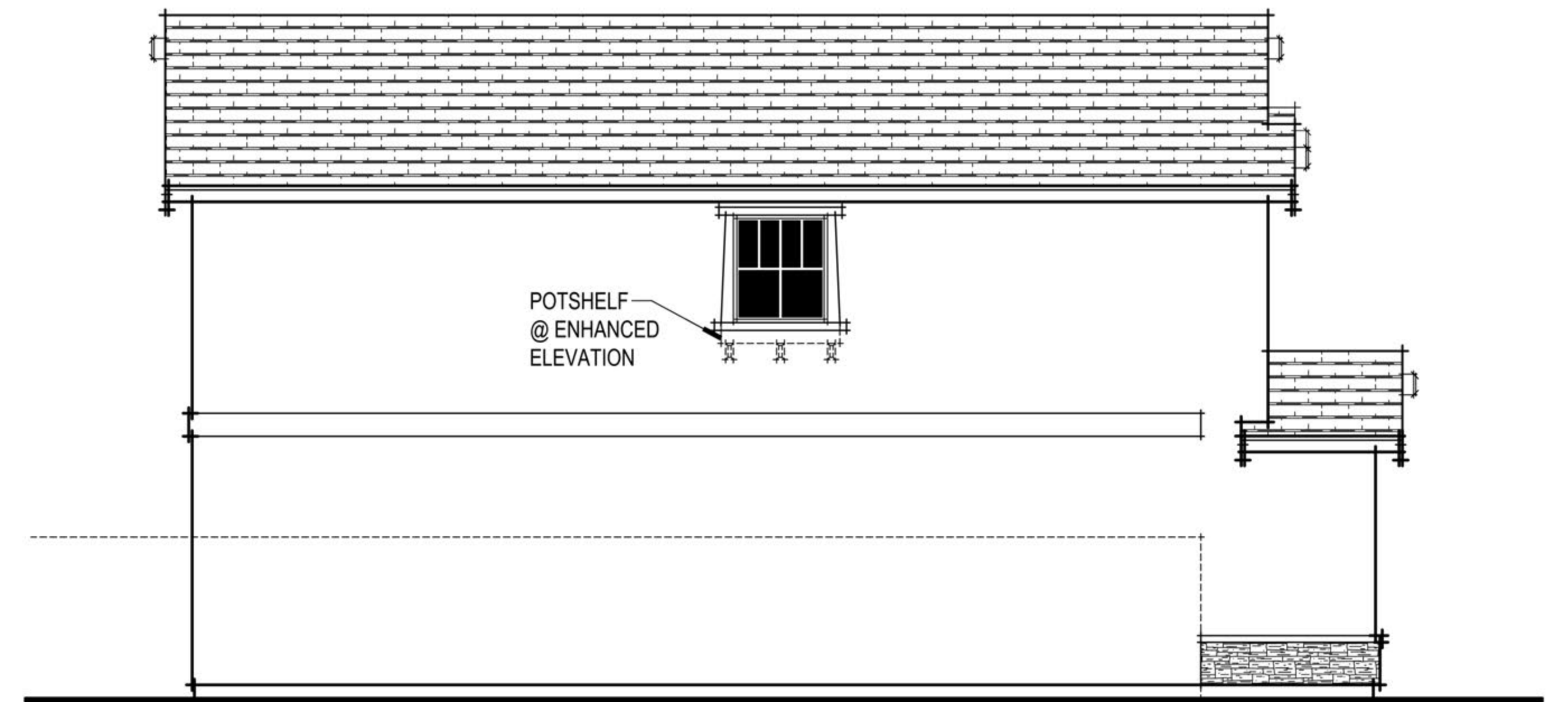
CRAFTSMAN ROOF PLAN



CRAFTSMAN REAR ELEVATION



CRAFTSMAN RIGHT ELEVATION



CRAFTSMAN LEFT ELEVATION



Manchester II (Westpark Village 15B)
Roseville, CA
May 17, 2018

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America's Builder

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PLAN 2318 CRAFTSMAN ELEVATION 'H'

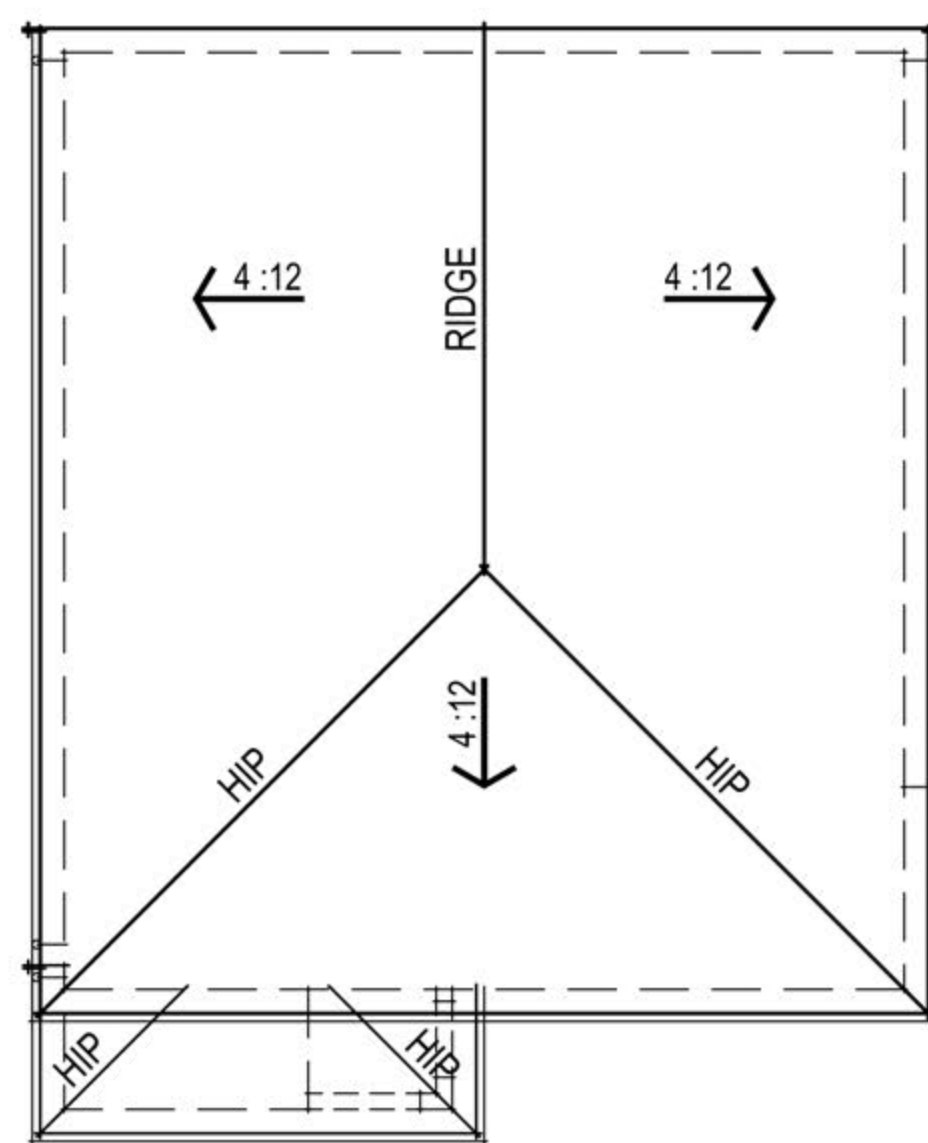
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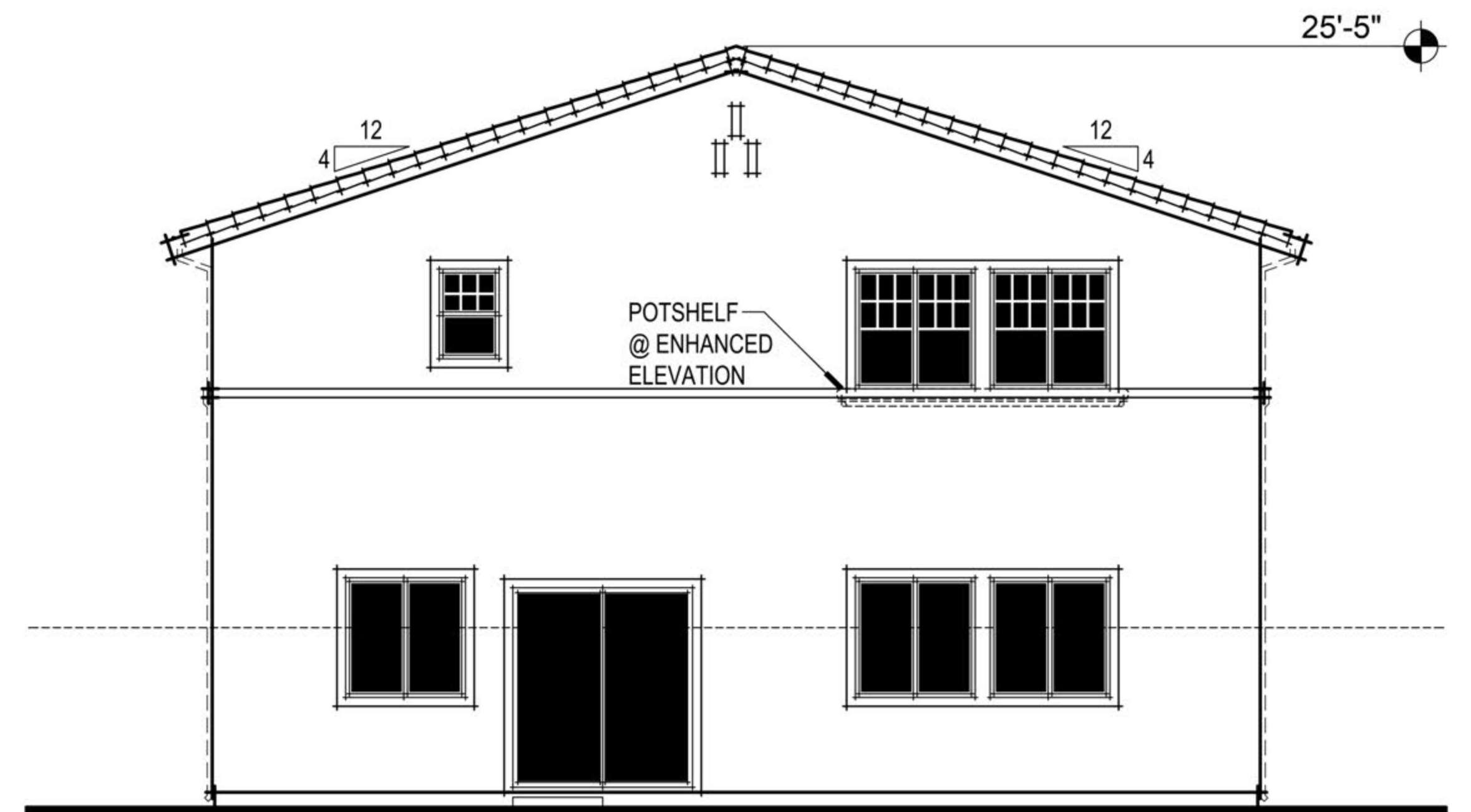


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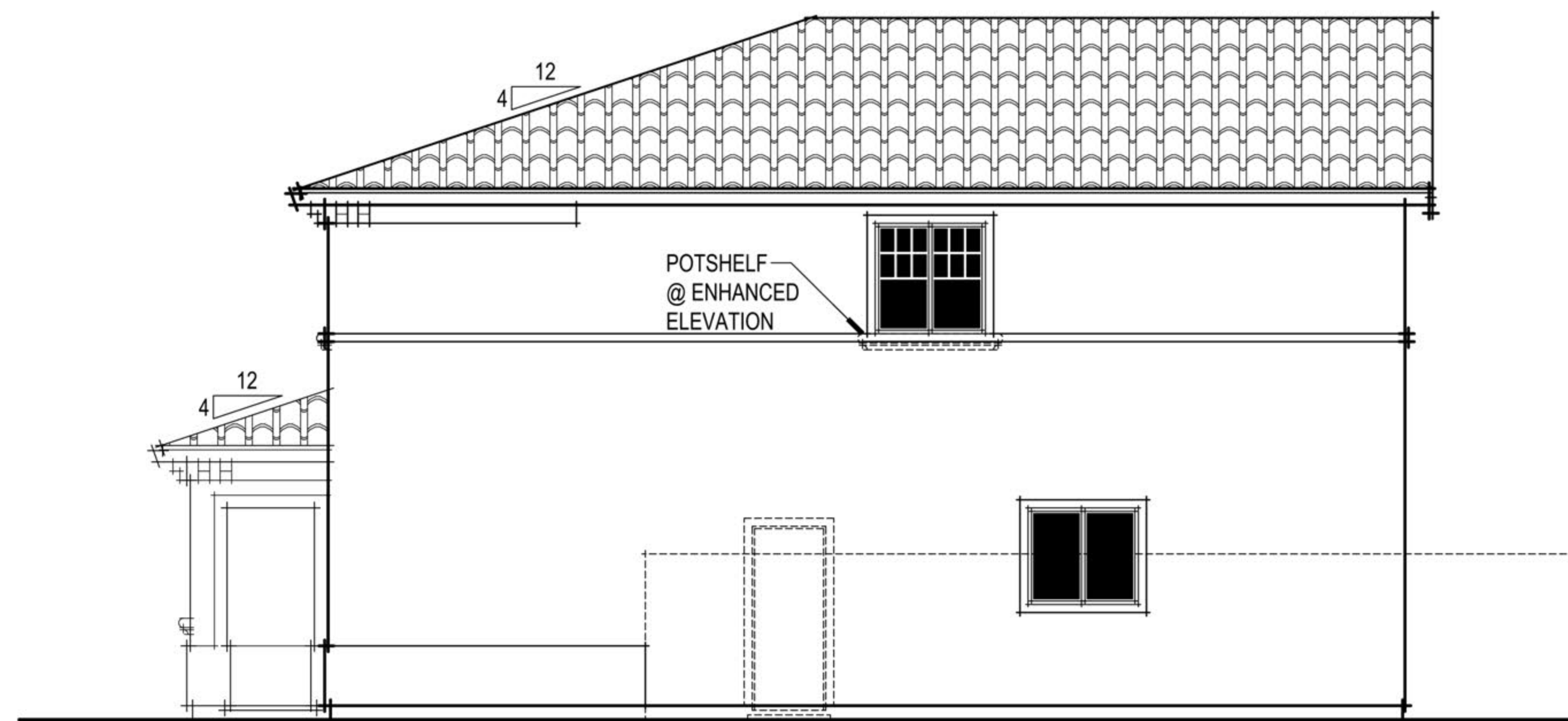
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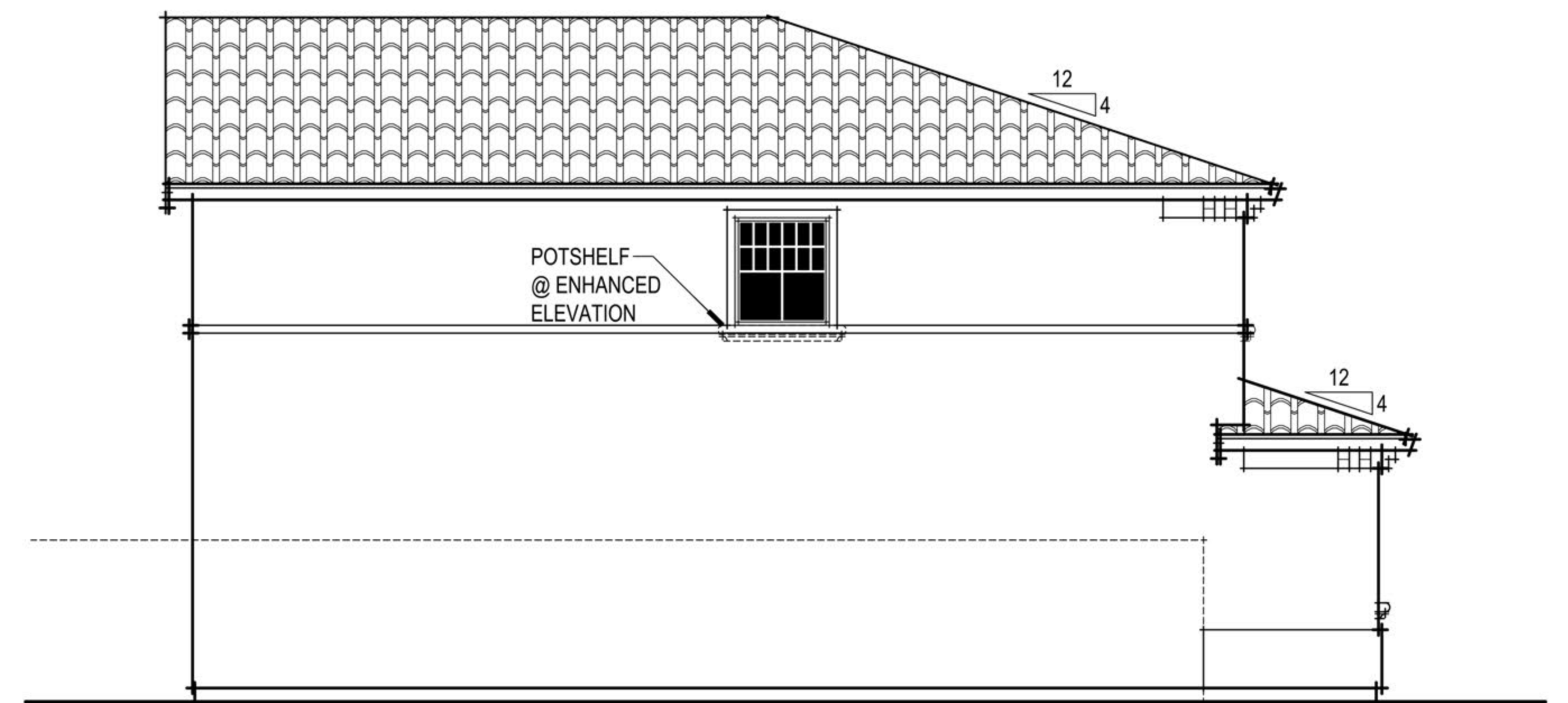
ITALIANATE ROOF PLAN



ITALIANATE REAR ELEVATION



ITALIANATE RIGHT ELEVATION



ITALIANATE LEFT ELEVATION



Manchester II (Westpark Village 15B)
Roseville, CA
May 17, 2018

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America's Builder

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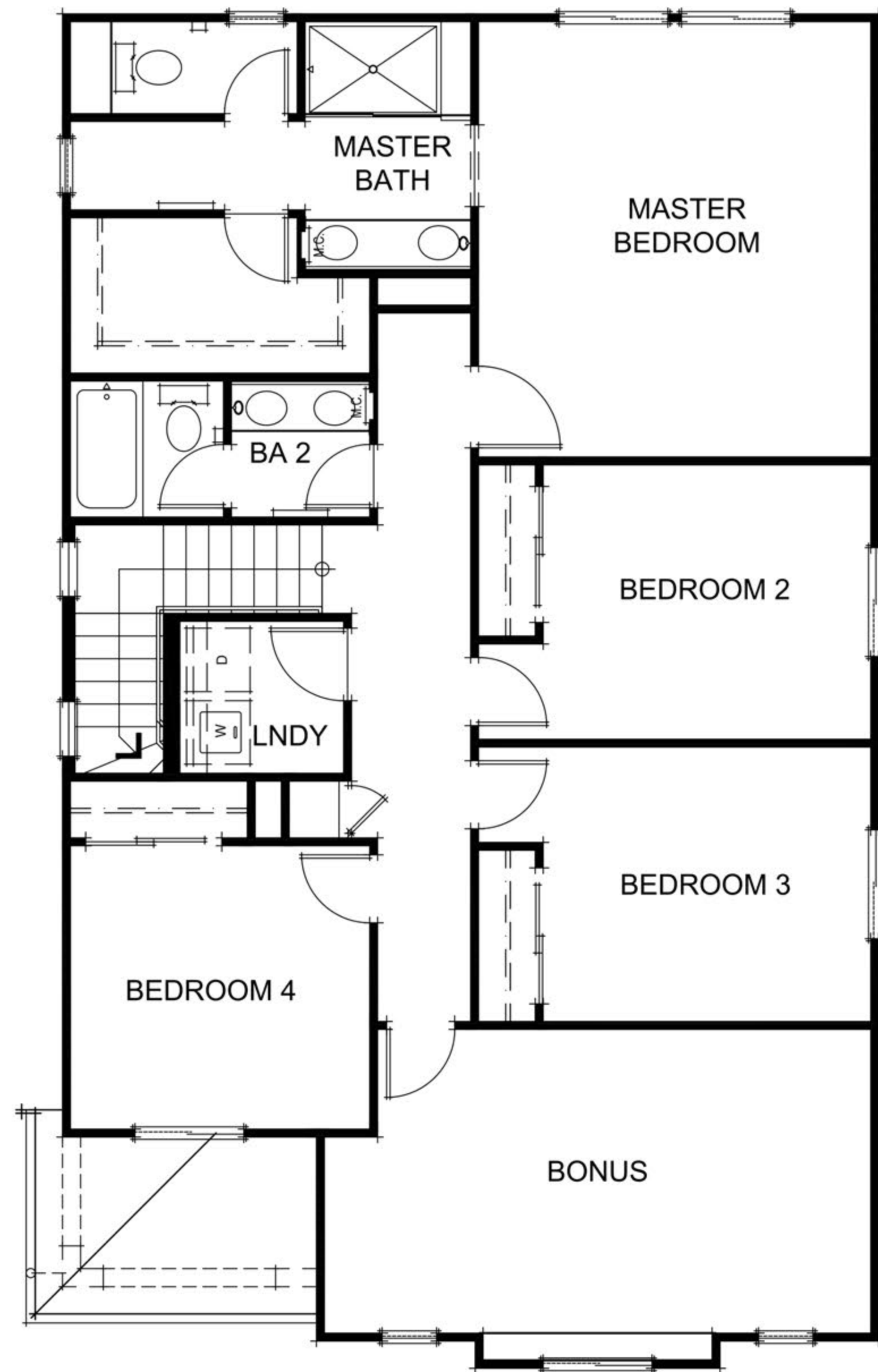
PLAN 2318 ITALIANATE ELEVATION "I"
A010

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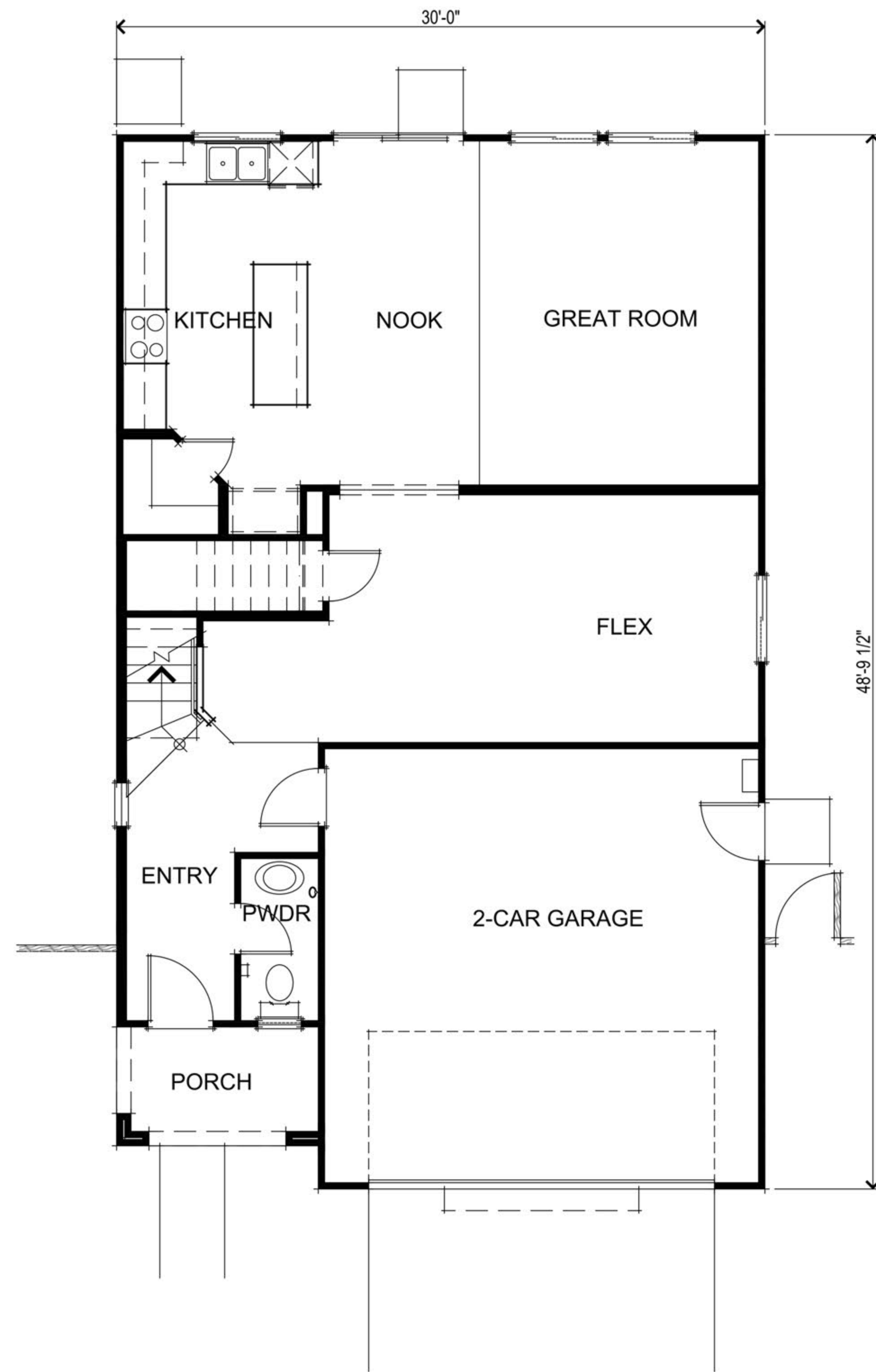


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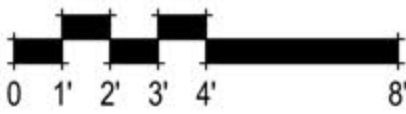


SECOND FLOOR PLAN



FIRST FLOOR PLAN
ITALIANATE

SQUARE FOOTAGES	
FIRST FLOOR	976 SQ. FT.
SECOND FLOOR	1352 SQ. FT.
TOTAL LIVING	2328 SQ. FT.
2-CAR GARAGE	417 SQ. FT.



PLAN 2328 FIRST & SECOND FLOOR PLANS
A011

Manchester II (Westpark Village 15B)
Roseville, CA
May 17, 2018

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SDG Architects, Inc.

City of Roseville Approval



ITALIANATE FRONT ELEVATION



FARMHOUSE FRONT ELEVATION



CRAFTSMAN FRONT ELEVATION



PLAN 2328 FRONT ELEVATIONS
A012

Manchester II (Westpark Village 15B)
Roseville, CA
May 17, 2018

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America's Builder

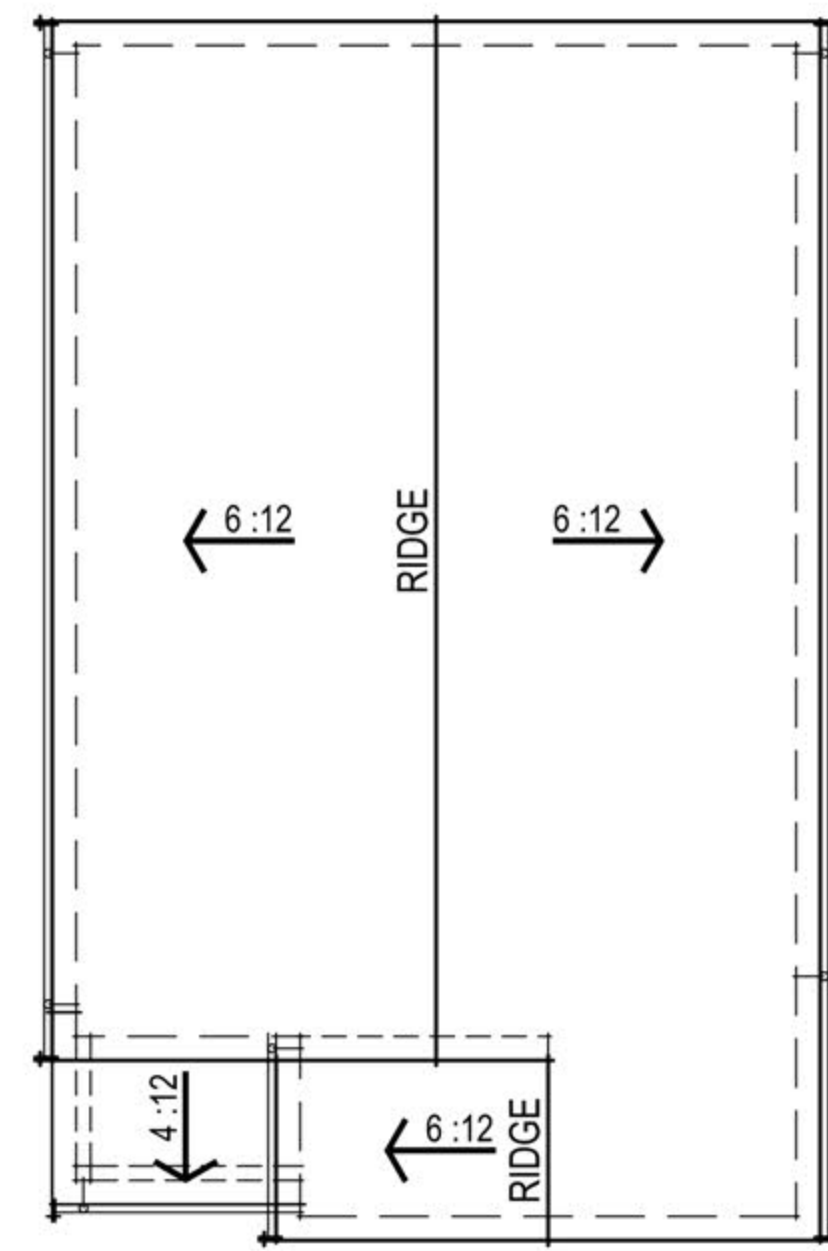
2260 DOUGLAS BLVD., SUITE 110, ROSEVILLE, CA 95661, 916.297.4461

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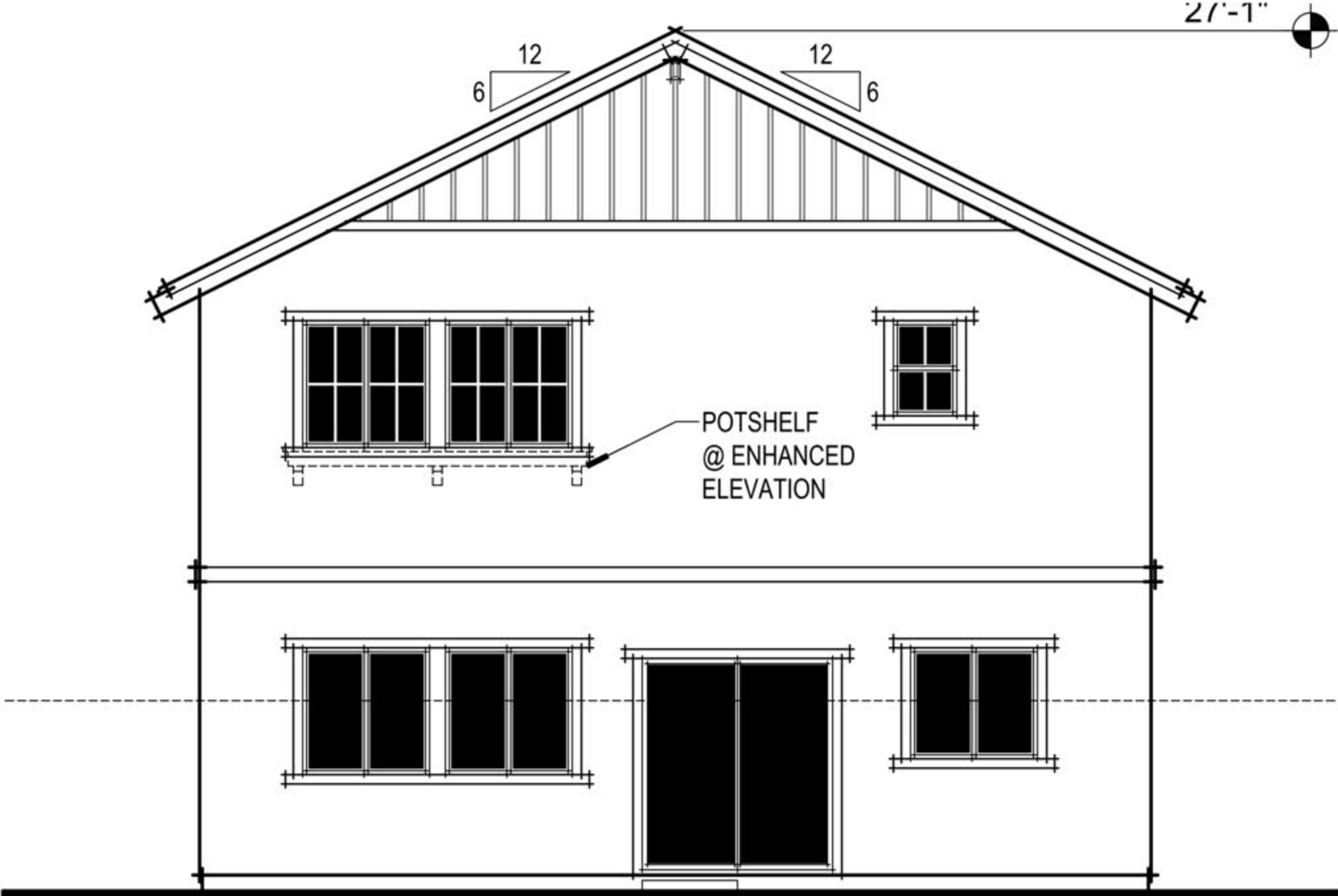
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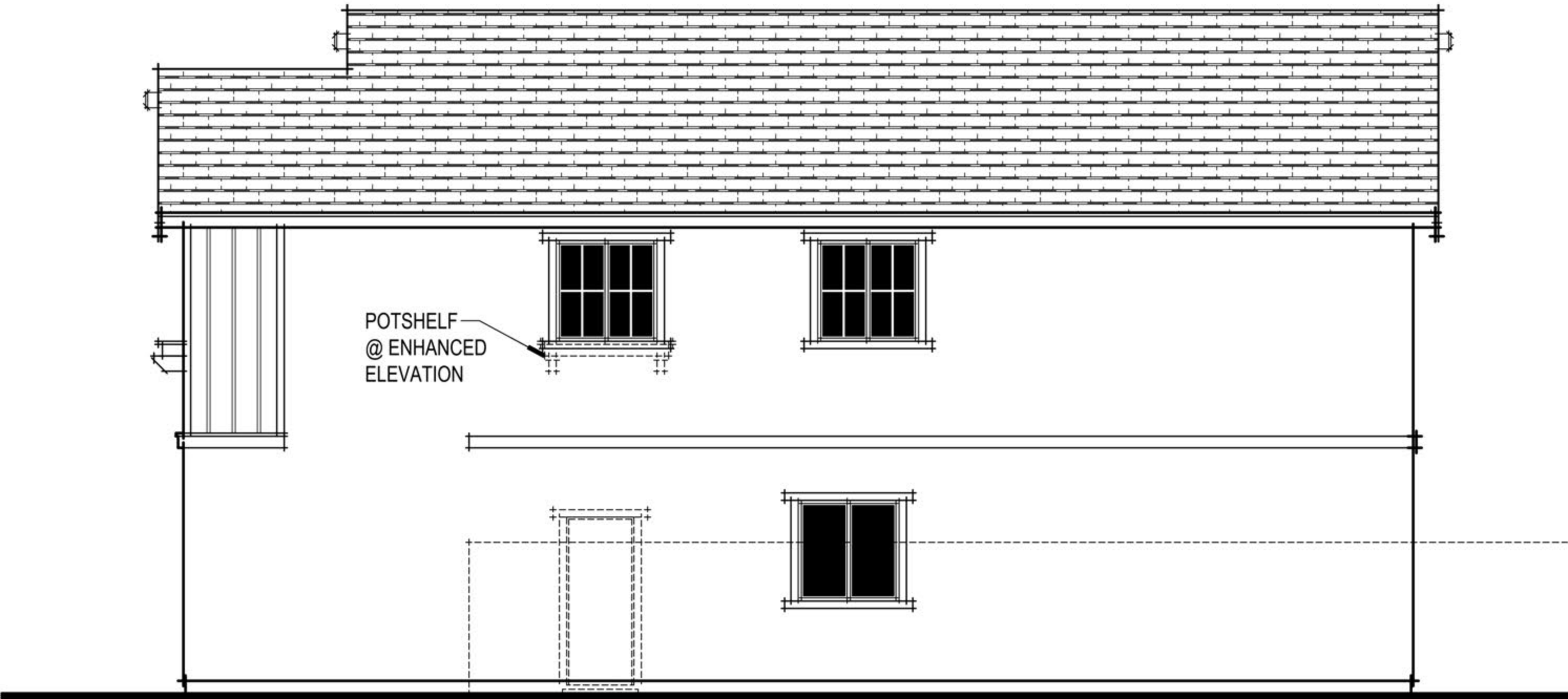
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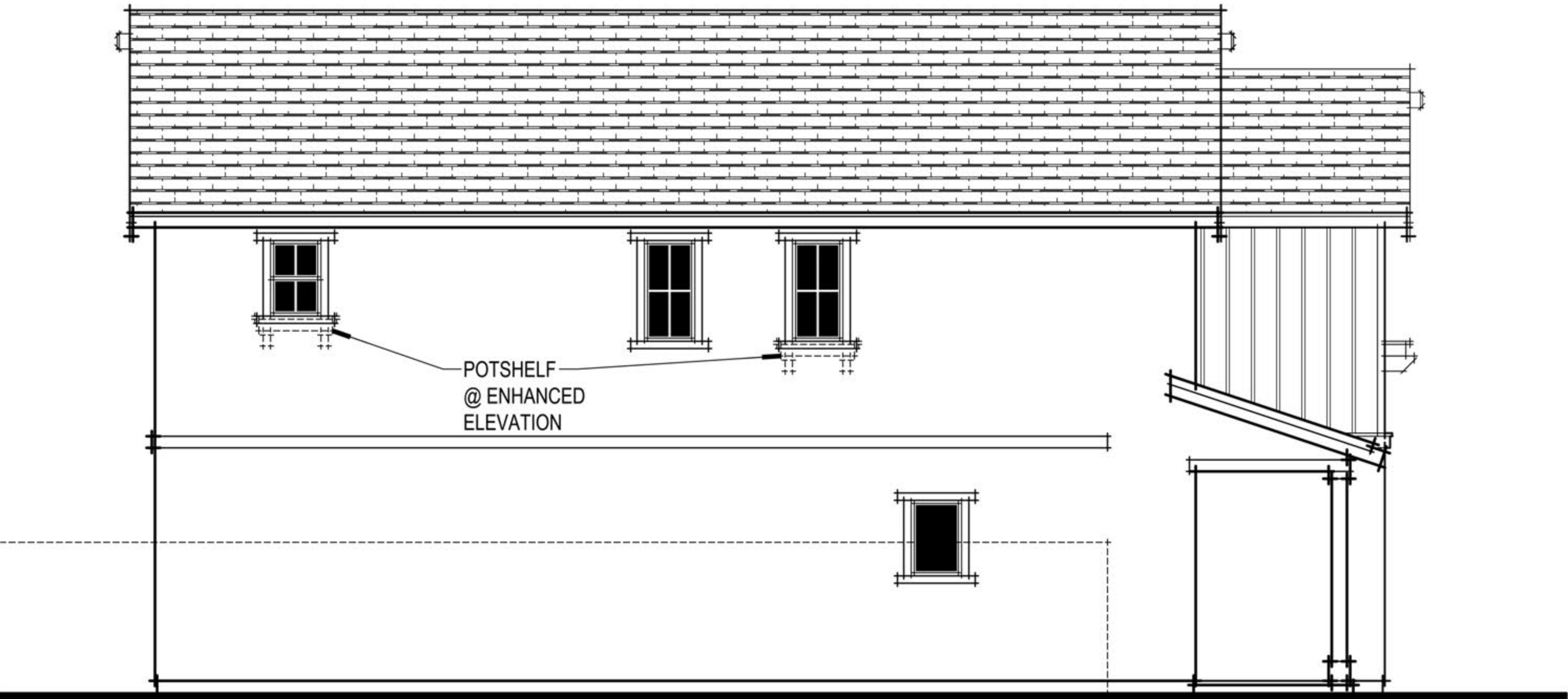
FARMHOUSE ROOF PLAN



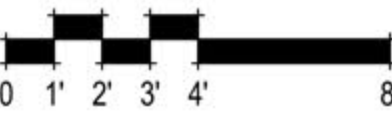
FARMHOUSE REAR ELEVATION



FARMHOUSE RIGHT ELEVATION



FARMHOUSE LEFT ELEVATION



Manchester II (Westpark Village 15B)
Roseville, CA
May 17, 2018

D.R. HORTON
America's Builder

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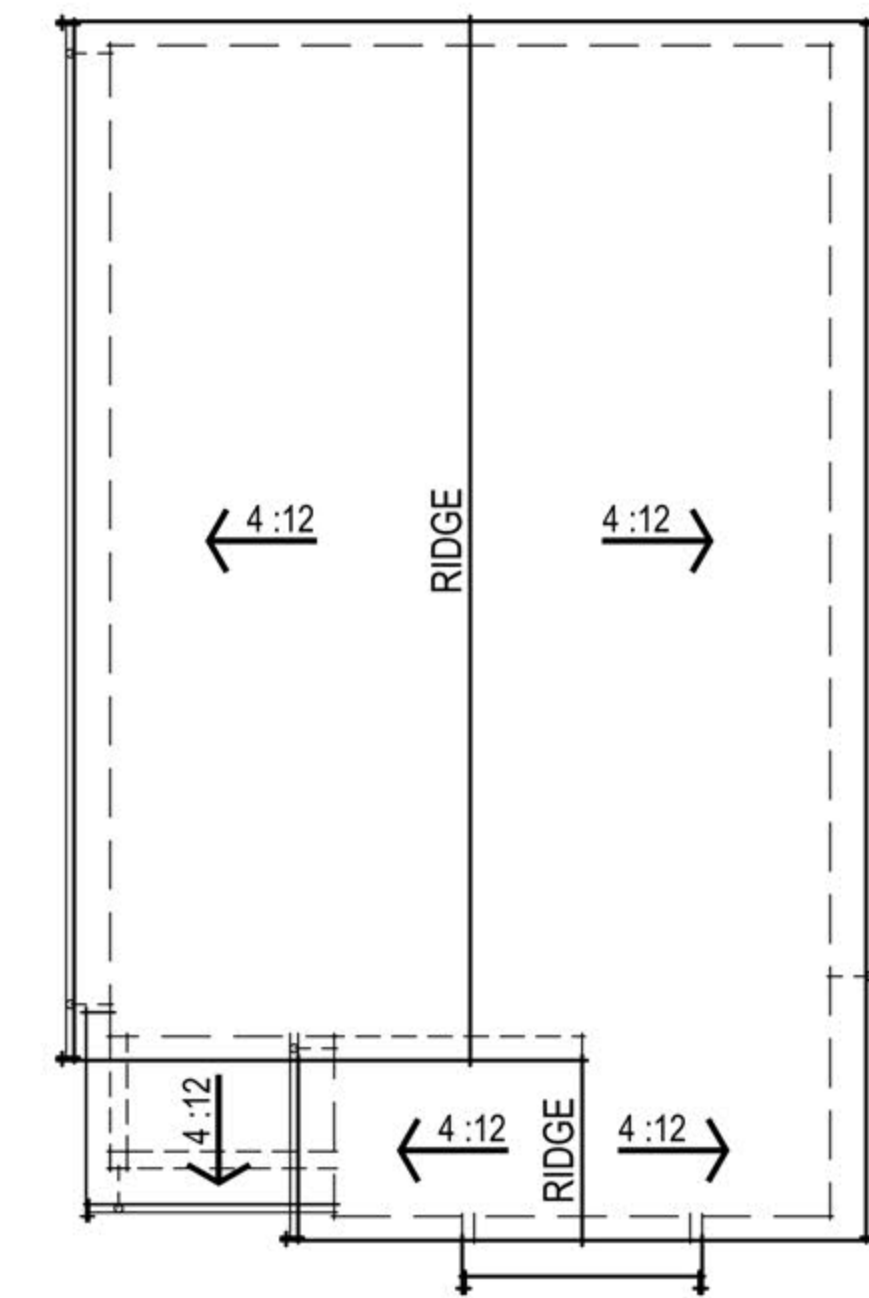
PLAN 2328 FARMHOUSE ELEVATION 'G'
A013

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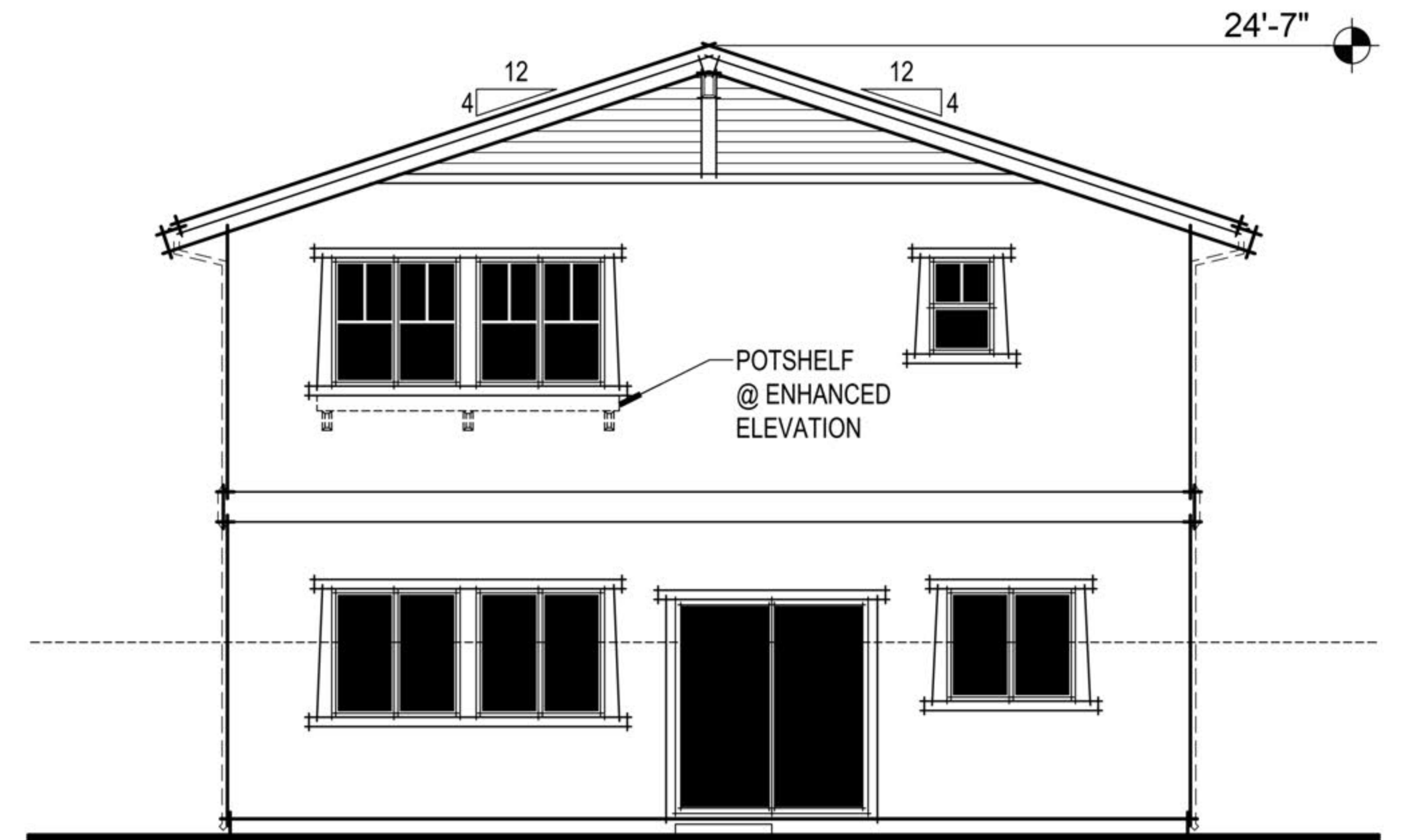
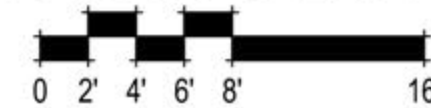


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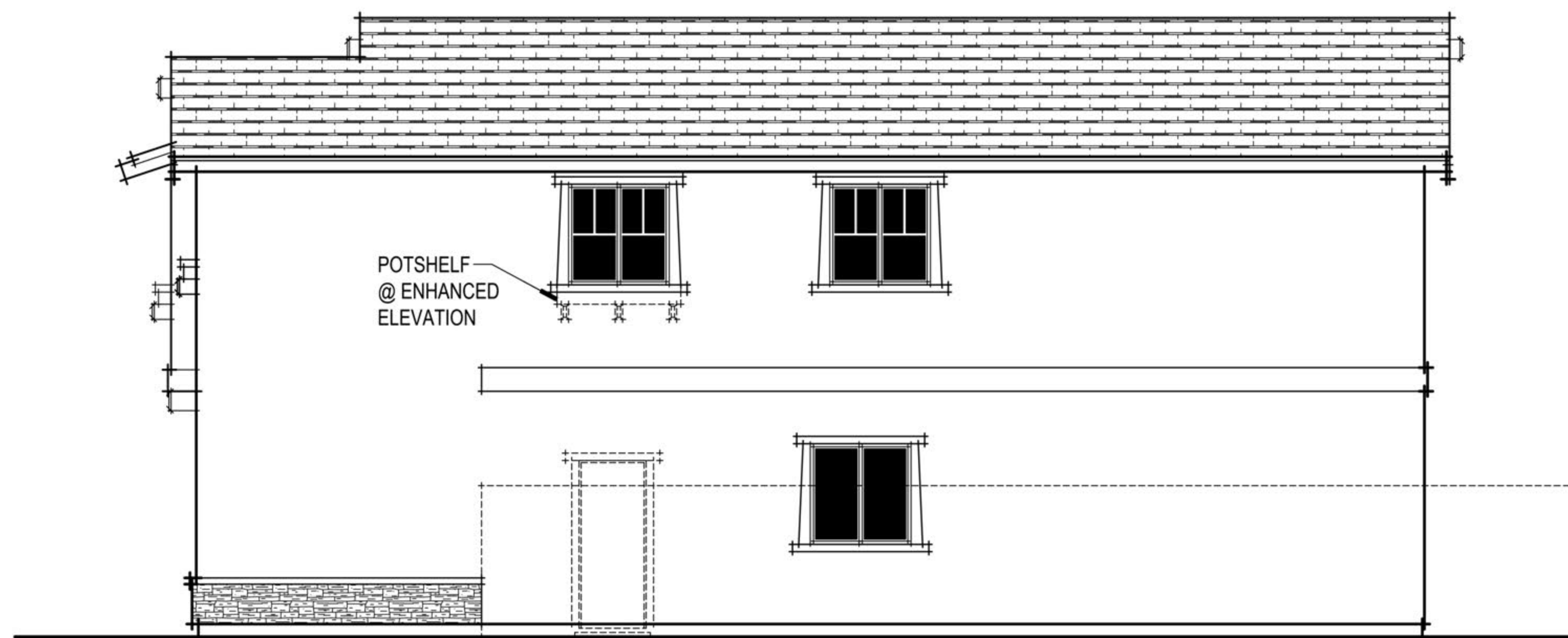
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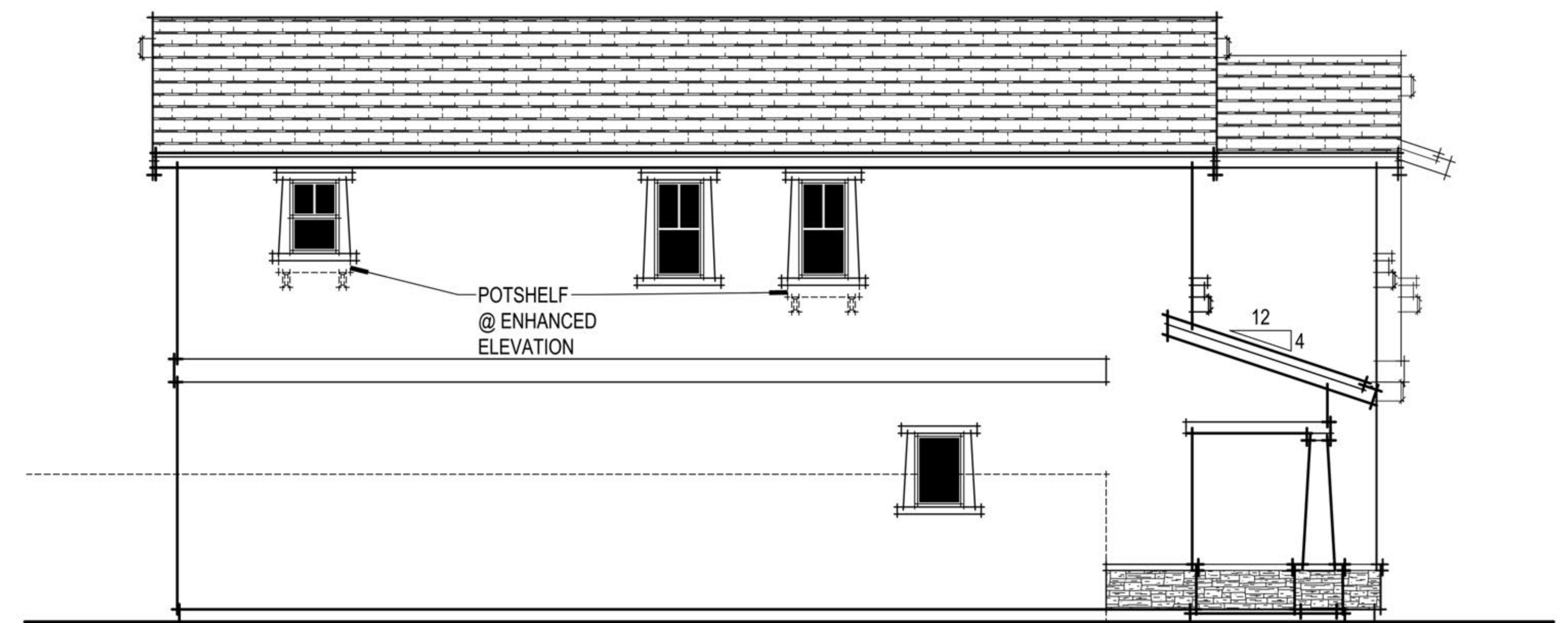
CRAFTSMAN ROOF PLAN



CRAFTSMAN REAR ELEVATION



CRAFTSMAN RIGHT ELEVATION



CRAFTSMAN LEFT ELEVATION



Manchester II (Westpark Village 15B)
Roseville, CA
May 17, 2018

D.R. HORTON
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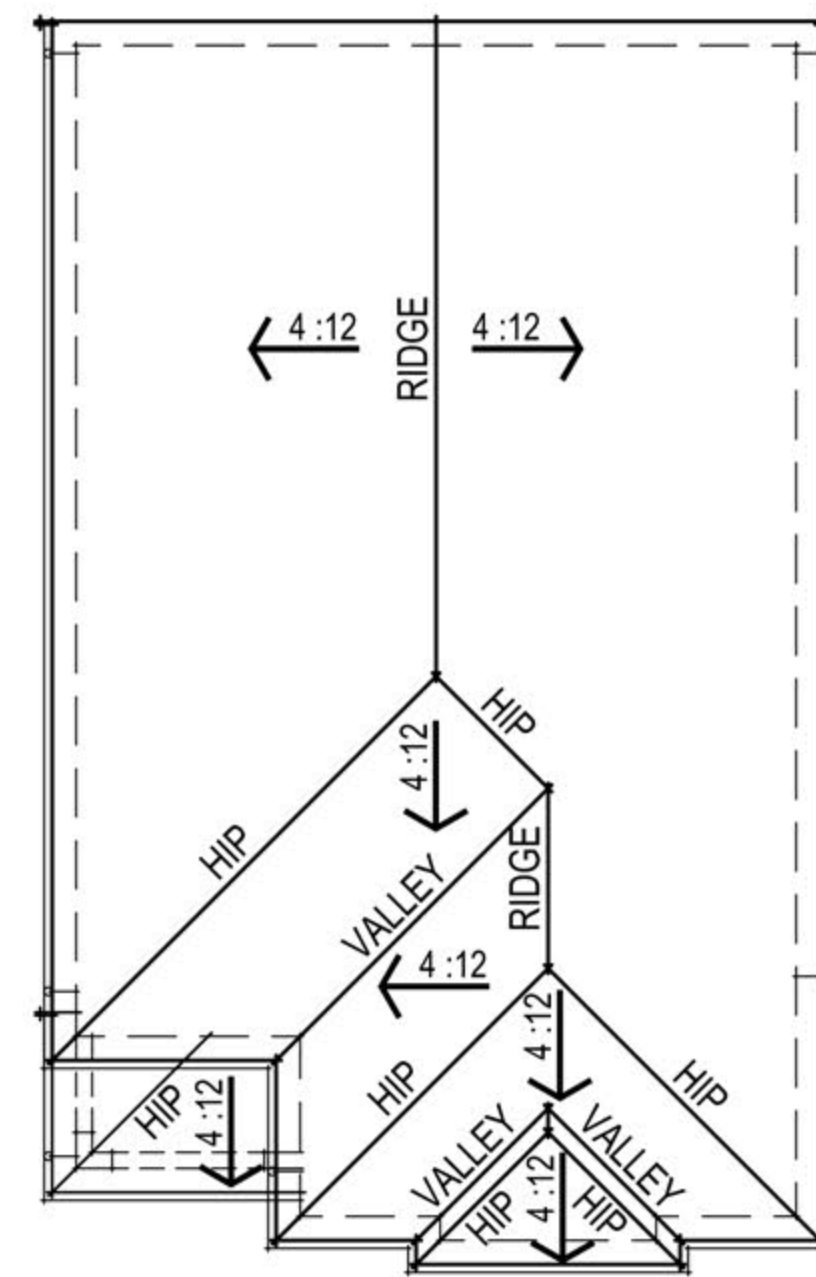
PLAN 2328 CRAFTSMAN ELEVATION 'H'
A014

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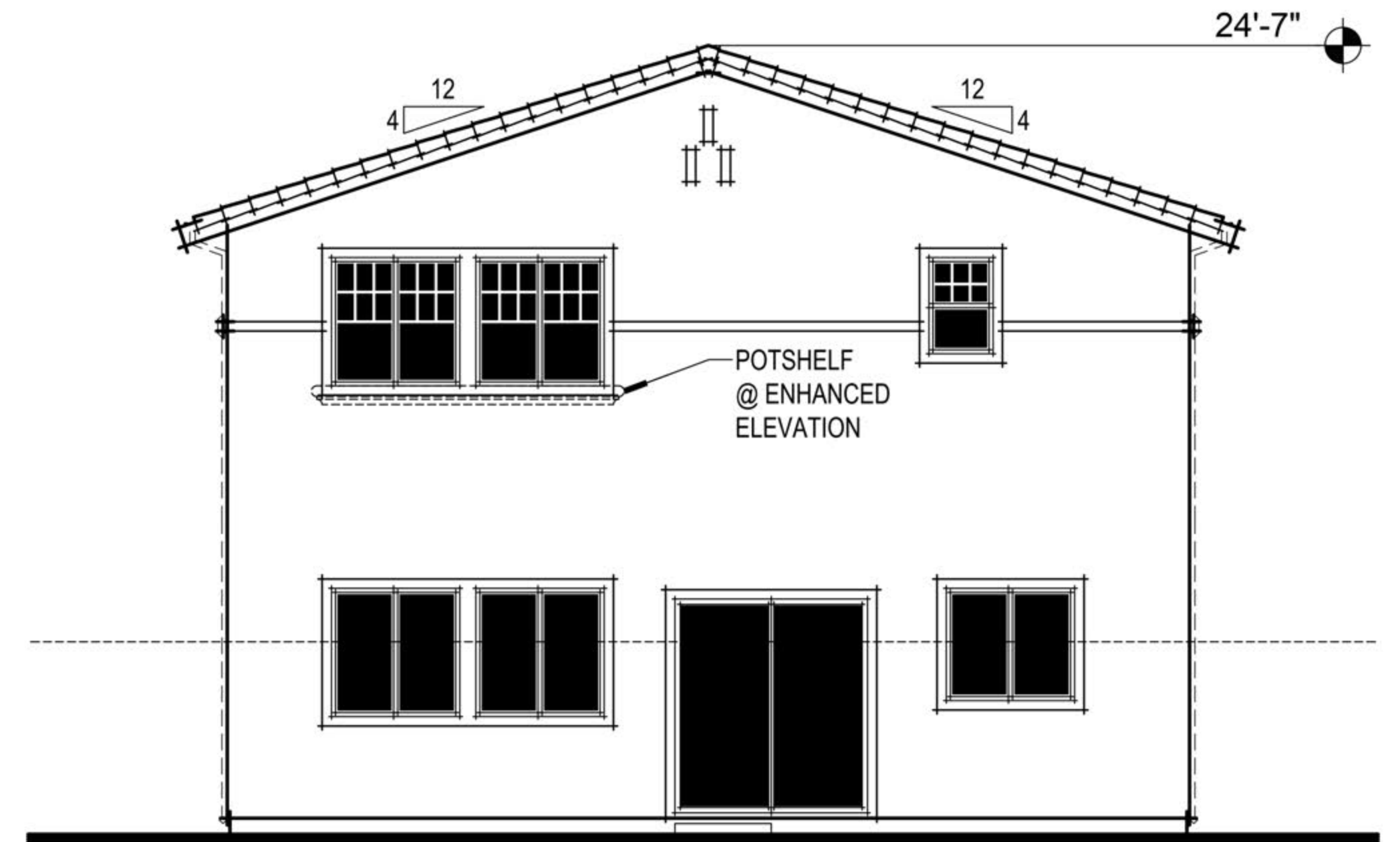
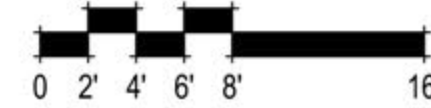


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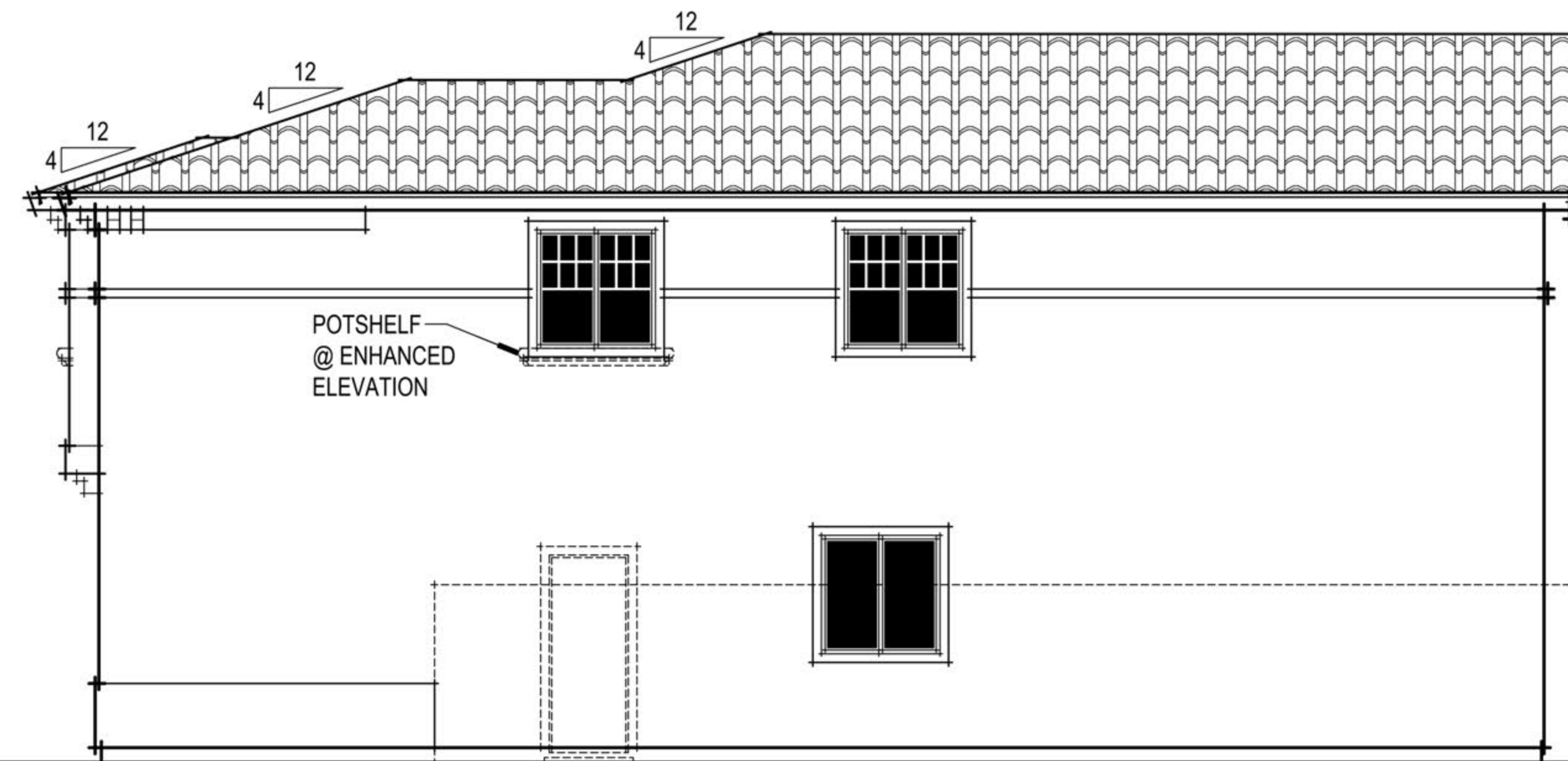
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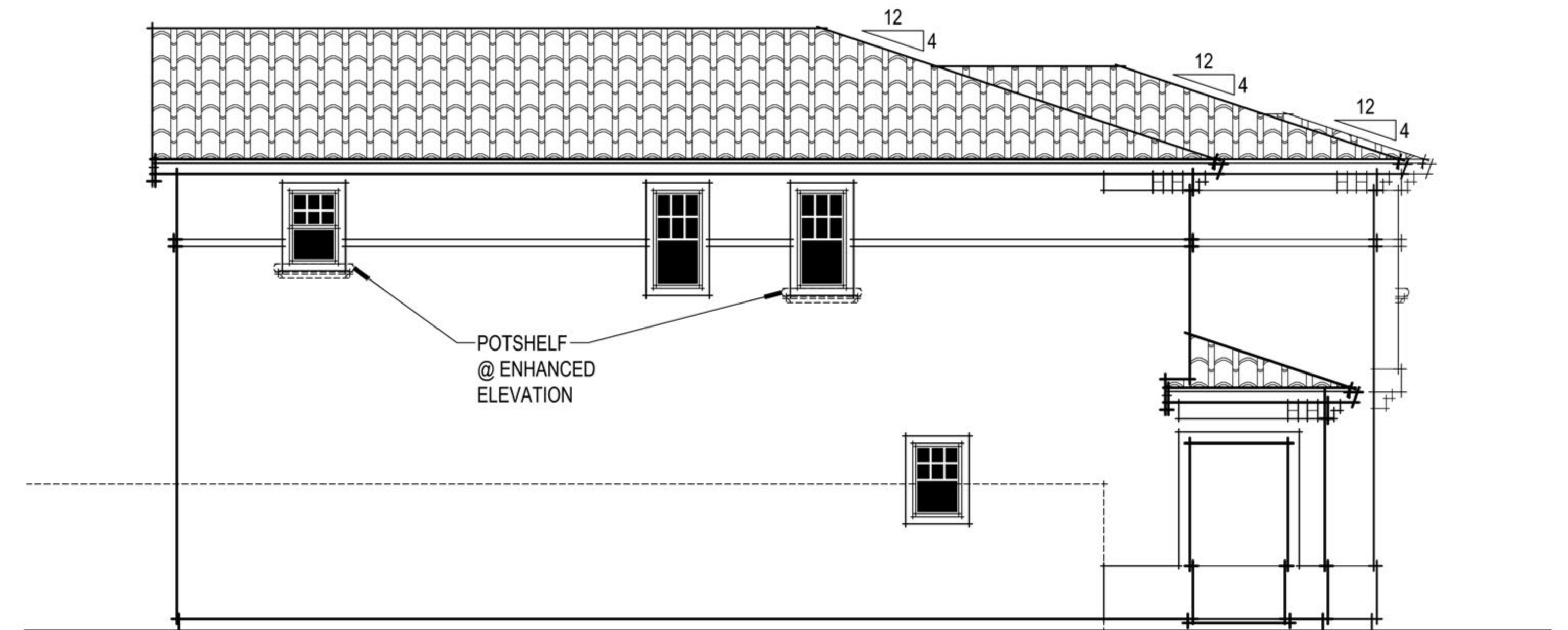
ITALIANATE ROOF PLAN



ITALIANATE REAR ELEVATION



ITALIANATE RIGHT ELEVATION



ITALIANATE LEFT ELEVATION



Manchester II (Westpark Village 15B)
Roseville, CA
May 17, 2018

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PLAN 2328 ITALIANATE ELEVATION "I"
A015

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SCHEME 1 - FARMHOUSE

Roofing
EAGLE
Bel Air
4679
Light Gray Range

Body 1 & Garage Door
SW0055 Light French Gray

Accent & Entry Door
SW0032 Needlepoint Navy

Body 2
SW2839 Roycroft Copper Red

Trim
SW7757 High Reflective White

SCHEME 2 - FARMHOUSE

Roofing
EAGLE
Bel Air
4679
Light Gray Range

Body 1 & Garage Door
SW9165 Gossamer Veil

Accent & Entry Door
SW7076 Cyberspace

Body 2
SW7074 Software

Trim
SW7008 Alabaster

SCHEME 3 - FARMHOUSE

Roofing
EAGLE
Bel Air
4690
Pweter Bronze Blend

Body 1 & Garage Door
SW7671 On The Rocks

Accent & Entry Door
SW7645 Thunder Gray

Body 2
SW2826 Colonial Revival Green Stone

Trim
SW7004 Snowbound

Note: All colors and textures are representative samples only, pending verification of actual material suppliers and manufacturers for this particular project.

Manchester II (Westpark Village 15B)
Roseville, CA
May 17, 2018

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FARMHOUSE COLOR SCHEMES
A016

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SCHEME 4 - CRAFTSMAN

Roofing

EAGLE
Bel Air
4883
Hillsborough Blend



Body 1 & Garage Door

SW7051 Analytical Gray



Accent & Entry Door

SW7027 Well-Bred Brown



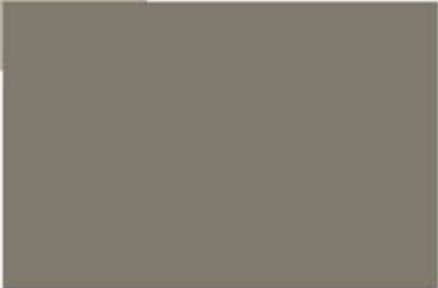
Body 2

SW7744 Zeus



Trim

SW7046 Anonymous



Stone Accent

Cultured Stone By BORAL
Umber Creek Country Ledgestone



SCHEME 5 - CRAFTSMAN

Roofing

EAGLE
Bel Air
4671
Village Blend



Body 1 & Garage Door

SW7044 Amazing Gray



Accent & Entry Door

SW0045 Antiquarian Brown



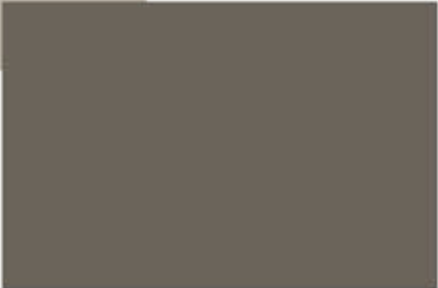
Body 2

SW7522 Meadowlark



Trim

SW7047 Porpoise



Stone Accent

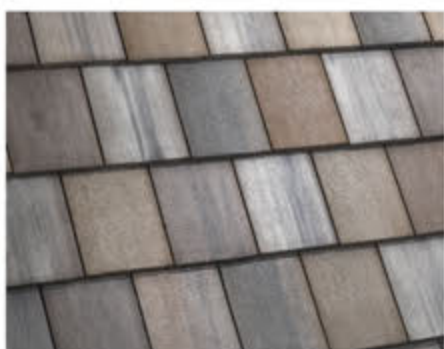
Cultured Stone By BORAL
Chardonnay Country Ledgestone



SCHEME 6 - CRAFTSMAN

Roofing

EAGLE
Bel Air
4883
Hillsborough Blend



Body 1 & Garage Door

SW7024 Functional Gray



Accent & Entry Door

SW6146 Umber



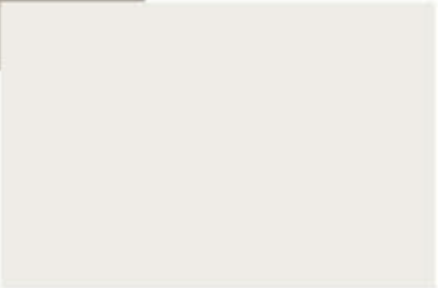
Body 2

SW7025 Backdrop



Trim

SW7005 Pure White



Stone Accent

Cultured Stone By BORAL
Skyline Country Ledgestone



Note: All colors and textures are representative samples only, pending verification of actual material suppliers and manufacturers for this particular project.

Manchester II (Westpark Village 15B)
Roseville, CA
May 17, 2018

SCHEME 7 - ITALIANATE

Roofing
EAGLE
Malibu
2773
Walnut Creek Bend

Body 1 & Garage Door
SW7521 Dormer Brown

Accent & Entry Door
SW2843 Roycroft Brass

Trim
SW9091 Half-Caff

SCHEME 8 - ITALIANATE

Roofing
EAGLE
Malibu
2605
San Benito Blend

Body 1 & Garage Door
SW7567 Natural Tan

Accent & Entry Door
SW7523 Burnished Brandy

Trim
SW7033 Brainstorm Bronze

SCHEME 9 - ITALIANATE

Roofing
EAGLE
Malibu
2773
Walnut Creek Bend

Body 1 & Garage Door
SW7538 Tamarind

Accent & Entry Door
SW7505 Manor House

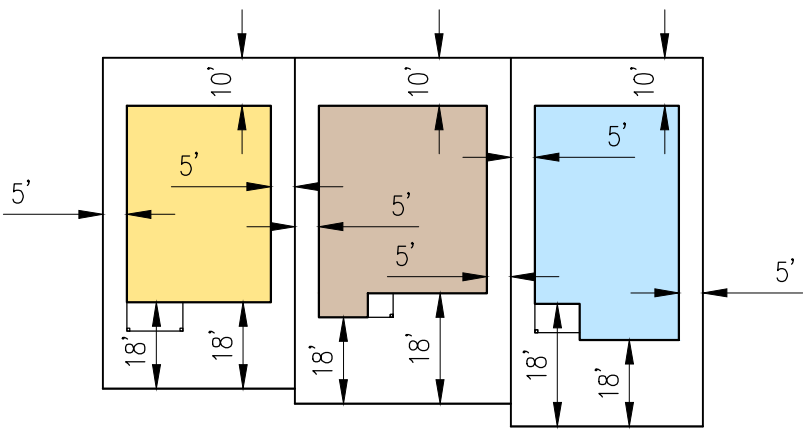
Trim
SW7526 Maison Blanche

Note: All colors and textures are representative samples only, pending verification of actual material suppliers and manufacturers for this particular project.



MINIMUM SETBACK SUMMARY					
SPECIFIC PLAN LAND USE CATEGORY	FRONT SETBACK MINIMUM FROM HOUSE/GARAGE	FRONT SETBACK FROM PORCH	SIDE SETBACK INTERIOR/STREET	REAR YARD SETBACK	MINIMUM LOT WIDTH INTERIOR/CORNER
LDR-5	15'/18'	12.5'	5'/12.5'	10'	45'/55'

*NOTE:
15' MINIMUM SETBACK FROM WEST ROSEVILLE SPECIFIC PLAN.
DUE TO GAS LOCATION IN DRY UTILITY TRENCH, MINIMUM FRONT YARD SETBACK TO FOUNDATION SHALL BE 18'.



PLAN 1 PLAN 2 PLAN 3
MINIMUM LOT SETBACKS

SCALE 1" = 40'

PRODUCT MIX		
PRODUCT	# PLOTTED	% OF TOTAL
PLAN 1974	18	29%
PLAN 2318	23	37%
PLAN 2328	21	34%
TOTAL	62	100%

LEGEND:

- SUBDIVISION BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PUBLIC UTILITY EASEMENT

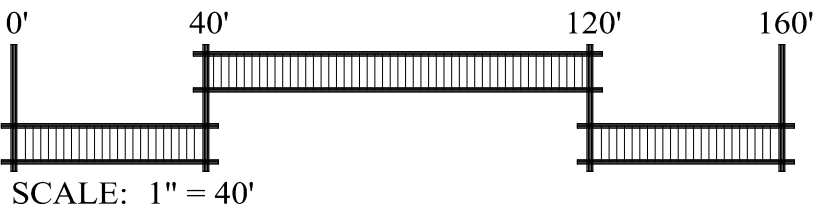
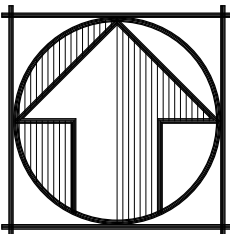


Manchester II (Westpark Village 15B)
Roseville, CA
APRIL 19, 2018

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America's Builder

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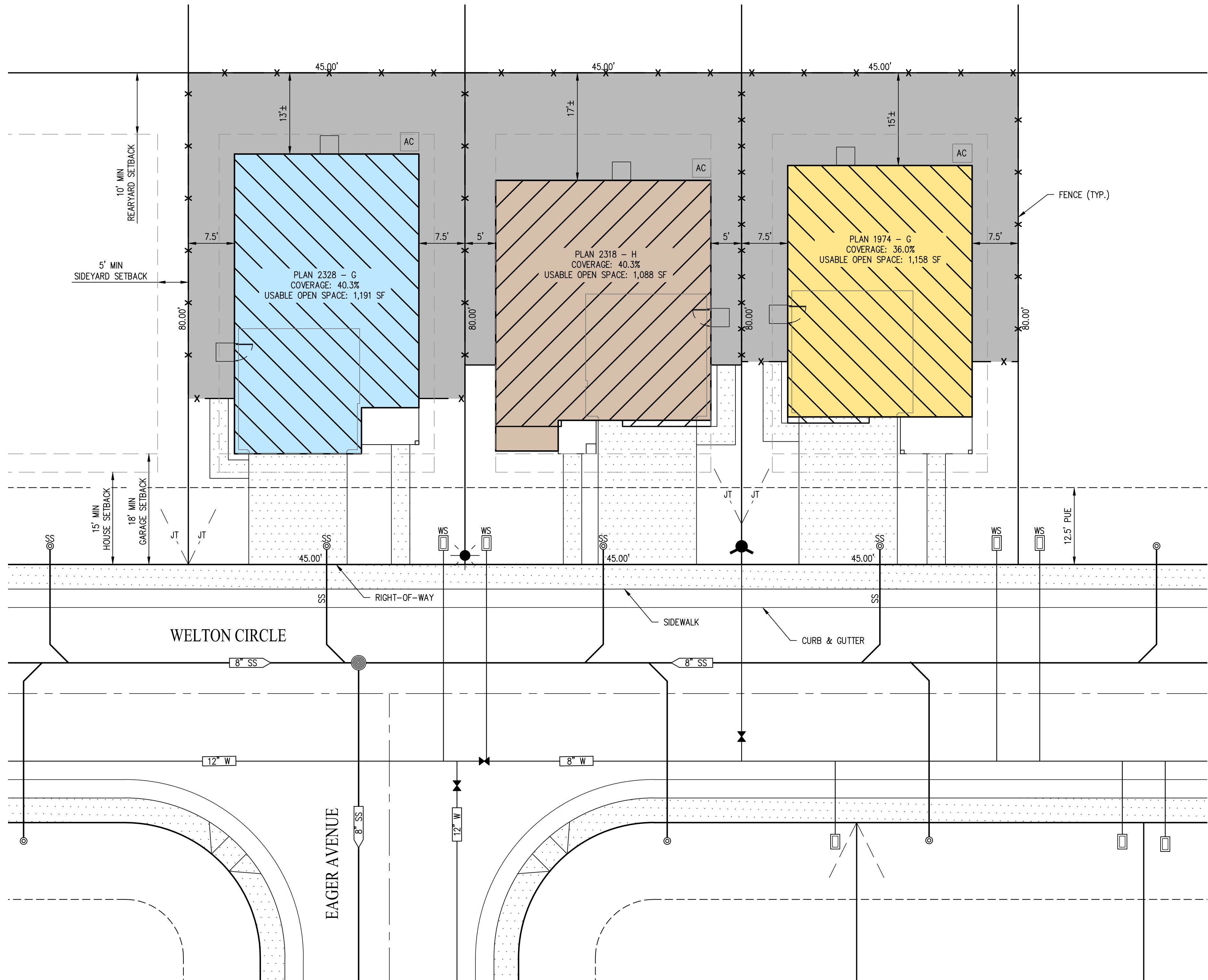
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SACRAMENTO, CALIFORNIA

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City of Roseville Approval

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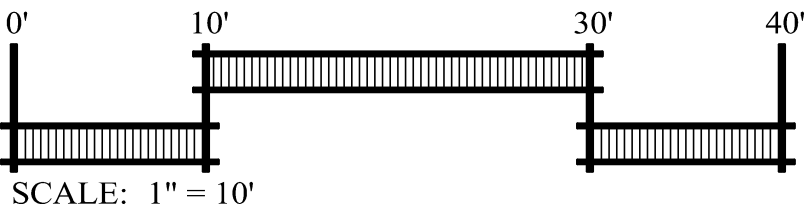
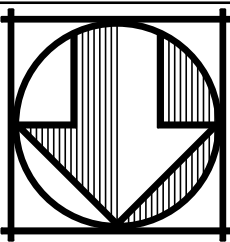
PROPOSED	DESCRIPTION
	RIGHT-OF-WAY
	SIDEWALK
	LIP OF GUTTER
	PUBLIC UTILITY EASEMENT (PUE)
	LOT LINE
	STREET CENTERLINE
	FENCE
	MINIMUM SETBACK LIMITS
	JOINT TRENCH (JT)
	TYPICAL AC UNIT LOCATION
	STREET LIGHT
	SANITARY SEWER
	WATER
	SANITARY SEWER MANHOLE
	WATER VALVE
	SEWER SERVICE CLEANOUT (SS)
	WATER SERVICE METER BOX (WS)
	FIRE HYDRANT
	SECOND STORY
	USABLE OPEN SPACE

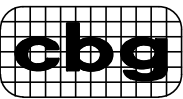
NOTE:
15' MINIMUM SETBACK FROM WEST ROSEVILLE SPECIFIC PLAN.
DUE TO GAS LOCATION IN DRY UTILITY TRENCH, MINIMUM FRONT YARD SETBACK TO FOUNDATION SHALL BE 18'.

Manchester II (Westpark Village 15B)
Roseville, CA
APRIL 9, 2018

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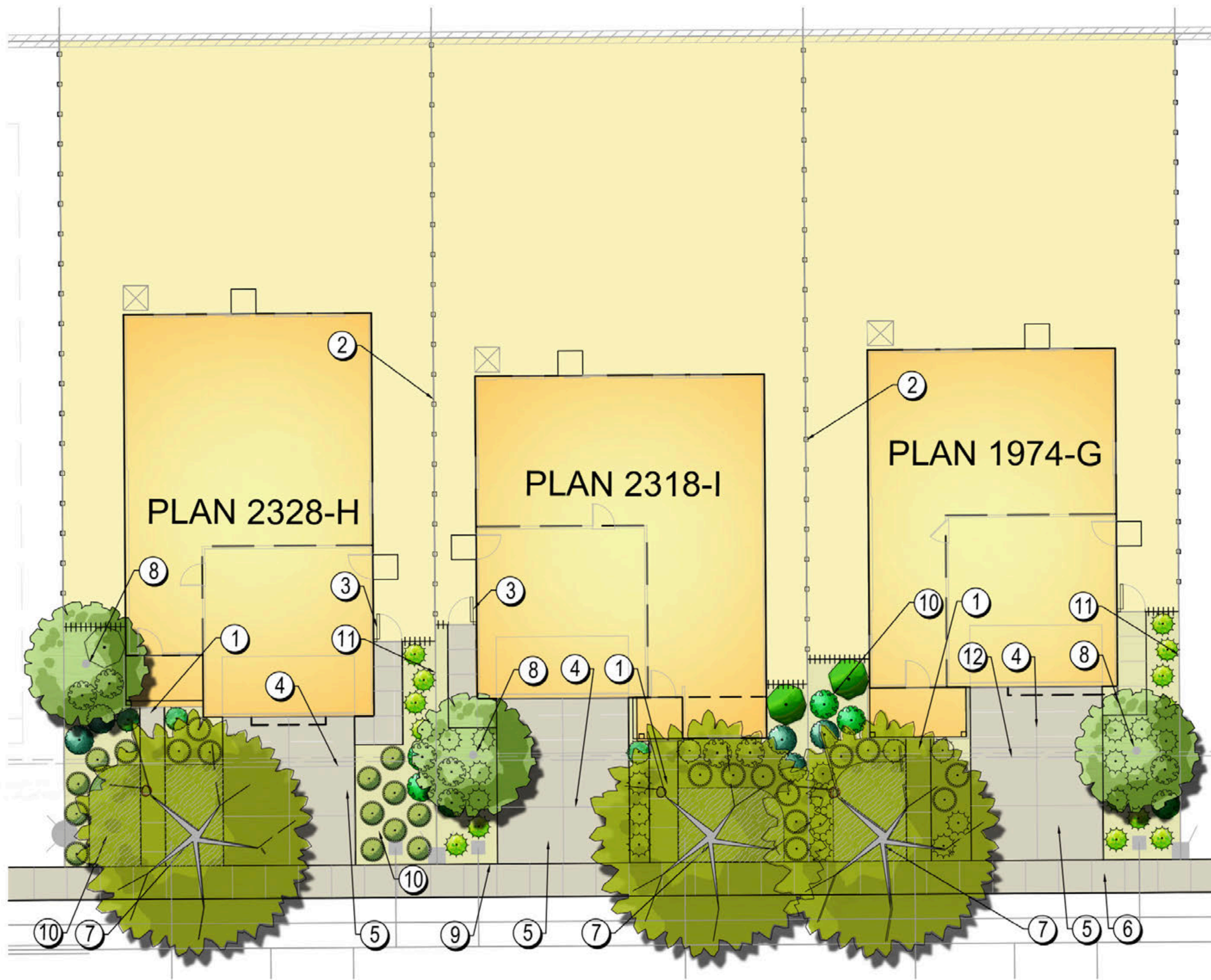
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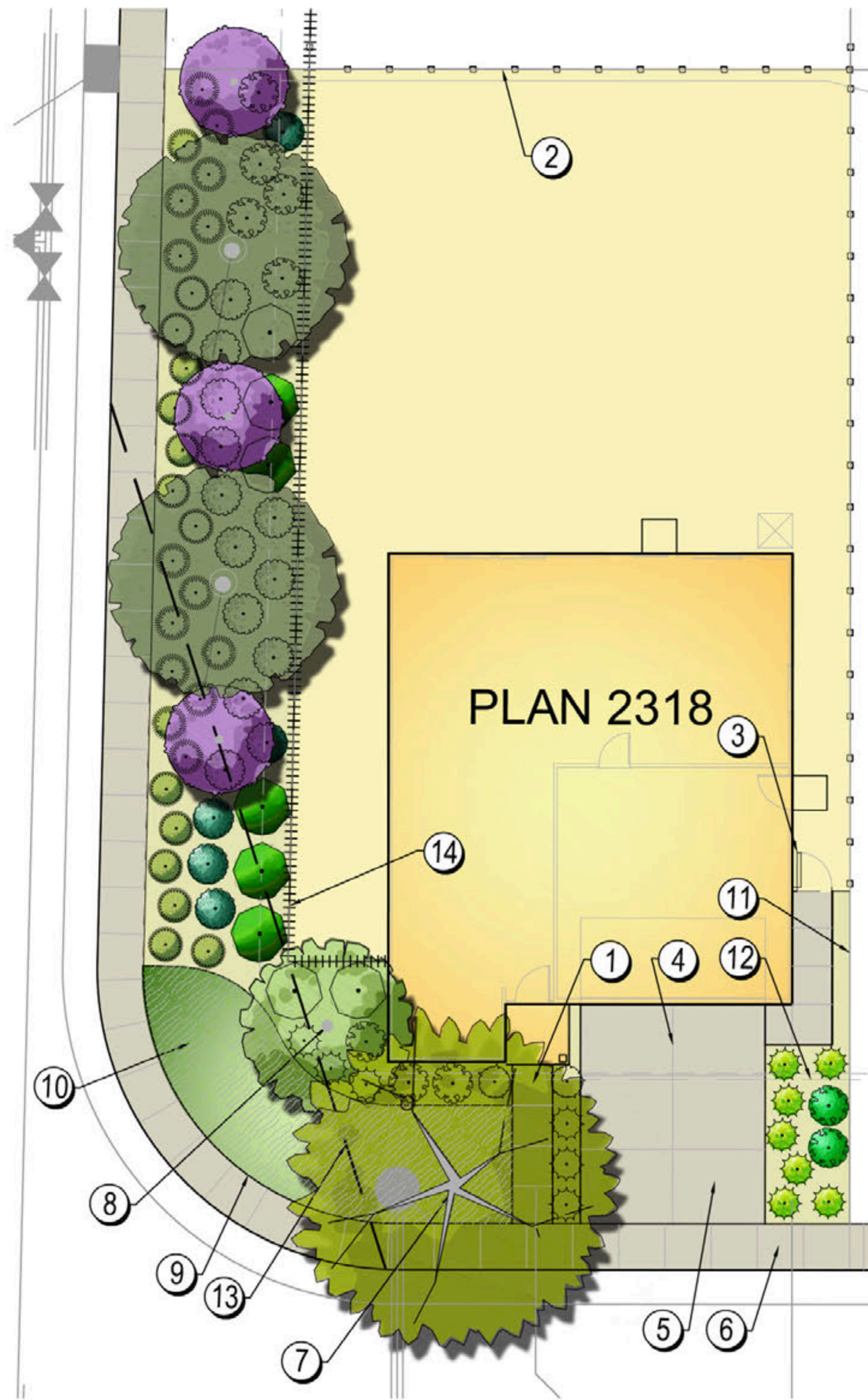
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STREET SCENE
C2

City of Roseville Approval



TYPICAL INLINE STREET SCENE



TYPICAL CORNER LOT

CONCEPTUAL CALLOUT LEGEND

- 3'-6" WIDE CONCRETE WALK.
- 6' WOOD GOOD NEIGHBOR FENCE.
- 6' WOOD GATE.
- SCORE PATTERN AT CONCRETE DRIVEWAY.
- CONCRETE DRIVEWAY LAYOUT & SECTION PER CIVIL IMPROVEMENT PLANS.
- CONCRETE SIDEWALK, ROLLED CURB AND GUTTER PER CIVIL IMPROVEMENT PLANS.
- FRONT YARD STREET TREE PLANTING.
- FRONT YARD ACCENT TREE PLANTING.
- RIGHT-OF-WAY (AT BACK OF SIDEWALK).
- FRONT YARD SHRUB & GROUNDCOVER PLANTING.
- PROPERTY LINE.
- PUBLIC UTILITY EASEMENT.
- CLEAR VISION TRIANGLE PER CITY OF ROSEVILLE MUNICIPAL CODE 19.10.030B.
- 6' WOOD STANDARD FENCE AT SIDEYARD

CONCEPTUAL IRRIGATION STATEMENT

THE IRRIGATION DESIGN FOR THE PROJECT SITE SHALL COMPLY WITH THE CITY OF ROSEVILLE WATER EFFICIENT LANDSCAPING TITLE 14-CHAPTER 14.18 OF THE ROSEVILLE MUNICIPAL CODE ADOPTED MARCH 16,2016, THE CALIFORNIA STATE 2015 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEO) AND THE WEST ROSEVILLE SPECIFIC PLAN DESIGN GUIDELINES.

EACH INDIVIDUAL LOT IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET (EVAPOTRANSPIRATION) SMART IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.

THE IRRIGATION SYSTEMS SHALL BE PROVIDED WITH A DEDICATED LANDSCAPE SUB-WATER METER AND FLOW SENSOR.

THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES AND POINT SOURCE DRIP IRRIGATION FOR SHRUBS & GROUNDCOVERS.

PLANTS WILL BE GROUPED INTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPIRATION RATES.

ALL MWEO DOCUMENTATION INCLUDING IRRIGATION PLANS, WATER USE CALCULATIONS AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE IMPROVEMENT PLANS FOR REVIEW AND APPROVAL.

CONCEPTUAL PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	STREET / ELEVATION DESIGNATION	MATURE SIZE (H x W)	WATER USE (WUCOLS IV)
FRONT YARD STREET TREES						
	PLATANUS ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANE TREE	15 GAL	FRONT YARD AT LOCAL ST.	60' X 30'	L
	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT FLOWERING PEAR	15 GAL	SIDE YARD AT LOCAL ST.	35' X 20'	M
	QUERCUS ILEX	HOLLY OAK	15 GAL	CUL DE SAC & BULB OUT	45' X 35'	L
FRONT YARD ACCENT TREES						
	ARBUTUS MARINA	ARBUTUS	15 GAL	ITALIANATE ELEVATION 'H'	20' X 20'	L
	LAGERSTROEMIA I. FAURIEI 'TONTON'	CRAPE MYRTLE	15 GAL	FARMHOUSE ELEVATION 'G'	8' X 8'	L
	CRATAEGUS LAEVIGATA	ENGLISH HAWTHORN	15 GAL	CRAFTSMAN ELEVATION 'T'	15' X 15'	M
SIDE YARD ACCENT TREE						
	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	SIDE YARD ACCENT TREE	20' X 15'	L
FRONT YARD SHRUBS, GRASSES & PERENNIALS						
FARMHOUSE ELEVATION 'G'						
	CONVOLVULUS CNEORUM	BUSH MORNING GLORY	5 GAL	FOUNDATION PLANT	3X4	L
	MYRSINE AFRICANA	AFRICAN BOXWOOD	5 GAL	FOUNDATION PLANT	6X4	L
	ERIGERON KARVINKIANUS	SANTA BARBARA DAISY	1 GAL	FOUNDATION PLANT	1X4	L
	BERGENIA CRASSIFOLIA	WINTER BLOOMING BERGENIA	1 GAL	FOUNDATION PLANT	2X2	L
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	ACCENT PLANT	5X4	L
	NANDINA DOMESTICA 'NANA'	HEAVENLY BAMBOO	1 GAL	ACCENT PLANT	2X3	L
	DIETES BICOLOR	FORTNIGHT LILY	1 GAL	FOUNDATION PLANT	3X3	L
	CISTUS x HYBRIDUS	WHITE ROCKROSE	5 GAL	SPECIMEN PLANT	4X4	L
	COPROSMA REPENS 'MARBLE QUEEN'	MARBLE QUEEN MIRROR PLANT	5 GAL	FOUNDATION PLANT	4X5	L
	WESTRINGIA FRUTICOSA	COASTAL ROSEMARY	5 GAL	FOUNDATION PLANT	6X6	L
	XYLOSMA CONGESTUM 'COMPACTA'	SHINY XYLOSMA	5 GAL	FOUNDATION PLANT	6X6	L
	PENSTEMON H. 'MARGARITA BOP'	PENSTEMON	1 GAL	ACCENT PLANT	2X2	L
ITALIANATE ELEVATION 'I'						
	TEUCRIUM FRUTICANS 'COMPACTUM'	BUSH GERMANDER	5 GAL	ACCENT PLANT	4X4	L
	NANDINA D. 'SIENNA SUNRISE'	HEAVENLY BAMBOO	5 GAL	FOUNDATION PLANT	4X2	L
	ACHILLEA M. 'PAPRIKA'	PAPRIKA COMMON YARROW	1 GAL	ACCENT PLANT	2X2	L
	ERIGERON KARVINKIANUS	SANTA BARBARA DAISY	1 GAL	FOUNDATION PLANT	1X4	L
	JUNIPERUS COMMUNIS 'ARNOLD'	ARNOLD COMMON JUNIPER	5 GAL	SPECIMEN PLANT	8X3	L
	SALVIA G. 'LIPSTICK'	AUTUMN SAGE	1 GAL	ACCENT PLANT	3X3	L
	DIETES BICOLOR	FORTNIGHT LILY	1 GAL	FOUNDATION PLANT	3X3	L
	BERBERIS A. 'COMPACTA'	COMPACT OREGON GRAPE	5 GAL	FOUNDATION PLANT	2X4	L
	MYRTUS COMMUNIS	MYTLE	5 GAL	FOUNDATION PLANT	5X5	L
	FESTUCA MAIREI	ATLAS FESCUE	1 GAL	ACCENT PLANT	3X3	L
CRAFTSMAN ELEVATION 'H'						
	CISTUS x PURPUREAS	ORCHID ROCKROSE	5 GAL	SPECIMEN PLANT	4X4	L
	MIMULUS AURANTIACUZ	STICKY MONKEY FLOWER	5 GAL	ACCENT PLANT	3X3	L
	NEPETA 'SIX HILLS GIANT'	CATMINT	1 GAL	ACCENT PLANT	3X4	L
	EUCHYMIUS JAPONICUS 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	5 GAL	FOUNDATION PLANT	6X2	L
	ANIGOSANTHOS 'ORANGE'	ORANGE KANGAROO PAW	1 GAL	ACCENT PLANT	4X3	L
	KNIPHOFIA UVARIA	RED HOT POKER	1 GAL	SPECIMEN PLANT	3X2	L
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL	FOUNDATION PLANT	3X3	L
	DIETES BICOLOR	FORTNIGHT LILY	5 GAL	FOUNDATION PLANT	3X3	L
	NANDINA D. 'PLUM PASSION'	HEAVENLY BAMBOO	5 GAL	FOUNDATION PLANT	5X4	L
	HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	ACCENT PLANT	3X3	L
FRONT YARD GROUNDCOVERS						
	FARMHOUSE ELEVATION 'G'					
SUN	OSTEOSPERMUM FRUTICOSUM	TRAILING AFRICAN DAISY	1 GAL	GROUNDCOVER	60" O.C.	LOW
SHADE	COTONEASTER D. 'LOWFAST'	BEARBERRY COTONEASTER	1 GAL	GROUNDCOVER	60" O.C.	LOW
ITALIANATE ELEVATION 'H'						
SUN	ACACIA REDOLENS 'LOW BOY'	LOW BOY ACACIA	1 GAL	GROUNDCOVER	60" O.C.	LOW
SHADE	DYMONDIA MARGARETAE	DYMONDIA	1 GAL	GROUNDCOVER	60" O.C.	LOW
FARMHOUSE ELEVATION 'I'						
SUN	MYOPORUM PARVIFOLIUM	MYOPORUM	1 GAL	GROUNDCOVER	60" O.C.	LOW
SHADE	COTONEASTER D. 'LOWFAST'	BEARBERRY COTONEASTER	1 GAL	GROUNDCOVER	60" O.C.	LOW

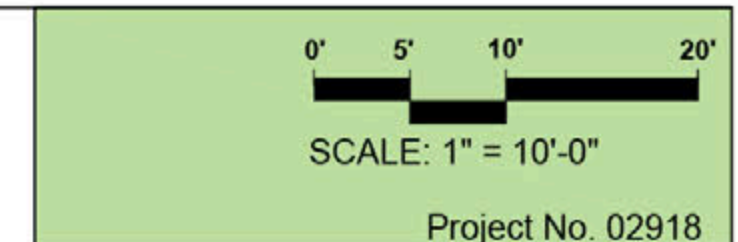
Manchester II (Westpark Village 15B)
Roseville, CA
April 3, 2018

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America's Builder

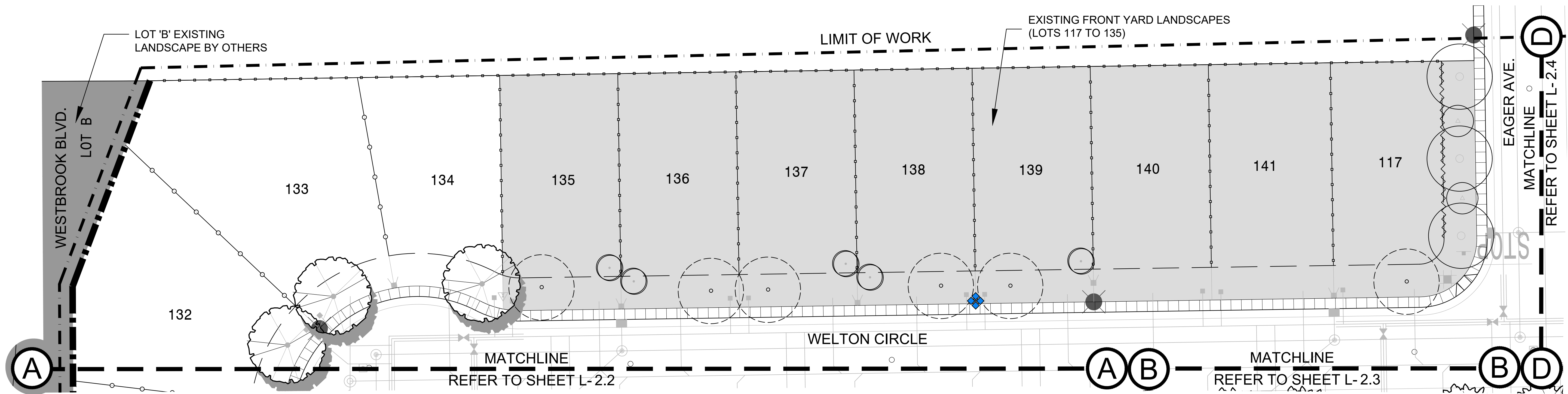
2260 DOUGLAS BLVD., SUITE 110, ROSEVILLE, CA 95661, 916.297.4461

TYPICAL LOT CONCEPTUAL LANDSCAPE PLAN ALTERNATIVE 1: NO TURF PLANTING L-1.1

vander Toolen Associates
2101 Stone Blvd.
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West Sacramento, CA 95691
tel: 707.224.2299
www.vandertoolen.com



City of Roseville Approval



CONCEPTUAL STREET TREE PALETTE						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	STREET DESIGNATION	MATURE SIZE (H x W)	WATER USE (WUCOLS IV)
STREET TREES						
	PLATANUS X. ACERIFOLIA 'BOODGOOD'	BLOODGOOD LONDON PLANE TREE	15 GAL	FRONT YARD AT LOCAL ST.	60' X 30'	LOW
	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT FLOWERING PEAR	15 GAL	SIDE YARD AT LOCAL ST.	35' X 20'	MOD
	QUERCUS ILEX	HOLLY OAK	15 GAL	CUL DE SAC & BULB OUT	45' X 35'	LOW
EXISTING TREES						
	PLATANUS X. ACERIFOLIA 'BOODGOOD'	LONDON PLANE TREE	N/A	FRONT YARD AT LOCAL ST.	60' X 30'	MOD
	PISTACIA CHINENSIS	CHINESE PISTACHE	N/A	FRONT YARD AT LOCAL ST.	50' X 35'	LOW
	PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	N/A	ACCENT TREE	18' X 12'	MOD
	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	N/A	SIDE YARD AT LOCAL ST.	50' X 45'	MOD
	SPECIES UNKNOWN	SPECIES UNKOWN	N/A	ACCENT TREE	N/A	N/A

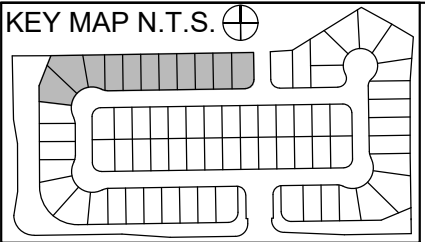
FENCE & WALL LEGEND	
	6' EXISTING DOG-EAR WOOD GOOD NEIGHBORHOOD FENCE
	6' DOG-EAR WOOD GOOD NEIGHBORHOOD FENCE
	6' EXISTING STANDARD WOOD FENCE
	6' STANDARD WOOD FENCE
	6' EXISTING MASONRY SOUND WALL

MAILBOX LEGEND	
	EXISTING TYPE III 16-UNIT ALUMINUM CLUSTER BOX UNIT (CBU 16, TYPE 111).
	EXISTING TYPE IV 13-UNIT ALUMINUM CLUSTER BOX UNIT (CBU 13, TYPE IV).

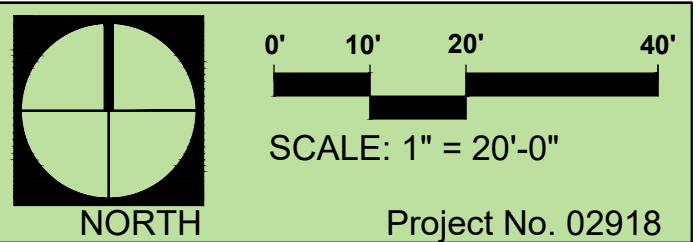
Manchester II (Westpark Village 15B)
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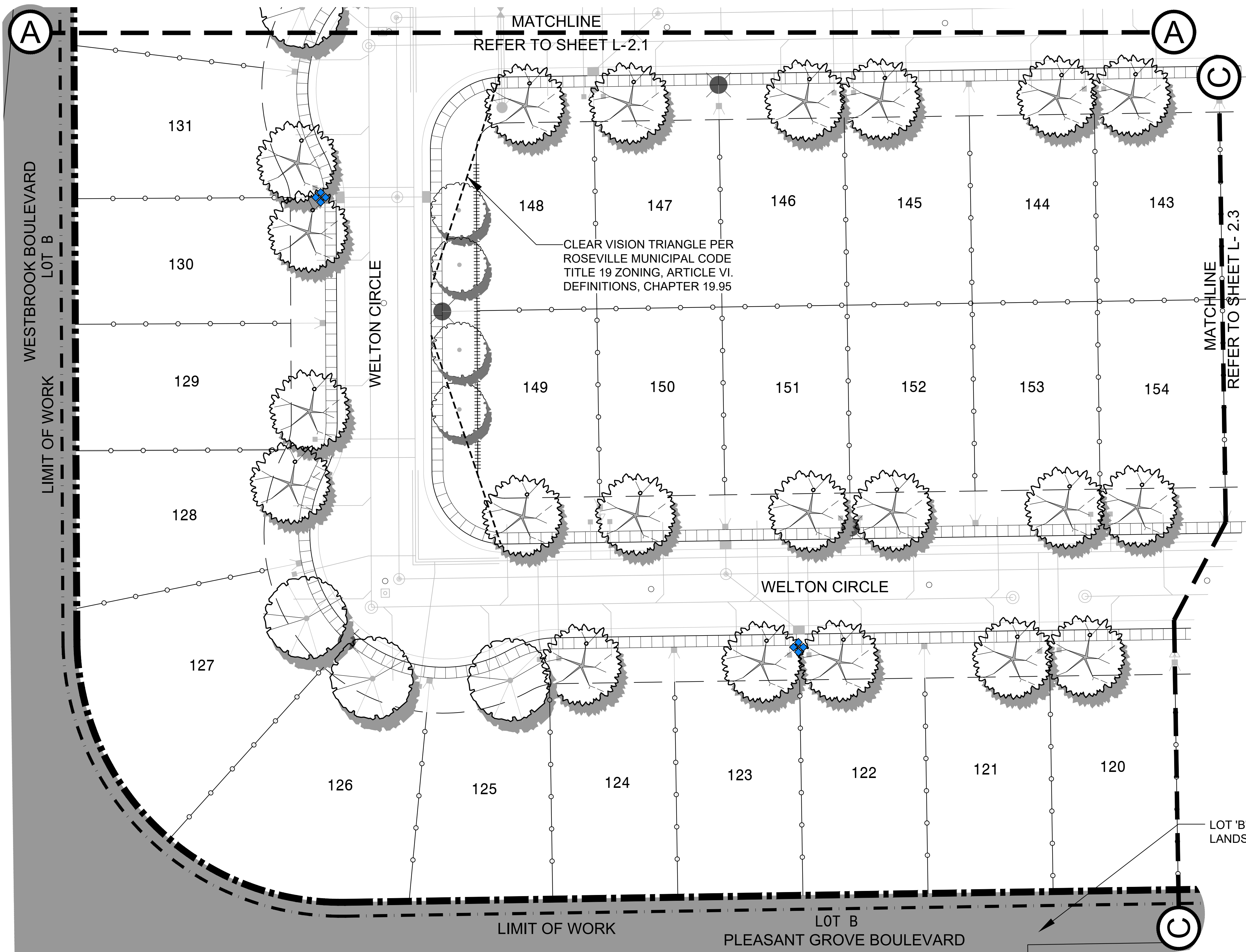
CONCEPTUAL TREE & FENCE PLAN
L-2.1



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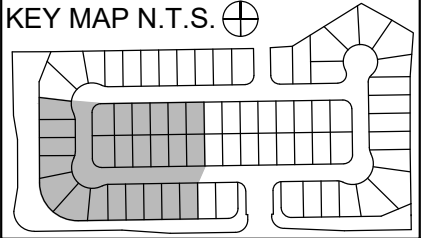
CONCEPTUAL STREET TREE PALETTE						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	STREET DESIGNATION	MATURE SIZE (H x W)	WATER USE (WUCOLS IV)
STREET TREES						
	PLATANUS X. ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANE TREE	15 GAL	FRONT YARD AT LOCAL ST.	60' X 30'	LOW
	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT FLOWERING PEAR	15 GAL	SIDE YARD AT LOCAL ST.	35' X 20'	MOD
	QUERCUS ILEX	HOLLY OAK	15 GAL	CUL DE SAC & BULB OUT	45' X 35'	LOW
EXISTING TREES						
	PLATANUS X. ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	N/A	FRONT YARD AT LOCAL ST.	60' X 30'	MOD
	PISTACIA CHINENSIS	CHINESE PISTACHE	N/A	FRONT YARD AT LOCAL ST.	50' X 35'	LOW
	PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	N/A	ACCENT TREE	18' X 12'	MOD
	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	N/A	SIDE YARD AT LOCAL ST.	50' X 45'	MOD
	SPECIES UNKNOWN	SPECIES UNKOWN	N/A	ACCENT TREE	N/A	N/A

FENCE & WALL LEGEND	
	6' EXISTING DOG-EAR WOOD GOOD NEIGHBORHOOD FENCE
	6' DOG-EAR WOOD GOOD NEIGHBORHOOD FENCE
	6' EXISTING STANDARD WOOD FENCE
	6' STANDARD WOOD FENCE
	6' EXISTING MASONRY SOUND WALL

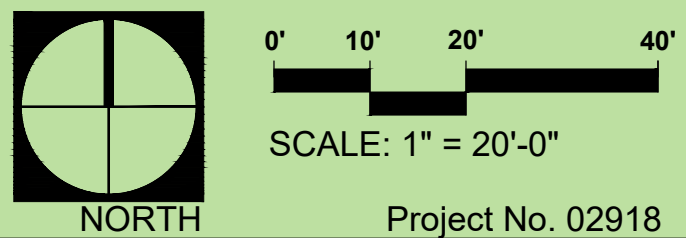
MAILBOX LEGEND	
	EXISTING TYPE III 16-UNIT ALUMINUM CLUSTER BOX UNIT (CBU 16, TYPE 111).
	EXISTING TYPE IV 13-UNIT ALUMINUM CLUSTER BOX UNIT (CBU 13, TYPE IV).

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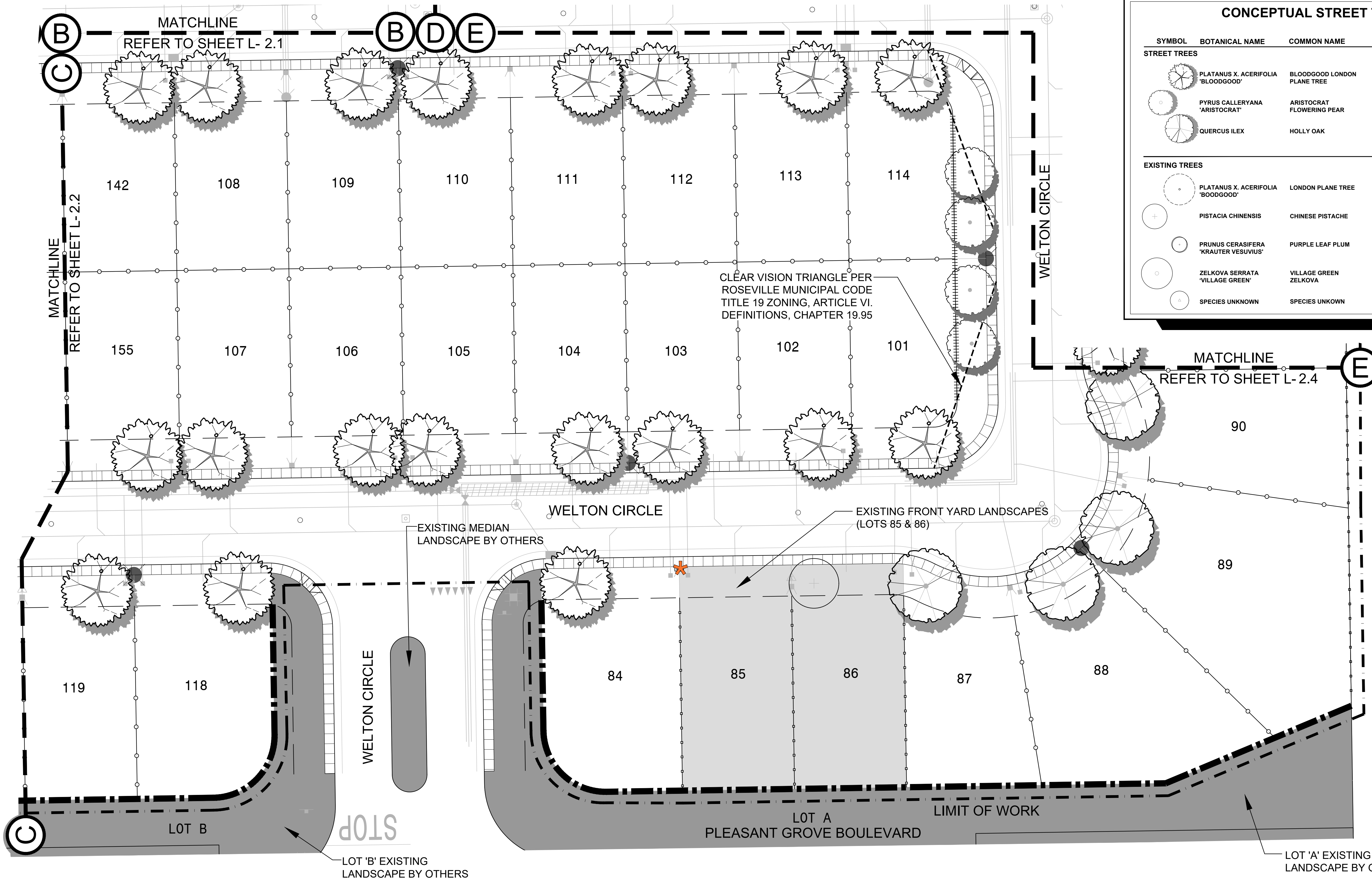


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CONCEPTUAL TREE & FENCE PLAN
L-2.2

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CONCEPTUAL STREET TREE PALETTE						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	STREET DESIGNATION	MATURE SIZE (H x W)	WATER USE (WUCOLS IV)
STREET TREES						
	PLATANUS X. ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANE TREE	15 GAL	FRONT YARD AT LOCAL ST.	60' X 30'	LOW
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	QUERCUS ILEX	HOLLY OAK	15 GAL	CUL DE SAC & BULB OUT	45' X 35'	LOW
EXISTING TREES						
	PLATANUS X. ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	N/A	FRONT YARD AT LOCAL ST.	60' X 30'	MOD
	PISTACIA CHINENSIS	CHINESE PISTACHE	N/A	FRONT YARD AT LOCAL ST.	50' X 35'	LOW
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	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	N/A	SIDE YARD AT LOCAL ST.	50' X 45'	MOD
	SPECIES UNKNOWN	SPECIES UNKNOWN	N/A	ACCENT TREE	N/A	N/A

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FENCE & WALL LEGEND	
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Manchester II (Westpark Village 15B)
Roseville, CA
April 3, 2018

CONCEPTUAL TREE & FENCE PLAN
L-2.3

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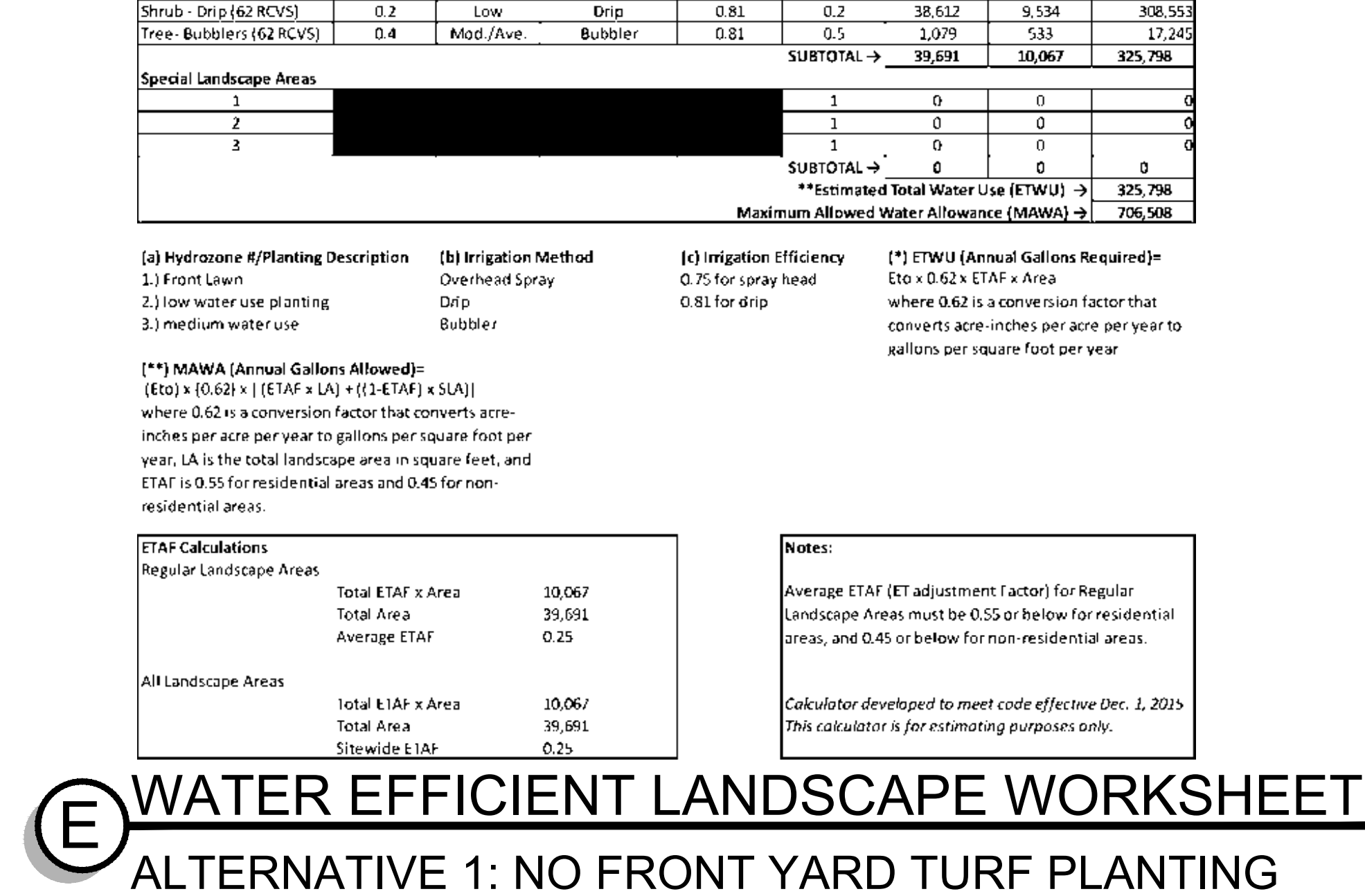
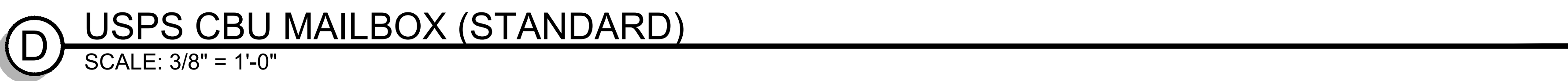
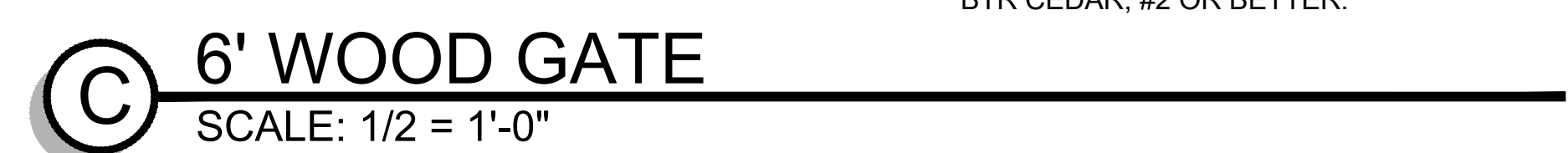
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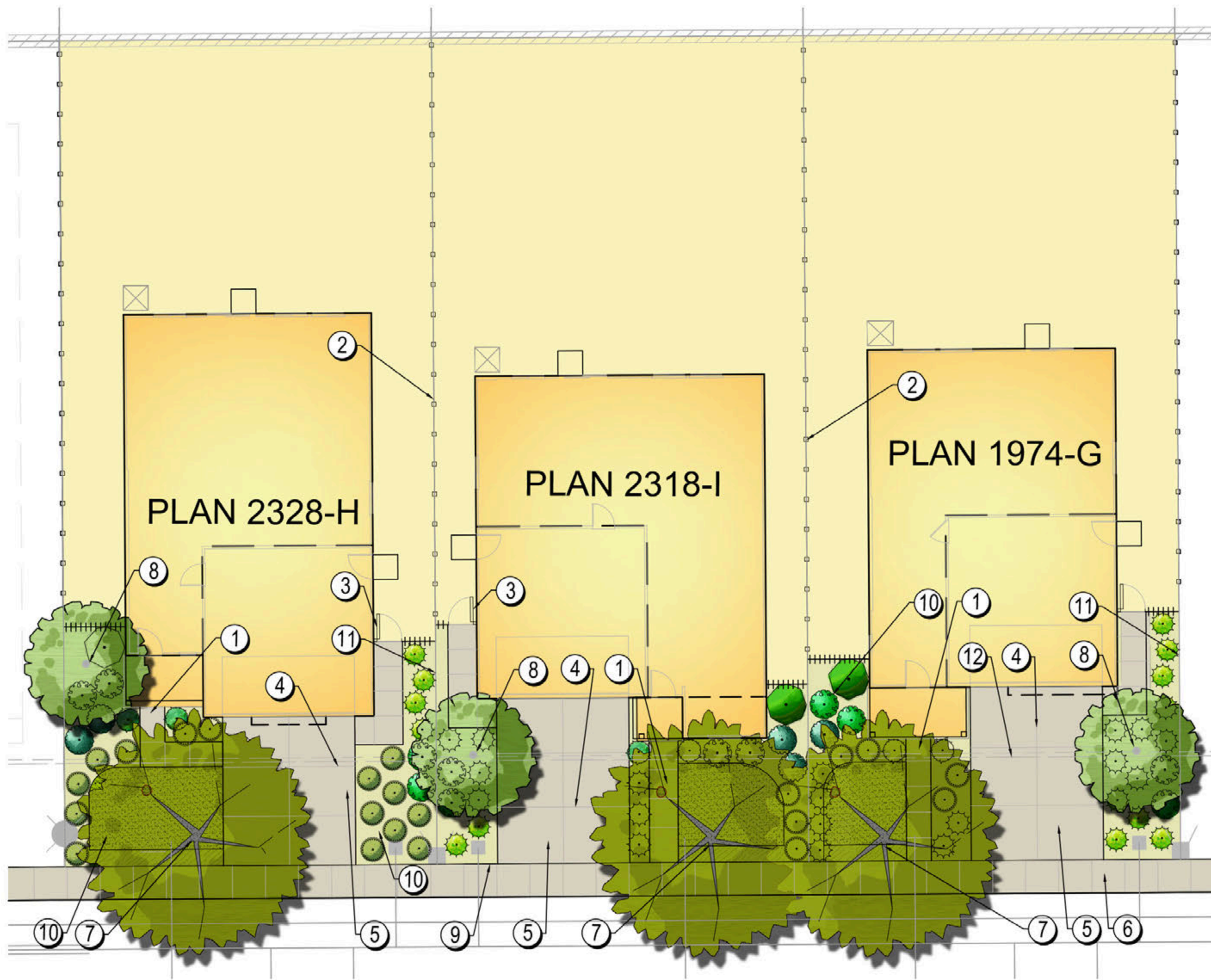
KEY MAP N.T.S.

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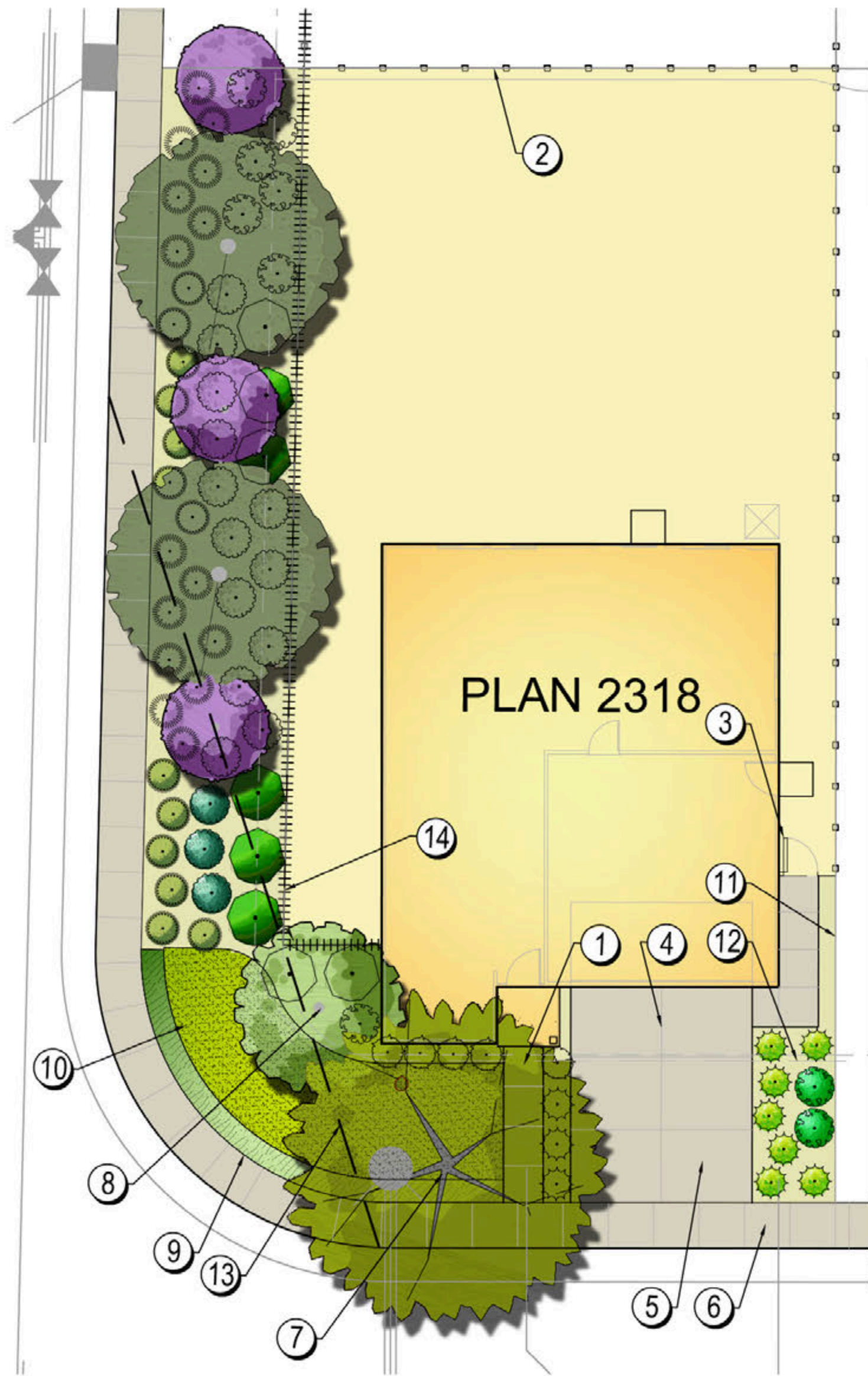
NORTH
0' 10' 20' 40'
SCALE: 1" = 20'-0"
Project No. 02918

City of Roseville Approval





TYPICAL INLINE STREET SCENE



TYPICAL CORNER LOT

CONCEPTUAL CALLOUT LEGEND

- 3'-6" WIDE CONCRETE WALK.
- 6' WOOD GOOD NEIGHBOR FENCE.
- 6' WOOD GATE.
- SCORE PATTERN AT CONCRETE DRIVEWAY.
- CONCRETE DRIVEWAY LAYOUT & SECTION PER CIVIL IMPROVEMENT PLANS.
- CONCRETE SIDEWALK, ROLLED CURB AND GUTTER PER CIVIL IMPROVEMENT PLANS.
- FRONT YARD STREET TREE PLANTING.
- FRONT YARD ACCENT TREE PLANTING.
- RIGHT-OF-WAY (AT BACK OF SIDEWALK).
- FRONT YARD SHRUB & GROUNDCOVER PLANTING.
- PROPERTY LINE.
- PUBLIC UTILITY EASEMENT.
- CLEAR VISION TRIANGLE PER CITY OF ROSEVILLE MUNICIPAL CODE 19.10.030B.
- 6' WOOD STANDARD FENCE AT SIDEYARD

CONCEPTUAL IRRIGATION STATEMENT

THE IRRIGATION DESIGN FOR THE PROJECT SITE SHALL COMPLY WITH THE CITY OF ROSEVILLE WATER EFFICIENT LANDSCAPING TITLE 14-CHAPTER 14.18 OF THE ROSEVILLE MUNICIPAL CODE ADOPTED MARCH 16,2016, THE CALIFORNIA STATE 2015 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) AND THE WEST ROSEVILLE SPECIFIC PLAN DESIGN GUIDELINES.

EACH INDIVIDUAL LOT IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET (EVAPOTRANSPIRATION) SMART IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.

THE IRRIGATION SYSTEMS SHALL BE PROVIDED WITH A DEDICATED LANDSCAPE SUB-WATER METER AND FLOW SENSOR.

THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, POINT SOURCE DRIP IRRIGATION FOR SHRUBS, GROUNDCOVERS, AND LOW VOLUME OVERHEAD SPRAY FOR TURF.

PLANTS WILL BE GROUPED INTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPIRATION RATES.

ALL MWELO DOCUMENTATION INCLUDING IRRIGATION PLANS, WATER USE CALCULATIONS AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE IMPROVEMENT PLANS FOR REVIEW AND APPROVAL.

CONCEPTUAL PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	STREET / ELEVATION DESIGNATION	MATURE SIZE (H x W)	WATER USE (WUCOLS IV)
FRONT YARD STREET TREES						
	PLATANUS ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANE TREE	15 GAL	FRONT YARD AT LOCAL ST.	60' X 30'	L
	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT FLOWERING PEAR	15 GAL	SIDE YARD AT LOCAL ST.	35' X 20'	M
	QUERCUS ILEX	HOLLY OAK	15 GAL	CUL DE SAC & BULB OUT	45' X 35'	L
FRONT YARD ACCENT TREES						
	ARBUSUTUS MARINA	ARBUSUTUS	15 GAL	ITALIANATE ELEVATION 'H'	20' X 20'	L
	LAGERSTROEMIA I. FAURIEI 'TONTON'	CRAPE MYRTLE	15 GAL	FARMHOUSE ELEVATION 'G'	8' X 8'	L
	CRATAEGUS LAEVIGATA	ENGLISH HAWTHORN	15 GAL	CRAFTSMAN ELEVATION 'I'	15' X 15'	M
SIDE YARD ACCENT TREE						
	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	SIDE YARD ACCENT TREE	20' X 15'	L
FRONT YARD SHRUBS, GRASSES & PERENNIALS						
FARMHOUSE ELEVATION 'G'						
	CONVOLVULUS CNEORUM	BUSH MORNING GLORY	5 GAL	FOUNDATION PLANT	3X4	L
	MYRSINE AFRICANA	AFRICAN BOXWOOD	5 GAL	FOUNDATION PLANT	6X4	L
	ERIGERON KARVINKIANUS	SANTA BARBARA DAISY	1 GAL	FOUNDATION PLANT	1X4	L
	BERGENIA CRASSIFOLIA	WINTER BLOOMING BERGENIA	1 GAL	FOUNDATION PLANT	2X2	L
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	ACCENT PLANT	5X4	L
	NANDINA DOMESTICA 'NANA'	HEAVENLY BAMBOO	1 GAL	ACCENT PLANT	2X3	L
	DIETES BICOLOR	FORTNIGHT LILY	1 GAL	FOUNDATION PLANT	3X3	L
	CISTUS x HYBRIDUS	WHITE ROCKROSE	5 GAL	SPECIMEN PLANT	4X4	L
	COPROSMA REPENS 'MARBLE QUEEN'	MARBLE QUEEN MIRROR PLAN	5 GAL	FOUNDATION PLANT	4X5	L
	WESTRINGIA FRUTICOSA	COASTAL ROSEMARY	5 GAL	FOUNDATION PLANT	6X6	L
	XYLOSMA CONGESTUM 'COMPACTA'	SHINY XYLOSMA	5 GAL	FOUNDATION PLANT	6X6	L
	PENSTEMON H. 'MARGARITA BO'	PENSTEMON	1 GAL	ACCENT PLANT	2X2	L
ITALIANATE ELEVATION 'I'						
	TEUCRIUM FRUTICANS 'COMPACTUM'	BUSH GERMANDER	5 GAL	ACCENT PLANT	4X4	L
	NANDINA D. 'SIEHNA SUNRISE'	HEAVENLY BAMBOO	5 GAL	FOUNDATION PLANT	4X2	L
	ACHILLEA M. 'PAPRIKA'	PAPRIKA COMMON YARROW	1 GAL	ACCENT PLANT	2X2	L
	ERIGERON KARVINKIANUS	SANTA BARBARA DAISY	1 GAL	FOUNDATION PLANT	1X4	L
	JUNIPERUS COMMUNIS 'ARNOLD'	ARNOLD COMMON JUNIPER	5 GAL	SPECIMEN PLANT	8X3	L
	SALVIA G. 'LIPSTICK'	AUTUMN SAGE	1 GAL	ACCENT PLANT	3X3	L
	DIETES BICOLOR	FORTNIGHT LILY	1 GAL	FOUNDATION PLANT	3X3	L
	BERBERIS A. 'COMPACTA'	COMPACT OREGON GRAPE	5 GAL	FOUNDATION PLANT	2X4	L
	MYRTUS COMMUNIS	MYTLE	5 GAL	FOUNDATION PLANT	5X5	L
	FESTUCA MAIREI	ATLAS FESCUE	1 GAL	ACCENT PLANT	3X3	L
CRAFTSMAN ELEVATION 'H'						
	CISTUS x PURPUREAS	ORCHID ROCKROSE	5 GAL	SPECIMEN PLANT	4X4	L
	MIMULUS AURANTIACUZ	STICKY MONKEY FLOWER	5 GAL	ACCENT PLANT	3X3	L
	NEPETA 'SIX HILLS GIANT'	CATMINT	1 GAL	ACCENT PLANT	3X4	L
	EUONYMUS JAPONICUS 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	5 GAL	FOUNDATION PLANT	6X2	L
	ANIGOZANTHOS 'ORANGE'	ORANGE KANGAROO PAW	1 GAL	ACCENT PLANT	4X3	L
	KNIPHOFIA UVARIA	RED HOT POKER	5 GAL	SPECIMEN PLANT	3X2	L
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL	FOUNDATION PLANT	3X3	L
	DIETES BICOLOR	FORTNIGHT LILY	5 GAL	FOUNDATION PLANT	3X3	L
	NANDINA D. 'PLUM PASSION'	HEAVENLY BAMBOO	5 GAL	FOUNDATION PLANT	5X4	L
	HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	ACCENT PLANT	3X3	L

	FRONT YARD TURF PLANTING		SOD	N/A	N/A	HIGH
	DWARF FESCUE BLUEGRASS BLEND 95/5 (TURF CANNOT EXCEED 42% OF THE TOTAL PLANTING AREA PER LOT)					
	FRONT YARD GROUNDCOVERS					
	FARMHOUSE ELEVATION 'G'					
SUN	OSTEOSPERMUM FRUTICOSUM	TRAILING AFRICAN DAISY	1 GAL	GROUNDCOVER	60" O.C.	LOW
SHADE	COTONEASTER D. 'LOWFAST'	BEARBERRY COTONEASTER	1 GAL	GROUNDCOVER	60" O.C.	LOW
	ITALIANATE ELEVATION 'H'					
SUN	ACACIA REDOLENS 'LOW BOY'	LOW BOY ACACIA	1 GAL	GROUNDCOVER	60" O.C.	LOW
SHADE	DYMONDIA MARGARETAE	DYMONDIA	1 GAL	GROUNDCOVER	60" O.C.	LOW
	CRAFTSMAN ELEVATION 'I'					
SUN	MYOPORUM PARVIFOLIUM	MYOPORUM	1 GAL	GROUNDCOVER	60" O.C.	LOW
SHADE	COTONEASTER D. 'LOWFAST'	BEARBERRY COTONEASTER	1 GAL	GROUNDCOVER	60" O.C.	LOW

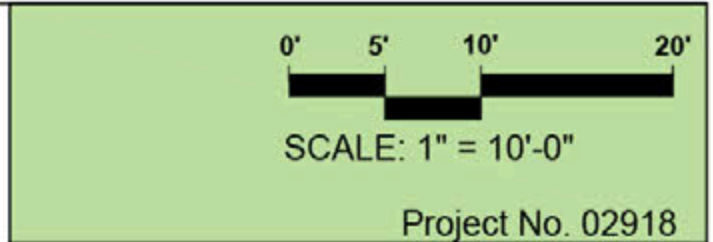
Manchester II (Westpark Village 15B)
Roseville, CA
April 3, 2018

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America's Builder

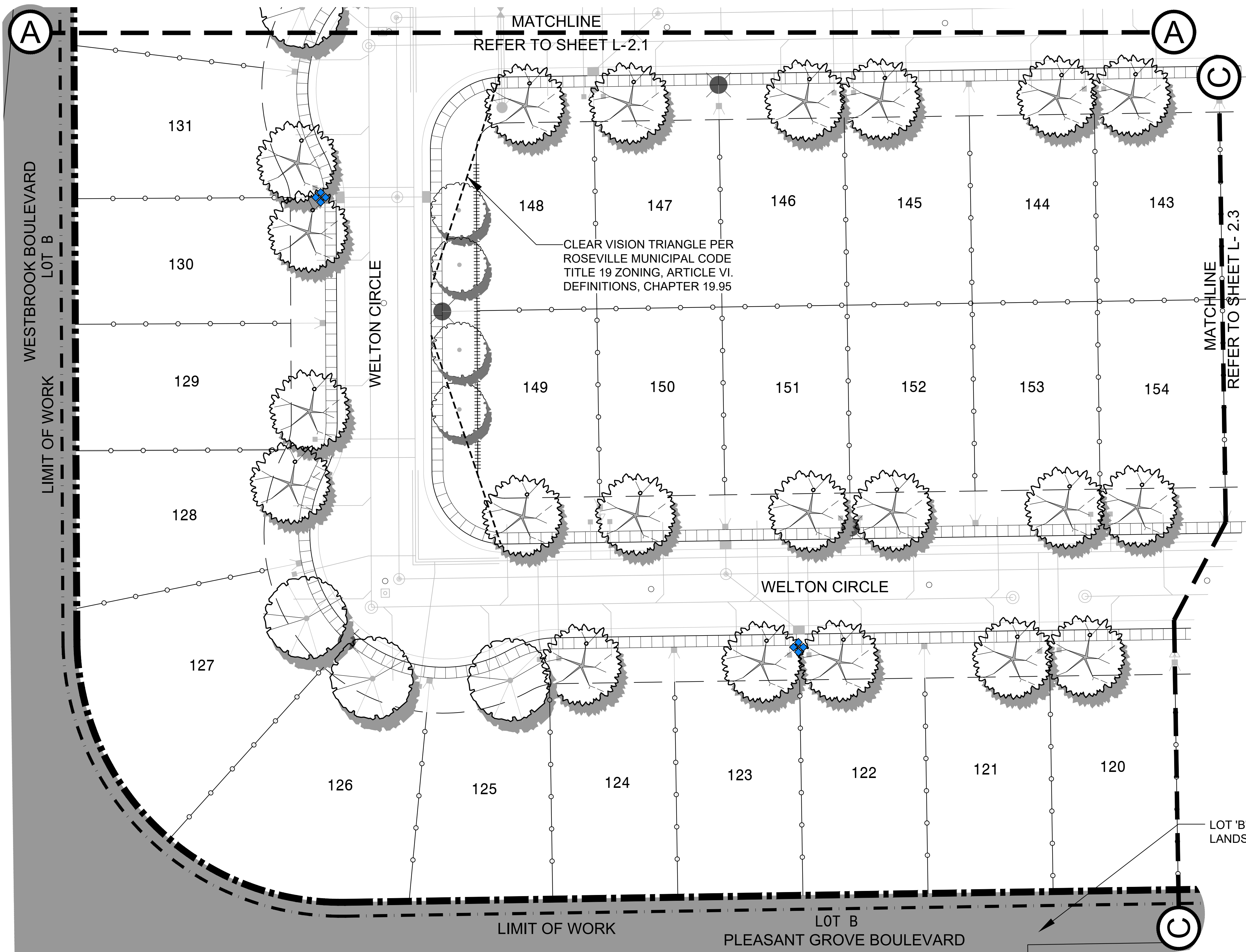
2260 DOUGLAS BLVD., SUITE 110, ROSEVILLE, CA 95661, 916.297.4461

TYPICAL LOT CONCEPTUAL LANDSCAPE PLAN ALTERNATIVE 2: TURF PLANTING L-1.1

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City of Roseville Approval



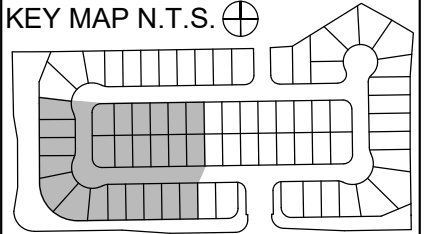
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SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	STREET DESIGNATION	MATURE SIZE (H x W)	WATER USE (WUCOLS IV)
STREET TREES						
	PLATANUS X. ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANE TREE	15 GAL	FRONT YARD AT LOCAL ST.	60' X 30'	LOW
	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT FLOWERING PEAR	15 GAL	SIDE YARD AT LOCAL ST.	35' X 20'	MOD
	QUERCUS ILEX	HOLLY OAK	15 GAL	CUL DE SAC & BULB OUT	45' X 35'	LOW
EXISTING TREES						
	PLATANUS X. ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	N/A	FRONT YARD AT LOCAL ST.	60' X 30'	MOD
	PISTACIA CHINENSIS	CHINESE PISTACHE	N/A	FRONT YARD AT LOCAL ST.	50' X 35'	LOW
	PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	N/A	ACCENT TREE	18' X 12'	MOD
	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	N/A	SIDE YARD AT LOCAL ST.	50' X 45'	MOD
	SPECIES UNKNOWN	SPECIES UNKOWN	N/A	ACCENT TREE	N/A	N/A

FENCE & WALL LEGEND	
	6' EXISTING DOG-EAR WOOD GOOD NEIGHBORHOOD FENCE
	6' DOG-EAR WOOD GOOD NEIGHBORHOOD FENCE
	6' EXISTING STANDARD WOOD FENCE
	6' STANDARD WOOD FENCE
	6' EXISTING MASONRY SOUND WALL

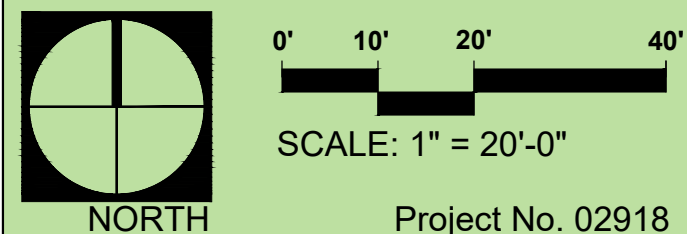
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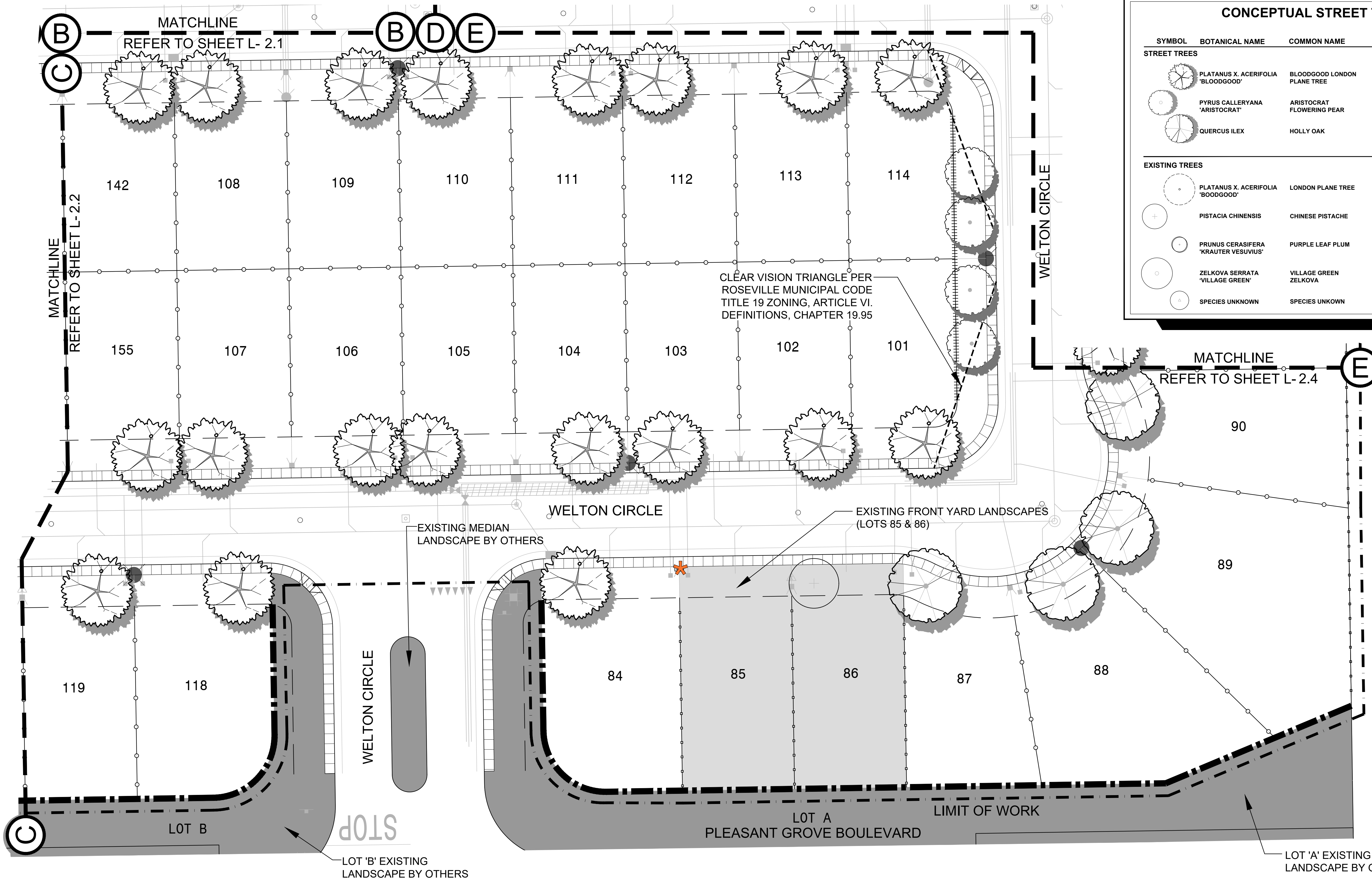


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CONCEPTUAL TREE & FENCE PLAN
L-2.2

City of Roseville Approval



CONCEPTUAL STREET TREE PALETTE						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	STREET DESIGNATION	MATURE SIZE (H x W)	WATER USE (WUCOLS IV)
STREET TREES						
	PLATANUS X. ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANE TREE	15 GAL	FRONT YARD AT LOCAL ST.	60' X 30'	LOW
	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT FLOWERING PEAR	15 GAL	SIDE YARD AT LOCAL ST.	35' X 20'	MOD
	QUERCUS ILEX	HOLLY OAK	15 GAL	CUL DE SAC & BULB OUT	45' X 35'	LOW
EXISTING TREES						
	PLATANUS X. ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	N/A	FRONT YARD AT LOCAL ST.	60' X 30'	MOD
	PISTACIA CHINENSIS	CHINESE PISTACHE	N/A	FRONT YARD AT LOCAL ST.	50' X 35'	LOW
	PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	N/A	ACCENT TREE	18' X 12'	MOD
	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	N/A	SIDE YARD AT LOCAL ST.	50' X 45'	MOD
	SPECIES UNKNOWN	SPECIES UNKNOWN	N/A	ACCENT TREE	N/A	N/A

MAILBOX LEGEND	
	EXISTING TYPE III 16-UNIT ALUMINUM CLUSTER BOX UNIT (CBU 16, TYPE 111).
	EXISTING TYPE IV 13-UNIT ALUMINUM CLUSTER BOX UNIT (CBU 13, TYPE IV).

FENCE & WALL LEGEND	
	6' EXISTING DOG-EAR WOOD GOOD NEIGHBORHOOD FENCE
	6' DOG-EAR WOOD GOOD NEIGHBORHOOD FENCE
	6' EXISTING STANDARD WOOD FENCE
	6' STANDARD WOOD FENCE
	6' EXISTING MASONRY SOUND WALL

Manchester II (Westpark Village 15B)
Roseville, CA
April 3, 2018

D·R·HORTON
America's Builder
2260 DOUGLAS BLVD., SUITE 110, ROSEVILLE, CA 95661, 916.297.4461

CONCEPTUAL TREE & FENCE PLAN
L-2.3

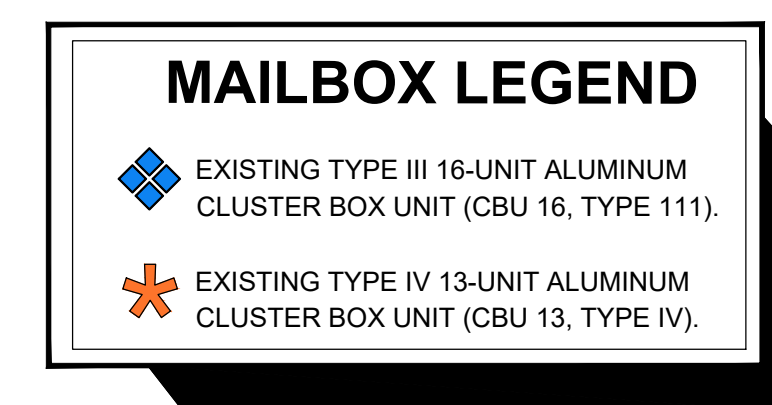
KEY MAP N.T.S.

vanderToolen Associates
2101 Stone Blvd.
Suite 115
West Sacramento, CA 95691
tel: 916.244.3000
www.vandertoolen.com

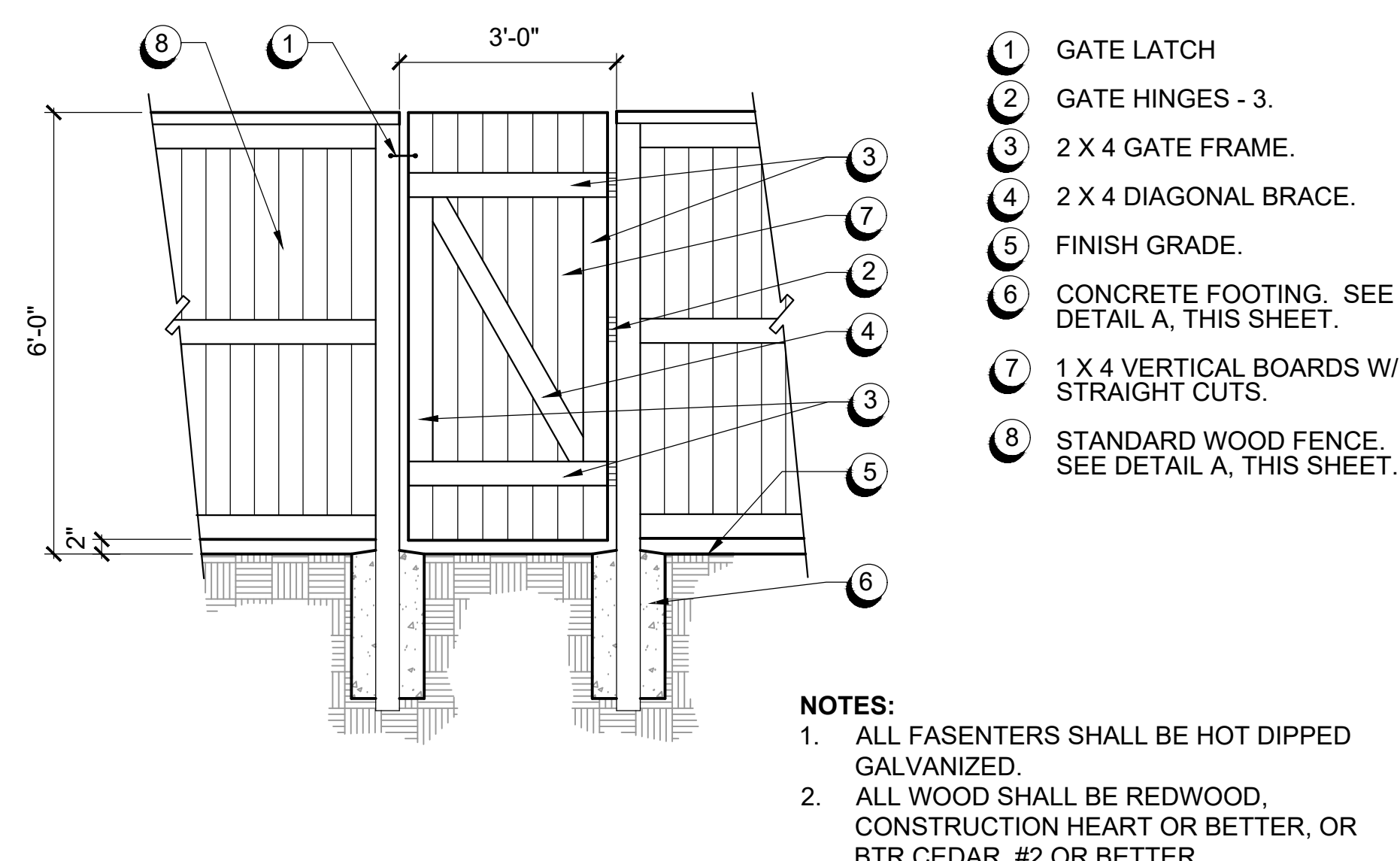
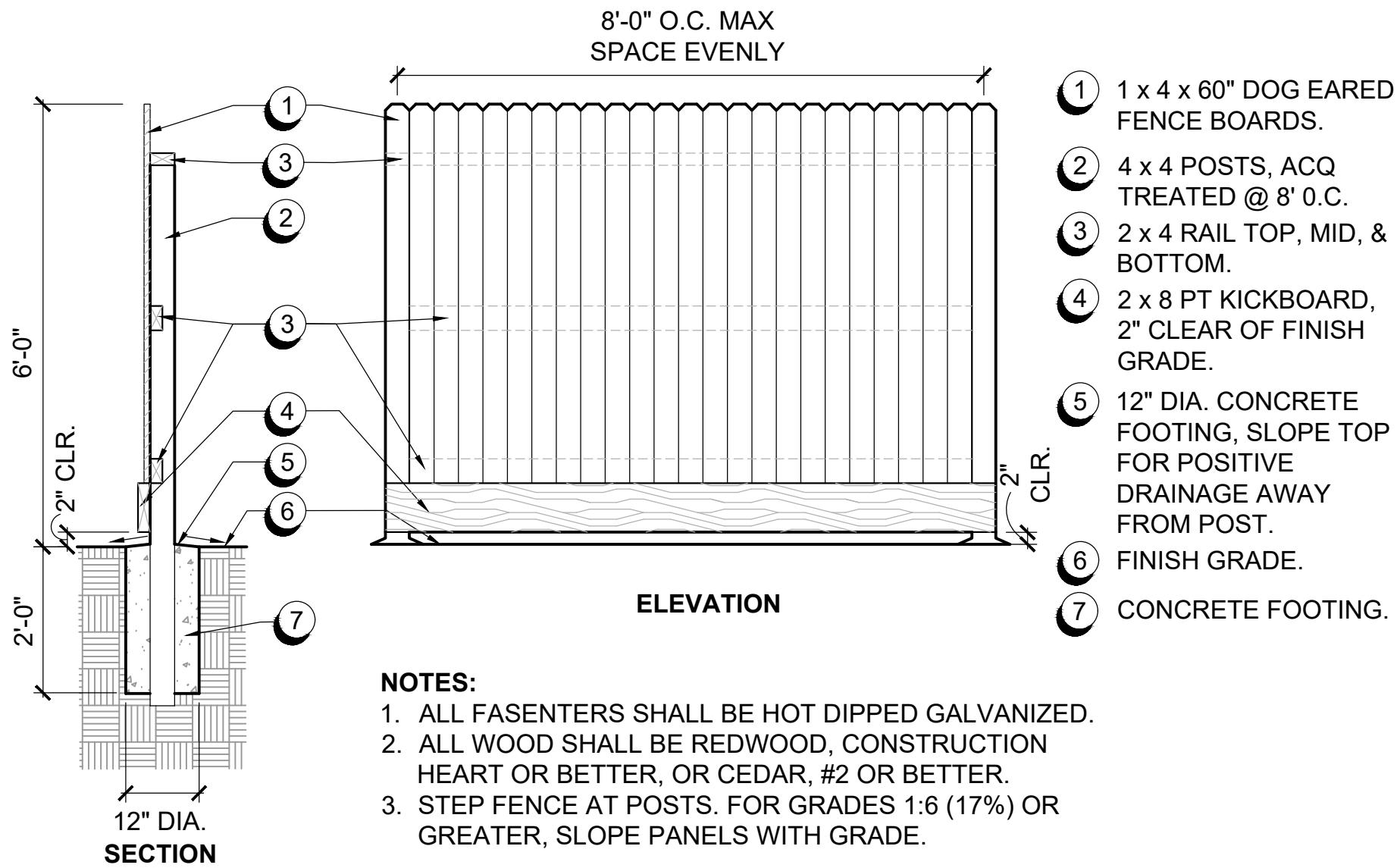
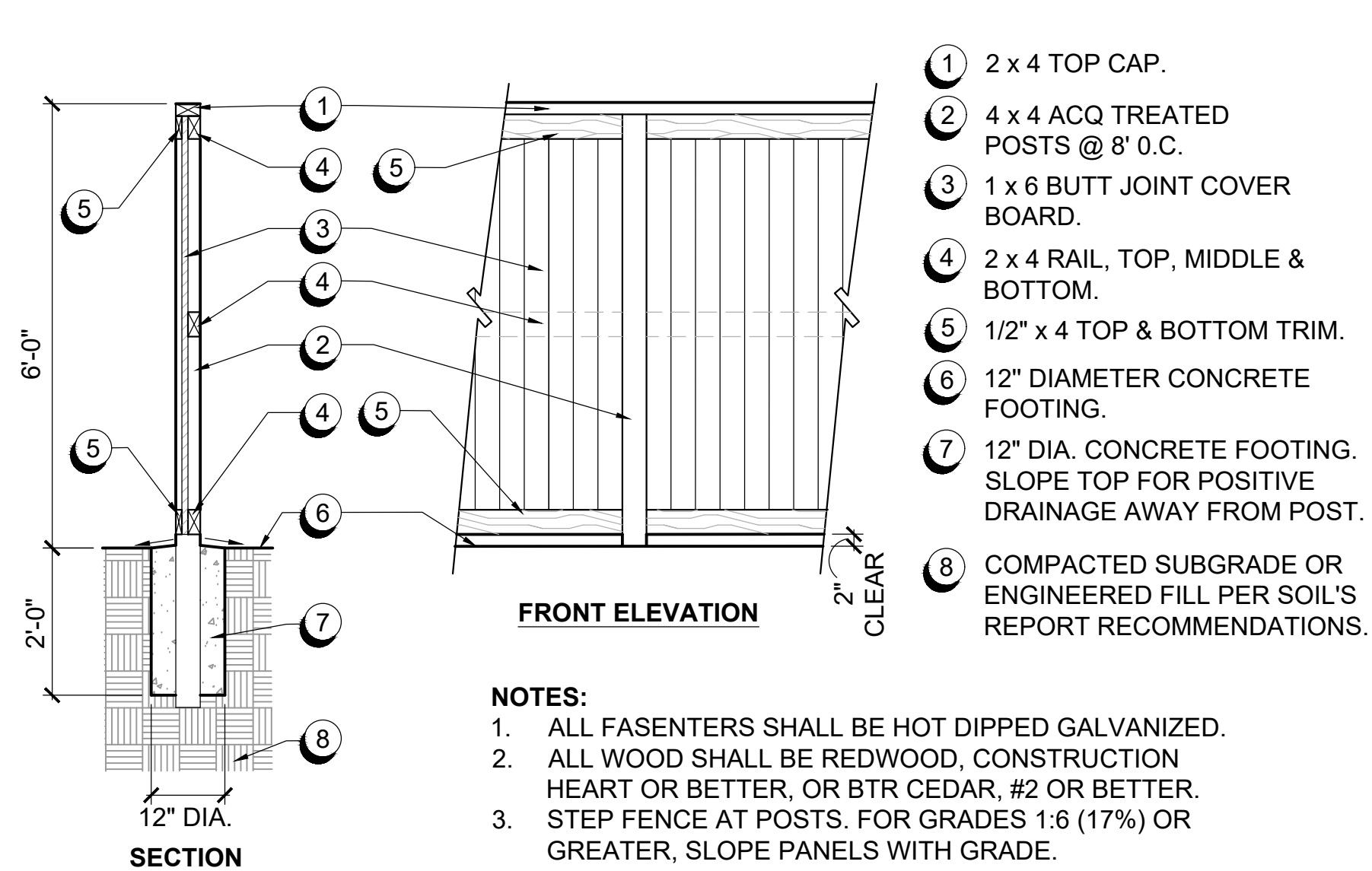
VTA

NORTH
0' 10' 20' 40'
SCALE: 1" = 20'-0"
Project No. 02918

City of Roseville Approval



City of Roseville Approval



A 6' STANDARD WOOD FENCE

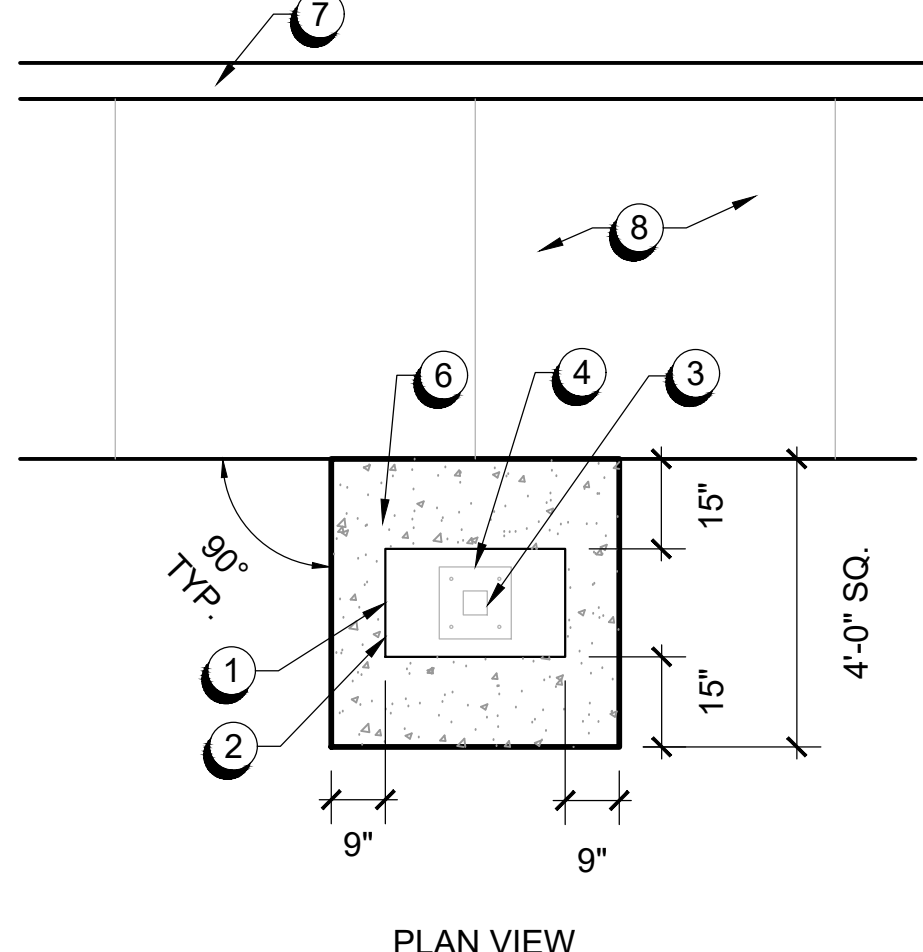
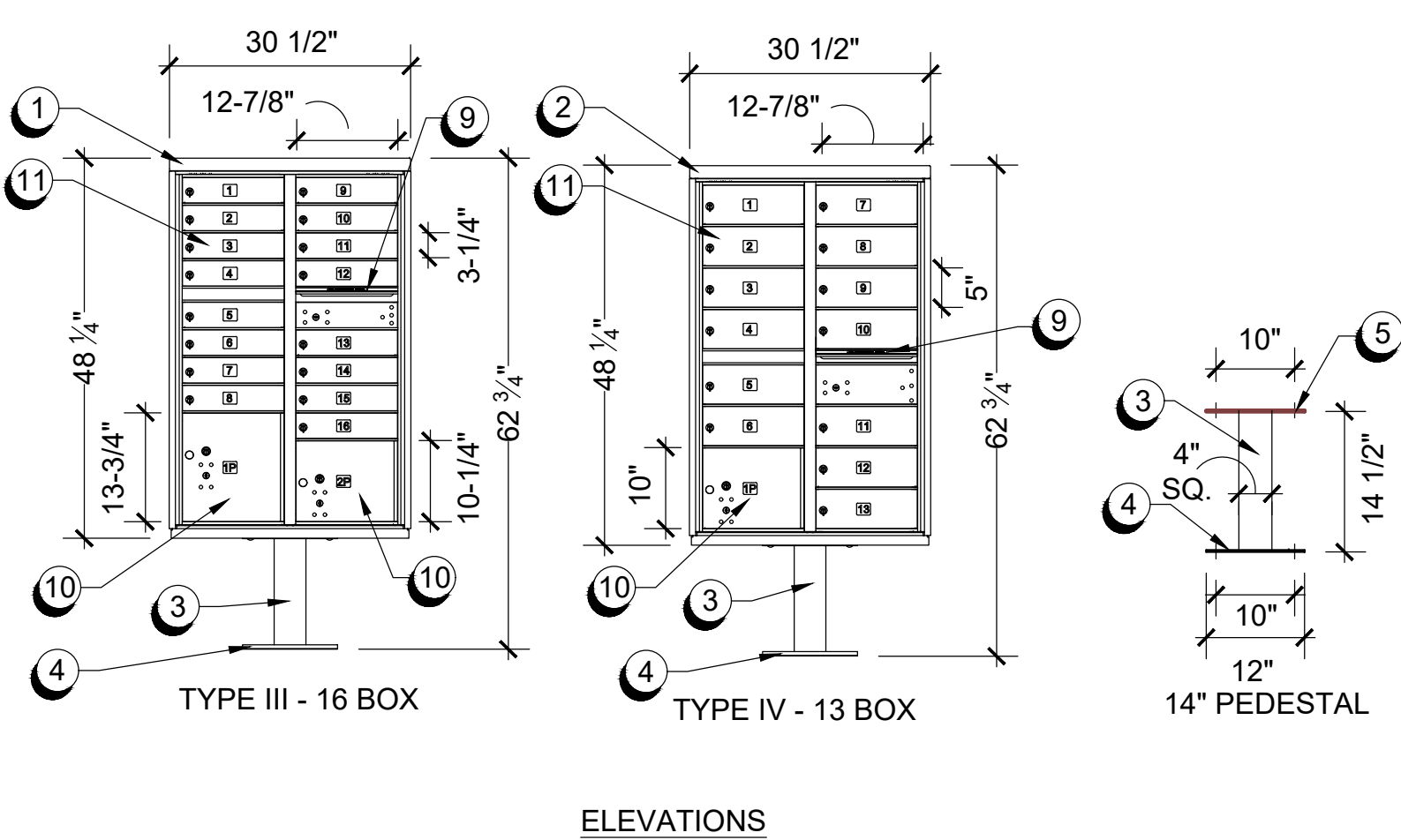
SCALE: 1/2" = 1'-0"

B 6' DOG-EAR GOOD NEIGHBOR FENCE

SCALE: 1/2" = 1'-0"

C 6' WOOD GATE

SCALE: 1/2" = 1'-0"



- 1 TYPE III - 16 BOX CLUSTER BOX UNIT
- 2 TYPE IV - 13 BOX CLUSTER BOX UNIT
- 3 4" SQUARE PEDESTAL
- 4 12" PEDESTAL BASE. SURFACE MOUNT TO CONCRETE PAD PER MANUFACTURERS' SPECIFICATIONS.
- 5 10" PEDESTAL TOP MOUNTAIN PLATE. MOUNT CBU TO PLATE PER MANUFACTURERS' SPECIFICATIONS.
- 6 4' SQUARE CONCRETE PAD PER DETAIL A, THIS SHEET.
- 7 CONCRETE CURB
- 8 CONCRETE SIDEWALK
- 9 OUTGOING MAIL SLOT
- 10 INCOMING PARCEL BOX
- 11 MAILBOX

D USPS CBU MAILBOX (STANDARD)

SCALE: 3/8" = 1'-0"

Site Information								
Site Name →		Manchester II (Westpark Village 15B) Alternative 2: Front Yard Turf Planting						
Site Type →		Residential	Allowed ETAF:		0.55			
Annual Eto (inches/yr) →		52.2						
Hydrozone or Planting Description (a)	Plant Factor (PF)		Irrigation Method (b)	Irrigation Efficiency (IE) (c)	ETAF (PF/IE)	Landscape Area (sqft.)	ETAF x Area	*Estimated Total Water Use (gal./yr.)
Regular Landscape Areas								
Shrub - Drip (62 RCVS)	0.2	Low	Drip	0.81	0.2	29,796	7,357	238,103
Turf - Spray (62 RCVS)	0.7	High	Overhead Spray	0.75	0.9	9,248	8,631	279,349
Tree - Bubblers (62 RCVS)	0.4	Mod./Ave.	Bubbler	0.81	0.5	1,079	533	17,245
SUBTOTAL →					40,123	16,521	534,697	
Special Landscape Areas								
1					1	0	0	0
2					1	0	0	0
3					1	0	0	0
SUBTOTAL →					0	0	0	
**Estimated Total Water Use (ETWU) →							534,697	
Maximum Allowed Water Allowance (MAWA) →							714,197	
[a] Hydrozone & Planting Description								
1) Front Lawn								
2) low water use planting								
3) medium water use								
[b] Irrigation Method								
Overhead Spray								
Drip								
Bubbler								
[c] Irrigation Efficiency								
0.75 for spray head								
0.81 for drip								
[*] ETWU (Annual Gallons Required)=								
Eto x 0.62 x ETAF x Area								
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.								
[**] MAWA (Annual Gallons Allowed)=								
(Eto) x (0.62) x [(ETAF x LA) + (1-ETAF) x SLA)]								
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.								
ETAF Calculations								
Regular Landscape Areas								
Total ETAF x Area			16,521					
Total Area			40,123					
Average ETAF			0.41					
All Landscape Areas								
Total ETAF x Area			16,521					
Total Area			40,123					
Sitewide ETAF			0.41					
Notes:								
Average ETAF (ET adjustment factor) for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.								
Calculator developed to meet code effective Dec. 1, 2015								
This calculator is for estimating purposes only.								

E WATER EFFICIENT LANDSCAPE WORKSHEET

ALTERNATIVE 2: FRONT YARD TURF PLANTING

Manchester II (Westpark Village 15B)
Roseville, CA
April 3, 2018

D.R. HORTON
America's Builder
2260 DOUGLAS BLVD., SUITE 110, ROSEVILLE, CA 95661, 916.297.4461

CONCEPTUAL LANDSCAPE DETAILS
L-3.1

vanderToolen Associates
2101 Stone Blvd.
Suite 115
West Sacramento, CA 95691
tel: 707.224.2299
www.vandertoolen.com
Project No. 02918



City of Roseville Approval

WESTPARK PHASE 3 VILLAGE 15B
DESIGN GUIDELINES
DESIGN REVIEW RESIDENTIAL SUBDIVISION

Village 15B - 45' x 80' Min. Lots (3,600 sqft) - LDR

Description	Standard
Zoning	RS/DS (attached sidewalk)
Minimum lot area (Sqft)	
Interior	3,600
Corner	4,250
Minimum lot width	
Interior	45'
Corner	55'
Permitted Density	
Residential Density	1 Dwelling 1 second unit
Setbacks (attached sidewalk)	
Front Living (from back of walk)	15'
Front Porch (from back of walk)	12.5'
Front Garage (from back of walk w/rollup door)	18'
Front Side Load Garage	15'
Side, Interior	5'
Side, Corner	5'
street side on first floor	12.5'
street side on second floor	15.0'
Rear	10' min with min usable open space of 450 sqft
Maximum lot coverage	NONE
Maximum building height	
Principal Building	35'
Design Review	YES
Supplemental Design Guidelines	
Front Yard Stagger	None
Stagger for 3 rd Car Garages	2' between 3 rd car bay and two-car garage
Two-story unit mix	No limit
Separation between 2nd Story Elements	10' min from adjacent 2-story dwellings
Building Exterior	Architectural Enhancement treatment shall be applied to rear elevations of a building that backs up to Pleasant Grove Boulevard or Westbrook Drive.



PLANNING COMMISSION COMMUNICATION

Title: INFILL PCL 240 - TARBIYA INSTITUTE - 1836 SIERRA GARDENS DR - FILE
PL17-0367.pp

Contact:

Meeting Date: 8/9/2018

Item #: 5.3.

ATTACHMENTS:

Description

Staff Report

Attachment 1

Exhibit A

Exhibit B

ITEM 5.3: **CONDITIONAL USE PERMIT – 1836 SIERRA GARDENS DRIVE - INFILL PCL 240**
TARBIYA INSTITUTE – FILE # PL17-0367

REQUEST

The applicant requests approval of a Conditional Use Permit to allow a community assembly (church) use, the Tarbiya Institute, to occupy an existing approximately 8,000 square foot suite within the South Placer Business Park.

Applicant – Tarbiya Institute
Property Owner – STG Group, LLC

SUMMARY RECOMMENDATION

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

- A. Adopt the three (3) findings of fact for the Conditional Use Permit and approve the Conditional Use Permit subject to ten (10) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The project is located within the South Placer Business Park complex, between Sierra Gardens Drive and Lead Hill Boulevard within the City's Infill planning area. The complex is adjacent to the US Postal Service building to the west and Walmart to the east (see Figure 1). The complex includes six parcels that have a land use designation of Business Professional (BP) and a zoning designation of Planned Development (PD-16) for commercial, light industrial, and office uses. The South Placer Business Park was originally approved with a Use Permit by the Project Review Commission in 1989 (UP 89-24). The six parcels are currently developed with eight buildings occupied with a mix of office, medical, commercial and warehouse uses. All six parcels are owned and managed by one property owner and have a shared parking agreement.

Figure 1 - Project Location



The proposed project would be located in the building addressed 1836 Sierra Gardens Drive and would occupy approximately 8,000 square feet within the approximately 23,425 square foot building (see Figure 1). The remainder of the building is occupied by a dialysis clinic and a vacant office suite. The purpose of the Conditional Use Permit is to evaluate the appropriateness of the use at the proposed location and minimize any potential conflicts between adjacent uses. Typically, the primary issue to address with community assembly uses is ensuring adequate parking is available to support the higher parking demand generated from the use.

EVALUATION

Section 19.78.060 of the City of Roseville Zoning Ordinance requires that three findings be made in order to approve a CUP. The three findings are listed below in ***italicized, bold print*** and are followed by an evaluation of the proposal in relation to each finding.

1. The proposed use or development is consistent with the City of Roseville General Plan and any applicable specific plan.

The project site has a land use designation of Business Professional (BP). The site is located within the Infill area of the City and not within a Specific Plan area. The BP land use designation is typically intended to support office uses and other commercial uses supportive of offices. Although community assembly uses are not specifically listed as typical uses within the BP land use, they are considered a commercial use type and are typically located on parcels with a commercial land use designation. The General Plan relies on the Zoning Ordinance to determine the appropriate location and design of community assembly uses through the Conditional Use Permit process. Therefore, the proposed project is consistent with the General Plan.

2. The proposed use or development conforms with all applicable standards and requirements of the Zoning Ordinance.

As mentioned the project is located in the PD-16 zone district. The PD-16 zone designation does not provide development standards other than identifying the intent to allow for commercial, light industrial and office uses. A community assembly use is considered a commercial use. Where a PD zone has been silent on use, the land use has been used to determine the underlying or corresponding zoning district. For the proposed project, the corresponding zone is BP. Community assembly is a conditionally permitted use type within the BP zone district.

The proposed use will occupy an existing building. Therefore, there are no specific development standards outlined in the Zoning Ordinance, other than parking requirements, for the community assembly use. As mentioned, the project site is part of the South Placer Business Park, which has shared parking. Currently the complex has 1,096 parking spaces available. Based on the current mix of uses, the Zoning Ordinance requires 1,086 parking spaces, leaving 10 extra parking spaces available for shared use. The current tenant mix and parking requirement for the complex is provided in **Attachment 1**.

The Tarbiya Institute will occupy an 8,000 square foot portion of an existing 14,365 square foot tenant space which was previously designated for office use. For community assembly uses, the Zoning Ordinance dictates the parking requirement be calculated based on the assembly area. Space dedicated to restrooms, office space, and other ancillary spaces are excluded from the parking calculation. The parking ratio for community assembly is one parking space per every 50 square feet of assembly use (1:50). As shown in the proposed floor plan for the Tarbiya Institute (**Exhibit A**), the assembly space will be 2,100 square feet. Currently, the building (1836 Sierra Gardens Dr.) has 117 allocated parking spaces. With the proposed change in use, the parking requirement for the building will be adjusted as shown in **Table 1**.

Table 1 - Parking Requirement for 1836 Sierra Gardens Drive

Suite	Tenant	Square Feet	Use	Parking Ratio	Parking Required	Parking Allocation
150	Davita Dialysis	9,060	medical	1:150	60	
100	Tarbiya Institute	2,100	assembly	1:50	42	
80	Vacant	4,303	office	1:250	17	
Total					119	117

As shown in the table above, the proposed change in use of Suite 100, will increase the parking requirement for the site by two (2) parking spaces. As shown in Attachment 1, the two additional parking space can be accommodated on-site within the South Placer Business Park. The center will have eight (8) additional parking spaces beyond what is required by the Zoning Ordinance. The proposed project therefore conforms with the Zoning Ordinance requirements.

3. The location, size, design and operating characteristics of the proposed use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.

The South Placer Business Park is occupied by a mix of commercial, office, and light industrial tenants. Typical hours of operation for such uses are Monday through Friday 8 am to 5 pm and often closed during the noon lunch hour. The Tarbiya Institute is a church (community assembly) use. The operations plan is provided in **Exhibit B**. The Tarbiya Institute will have church services on Fridays from 12:15 - 12:45 pm, Saturdays from 1:30 - 2:00 pm and Sundays from 11 am – 2 pm. All events associated with the services will occur inside the tenant space. It is estimated that attendees of the services will generate the need for no more than 25 parking spaces at any one time. As these service times occur outside of the typical hours of operation for other tenants in the business park, and the number of parking spaces needed is less than those allocated to the Tarbiya Institute, no parking impacts are anticipated to adjacent businesses. In addition to church services, the Tarbiya Institute will also offer classes in the evenings on Mondays, Tuesdays, and Thursdays from 4 – 6:30 or 7 pm and on Wednesdays from 7 – 10 pm. These classes range in size from 10 – 25 attendees with an anticipated parking demand of no more than 10 parking spaces. All activities associated with the classes will occur inside. Again, as these classes will be held outside of typical peak business hours and the class size is smaller than the allocated number of parking spaces for the tenant space, no parking impacts are anticipated to occur. Condition #3 has been added require additional approval from the Planning Division prior to an expansion of the use.

The project has been reviewed by the applicable City Departments. Conditions #4 through #9 have been added to require the Tarbiya Institute to obtain the proper building and fire permits to ensure the safety of attendees to the church. Condition #10 has been added by the City's Alternative Transportation Division to require the Tarbiya Institute to participate in the existing Sierra Garden LLC Transportation Systems Management (TSM) Plan, which encourages attendees to utilize alternative transportation methods (e.g. carpool, bus, and bike) to the site and assists in the coordination of the alternative transportation options. With these additional conditions, and based on the proposed operations, staff finds the proposed use will be compatible with and will not adversely impact adjacent uses.

CONCLUSION

Based on the analysis contained in this staff report and as conditioned, staff finds that the proposed project is consistent with the findings needed to approve the Conditional Use Permit and meets the requirements of the General Plan and Zoning Ordinance; and therefore, the required findings to approve the entitlement can be made.

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines pertaining to alterations to existing facilities, and pursuant to Section 305 of the Roseville CEQA Implementing Procedures.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. A notice of the public hearing was published on July 27, 2018 and was also distributed to all property owners within 300 feet of the site, and to the Roseville Coalition of Neighborhood Associations. No comments were received at the time of publication of this report.

RECOMMENDATION

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

- A. Adopt the three (3) findings of fact as listed in the staff report and approve the **CONDITIONAL USE PERMIT – 1836 SERRA GARDENS DRIVE - INFILL PCL 240 TARBIYA INSTITUTE – FILE # PL17-0367** subject to ten (10) conditions of approval.

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT (FILE # PL17-0367)

1. This Conditional Use Permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **August 9, 2020**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **August 9, 2020**. (Planning)
2. The Conditional Use Permit shall be effectuated upon issuance of an occupancy permit by the Building Department. (Planning, Building)
3. The activities and services approved in conjunction with this Conditional Use Permit shall be as identified in Exhibit A and Exhibit B. No expansion of the use beyond what is outlined in these exhibits shall be permitted without prior approval from the Planning Division. (Planning)
4. A Building Permit will be required for the construction and change-in-use of this portion of the building. NOTE: Be sure the plans identify the portion of the building between DaVita and Tarbiya as vacant or by its occupied use and occupancy group. If occupied, a separate permit will be required for its continued occupancy. (Building)
5. The building design codes for this project are the 2016 California Code of Regulations, Title 24. Only the allowable area issue has been reviewed for compatibility with your proposed project. The remaining building design code issues will be reviewed and addressed during your separate Building Permit submittal, review and issuance process. (Building)
6. The building permit shall include a complying area/code analysis for this entire building. Verify the accuracy of the building data. The Project Summary/T-1.0 identifies the Construction Type to be V-A, Non-Sprinkled. Reference CBC Chapter 5. The Building Code Analysis for Change of Use included in the 20 page *Code Analysis Summary – Change of Use Permit – Tarbiya Institute* seems to comply with minimum code requirements. The cover sheet of the plans that you prepare and submit for your building permit will need to include an industry standard version. Since DaVita has provided a two-hour fire wall separation between their suite and the remainder of the building your analysis will identify the remainder of the building as existing: Building Area 13,860 square feet, Occupancy Group B, Use Office, Type of Construction V-B, Fully Fire Sprinkled. (NOTE: This remaining 13,860 s.f. portion of the building, which is less than the 24,000 square feet allowed for an A-3 Occupancy, lends itself to either a separated or non-separated mixed occupancy design path for Occupancies: A-3/B/S-2.). The building permit shall also include a complying minimum restroom fixture calculation using an occupant load factor of 30 and reference CPC Table 422.1. (Building)

7. 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)
8. 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)
9. The proposed change in use to a place of assembly may require the upgrade of the automatic fire alarm system depending on the final occupancy load calculated by the building official. The upgraded fire alarm system will have an impact on the entire building if there is not a two-hour fire barrier between tenants. All amendments, standards, policies and our fee schedule can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire & Life Safety Division for information. (Fire)
10. The owner shall participate in the existing Sierra Garden LLC TSM Plan; consistent with the TSM Ordinance. (Alternative Transportation)

ATTACHMENT

1. South Placer Business Park Parking Table

EXHIBIT

- A. Project Plans
- B. Tarbiya Institute Operations Plan

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

Unit (s)	Tenant	Net Leasable	Use	Parking Req	# of Spaces Required	# of Actual Spaces
1376 Lead Hill						128
100	Vacant	11,939	Office	1/250	48	
150 - 180	Vacant	10,535	Office	1/250	42	
190	No Rep LLC dba Crossfit Determination	3,225	Office	1/250	13	
Ste 190 Warehouse	No Rep LLC dba Crossfit Determination	3,255	Gym	1/150	22	
1380 Lead Hill						315
100	Dignity Health	8,000	Medical	1/150	53	
100B	Vacant	4,666	Office	1/250	19	
104	Vacant	1,833	Office	1/250	7	
106	Apex Office Centers, LLC	1,097	Office	1/250	4	
108	Independent Capital Management	1,103	Office	1/250	4	
110	Terri Sears, Kina A Johnson-Clark and Bonnie Blue	929	Office	1/250	4	
120	GHS Interactive Security	2,717	Office	1/250	11	
160	Sean Davis, Marriage and Family Therapist	1,330	Office	1/250	5	
165	Vacant	1,827	Office	1/250	7	
200	Quick Quack Carwash Management, LLC	4,897	Office	1/250	20	
201	Riverside Management & Financial Services, Inc.	3,838	Office	1/250	15	
205	Certified Business Service/Unlimited, Inc.	1,152	Office	1/250	5	
207	Vacant	4,332	Office	1/250	17	
210	Stratton Agency	2,108	Office	1/250	8	
211	Quick Quack Carwash Management, LLC	929	Office	1/250	4	
255	General Services Administration	2,997	Office	1/250	12	
245	Quick Quack Carwash Management, LLC	1,370	Office	1/250	5	
260	Vacant	2,843	Office	1/250	11	
1386 Lead Hill						172
100	First American Title Company	19,173	Office	1/250	77	
200	First American Title Insurance Company	6,636	Office	1/250	27	
300	Vacant	16,301	Office	1/250	65	
1390 Lead Hill						132
100	XO Communications Services, LLC	14,536	Office	1/250	58	
XO Warehouse	XO Communications Services, LLC	14,960	Office	1/250	60	
1830 Sierra Gardens						198
10	Turning Point Community Services	1,253	Office	1/250	5	
20	Turning Point Community Services	2,785	Office	1/250	11	
30	Joel Choe & Matt Lee - MRI	2,080	Medical	1/150	14	
40	Gary W. Prout, an individual and O & P Services	1,363	Office	1/250	5	
Ste 40 Warehouse	Gary W. Prout, an individual and O & P Services	309	Warehouse	1/1000	1	
80	Visions of Peace	2,881	Office	1/250	12	
85	Vacant	1,837	Office	1/250	7	
Ste 85 Warehouse	Vacant	1,840	Warehouse	1/1000	2	
90-100	Medical Vision Technology, Inc.	8,581	Medical	1/150	57	
1836 Sierra Gardens						
80	Meridian Dialysis, LLC	9,060	Medical	1/150	60	
100	Vacant	14,365	Office	1/250	57	
1840 Sierra Gardens						151
	Kaiser Medical	30,000	Medical	1/150	200	
1850 Sierra Gardens						
	Sola Salon	9,060	Salon	1/300	30	
		233,941			1086	1096
		Available Stalls:				10

TARBIYA INSTITUTE ISLAMIC CENTER

05/31/2018
PW PROJECT #000035.049.020

PERKINS
+ WILL

2 Bryant Street
Suite 300
San Francisco, CA 94105
415.856.3000
415.856.3001
www.perkinswill.com

1836 SIERRA GARDENS DR STE #100
ROSEVILLE, CA 95661

ISSUE FOR PERMIT
CONDITIONAL USE PERMIT
APPLICATION #PL17-0367

Sheet Index			
SHEET NUMBER	SHEET NAME		ISSUE FOR PERMIT 04.12.2018 ISSUE NAME 2 XX.XX.XXXX ISSUE NAME 3 XX.XX.XXXX ISSUE NAME 4 XX.XX.XXXX
01-GENERAL	COVER SHEET / INDEX OF DRAWINGS	X	
G-1.0	COVER SHEET / INDEX OF DRAWINGS	X	
G-1.1	ABBREVIATIONS & SYMBOLS	X	
04-ARCHITECTURAL			
A-1.0	DEMOLITION PLAN	X	
A-2.0	PROPOSED FLOOR PLAN	X	
A-3.0	ACCESSIBILITY COMPLIANCE / TYPICAL DETAILS	X	
CS-1.0	CODE COMPLIANCE PLAN	X	
SD-1.0	SITE PLAN	X	

PROJECT DATA

- PARKING SUMMARY**
NOTE: PARKING SPACES REQUIRED ARE BASED ON OFFSET TIMING OF USES. PARKING REQUIRED AND PROVIDED FOR THE LARGEST COMBINED OCCUPANCY USAGE. THE PEAK USAGE IS DURING FRIDAY PRAY SERVICES BETWEEN 12:00 TO 2 PM.
PER CITY OF ROSEVILLE ZONING ORDINANCE:
PLACE OF WORSHIP: 1 SPACE PER 50 SF (1 PER CLASSROOM)
BUSINESS/OFFICES: 1 SPACE PER 250 SF

PARKING ALLOCATION FOR THE CONDITIONAL USE PERMIT		
FUNCTION OF SPACE	AREA / PARKING RATIO	NUMBER OF PARKING SPACES REQUIRED
#1836 PLACE OF WORSHIP	2,100 SF / 150 SF	42 SPACES
ASSEMBLY AREA SUITE #100		

REQUIRED SPACES	PROVIDED EXISTING SPACES
42 SPACES	198 SPACES (INCLUDING 12 ACCESSIBLE SPACES)

PROJECT DATA

- PROJECT DESCRIPTION:**
THE TOTAL OCCUPIABLE AREA OF THE (E) BUILDING IS 21,600 SF. SEE AREA TABLE ABOVE FOR THE SUITE DISTRIBUTION OF AREAS. THE EXISTING BUILDING IS SITUATED BETWEEN DOUGLASS LAND AND SUNRISE BLVD SOUTH OF THE 180 FREEWAY IN THE CITY OF ROSEVILLE. THIS PROJECT IS REQUESTING A CONDITIONAL USE PERMIT (CUP) TO OPERATE A RELIGIOUS ASSEMBLY (A-3) WITH THE EXISTING BUSINESS BUILDING AT 1836 SIERRA GARDENS DRIVE. THE (E) TENANT SUITE WILL BE FULLY SEPARATED FROM THE NEIGHBORING SUITES AS PART OF THIS PROJECT AND A PORTION OF THE SUITE AREA WILL BE USED FOR ASSEMBLY USE. THE REMAINDER OF THE SUITE AREA IS SUPPORT SPACES FOR THE ASSEMBLY USE.

- CODE AND PARCEL ANALYSIS**
TO CONFIRM WITH THE 2016 EDITION OF CALIFORNIA & LOCAL JURISDICTION AS APPLICABLE TO THIS PROJECT.

<u>BUILDING CODE:</u>	CALIFORNIA BUILDING CODE (CBC) 2016 & ASCE 7-10
<u>MECHANICAL CODE:</u>	CALIFORNIA MECHANICAL CODE (CMC) 2016
<u>PLUMBING CODE:</u>	CALIFORNIA PLUMBING CODE (CPC) 2016
<u>ELECTRICAL CODE:</u>	CALIFORNIA ELECTRICAL CODE (CEC) 2016
<u>ENERGY CODE:</u>	2016 TITLE 24 & CALIFORNIA CODE OF REGULATION TITLE 19
<u>GREEN BUILDING STANDARD CODE:</u>	GBSC 2016
<u>FIRE CODE CODE:</u>	CALIFORNIA FIRE CODE (CFC) 2016 AND THE CITY OF ROSEVILLE MUNICIPAL CODE ORDINANCES
<u>ZONING:</u>	CITY OF ROSEVILLE MUNICIPAL CODE

- SITE INFORMATION:**
OWNER: STG SIERRA GARDEN LLC
1304 SOUTHPPOINT BLVD STE 250
PETALUMA, CA 94954
PROJECT MANAGER: TARBIYA INSTITUTE
1836 SIERRA GARDENS DR.
ROSEVILLE, CA
ACCESSORIES PARCEL NUMBER: APN = 076-0033-005
PARCEL AREA: 3.87 ACRES GROSS - 168,488 SQFT
2 BUILDINGS: 50,800 GSF
EACH BUILDING IS AN INTERIOR OCCUPIABLE AREA OF 21,600 GSF
CONSTRUCTION TYPE: V-B, FULLY SPRINKLERED
OCCUPANCY: COMMERCIAL, BUSINESS PROFESSIONAL - OFFICE (BP)
ZONING: EXISTING: PD1&B
PROPOSED: A-3.0 (RELIGIOUS ASSEMBLY IN PORTION OF THE BUILDING)

BUILDING AREA SUMMARY

BUILDING AREA SUMMARY	
ADDRESS	AREA (SF)
#1830 FULL BUILDING BUSINESS / OFFICE	22,929 SF
#1836 SUITE #80 BUSINESS / OFFICE	4,303 SF
#1836 SUITE #100 ASSEMBLY / PLACE OF WORSHIP	2,100 SF
#1836 SUITE #120 DAVITA LAB BUSINESS / OFFICE	9,069 SF

EXISTING BUILDING AREA:	22,929 SF
ADDED BUILDING AREA:	0 SF
TOTAL BUILDING AREA:	22,929 SF
TOTAL AREA SUITE #100:	8,000 SF

OCCUPANCY CODE

OCCUPANCY CODE CALCULATION (2016 CBC, TABLE 1004.1.2.)			
FUNCTION OF SPACE	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
PRAYER SERVICE AREA (ASSEMBLY WITHOUT FIXED SEATS, A3)	2,100 SF	7 NET	300 OCCUPANTS
ACCESSORY TO A-3 CIRCULAR AREAS	2,210 SF	100 GROSS	23 OCCUPANTS
BUSINESS SUPPORT AREAS (OFFICES, RECEPTION)	2,800 SF	100 GROSS	28 OCCUPANTS
CHILDREN'S PLAY AREA	240 SF	35 NET	7 OCCUPANTS
STORAGE	650 SF	300 GROSS	3 OCCUPANTS
TOTALS	8,000 SF	N/A	361 OCCUPANTS

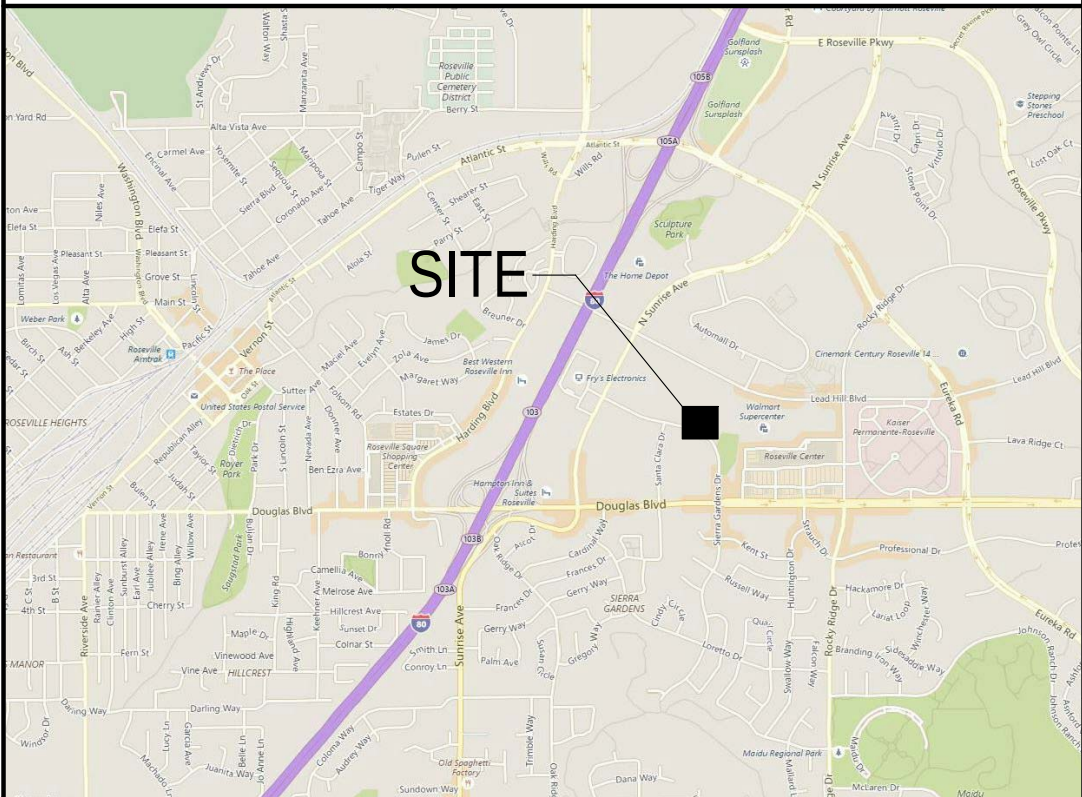
EGRESS			
NUMBER OF DOORS	DOOR WIDTH (INCHES)	REQUIRED	PROVIDED
2	64"	128"	128"
COMPLIANT	COMPLIANT		

PLUMBING CALCULATIONS

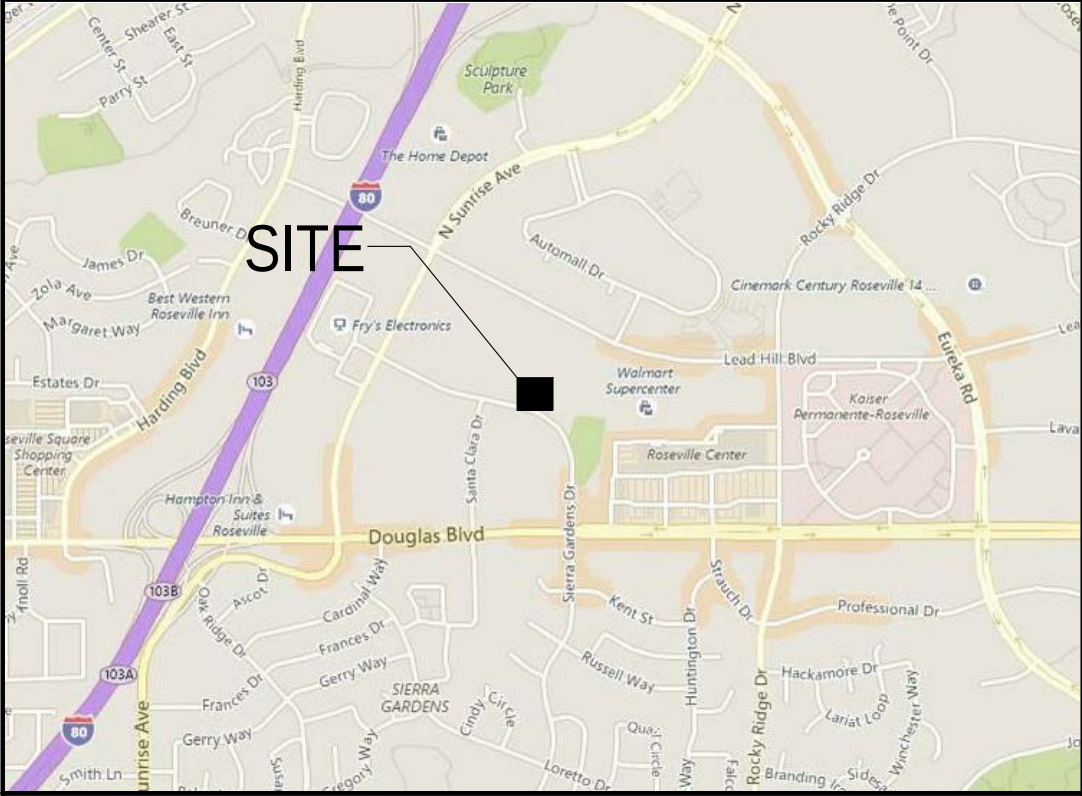
PLUMBING CALCULATIONS (PER 2016 CPC CHAPTER 4, TABLE 422.1 & TABLE A)											
AREA CLASSIFICATIONS		OCCUPANT CALCULATIONS				PLUMBING FIXTURES REQUIRED (TABLE 422.1)					
FUNCTION OF SPACES (BSC TABLE 1004.1.1)	AREA (SF)	AREA BY CLASSIFICATION	OCC. FACTOR (TABLE A)	OCC. LOAD	OCC. LOAD BY GENDER	OCC. LOAD	WCs (MEN)	WCs WOMEN	LAVATORIES MEN	LAVATORIES WOMEN	DRINKING FOUNTAINS
TOTAL AREA OF SUITE #100	8,000 SF										
TOTAL AREA TO BE EXCLUDED FROM PLUMBING CALCULATIONS (PER EXCEPTION ON TABLE A)	2,900 SF (RESTROOMS, STORAGE, & HALLWAYS)										
AREA CLASSIFIED AS "A" OCCUPANCY (A3)	2,500 SF	2,500 SF (A3)	30	84	42	42 (A3)	1.1 URINAL	2	1	1	1
AREA CLASSIFIED AS "B" OCCUPANCY (B)	2,600 SF	2,600 SF (B)	200	13	7	7 (B)	1.1 URINAL	1	1	1	1

TOTAL REQUIRED:	2.2 URINALS (4 TOTAL)	2	2	2	2
TOTAL PROVIDED (AS SURVEYED):	3.1 URINALS (4 TOTAL)	4	3	3	2
	COMPLIES	COMPLIES	COMPLIES	COMPLIES	COMPLIES

OVERALL MAP



VICINITY MAP

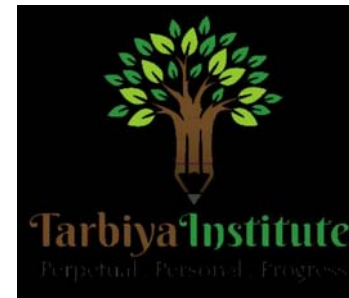


SITE MAP



PROJECT

TARBIYA INSTITUTE
ISLAMIC CENTER



TARBIYA INSTITUTE
1836 SIERRA GARDENS DR.
ROSEVILLE, CA

CONDITIONAL USE
PERMIT

APPLICATION #PL17-0367

ISSUE CHART

MARK	ISSUE	DATE
Job Number	000035.049.020	
Drawn	LUKE WALLACE	
Checked	MATT CONTRILL	
Approved	Approver	
TITLE		

COVER SHEET / INDEX
OF DRAWINGS

SHEET NUMBER

G-1.0

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ABBREVIATIONS LEGEND	
NOTE 1: ABBREVIATIONS WHEN USED IN COMPOSITION MAY INCLUDE PERIODS FOR CLARIFICATION NOTE 2: ABBREVIATIONS MAY BE DIFFERENT WHEN A PART OF A LEGEND	
A/C ACC. ACST AD ADA ADJ AFC AFF AFG AGGR AHU ALT ALUM ANOD APC APPROX ARCH ASPH ATC AWT B/B BC BD BIFUM BLDG BM BOT1 BSMT BUR CAB CB CCTV CEM CF/CI CF/CI CFM CFMF CG CI CIP CJ CL CLG CLO CLR cm CMU CO COL CONC CONF COORD CORR CP CPT CT CTR CU CW D DBL DEG DEMO DEPT DF DIA DIAG DIFF DIM DISP DW DL DR DS DWG E EA EIFS EJ EL ELAST ELEC ELEV EMER EMER SHR ENGR ENTR EO EOS EP EQ EQUIP ETC EW EWC EXH EXIST EXP EXT F/F FCO FD FDC FE FEC FF FH FHC FN FF EL FLR FLUOR FO FOC FOF FOM FOS FP FRW FT FTG FURG FURN FUT FV	AIR CONDITIONING(ED) ACCESSIBLE ACOUSTIC(AL) AREA DRAIN AMERICANS WITH DISABILITIES ADJUSTABLE ADJACENT ABOVE FINISHED COUNTER ABOVE FINISHED FLOOR ABOVE FINISHED GRADE AGGREGATE AIR HANDLING UNIT ALTERNATE ALUMINUM ANODIZED (D) ACOUSTICAL PANEL CEILING APPROXIMATE ARCHITECTURAL), ARCHITECT ASPHALT ACOUSTICAL TILE CEILING AUTOMATIC ACOUSTICAL WALL TREATMENT BACK TO BACK BACK OF CURB BOARD BITUMINOUS BUILDING BEAM BENCHMARK BOTTOM OF BASEMENT BUILT-UP ROOFING CABINET CATCH BASIN CLOSED CIRCUIT TELEVISION CEMENT CONTRACTOR FURNISHED, CONTRACTOR INSTALLED CONTRACTOR FURNISHED, OWNER INSTALLED CUBIC FEET PER MINUTE COLD-FORMED METAL FRAMING CORNER GUARD CAST IRON CURB INLET CAST-IN-PLACE CONTROL JOINT CENTER LINE CEILING CLOSET CLEAR LONG CONCRETE MASONRY UNIT CLEANOUT COLUMN CONCRETE CONFERENCE COORDINATE CORRIDOR CARPET CARPET TILES CERAMIC TILE CENTER/CONTOUR CUBIC COLD WATER PIPING/ CHEMICAL WASTELINE DEEP, DEPTH, PENNY (NAIL) DOUBLE DEGREE DEMOLISH, DEMOLITION DEPARTMENT DRINKING FOUNTAIN DIAMETER (EXTERIOR) DIAGONAL DIFFUSER DIFFERENCE DIMENSION DISPENSER DIVISION DEAD LOAD DOOR DRAIN DOWNSPOUT DISHWASHER DRAWING EAST EACH EXTERIOR INSULATION AND FINISH SYSTEM EXPANSION JOINT ELEVATION ELASTOMERIC ELECTRICAL ELEVATOR EMERGENCY EMERGENCY SHOWER ENGINEER ENTRANCE ELECTRIC OUTLET EDGE OF SLAB ELECTRICAL PANEL EQUAL EQUIPMENT ET CETERA EACH WAY ELECTRIC WATER COOLER EXHAUST EXISTING EXPANSION EXTERIOR, EXTERNAL FACE TO FACE FLOOR CLEANOUT FLOOR DRAIN FIRE DEPARTMENT CONNECTION FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FINISH FACE FIRE HYDRANT FIRE HOSE CABINET FINISHED FINISHED FLOOR ELEVATION FLOOR FLUORESCENT FINISHED OPENING FACE OF CURB FACE OF FINISH FACE OF MASONRY FACE OF SLAB/ FACE OF STUD FIRE PROTECTION FIREPROOF FIRE RETARDANT TREATED WOOD FOOT (FEET) FIRE TREATED FOOTING FURRING FURNISH, FURNITURE FUTURE FIELD VERIFY
GA GALV GEN GFRG GL GL BK GLU LAM GR/LN GRFL GSB GT GYP BD GYP PLAS H HB HC HDW HDWD HM HORIZ HPT HSPKG HT HVAC HW ID INCAND INSUL INT INV JAN CLO KIT L LAM LOC LPT LT LVR m MACH MAINT MATL MAX MECH MEMB MEP MEZZ DOUBLE DEGREE DEMOLISH, DEMOLITION DEPARTMENT DRINKING FOUNTAIN DIAMETER (EXTERIOR) DIAGONAL DIFFUSER DIFFERENCE DIMENSION DISPENSER DIVISION DEAD LOAD DOOR DRAIN DOWNSPOUT DISHWASHER DRAWING EAST EACH EXTERIOR INSULATION AND FINISH SYSTEM EXPANSION JOINT ELEVATION ELASTOMERIC ELECTRICAL ELEVATOR EMERGENCY EMERGENCY SHOWER ENGINEER ENTRANCE ELECTRIC OUTLET EDGE OF SLAB ELECTRICAL PANEL EQUAL EQUIPMENT ET CETERA EACH WAY ELECTRIC WATER COOLER EXHAUST EXISTING EXPANSION EXTERIOR, EXTERNAL FACE TO FACE FLOOR CLEANOUT FLOOR DRAIN FIRE DEPARTMENT CONNECTION FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FINISH FACE FIRE HYDRANT FIRE HOSE CABINET FINISHED FINISHED FLOOR ELEVATION FLOOR FLUORESCENT FINISHED OPENING FACE OF CURB FACE OF FINISH FACE OF MASONRY FACE OF SLAB/ FACE OF STUD FIRE PROTECTION FIREPROOF FIRE RETARDANT TREATED WOOD FOOT (FEET) FIRE TREATED FOOTING FURRING FURNISH, FURNITURE FUTURE FIELD VERIFY	GAGE GALVANIZED GENERAL GLASS FIBER REINFORCED CONCRETE GLASS FIBER REINFORCED GYPSUM GLASS GLASS BLOCK GLUED LAMINATED WOOD GRADE LINE GROUND FLOOR GYPSUM SHEATHING BOARD GREASE TRAP GYPSUM BOARD GYPSUM PLASTER HIGH HOSE BIBB HOLLOW CORE HARDWARE HARDWOOD HOLLOW METAL HORIZONTAL HIGH POINT HOUSEKEEPING HEIGHT HEATING, VENTILATION, AIR CONDITIONING HOT WATER INSIDE DIAMETER INCANDESCENT INSULATION INTERIOR INVERT JANITOR'S CLOSET KITCHEN LONG LENGTH LAMINATED(D) LAUNDRY LAVATORY POUND(S) LINEAR FOOT, (FEET) LEFT HAND LIBRARY LOOKER LIVE LOAD LONGITUDINAL LOCATION LOW POINT LIGHT LOUVER METER MACHINE MAINTENANCE MATERIAL MAXIMUM MECHANICAL MEMBRANE MECHANICAL, ELECTRICAL, PLUMBING @ FIRE PROTECTION MEZZANINE MANUFACTURER MANHOLE MAGNETIC HOLD OPEN MINIMUM MISCELLANEOUS MARKER BOARD MILLIMETER MASONRY OPENING METAL NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE OUT TO OUT ON CENTER OUTSIDE DIAMETER OWNER FURNISHED, CONTRACTOR INSTALLED OWNER FURNISHED, OWNER INSTALLED OFFICE OPPOSITE HAND OPENING OPPOSITE OVERFLOW ROOF DRAIN PUBLIC ADDRESS PARAPET, PARALLEL PRE-CAST CONCRETE PERFORATED PERPENDICULAR PLASTER PLASTIC LAMINATE PLASTER PLUMBING PLYWOOD PAINT POLISHED PAIR PREFABRICATED(D) PROJECT PROPERTY POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH POINT/ PRESSURE TREATED PAPER TOWEL DISPENSER PARTITION POLYVINYL CHLORIDE PAVING QUARRY TILE QUANTITY THERMAL RESISTANCE, RADIUS, RISER RUBBER BASE REINFORCED CONCRETE REFLECTED CEILING PLAN RECEPTION ROOF DRAIN RECESSED REFERENCE, REFRIGERATOR REINFORCE, REINFORCING REQUIRE, REQUIRED RESILIENT REVISION RESILIENT FLOORING RIGHT HAND ROOM ROUGH OPENING RIGHT OF WAY RUBBER TILE FLOOR REVEAL
S SANITARY SC SCHED SECT SFL SGL SHT SIM SJ SPEC SPKR SQ SST STA STC STD STL STOR STRUCT SUSP SV SYMM T T/1 TA T&B T&G TEL TEMP TERRAZZO THK TLT TO TOPO TRTD TS TV TYP U HEAT TRANSFER COEFFICIENT UNIT HEATER UNDERWRITER'S LABORATORIES UNEXCAVATED UNFINISHED UNLESS NOTED OTHERWISE UTILITY VB VCT VENT VERT VEST VIF VNR VOL VWC W WITH WO WC WD WG WH WI WSC WT WWF WWW X BY YD YARD YR YEAR ZN ZINC	SOUTH SANITARY SOLID CORE SCHEDULE SECTION SQUARE FOOT(FEET) SINGLE SHOWER SHEET SIMILAR SLIP JOINT, SCORED JOINT SPEAKER SQUARE STAINLESS STEEL STATION SOUND TRANSMISSION CLASS STANDARD STEEL STORAGE STRUCTURAL SUSPENDED SHEET VINYL SYMMETRICAL TREAD TOP OF TOILET ACCESSORY TOP & BOTTOM TONGUE & GROOVE TOILET TEMPORARY TERRAZZO THICK TOILET TOP OF TOPOGRAPHY, TOPOGRAPHIC TREATED TUBE STEEL TELEVISION TYPICAL HEAT TRANSFER COEFFICIENT UNIT HEATER UNDERWRITER'S LABORATORIES UNEXCAVATED UNFINISHED UNLESS NOTED OTHERWISE UTILITY VINYL BASE VINYL COMPOSITION TILE VENTILATION VERTICAL VESTIBULE VERIFY IN FIELD VENEER VOLUME VINYL WALL COVERING WEST WITH WITHOUT WATER CLOSET WOOD WALL GUARD WATER HEATER WROUGHT IRON WAINSCOT WEIGHT WELDED WIRE FABRIC WELDED WIRE MESH BY YARD YEAR ZINC

MATERIALS AT LARGE SCALES	
	UNDISTURBED SOIL
	COMPACTED FILL SOIL
	GRAVEL, POROUS FILL
	SAND
	ASPHALT
	STRUCTURAL CONCRETE
	LIGHTWEIGHT CONCRETE
	TERRAZZO
	CUT STONE
	CAST STONE
	BRICK, COMMON FACE
	BRICK, GLAZED
	CONCRETE MASONRY UNIT
	STEEL
	ALUMINUM ORNAMENTAL METAL
	CONTINUOUS WOOD FRAMING
	BLOCKING OR SHIM
	FINISH WOODWORK
	PLYWOOD
	PARTICLE BOARD
	GYPSUM WALLBOARD
	WATERPROOFING/ DAMPPROOFING/ AIR MOISTURE BARRIER
	RIGID INSULATION
	BATT INSULATION
	GLASS
	GLASS BLOCK
	ACOUSTICAL CEILING BOARD
	WOOD FLOORING
	SPRAY-ON FIREPROOFING OR INSULATION
	EXTERIOR SHEATHING
	EIFS
	PLASTER STUCCO W/ METAL LATH

SYMBOLS LEGEND	
COLUMN GRID DESIGNATION	
	EXISTING GRID
NOTE TAGS	
WALL / DETAIL SECTION TAGS	
ENLARGED PLAN TAG	
INTERIOR ELEVATION TAG	
	ELEVATION DESIGNATION
DOOR IDENTIFICATION TAG	
EQUIPMENT DESIGNATION	
	OWNER PROVIDED EQUIPMENT/ ITEM
	CONTRACTOR PROVIDED EQUIPMENT/ ITEM
	CONTRACTOR INSTALLED EQUIPMENT/ ITEM
	CONTRACTOR FURNISHED EQUIPMENT/ ITEM
TOILET ACCESSORY TAG	
NORTH ARROW	

FLOOR PLAN LEGEND	
	EXISTING PARTITION TO REMAIN
	NEW PARTITION
	EXISTING COLUMN TO REMAIN
	PARTITION TAG
WINDOW TYPE SYMBOL	
	EXTERIOR GLAZING SYSTEM TAG (ALPHA)
	LOUVER TYPE IDENTIFIER (ALPHA AND NUMERIC)
PARTITION TAG	
GLAZING TAG	
ARCHITECTURAL WOODWORK	
	EXISTING PARTITION / ITEM TO REMAIN
	NEW PARTITION / ITEM
	EXISTING TO BE REMOVED
	EXISTING TO REMAIN, REFERENCE ENTIRE DOCUMENTS FOR ADDITIONAL WORK IN THIS AREA
	FIRE RATED SHAFT ENCLOSURE

RCP LEGEND	
	SUSPENDED 2' X 2' ACOUSTICAL CEILING SYSTEM
	SUSPENDED 2' X 4' ACOUSTICAL CEILING SYSTEM
	SUPPLY AIR GRILLE REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION
	RETURN AIR GRILLE REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION
	EXHAUST AIR GRILLE REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION
	SUPPLY STRIP DIFFUSER RE: MECHANICAL
	CONTROL JOINT
	EXPANSION JOINT
	CEILING HEIGHT DESIGNATION PER AREA, WHERE NO HEIGHT IS DESIGNATED, ASSUME 9'-0"
	CURTAIN TRACK
	GYPSUM BOARD FURR DOWN OVER WALL CABINET OR LOCKER (REF 7A51-XX TYP)
	GYPSUM BOARD CEILING
	SUSPENDED CEMENT PLASTER SOFFIT
	EXPOSED STRUCTURE
	WALL MOUNTED LIGHT FIXTURE
	UNDER COUNTER TASK LIGHTING

DEMOLITION LEGEND	
	CONSTRUCTION TO REMAIN
	CONSTRUCTION TO BE REMOVED
	FLOOR SLAB TO BE REMOVED WITHIN AREA INDICATED
	FLOOR, WALL AND CEILING FINISHES ONLY, TO BE REMOVED WITHIN AREA INDICATED
	FLOOR AND WALL FINISHES ONLY, TO BE REMOVED WITHIN AREA INDICATED
	AREA OUT OF ARCHITECTURAL SCOPE BUT REFER TO MEP AND STRUCTURAL DEMOLITION DOCUMENTS FOR ADDITIONAL WORK IF REQUIRED
INTERIOR FINISH PLAN LEGEND	
	CEILING FINISH
	WALL FINISH
	WALL BASE FINISH
	FLOOR FINISH
	COUNTERTOP CABINET FRONTS
	FINISH TAG
	KEYNOTE
	EXISTING TO REMAIN
	MATERIAL TRANSITION TAG
	MATERIAL PATTERN DIRECTION
	MATERIAL SEAM
FLOOR PATTERN PLAN LEGEND	
	CARPET TILE CPT3 (NOT SHOWN FOR CLARITY)
	CPT4
	ENTRANCE MAT EM1 (NOT SHOWN FOR CLARITY)
	PORCELAIN TILE PT1
	RESILIENT SHEET RS1 (FIELD, NOT SHOWN FOR CLARITY)
	RESILIENT TILE RT1 (FIELD, NOT SHOWN FOR CLARITY)
	RT2
	RT3
	EXISTING TO REMAIN
	DIRECTION OF FLOORING
	FLOOR TRANSITION TAG
	KEYNOTE
	EXISTING TO REMAIN, REFERENCE ENTIRE DOCUMENTS FOR ADDITIONAL WORK IN THIS AREA

FURNITURE PLAN LEGEND	
	NEW FURNITURE (OFOI)
	EXISTING FURNITURE (OFOI)
EQUIPMENT PLAN LEGEND	
	OWNER FURNISHED EQUIPMENT DESIGNATION, REFER TO OWNER EQUIPMENT MANUAL FOR SPECIFICATION
	TOILET ACCESSORY TAG, REFER TO A43-01 FOR LEGEND
	CONTRACTOR FURNISHED EQUIPMENT/ ITEM
	OWNER FURNISHED EQUIPMENT/ ITEM
	FOR ACCESSIBILITY, NO GROMMETS ARE ALLOWED IN THIS COUNTERTOP SECTION
	SINGLE INTERIOR ELEVATION TAG
INTERIOR ELEVATION LEGEND	
	OWNER FURNISHED EQUIPMENT DESIGNATION, REFER TO OWNER EQUIPMENT MANUAL FOR SPECIFICATION
	TOILET ACCESSORY
	OWNER FURNISHED ITEM/ EQUIPMENT
	CONTRACTOR FURNISHED ITEM/ EQUIPMENT
	CABINET TYPE
	CABINET WIDTH (INCHES)
	CABINET HEIGHT (INCHES)
GLAZING LEGEND	
	GLASS SHEET COMPOSITION:
	FL FLOAT GLASS
	HS HEAT STRENGTHENED GLASS
	FT TEMPERED GLASS
	LM LAMINATED GLASS
	W WIRED GLASS
	SP SPANDREL GLASS
	LE LOW-E COATING GLASS
	SK TEMPERED OR LAMINATED GLASS (FOR USE ON SLOPED GLAZING)
	F1 TYPE 1
	M1 TYPE 1
	GENERIC GLASS TYPE:
	GL-1 SINGLE PANE CLEAR GLASS
	GL-2 SINGLE PANE TINTED GLASS
	GL-3 INSULATED, CLEAR GLASS
	GL-4 INSULATED, TINTED GLASS
	GL-5 INSULATED, SPANDREL GLASS
	GL-6 FIRE-RATED GLASS
	GL-7 DECORATIVE/ PATTERNED GLASS
	GL-8 BULLET-RESISTANT GLASS
	GL-9 MIRRORRED GLASS
	GL-10 LEAD GLASS

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PROJECT

TARBIYA INSTITUTE
ISLAMIC CENTER

TARBIYA INSTITUTE
1836 SIERRA GARDENS DR.
ROSEVILLE, CA

CONDITIONAL USE
PERMIT

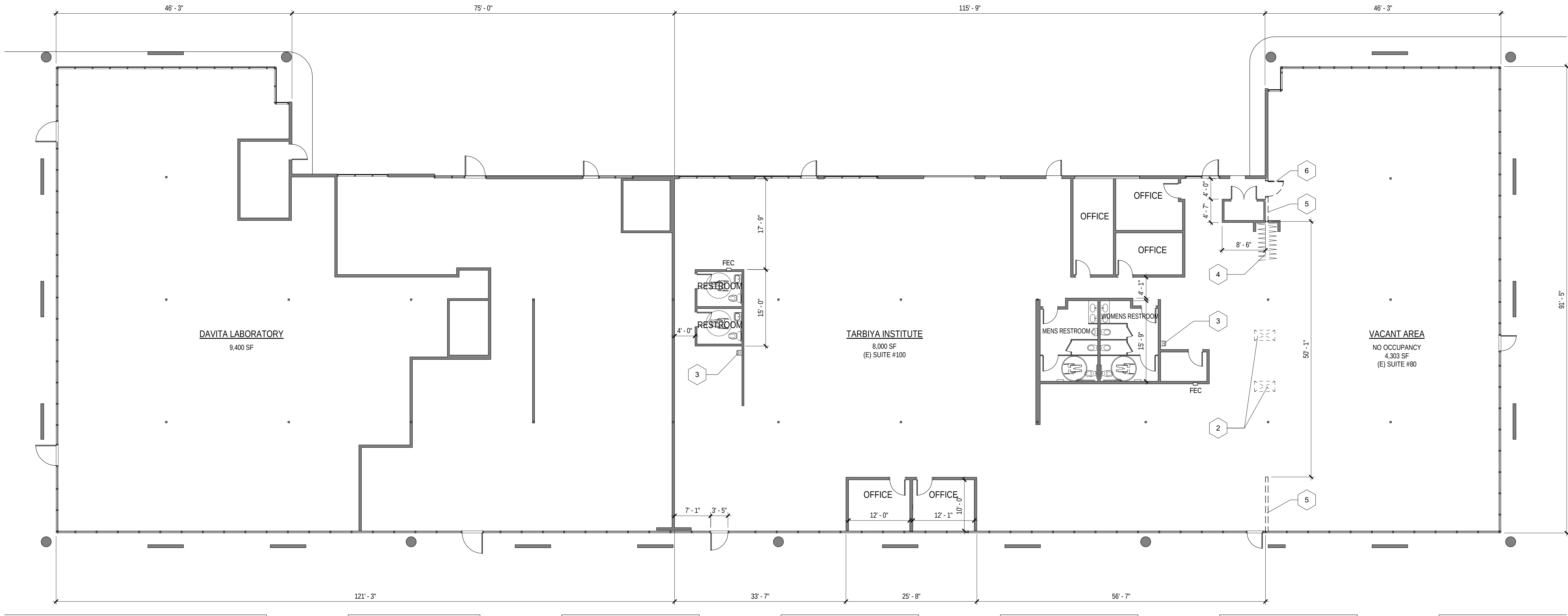
APPLICATION #P17-0367

ISSUE CHART

MARK	ISSUE	DATE
Job Number	000035.049.020	
Drawn	Author	
Checked	Checker	
Approved	Approver	
TITLE		
ABBREVIATIONS & SYMBOLS		
SHEET NUMBER		
G-1.1		
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ISSUE FOR PERMIT 05/31/2018

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01 DEMOLITION PLAN
3/32" = 1'-0"

DEMOLITION LEGEND	
	CONSTRUCTION TO REMAIN
	CONSTRUCTION TO BE REMOVED
	FLOOR SLAB TO BE REMOVED WITHIN AREA INDICATED
	FLOOR, WALL AND CEILING FINISHES ONLY, TO BE REMOVED WITHIN AREA INDICATED
	FLOOR AND WALL FINISHES ONLY, TO BE REMOVED WITHIN AREA INDICATED
	AREA OUT OF ARCHITECTURAL SCOPE BUT REFER TO MEP AND STRUCTURAL DEMOLITION DOCUMENTS FOR ADDITIONAL WORK IF REQUIRED

DEMOLITION PLAN KEYNOTES	
1	NOT USED
2	REMOVE (4) EXISTING LIGHT FIXTURES THAT INTERFERE WITH NEW FIRE-RATED PARTITION LOCATION
3	REPLACE NON-COMPLIANT DRINKING FOUNTAINS
4	EXISTING FOLDING PARTITION TO BE DEMOLISHED
5	EXISTING PARTITION TO BE DEMOLISHED
6	EXISTING DOOR TO BE DEMOLISHED

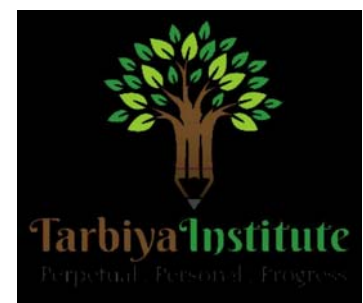
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1 415.856.3001
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PROJECT

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ISLAMIC CENTER



TARBIYA INSTITUTE
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MARK	ISSUE	DATE
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Drawn	LW	
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Approved	SM	

TITLE

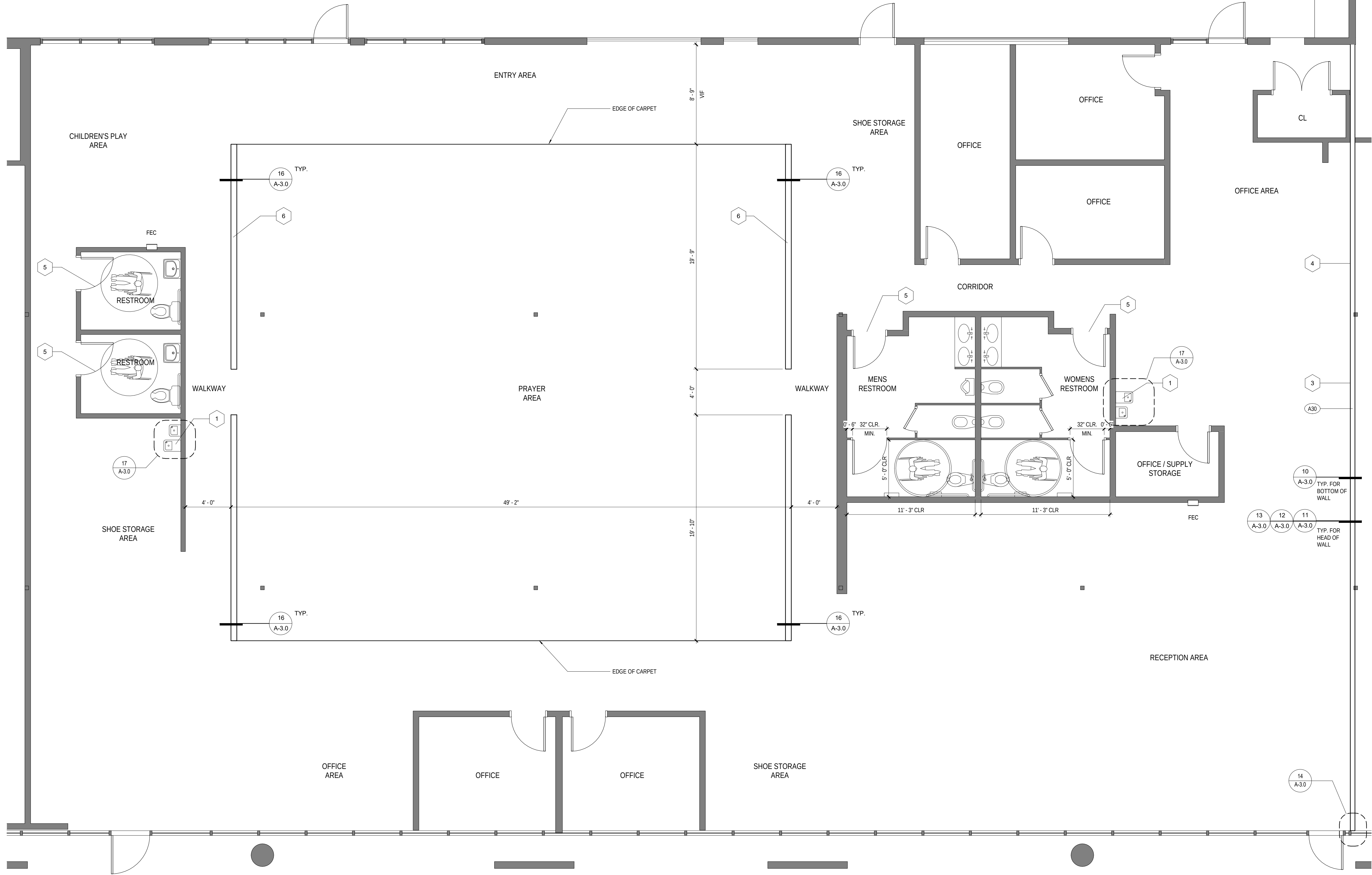
DEMOLITION PLAN

SHEET NUMBER

A-1.0

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TARBIYA INSTITUTE
EXISTING SUITE AREA = 8,000 SF
NOTE:
ALL EXTERIOR DOORS, RESTROOMS, WINDOWS MUST BE SELF-
CLOSING, SELF-LATCHING, CLOSE-FITTING, WITH NO OPENING
GREATER THAN 1/4" WHEN CLOSED

01 PROPOSED FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN LEGEND

- EXISTING PARTITION TO REMAIN
- NEW PARTITION
- EXISTING COLUMN TO REMAIN
- PARTITION TAG

PROPOSED PLAN KEYNOTES

- INSTALL NEW H-ILO DRINKING FOUNTAIN, SEE 17/A-3.0 FOR MOUNTING HEIGHTS
- NOT USED
- NEW DEMISING WALL, EXTEND TO ROOF AND 1-HR FIRE-RATED, SEE DRAWINGS 9-15/A-3.0
- NEW UTILITY BOXES AS REQUIRED, SEE DRAWING 15/A-3.0
- PROVIDE COMPLIANT SIGNAGE AT RESTROOMS, SEE DRAWINGS 5-8/A-3.0
- NEW PARTIAL HEIGHT WALL, 3'-0" AFF

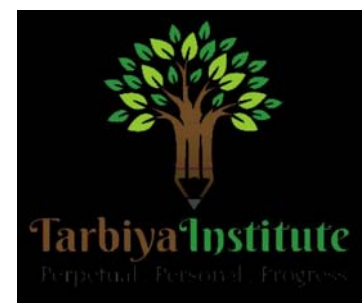
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PROJECT

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Checked	JMC	
Approved	SM	

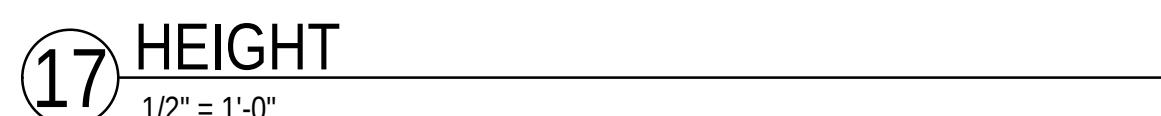
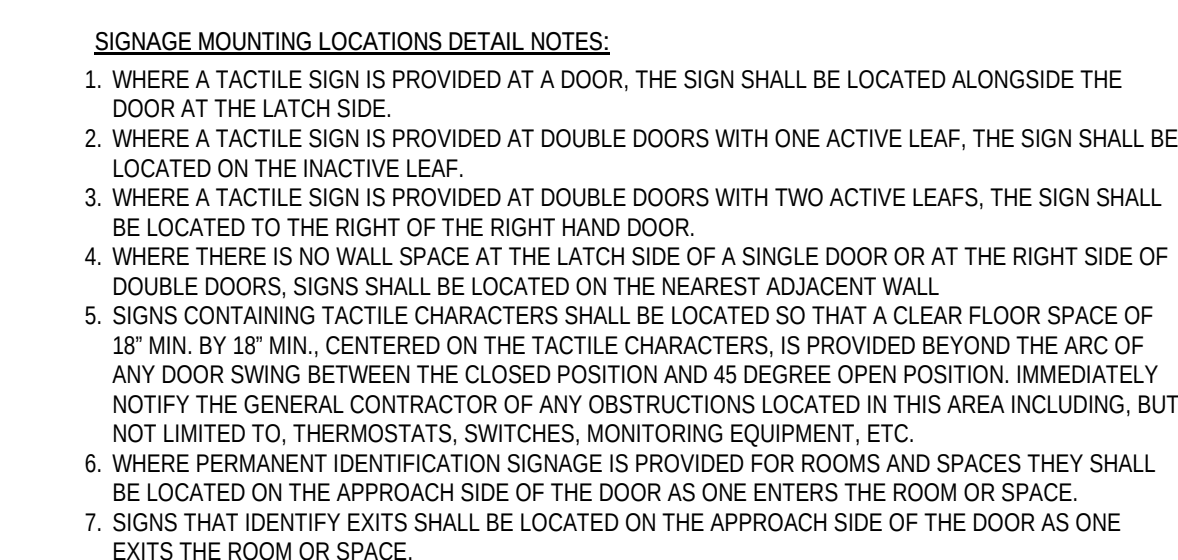
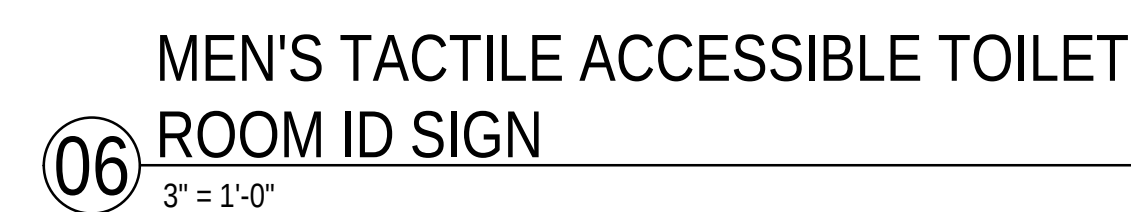
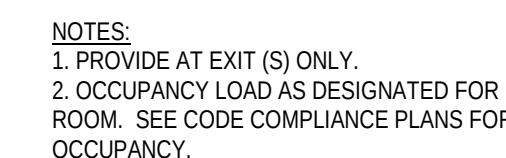
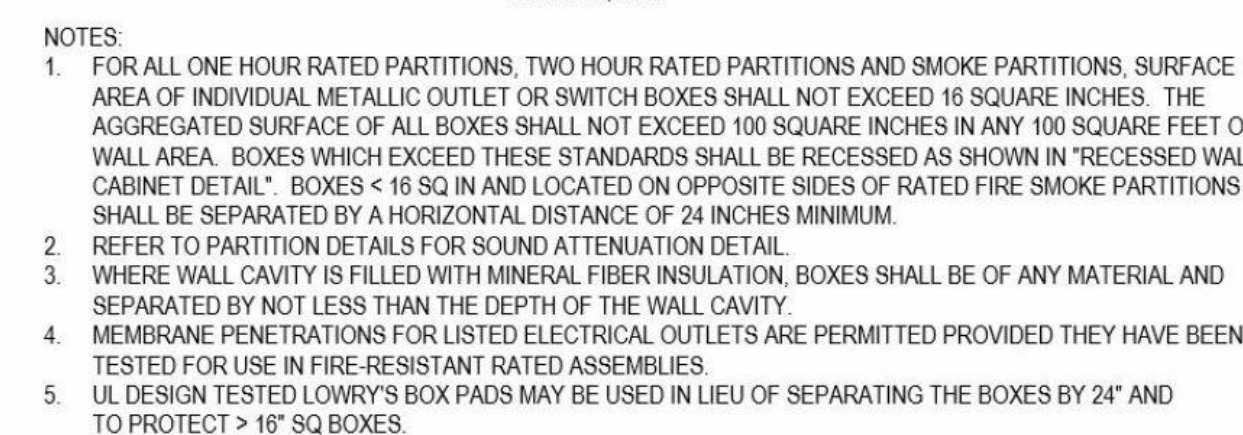
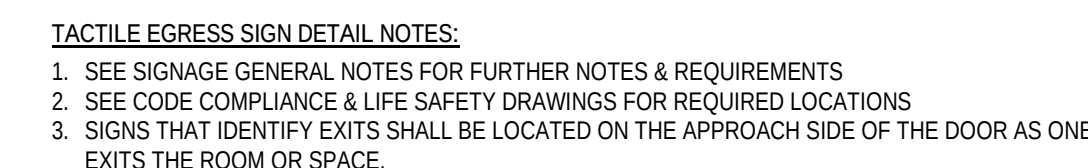
TITLE

PROPOSED FLOOR
PLAN

SHEET NUMBER

A-2.0

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09 PARTITION TYPE CHART
NOT TO SCALE

NOTE:

1. REFER TO INTERIOR PARTITION DETAILS FOR PARTIAL HEIGHT PARTITION DETAIL.
2. REFER TO INTERIOR PARTITION DETAILS FOR FLOOR DETAIL.
3. STC IS PREDICTED USING THE "INSUL" COMPUTER PROGRAM.
4. STC IS BASED FROM THE REFERENCE.
5. STC IS MODIFIED ON 0.018" THICK (25 GA) STUDS
6. WHERE AN "X" NEXT TO THE PARTITION TAG, PROVIDE 3/4" PLYWOOD BEHIND THE GYP BD ON THE STORE ROOM SIDE.

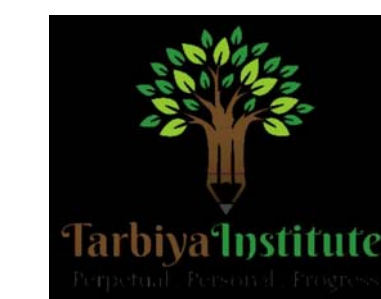
1. EXISTING WALLS SHOWN WITH NEW LIFE SAFETY RATINGS ARE TO BE UPGRADED TO THE NEW RATING. THE UPGRADING INCLUDES PROTECTING ALL OPENINGS IN THE PARTITION.
2. THESE DRAWINGS WERE DEVELOPED FROM EXISTING DRAWINGS PROVIDED BY THE OWNER.
3. VERIFY THAT ALL EXISTING DOORS IN RATED WALLS ARE LABELED WITH THE APPROPRIATE MARK THAT ARE IN THE SCOPE OF THE WORK.
4. VERIFY THAT ALL EXISTING WALLS THAT ARE LABELED AS FIRE RATED OR SMOKE TIGHT MEET THE REQUIREMENTS OF THE LABELING.

	NON-FIRE-RATED SMOKE PARTITION
	EXISTING NON-FIRE-RATED SMOKE PARTITION
	NON-FIRE-RATED SMOKE-RESISTANT PARTITION REQUIRED TO HAVE DOOR CLOSER
	EXISTING NON-FIRE-RATED SMOKE-RESISTANT PARTITION
	SMOKE BARRIER "FOR COMPARTMENTATION" 1-HOUR FIRE RATING UNLESS OTHERWISE SHOWN ON PLANS
	EXISTING SMOKE BARRIER "FOR COMPARTMENTATION" 1-HOUR RATING UNLESS OTHERWISE SHOWN ON PLANS
	1-HOUR FIRE PARTITION
	EXISTING 1-HOUR FIRE PARTITION
	1-HOUR FIRE BARRIER
	EXISTING 1-HOUR FIRE BARRIER
	2-HOUR FIRE WALL
	EXISTING 2-HOUR FIRE WALL
	2-HOUR FIRE BARRIER REQUIRED TO HAVE SMOKE DAMPERS
	EXISTING 2-HOUR FIRE BARRIER REQUIRED TO HAVE SMOKE DAMPERS
	PARTITION



PROJECT

TARBIYA INSTITUTE
ISLAMIC CENTER



TARBIYA INSTITUTE
1836 SIERRA GARDENS DR.
ROSEVILLE, CA

CONDITIONAL USE
PERMIT

APPLICATION #PL17-0367

OCCUPANCY CODE CALCULATION (2016 CBC, TABLE 1004.1.2)			
FUNCTION OF SPACE	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
PRAYER SERVICE AREA ASSEMBLY WITHOUT FIXED SEATS, 43)	2,100 SF	7 NET	300 OCCUPANTS
ACCESSORY TO A-3 CIRCULAR AREAS	2,210 SF	100 GROSS	23 OCCUPANTS
BUSINESS SUPPORT AREAS (OFFICES, RECEPTION)	2,800 SF	100 GROSS	28 OCCUPANTS
CHILDREN'S PLAY AREA; ACCESSORY TO A-3 USE	240 SF	35 NET	7 OCCUPANTS
STORAGE	600 SF	300 GROSS	3 OCCUPANTS
TOTALS	8,500 SF	N/A	361 OCCUPANTS

ISSUE CHART

1 EXISTING DOOR REQUIRES TACTILE EXIT SIGNAGE (SEE 4/A-3.0). THIS DOOR HAS AN ILLUMINATED EXIT SIGN WITH INTEGRAL EMERGENCY LIGHTING & PANIC HARDWARE CURRENTLY.

- 1 EXISTING DOOR REQUIRES TACTILE EXIT SIGNAGE (SEE 4/A-3.0). THIS DOOR HAS AN ILLUMINATED EXIT SIGN WITH INTEGRAL EMERGENCY LIGHTING & PANIC HARDWARE CURRENTLY.

MARK	ISSUE	DATE
Job Number	000035.049.020	
Drawn		LW
Checked		JMC
Approved		SM
TITLE		

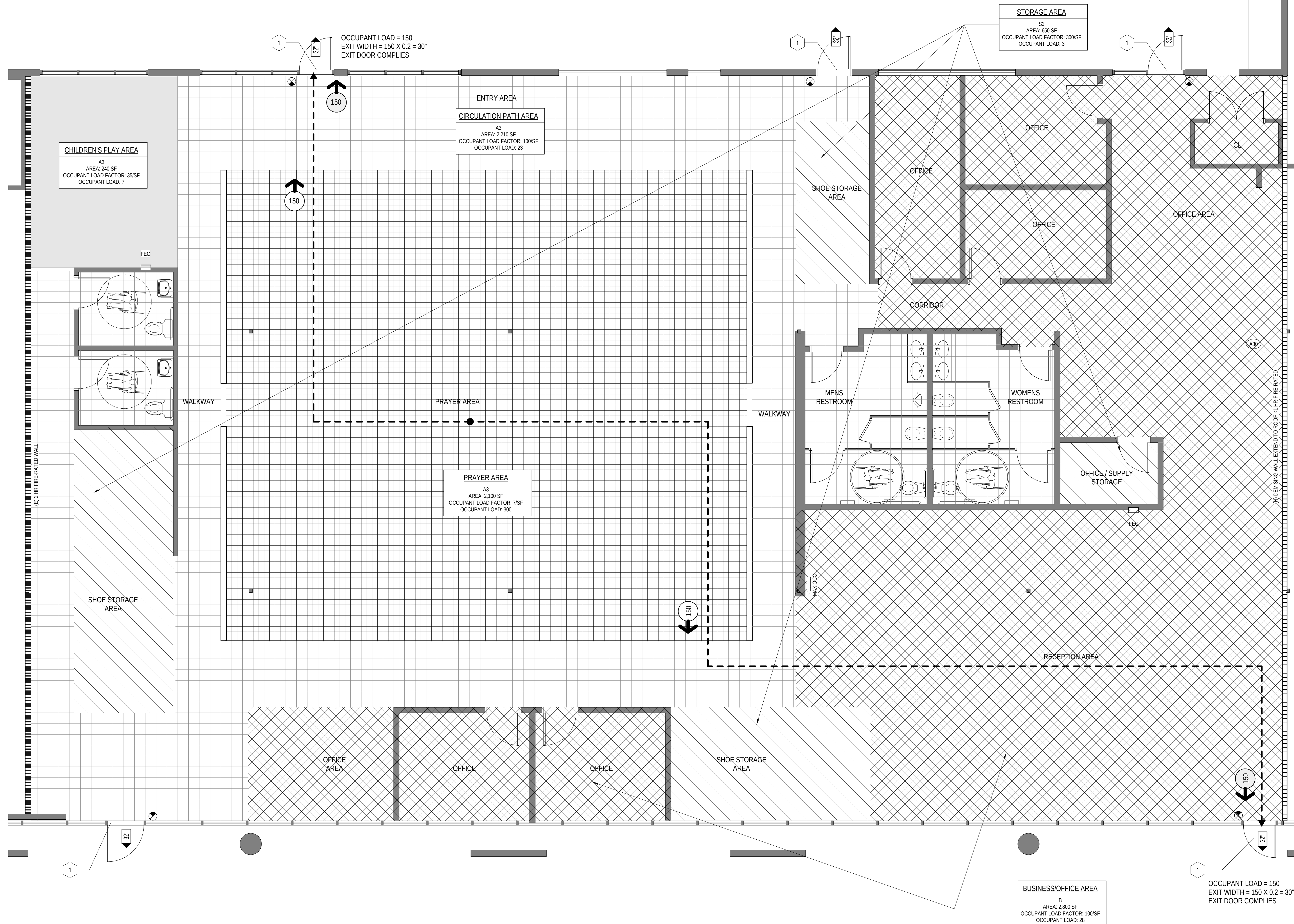
TITLE

CODE COMPLIANCE PLAN

SHEET NUMBER

CS-1.0

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TACTILE EXITS & TACTILE EXITS SIGN NOTES

PROVIDE TACTILE EXIT SIGNAGE PER CBC 11B-703.7. SEE DRAWING 4/A-3.0

TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:

1. EACH GRADE-LEVEL EXTERIOR DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD "EXIT"
2. EACH EXIST DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:
 - A. "EXIT STAIR DOWN"
 - B. "EXIT RAMP DOWN"
 - C. "EXIT STAIR UP"
 - D. "EXIT RAMP UP"
3. EACH EXIST DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE THAT DOES NOT UTILIZE A STAIR OR RAMP, OR BY MEANS OF AN EXIT PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS

TACTILE EXITS & TACTILE EXITS SIGN NOTES

PROVIDE TACTILE EXIT SIGNAGE AS PER 2013 CBC SECTION 429

4. EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN SHALL HAVE THE WORDS "EXIT" ROUTE
5. EACH EXIT DOOR THROUGH A HORIZONTAL EXIT SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT"
6. R21 OCCUPANCY CORRIDORS SHALL HAVE 60" ON FLOOR HOUSING NON-AMBULATORY CLIENTS 44" ON FLOORS HOUSING ONLY AMBULATORY CLIENTS (CBC SECTION 426.8.4.2)
7. DOOR CLOSERS ARE ONLY REQUIRED AT CLIENT ROOMS IF NO FIRE SPRINKLER IS PROVIDED
8. DOORS SHALL BE 36" IN WIDTH IF THE CORRIDORS ARE 6' OR LESS IN WIDTH

TRAVEL DISTANCE NOTES:

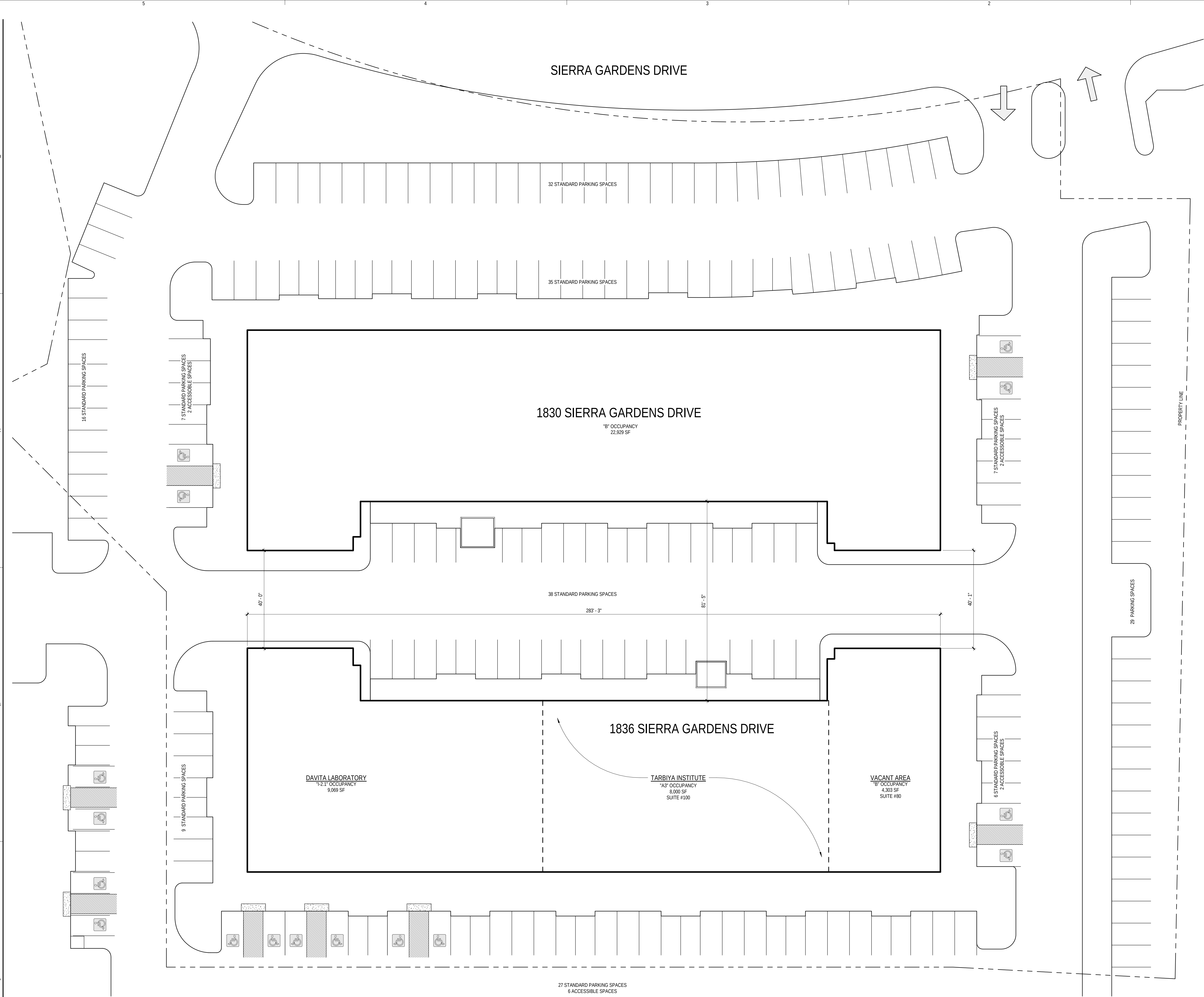
1. MAXIMUM COMMON PATH OF TRAVEL DISTANCE WITH OCCUPANTS ARE REQUIRED TO TRAVERSE BEFORE TWO SEPARATE AND DISTINCT PATHS OF EGRESS TRAVEL TO TWO EXITS ARE AVAILABLE SHALL NOT EXCEED:
- A) 100 FT, WHEN THE OCCUPANT LOAD IS 30 OR LESS (CBC 1006.2.1)
 - B) 75 FT, WHEN THE OCCUPANT LOAD EXCEEDS 30 (CBC 1006.2.1)
- FOR B OCCUPANCY, THE MAXIMUM TRAVEL DISTANCE TO AT LEAST ONE EXIT SHALL BE (CBC TABLE 1017.2):
- A) 200 FT, IN NON-SPRINKLERED BUILDING
 - B) 300 FT IN SPRINKLERED BUILDING

FOR B OCCUPANCY, THE MAXIMUM TRAVEL DISTANCE TO AT LEAST ONE EXIT SHALL BE (CBC TABLE 1017.2):

- A) 200 FT, IN NON-SPRINKLERED BUILDING
- B) 300 FT IN SPRINKLERED BUILDING

- NO POINT IN BUILDING SHALL EXCEED THE DISTANCES IN TABLE 1017.1 FROM AN EXTERIOR EXIT, HORIZONTAL EXIT, ENCLOSED

01 CODE COMPLIANCE PLAN
1/4" = 1'-0"



1 SITE PLAN
1/16" = 1'-0"

PARKING TABULATION

PARKING ALLOCATION FOR THE CONDITIONAL USE PERMIT		
FUNCTION OF SPACE	AREA / PARKING RATIO	NUMBER OF PARKING SPACES REQUIRED
#1836 PLACE OF WORSHIP ASSEMBLY AREA SUITE #100	2,100 SF / 150 SF	42 SPACES
REQUIRED SPACES		PROVIDED EXISTING SPACES
42 SPACES		198 SPACES (INCLUDING 12 ACCESSIBLE SPACES)

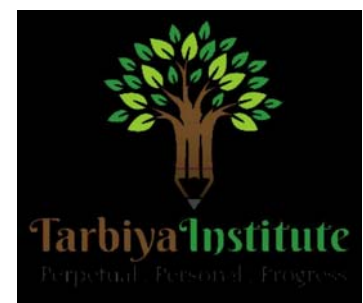
PERKINS
+ WILL

2 Bryant Street
Suite 300
San Francisco, CA 94105
1415.856.3000
1415.856.3001
www.perkinswill.com



PROJECT

TARBIYA INSTITUTE
ISLAMIC CENTER



TARBIYA INSTITUTE
1836 SIERRA GARDENS DR.
ROSEVILLE, CA

CONDITIONAL USE
PERMIT

APPLICATION #PL17-0367

ISSUE CHART

MARK	ISSUE	DATE
Job Number	000035.049.020	
Drawn	LW	
Checked	JMC	
Approved	SM	
TITLE		

SITE PLAN

SHEET NUMBER

SD-1.0

M. A. Azeez
Director, Tarbiya Institute.

	Program	Number of attendees	Hours	Cars expected
Monday	Nizami class	12	4-7 pm	3
Tuesday	After school program	25	4-6:30	10
Wednesday	Apprenticeship	10	7-10 pm	8
Thursday	After school program	25	4-6:30	10
Friday	Jumaa prayer first shift	75	12:15-12:45 pm	25
Saturday	Jumaa prayer second shift	75	1:30-2:00 pm	25
Sunday	Sunday school	40	11 am - 2 pm	20
Most of the time, folks drop off thier kids and leave right away, except during Friday service, when they stay for the duration of the prayer.				
The Tarbiya House in Roseville busienss hours are as follows: Mondays and Tuesdays Thursday: 11:00 am to 8 pm. Wednesdays: 11:00 am to 10:00 pm. Fridays 9:00 am through 10:00 pm. Satudays off. Sundays: 10:00 am through 3:00 pm.				

On Dec 21, 2017, at 7:47 AM, Sherif Azeez <s.azeez@tarbiya.org> wrote:



PLANNING COMMISSION COMMUNICATION

Title:

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

Contact:

Meeting Date: 8/9/2018

Item #: 5.4.



PLANNING COMMISSION COMMUNICATION

Title: INFILL PCL 35, 32B - EAST STREET SUBDIVISION - 415 EAST ST - FILE #
PL17-0036.

Contact:

Meeting Date: 8/9/2018

Item #: 6.1.

ATTACHMENTS:

Description

Staff Report

Attachment 1

Attachment 2

Exhibit A

ITEM 6.1: TENTATIVE SUBDIVISION MAP & TREE PERMIT – INFILL AREA, PARCEL 35; 415 EAST STREET – EAST STREET SUBDIVISION – PL17-0036

REQUEST

The applicant requests approval of a Tentative Subdivision Map to subdivide a 2.44 acre parcel into ten single family residential lots ranging in size from 6,926 square feet to 15,661 square feet and a Tree Permit for the removal of 33 native oak trees.

Applicant – Vitaliy Skots, RFE Engineering
Owner – Vladimir Skots, Liberty Voice

SUMMARY RECOMMENDATION

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

- A. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- B. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to seventy-nine (79) conditions of approval; and
- C. Adopt the two (2) findings of fact and approve the Tree Permit subject to seventeen (17) conditions of approval.

SUMMARY OF NEIGHBORHOOD OUTREACH / OUTSTANDING ISSUES

There are no outstanding issues with the project. However, at a neighborhood meeting on May 11, 2018, where approximately 30 residents attended, neighbors raised concerns regarding traffic, parking, number of parcels, lot sizes, infrastructure capacity (water and sewer), and impacts to their views of the open space. Staff responded to the residents' concerns by noting that the proposed development density and associated impacts were consistent with the land use and zoning of the property, adequate parking would be provided for each residence (consistent with the Zoning Ordinance), the parcels would exceed the minimum lot size requirements and are larger than other lots in the neighborhood, available infrastructure exists to accommodate development, and the property owner has a legal right to develop the site as proposed.

Since the neighborhood meeting, staff has mailed notices of the Initial Study availability (on June 1, 2018) and Planning Commission hearing date (on July 27, 2018) to residents that signed up as interested persons at the neighborhood meeting and to neighbors located within 300 feet of the project site. Additionally, the Initial Study and Mitigated Negative Declaration have been posted on the City's website. To date, staff has not been contacted by any resident in opposition to the project. The applicant has reviewed and is in agreement with all recommended conditions of approval.

BACKGROUND

The 2.44-acre parcel is located within the Infill Area of the City of Roseville at the intersection of Center Street and East Street and consists of a single family home, various accessory structures and several native oak trees. The subject parcel is surrounded by residential parcels to the north and open space to the east, south and west. The subject site was originally developed in the late 1950's with the existing single family home and included a barn and several accessory structures located throughout the site. The property was recently sold in 2015 to the current owners and in 2016 a Tentative Subdivision Map was submitted to subdivide the site into ten parcels. Following the original submittal, the application was withdrawn and resubmitted in 2017 with the same development proposal (further details are provided in the Tree Permit analysis).

At this time, the applicant wishes to proceed with the request for a Tentative Subdivision Map and Tree Permit that would allow for development of ten single-family residential units and associated grading, drainage and infrastructure improvements.

SITE INFORMATION

Location: Infill Area, 415 East Street

Total Parcel Size: 2.44 acres

Topography and Setting: The overall topography of the site slopes gently to moderately down from East Street southerly towards the Miners Ravine Bike trail. The eastern portion of the project area is comprised of a mowed field with scattered eucalyptus and oak trees. A house is located on the western perimeter of the site, and a number of accessory buildings are scattered on the slope to the west. Immediately around the house, the ground has been heavily disturbed, and a variety of non-native vegetation is scattered throughout this area. Within the open space area, the Miners Ravine Bike Trail is located at the rear of the property and runs along the southern portion of the site, with Dry Creek located between 40 feet to 100 feet beyond the trail.

Figure 1: Project Location



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 Map. The three findings are listed below in ***bold italics*** 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.***

Parcel size, design, configuration, location, orientation and character: Consistent with the R1 zoning criteria, the ten residential lots will range in size from 6,926 square feet to 15,661 square feet and will meet or exceed the minimum lot width (60 feet) and lot size (6,000 square feet) requirements. Lots 1 - 6 will be accessed from a newly constructed cul-de-sac and lots 7-10 will be accessed from East Street. Frontage improvements include the construction of curb and gutter, resurfacing of East Street, and a four-foot wide attached sidewalk that will provide a pedestrian link to the adjacent neighborhood to the east. Along the frontage of Lots 9 and 10, approximately 1,558 square feet of right of way will be abandoned by the City to the benefit of the property owner to provide opportunities for front yard landscaping that will be privately maintained. The rear property lines of each parcel (with the exception of Lot 6) will be located along the open space corridor and will include wrought iron fencing to provide visual access and better incorporation of the open space into the project design. Further consideration was given to the setback of the properties from the bike trail, and a 10-foot wide area located along the rear of Lots 3 – 5 and 7 - 10 will be deeded to the City (totaling 5,050 sf) to provide an adequate buffer from the trail. A condition has also been added requiring the newly constructed one to three-foot tall retaining wall located at the back of the lots to be setback a minimum of three feet from the bike trail (see Condition #8).

Grading: The preliminary grading plan indicates that grading will amount to 1,070 cubic yards (cy) of cut, and 1,380 cy of fill, with a net import of 310 cy (Exhibit C). The current grading plan depicts the grade of each pad and the location and steepness of finished slopes. As shown on the Tentative Subdivision Map, grade differences between adjacent house pads are typically less than 3 feet resulting in minor slopes between lots. A portion of Lots 1 – 3 are located in the 100- year flood plain; however, this area will be dedicated as a flood plain easement to the City and no grading will occur at this location. Engineering staff has reviewed the Tentative Map and found the grading plan consistent with the City's Grading Ordinance and Improvement Standards. In addition, prior to the approval of the Improvement Plans, the developer shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board, to ensure that the project will not result in the release of materials that will affect water quality. Potential impacts from grading of the site were also evaluated in the Mitigated Negative Declaration.

Drainage: A 15-foot wide drainage easement between Lots 3 and 4 will be dedicated to the City for the overland release of storm water through a public drain facility. The easement will be dedicated such that 10 feet of the easement will be located on Lot 3 and five feet will be located on Lot 4. Drainage will be collected at the low point of lot 3 and conveyed under the bike trail through a culvert to prevent any stormwater runoff from flowing across the bike trail. Additionally, a 10-foot wide area located at the rear of Lots 3 – 5 and 7 - 10 will include a drainage swale that will collect runoff from these lots and carry it to the newly constructed culvert. Engineering staff has reviewed the drainage plans, and with the attached conditions of approval, the drainage design conforms to the City's drainage improvement standards.

Utilities: Water, sewer, and electric facilities will be available to all parcels from backbone infrastructure in Parry Street and East Street. Environmental Utilities and Roseville Electric have reviewed the plans and determined that all necessary utility services will be available. The developer will be responsible for ensuring that new utilities are provided per the City standards and they will be responsible for fees associated with utility installation and connections, per the tentative map conditions of approval.

Subdivision Improvements: The subdivision improvements include front yard landscaping, a newly constructed four-foot wide sidewalk, standard wood fencing between properties, and open fencing along the southern boundaries of the project. Fencing locations are shown on a Tentative Subdivision Map and the design details will be provided with the improvement plans. Additionally, a cul-de-sac will be constructed with the project. The proposed cul-de-sac will exceed the City's standard back of curb radius of 39 feet and will be designed with a 49-foot radius to the back of curb. The design will allow for additional on-street parking, further addressing the concerns raised at the neighborhood meeting regarding parking availability.

Affordable Housing: With the proposed development one (1) affordable home is required to be reserved for middle income buyers (see Condition #60).

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

The subdivision will create lots that are adequately sized to accommodate single-family homes. The rear of Lots 3-5 and 7-10 slope down toward the bike trail; however, based on the relatively flat topography of the pad grades, development of the subdivision will not be impeded by the terrain. Standard vehicular access will be provided to all lots within the subdivision from Center Street and East Street. All rear property lines will be setback a minimum of 40' from Dry Creek. As noted previously, the area of Lots 1 and 2 currently located within the Flood Plain, will be dedicated to the City as a Flood Water Conservation Easement (see Condition #64). No other physical conditions would affect the lots from being improved.

- 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 water quality impacts associated with the project and the expected discharge of waste for this project are consistent with what has been anticipated by the General Plan EIR and the Mitigated Negative Declaration. The design of the sewer lines in the project area and treatment capacity at the City's wastewater treatment plant have adequate conveyance and capacity to accommodate the residential development on the parcels proposed by the Tentative Map.

Based on the evaluation above, staff believes that the Planning Commission can make the required findings and approve the Tentative Subdivision Map.

TREE PERMIT

The Tree Preservation Chapter of the Zoning Ordinance requires approval of a Tree Permit prior to removal of any protected tree or activities within the tree's protected zone on a non-residential or undeveloped residential parcel. The evaluation of the Tree Permit requires the City to consider the appropriateness of, and alternatives to, proposed native oak tree removals and encroachments. In addition, when native oak tree removals are requested, the City is required to review the proposed mitigation plan.

On March 6, 2016, an arborist report was prepared for the site that identified forty-six (46) native oak trees consisting of 27 Blue Oak and 19 Interior Live Oak trees, of which approximately 30 trees would need to be removed to facilitate development of a ten lot subdivision. Upon the applicant's initial submittal, they were informed that although a developed residential home existed on the property, a Tree Permit would be required because the removal of the trees were associated with a development project. In response, the applicant withdrew their application and removed 28 native oak trees. After which, the applicant resubmitted the development application to construct the residential subdivision. Staff noted at that time that the applicant would have to mitigate for the native oak trees removed, proposed for removal, as well as minimize impacts to the remaining trees.

Removal: A total of 28 native oak trees (totaling 303 inches) have been removed and five native oak trees (totaling 21 inches) will be removed based on the project design and site topography. Six of the trees inventoried were certified as dead or hazardous by the project arborist and are exempt from

mitigation requirements. As part of the review process, staff has worked with the applicant to shift a few of the building footprints to retain and minimize impacts to existing trees.

Encroachments: Thirteen trees will remain onsite with four trees moderately impacted by the proposed development. Three of those four trees are anticipated to have impacts less than 20%; however, tree #4672 is anticipated to have an encroachment up to 59%. Based on the topography of the site and the proposed pad elevations (which will be on average three feet higher than the current elevation of the existing tree), the arborist does not anticipate significant impacts due to the fill that will take place within the dripline. Nevertheless, the applicant will need to pay mitigation (totaling 13 inches) for the impacts to this tree due to the level of encroachment.

Mitigation: Based on the removal of native oak trees and the potential development impacts on an existing tree, the applicant will be required to mitigate for a total of **337** inches (**303** inches for 26 trees previously removed; **21** inches for five trees proposed for removal; and **13** inches for one tree with significant encroachment). Mitigation will be completed with a combination of on-site planting, credit for land dedication and payment of in lieu fees. Accordingly, a total of 37 inches will be mitigated with onsite planting of native and non-native species. In addition, dedication of 5,050 square feet of land located at the rear of the project site will be credited against the mitigation amount at a value of \$5.28 per square-foot (representing \$26,664 or 226 inches) (based on a Broker Opinion of Value dated 3/5/18 – see Attachment 1). The land dedication will provide for an improved buffer between the Miners Ravine Bike Trail and the back of the residential lots. Finally, the total remaining 74 inches required to be mitigated, will be addressed through payment of lieu fees at \$118 per inch - for a total cost of \$8,736 (see Attachment 2).

Implementation of the conditions of approval will ensure that a mitigation plan outlining mitigation for the total inches lost is submitted prior to the removal of any additional native oak trees. All other trees on the property will be preserved in the existing and expanded open space area.

CONCLUSION

Staff has reviewed the proposed Tentative Subdivision Map and Tree Permit and forwarded the application to all affected departments. Additionally, staff has reviewed the proposed project with the Folsom Road Neighborhood Association. The entitlements associated with this project will allow residential development consistent with the land use and zoning designation of the property. The Low Density Residential subdivision is consistent with City policies and standards, is compatible with the neighborhood character, and preserves natural resources. Accordingly, staff supports the project as proposed.

ENVIRONMENTAL DETERMINATION

An Initial Study and Mitigated Negative Declaration (Exhibit A) have been prepared for this project. In accordance with the CEQA Guidelines, the Initial Study and Mitigated Negative Declaration were prepared using previous environmental documents such as the General Plan and the 2020 CIP EIRs. Based on the results of the Initial Study, the City has concluded that the appropriate environmental document for the project is a Mitigated Negative Declaration. The Mitigated Negative Declaration was posted for a 20-day public review and comment period, which closed on June 21, 2018. To date, no comments on the document have been received.

RECOMMENDATION

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

- A. Adopt the **MITIGATED NEGATIVE DECLARATION & MITIGATION MONITORING AND REPORTING PROGRAM**;
- B. Adopt the findings of fact as stated in the staff report for the **TENTATIVE SUBDIVISION MAP – INFILL AREA, PARCEL 35; 415 EAST STREET – EAST STREET SUBDIVISION** – subject to seventy-nine (79) conditions of approval; and
- C. Adopt the findings of fact as listed below and approve the **TREE PERMIT – INFILL AREA, PARCEL 35; 415 EAST STREET – EAST STREET SUBDIVISION** – subject to seventeen (17) conditions of approval.
 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 of the Roseville Zoning Ordinance.*
 2. *Measures have been incorporated in the project or permit to mitigate impacts to remaining trees and to provide replacement for trees removed.*

CONDITIONS OF APPROVAL FOR THE TENTATIVE SUBDIVISION MAP

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 Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
3. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Development Services Department – Engineering Division. (Engineering)
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)
5. Increased run-off due to added impervious surfaces (e.g. roofs, patios, etc.), shall be collected and connected to an appropriate storm drain system. The added run-off should not be an impact to the bike trail. CC&Rs should define homeowner responsibility to maintain and retain drainage and swales along their back property lines. (Engineering and Alternative Transportation).
6. The existing access easement through Taylor Park to the rear of the subject property shall be abandoned. (Alternative Transportation)
7. The back of each parcel adjacent to the bike trail will require open wrought iron style fencing. (Alternative Transportation).
8. Per city standards, a minimum of 3 feet must be maintained between the edge of the trail and the retaining wall. (Alternative Transportation).

9. Upon completion of project construction, the bike trail will be returned to city standard by the developer. (Alternative Transportation).
10. Closure of the bike trail during construction shall be kept to a minimum. Developer will provide advance notification to Alternative Transportation of trail closures, and will also post notice of the trail closure and alternate routes in a form approved by the Alternative Transportation Division at least one week in advance of work. (Alternative Transportation).

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

11. Landscape Plans for all landscape corridors and all landscaped common areas shall be approved with the improvement plans. Landscaping shall be installed for Substantial Completion of the subdivision improvements. The landscape plan shall comply with the Roseville Community Design Guidelines and the City of Roseville Water Efficient Landscape Ordinance (Ordinance 4786, adopted 11/04/2009). (Planning, Engineering, Parks, Fire, Environmental Utilities)
12. Grading around the native oak trees or other natural features on Lots/Parcels (1 -3, 6 and 10) shall be as shown on the tentative map or as approved in these conditions. Grading shall not commence until protective fencing has been installed and inspected and the grading plan has been approved. (Planning)
13. The applicant shall submit to the Engineering Division the appropriate Army Corps of Engineers permit or clearance, the California Department of Fish and Game Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (Planning)
14. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a) Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b) Grading shall comply with the City grading ordinance.
 - c) A rough grading and/or an underground utility permit may be approved by the Engineering Division prior to approval of the improvement plans.
 - d) Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
15. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
16. The applicant shall apply for and obtain an encroachment permit from the Engineering Division prior to any work conducted within the City right-of-way. (Engineering)
17. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection Engineering will designate the exact areas to be reconstructed. (Engineering)
18. All lot grading shall conform to the approved Tentative Map. (Engineering)

19. The public drain system shall be designed to collect the 150% of 100-year storm event. Multiple drain inlets may be required for redundancy to ensure that impedance of the inlets will not prevent storm water from entering the system. (Engineering)
20. East Street shall be widened to a minimum of 30 feet in pavement width and include standard rolled curb/gutter and a 4 ft. wide sidewalk per the approved Tentative Map. Adjacent to lots 6 – 9, the back of sidewalk shall be set at the Right of Way. (Engineering)
21. The proposed cul-de-sac shall be per City standards. A standard case “C” access ramp shall be constructed on the eastern corner of the cul-de-sac and East Street. (Engineering)
22. Due to the extensive utility construction proposed within East and Center Streets, the following pavement rehab shall be completed prior to acceptance of the project:
 - a) East Street shall be resurfaced with a micro pave for the full width of East Street and the full length of the project.
 - b) Center Street shall rehab the trench from the water line installation per the standard detail TB-3 plus grind and pave from the limits of the TB-3 to the lip of gutter on the east side of Center Street. (Engineering)
23. Prior to the approval of the improvement plans, it will be the project proponents 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)
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 for the widening of any streets required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office or shall be shown on the Final Map. (Engineering)
26. The applicant shall dedicate a 15-foot wide drainage easement to the City of Roseville for the storm drain facility required to transfer public storm waters through the site between lots 3 and 4. The easement shall be dedicated such that 10-foot of the easement is located on lot 3 and 5-foot on lot 4. The easement shall be shown on the map or an easement document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)
27. 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)
28. All storm drainage, including roof drains 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) as required by the City's Stormwater Quality Design Manual. (Engineering)

29. Drainage for swale at lots 4, 5, 7, 8, 9 and 10 shall meet city standards. (Alternative Transportation)
30. The public drainage outfall shall extend down to the receiving water through a drainage swale and shall be constructed with adequate velocity attenuation devices. A culvert shall be constructed under the existing bike trail to prevent any storm water runoff from this project sheet flowing across the bike trail. (Engineering)
31. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4 feet in height. (Engineering)
32. To ensure that the design for any necessary widening, construction, or modifications of public streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the approval of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
33. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, Development and Operations, Planning)
34. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, CDD, Planning)
35. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, CDD, Planning)
36. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants and trees. (Development and Operations, Planning)
37. **Prior to the approval of the Improvement Plans**, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. (Engineering)
38. 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)

39. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
- a) Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter. (Environmental Utilities)
 - b) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes. (Environmental Utilities)
 - c) Water and sewer mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions. (Environmental Utilities)
 - d) All sewer manholes shall have all-weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
40. Any backflow preventors visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventors shall be screened with landscaping and shall comply with the following criteria:
- a) There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventor to the landscaping.
 - b) For maintenance purposes, the landscaping shall 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 preventor shall be covered with a green cover that will provide insulation. (Environmental Utilities)
41. 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)
42. All existing water services on the abandoned water main shall be reinstalled to the proposed water main. (Environmental Utilities)
43. Outfall sewer manhole shall be minimum 5' from the trunk sewer manhole. (Environmental Utilities)
44. Water services are to be installed 5' from property line and sewer services are to be installed at the center of lot. (Environmental Utilities)
45. Hydrants are to be installed on the long side of the street at curb return or property line. (Environmental Utilities)
46. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)

47. Minimum fire flow is 1,500 gallons per minute with 20 lbs. residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshall, where the project utility lines will serve non-residential uses. (Fire)
48. 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)
49. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
50. 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)
51. All landscaping in areas containing electrical service equipment shall conform with the "Electric Department Landscape Design Requirements" as outlined in Section 7.00 of the Electric Department's "Specifications for Residential Trenching" (Electric)
52. 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)
53. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP

54. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
 - a. A 15 foot wide drainage easement between lots 3 and 4. (Environmental Utilities, Engineering)
55. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
56. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
57. Developer shall execute a mutual agreement with the City to rescind the Memorandum of Easement Agreement, recorded December 30th, 2010 as Instrument No. 2010-109584 of Official Records. This agreement granted access rights to the existing large lot parcel for access to the adjacent park. With the subdivision of this large lot parcel into single family home parcels, this access will no longer be needed, nor is it desired by the City. (Engineering)
58. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor (Environmental Utilities, Electric, Engineering)
59. 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:

- 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. (Attorney, Planning)
 - b) Notification of the presence of the public multi-use bike trail in the adjacent open space. (Alternative Transportation)
 - c) A statement that the public trail and open space may not be used for rear lot access. No rights of ingress or egress will be allowed through the open space or across the trail. (Alternative Transportation)
60. The proposed development of ten residential units triggers the requirement of one (1) affordable home reserved for middle income buyers. (Housing)
61. Prior to the approval of the final small residential lot subdivision map containing lots for affordable purchase, the developer shall enter into City's current Affordable Purchase Housing Agreement (or other applicable City-approved form) for such residential purchase units affordable to middle-income households. (Housing)
62. The City shall not approve the Final Map for recordation until either:
- 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
- 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)
63. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
64. All of that area within the regulatory floodplain shall be dedicated as a Flood Water Conservation Easement to the City. (Engineering)
65. The street names shall be approved by the City of Roseville. (Engineering)
66. The subject property shall be annexed into the existing Infill CFD #4 prior to approval of the Final/Parcel Map. This annexation will be coordinated between the developer and the City's Finance Department. It is the applicant's responsibility to prepare the appropriate documentation for the annexation of this property. There are fees associated with the annexation. (Finance, Engineering)
67. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. Lettered Lot//Parcel along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. (Engineering)
68. 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)
69. 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)

70. 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)
71. 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)
72. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
73. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. This includes but is not limited to: adding risers to existing poles; possible replacement of poles; trenching for new underground conductors, which may need to be dug by hand on Center Street due to the proximity of existing Oak trees; adding additional street lighting on East Street; and the addition of risers to accommodate the design to be fully looped for reliability. (Electric)
74. 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)
75. 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)
76. 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)
77. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor 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)
78. All plant material shall be maintained under a 90 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.
79. The project shall comply with all applicable environmental mitigation measures identified in the Initial Study and Mitigated Negative Declaration. (Planning)

CONDITIONS OF APPROVAL FOR THE TREE PERMIT

CONDITION	COMPLIANCE VERIFIED/ INSPECTED	COMMENTS
PRIOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON-SITE		
1. All recommendations contained in the Arborist Report (Exhibit F) shall be incorporated as part of these conditions except as modified herein. (Planning)		
2. Existing Trees # 4629, 4635, 4636, 4654, and 4661 (as shown in Exhibit E) are approved for removal with this tree permit. Trees # 4636, 4654 and 4661 have certified by an arborist as hazardous trees, and have been approved for removal by the Planning Manager. All other native oak trees not authorized by this permit or PL17-0036 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 removed and proposed for removal. The total number of inches for this project is 324 inches. Mitigation must be provided in the way of payment of \$7,698.80, dedication of 5,090 square feet located at the rear of lots 3-10, and planting of 17 15" native and 16 15" non-native trees. (Planning)		
4. No activity shall be permitted within the protected zone of any native oak tree beyond those identified by this report and PL17-0036. (Planning)		
5. The \$10,000 cash deposit posted for PL17-0036 to ensure the preservation of all remaining trees during construction shall apply to this Tree Permit. 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. The fencing plan shall be reviewed and approved by the Planning Division prior to the placement of the protective fencing. (Planning)		

CONDITION	COMPLIANCE VERIFIED/ INSPECTED	COMMENTS
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 PL17-0036, 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. 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)		
DURING CONSTRUCTION		
10. The following information must be located on-site during construction activities: the Arborist Report, the approved site plan/improvement plans including fencing plan, and the conditions of approval for the Tree Permit. All construction must follow the approved plans for this tree permit, without exception. (Planning)		
11. 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)		
12. 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)		
13. Storage or parking of materials, equipment and 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)		

CONDITION	COMPLIANCE VERIFIED/ INSPECTED	COMMENTS
14. Where recommended by the arborist, portions of the underground work 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)		
15. 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)		
AT COMPLETION OF ALL CONSTRUCTION		
16. Within 5 days of the completion of construction, a Certification Letter from the Project 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)		
17. A copy of the completed Tree Permit Compliance Verification/Inspection form shall be submitted to the Planning Division. (Planning)		

Attachments

1. Land Dedication Broker Opinion of Value
2. Tree Mitigation Calculation

Exhibits

- A. Initial Study Mitigated Negative Declaration
- B. Tentative Subdivision Map
- C. Grading and Drainage
- D. Utility & Sanitary Sewer Plan
- E. Tree Mitigation Plan
- F. Arborist Report

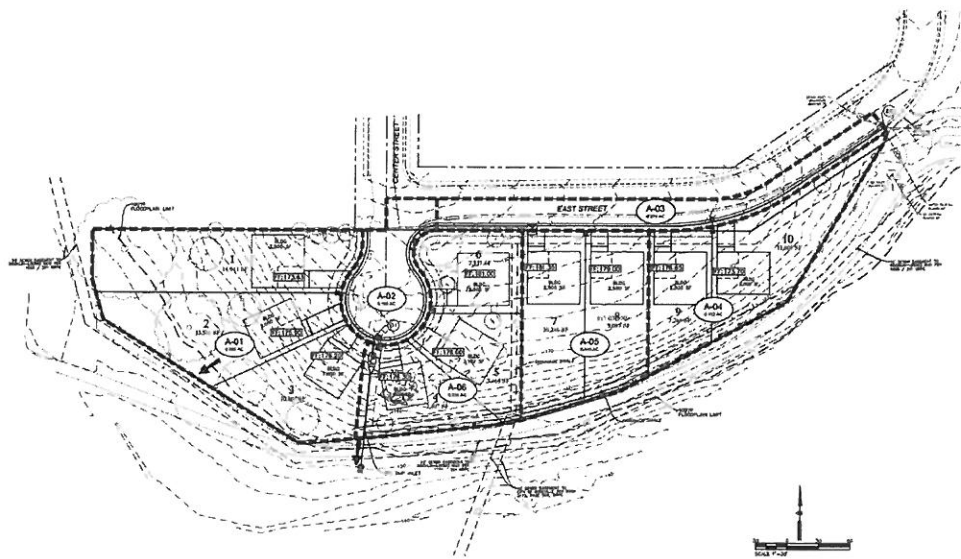
Note to Applicant and/or Developer: Please contact the Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only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

BROKER PRICE OPINION

415 East Street Roseville, CA 95678

APN: 013-030-009-000

JAN 25 2018



Prepared by:

Stephan Skots

Lic#01471812



6345 Auburn Blvd Suite A
Citrus Heights, CA 95621
(916) 726-7000

Jan 25th 2018

To Whom It May Concern:

In regards to the property on 415 East St, Roseville, CA 95678, 2.4 acres (104,072 sqft). According to market data, the current property value of the unimproved parcel is \$550,000 (five hundred fifty thousand) at approx \$5.28/per sqft. However, this property is currently in the development process of being separated into ten individual lots. The market value of each individual lot is estimated to be \$170,000 (one hundred seventy thousand) per lot, at approx \$18/per sqft.

If you have any additional questions please call me direct at (916) 410 - 1110.

Thank you,

A handwritten signature in blue ink, appearing to read "Stephan Skots", with a stylized flourish at the end.

Stephan Skots,
Broker, USKO Realty

Tree Mitigation Calculations

415 East Street, Roseville, CA

		Mitigation Value	
Trees to Mitigate			337 inches
Plant 15" box trees oak	19 EA	1 inches	19 inches
Plant 15" trees non-native	18 EA	1 inches	18 inches
Subtotal			37 inches
Total Mitigation After Planting			300 inches
Mitigation Cost per inch			\$ 118.00 inch
Mitigation Cost			\$ 35,400.00
Mitigation-Drain Esmt to City			
Deduct	5,050 SF	\$ 5.28	\$ 26,664.00
Total Net Obligation			<u><u>\$ 8,736.00</u></u>

INITIAL STUDY & ENVIRONMENTAL CHECKLIST

Project Title/File Number	Infill Area, Parcel 35; East Street Subdivision; PL17-0036
Project Location	415 East Street, Roseville CA, Placer County
Project Description	The applicant requests approval of a Tentative Subdivision Map to subdivide a 2.44 acre parcel into ten residential lots and a Tree Permit to remove and mitigate 33 native oak trees.
Project Applicant	Vitaliy Skots, RFE Engineering; 1745 Cebrian Street, West Sacramento, California 95691; Phone (916) 459-5959
Property Owner	Vladimir Skots, Liberty Voice; 6345 Auburn Boulevard Suite 13; Citrus Heights, California 95621; Phone (916) 515-8065
Lead Agency Contact	Wayne Wiley, Development Analyst; Phone: (916) 774-5283

This initial study has been prepared to identify and assess the anticipated environmental impacts of the above described project application. The document relies on previous environmental documents and site-specific studies prepared to address in detail the effects or impacts associated with the project. Where documents were submitted by consultants working for the applicant, City staff reviewed such documents in order to determine whether, based on their own professional judgment and expertise, staff found such documents to be credible and persuasive. Staff has only relied on documents that reflect their independent judgment, and has not accepted at face value representations made by consultants for the applicant.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA), (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.). CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The initial study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a negative declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures to which the applicant agrees, the impact will be reduced to a less than significant effect, a mitigated negative declaration shall be prepared.

In reviewing the site specific information provided for this project, the City of Roseville Planning Division has analyzed the potential environmental impacts created by this project and determined that with mitigation the impacts are considered to be less than significant. As demonstrated in the initial study checklist, there are no "project specific significant effects which are peculiar to the project or site" that cannot be reduced to less than significant effects through mitigation (CEQA Section 15183) and therefore an additional EIR **is not** required. Therefore, **on the basis of the following initial evaluation**, we find that the proposed project **could not** have a significant effect on the environment, and a **Mitigated Negative Declaration** will be prepared.

Prepared by: _____ Date: _____
Wayne Wiley, Development Analyst

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PROJECT DESCRIPTION

Project Location

The site is located within the Infill area of the City of Roseville at 415 East Street. The 2.44-acre parcel is located at the intersection of Center Street and East Street (on the south side of East Street) and consists of a single family home, various accessory structures, undulating grassland habitat and several native oak trees. The subject parcel is surrounded by developed land to the north that includes residential parcels, and open space to the east, south and west. Within the open space area, the Miners Ravine Bike Trail is located at the rear of the property and runs along the southern portion of the site with Dry Creek located between 40 feet to 100 feet beyond the trail.

Background

The subject site was originally developed in the late 1950's with the existing single family home and was used for ancillary uses associated with horses, and included a barn and several other accessory structures located throughout the site. The property was recently sold in 2015 to the current owners and in 2016 a Tentative Subdivision Map was submitted to subdivide the site into ten parcels. Following the original submittal, the application was withdrawn and resubmitted in 2017 with the same development proposal.

Environmental Setting

The overall topography of the site slopes gently to moderately down from East Street southerly toward a paved trail near Dry Creek, along the toe of the slope. The eastern portion of the project area is comprised of a mowed field with scattered eucalyptus and oak trees. A house is located on the western perimeter of the site, and a number of associated outbuildings are scattered on the slope to the west. Immediately around the house, the ground has been heavily disturbed, and a variety of non-native vegetation is scattered throughout this area.

Proposed Project

The applicant request approval of a Tentative Subdivision Map to subdivide the 2.44 acre parcel into ten single family residential lots ranging in size from 6,926 square feet to 15,661 square feet and a Tree permit to remove up to 33 native oak trees. The proposed project includes entitlements that would allow for future development of the site with ten single-family residential units totaling approximately 2,500 square feet each and associated grading, drainage and infrastructure improvements. Frontage improvements along East Street will include new curb, gutter and sidewalk and a new cul-de-sac will be constructed to provide access to Lots 1-6.

CITY OF ROSEVILLE MITIGATION ORDINANCES, GUIDELINES, AND STANDARDS

For projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified, CEQA Guidelines section 15183(f) allows a lead agency to rely on previously adopted development policies or standards as mitigation for the environmental effects, when the standards have been adopted by the City, with findings based on substantial evidence, that the policies or standards will substantially mitigate environmental effects, unless substantial new information shows otherwise (CEQA Guidelines §15183(f)). The City of Roseville adopted CEQA Implementing Procedures (Implementing Procedures) which are consistent with this CEQA Guidelines section. The current version of the Implementing Procedures were adopted in April 2008, along with Findings of Fact, as Resolution 08-172. The below regulations and ordinances were found to provide uniform mitigating policies and standards, and are applicable to development projects. The City's Mitigating Policies and Standards are referenced, where applicable, in the Initial Study Checklist.:

- City of Roseville 2035 General Plan

- City of Roseville Zoning Ordinance (RMC Title 19)
- City of Roseville Improvement Standards (Resolution 02-37)
- City of Roseville Construction Standards (Resolution 01-208)
- Subdivision Ordinance (RMC Title 18)
- Noise Regulation (RMC Ch.9.24)
- Flood Damage Prevention Ordinance (RMC Ch.9.80)
- Drainage Fees (Dry Creek [RMC Ch.4.49] and Pleasant Grove Creek [RMC Ch.4.48])
- West Placer Stormwater Quality Design Manual (Resolution 16-152)
- Urban Stormwater Quality Management and Discharge Control Ordinance (RMC Ch. 14.20)
- Traffic Mitigation Fee (RMC Ch.4.44)
- Highway 65 Joint Powers Authority Improvement Fee (Resolution 2008-02)
- South Placer Regional Transportation Authority Transportation and Air Quality Mitigation Fee (Resolution 09-05)
- Tree Preservation Ordinance (RMC Ch.19.66)
- Community Design Guidelines (Resolution 95-347)
- Specific Plan Design Guidelines:
 - o Development Guidelines Del Webb Specific Plan (Resolution 96-330)
 - o Landscape Design Guidelines for North Central Roseville Specific Plan (Resolution 90-170)
 - o North Roseville Specific Plan and Design Guidelines (Resolution 00-432)
 - o Northeast Roseville Specific Plan (Olympus Pointe) Signage Guidelines (Resolution 89-42)
 - o North Roseville Area Design Guidelines (Resolution 92-226)
 - o Northeast Roseville Specific Plan Landscape Design Guidelines (Resolution 87-31)
 - o Southeast Roseville Specific Plan Landscape Design Guidelines (Resolution 88-51)
 - o Stoneridge Specific Plan and Design Guidelines (Resolution 98-53)
 - o Highland Reserve North Specific Plan and Design Guidelines (Resolution 97-128)
 - o West Roseville Specific Plan and Design Guidelines (Resolution 04-40)
 - o Sierra Vista Specific Plan and Design Guidelines (Resolution 12-217)
 - o Creekview Specific Plan and Design Guidelines (Resolution 12-320)
 - o Amoruso Ranch Specific Plan and Design Guidelines (Resolution 16-273)

OTHER ENVIRONMENTAL DOCUMENTS RELIED UPON

- Amoruso Ranch Specific Plan Final Environmental Impact Report
- General Plan EIR

Pursuant to CEQA Guidelines Section 15183, any project which is consistent with the development densities established by zoning, a Community Plan, or a General Plan for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. The Amoruso Ranch Specific Plan EIR updated the City's General Plan to 2035, and updated Citywide analyses of traffic, water supply, water treatment, wastewater treatment, and waste disposal. The proposed project is consistent with the adopted land use designations examined within the environmental documents listed above, and thus this Initial Study focuses on effects particular to the specific project site, impacts which were not analyzed within the EIR, and impacts which

may require revisiting due to substantial new information. When applicable, the topical sections within the Initial Study summarize the findings within the environmental documents listed above. The analysis, supporting technical materials, and findings of the environmental document are incorporated by reference, and are available for review at the Civic Center, 311 Vernon Street, Roseville, CA.

EXPLANATION OF INITIAL STUDY CHECKLIST

The California Environmental Quality Act (CEQA) Guidelines recommend that lead agencies use an Initial Study Checklist to determine potential impacts of the proposed project on the physical environment. The Initial Study Checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by this project. This section of the Initial Study incorporates a portion of Appendix G Environmental Checklist Form, contained in the CEQA Guidelines. Within each topical section (e.g. Air Quality) a description of the setting is provided, followed by the checklist responses, thresholds used, and finally a discussion of each checklist answer.

There are four (4) possible answers to the Environmental Impacts Checklist on the following pages. Each possible answer is explained below:

- 1) A “Potentially Significant Impact” is appropriate if there is enough relevant information and reasonable inferences from the information that a fair argument based on substantial evidence can be made to support a conclusion that a substantial, or potentially substantial, adverse change may occur to any of the physical conditions within the area affected by the project. When one or more “Potentially significant Impact” entries are made, an EIR is required.
- 2) A “Less Than Significant With Mitigation” answer is appropriate when the lead agency incorporates mitigation measures to reduce an impact from “Potentially Significant” to “Less than Significant.” For example, floodwater impacts could be reduced from a potentially-significant level to a less-than-significant level by relocating a building to an area outside of the floodway. The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level. Mitigation measures are identified as MM followed by a number.
- 3) A “Less Than significant Impact” answer is appropriate if there is evidence that one or more environmental impacts may occur, but the impacts are determined to be less than significant, or the application of development policies and standards to the project will reduce the impact(s) to a less-than-significant level. For instance, the application of the City’s Improvement Standards reduces potential erosion impacts to a less-than-significant level.
- 4) A “No Impact” answer is appropriate where it can be demonstrated that the impact does not have the potential to adversely affect the environment. For instance, a project in the center of an urbanized area with no agricultural lands on or adjacent to the project area clearly would not have an adverse effect on agricultural resources or operations. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources cited in the Initial Study. Where a “No Impact” answer is adequately supported by the information sources cited in the Initial Study, further narrative explanation is not required. A “No Impact” answer is explained when it is based on project-specific factors as well as generous standards.

All answers must take account of the whole action involved, including off- and on-site, indirect, direct, construction, and operation impacts, except as provided for under State CEQA Guidelines.

INITIAL STUDY CHECKLIST

I. Aesthetics

The site is developed with an existing residence located on the western portion of the property with the remaining property generally left undeveloped. Several smaller accessory structures are located within close proximity of the home and the eastern portion of the site consists of native grasslands, shrubs and a variety of trees. The project frontage totals approximately 500 linear feet along a two-lane residential street and includes a single driveway location that provides access to the existing residence.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X	

Thresholds of Significance and Regulatory Setting:

The significance of an environmental impact cannot always be determined through the use of a specific, quantifiable threshold. CEQA Guidelines Section 15064(b) affirms this by the statement “an ironclad definition of significant effect is not always possible because the significance of an activity may vary with the setting.” This is particularly true of aesthetic impacts. As an example, a proposed parking lot in a dense urban center would have markedly different visual effects than a parking lot in an open space area. For the purpose of this study, the significance thresholds are as stated in CEQA Guidelines Appendix G, as shown in a–d of the checklist below. The Findings of the Implementing Procedures indicate that compliance with the Zoning Ordinance (e.g. building height, setbacks, etc.), Subdivision Ordinance (RMC Ch. 18), Community Design Guidelines (Resolution 95-347), and applicable Specific Plan Policies and/or Specific Plan Design Guidelines will prevent significant impacts in urban settings as it relates to items a, b, and c, below.

Discussion of Checklist Answers:

- a,b) There are no designated or eligible scenic vistas or scenic highways within or adjacent to the City of Roseville. However, 33 native oak trees located onsite have been or will be removed to accommodate development of the proposed project. To mitigate these impacts, the applicant is proposing onsite

plantings (totaling 33 inches), dedication of land to the City (totaling 5,090 square feet) and payment of mitigation fees (totaling \$7,698.80).

- c) The project site is a single family residential lot located in an urban setting, and as a result lacks any prominent or high-quality natural features onsite. The proposal is consistent with the General Plan land use designation and the General Plan EIR. Nonetheless, some residents' views of the open space and Miners Ravine Bike Trial will be effected. However, the conversion of open space to urban development is an unavoidable significant impact for which the City Council adopted a statement of overriding consideration. Furthermore, the City's approving authority (Planning Commission) will review the project for conformance with City standards and requirements, ensuring the aesthetic impacts of the project are less than significant.
- d) The project will involve the construction of street lights and will include lighting in association with development of the residential properties to provide for security and safety of residents. The project is already located within an urbanized setting with many existing lighting sources and will not create a new source of substantial light that will affect the existing condition. Additionally, lighting will be designed to comply with City standards to limit the height of light standards and to minimize light and glare impacts.

II. Agricultural & Forestry Resources

The State Department of Conservation oversees the Farmland Mapping and Monitoring Program, which was established to document the location, quality, and quantity of agricultural lands, and the conversion of those lands over time. The primary land use classifications on the maps generated through this program are: Urban and Built Up Land, Grazing Land, Farmland of Local Importance, Unique Farmland, Farmland of Statewide Importance, and Prime Farmland. According to the current California Department of Conservation Placer County Important Farmland Map (2012), the majority of the City of Roseville is designated as Urban and Built Up Land and most of the open space areas of the City are designated as Grazing Land. There are a few areas designated as Farmland of Local Importance and two small areas designated as Unique Farmland located on the western side of the City along Baseline Road. The current Williamson Act Contract map (2013/2014) produced by the Department of Conservation shows that there are no Williamson Act contracts within the City, and only one (on PFE Road) that is adjacent to the City. None of the land within the City is considered forest land by the Board of Forestry and Fire Protection.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

Thresholds of Significance and Regulatory Setting:

Unique Farmland, Farmland of Statewide Importance, and Prime Farmland are called out as protected farmland categories within CEQA Guidelines Appendix G. Neither the City nor the State has adopted quantified significance thresholds related to impacts to protected farmland categories or to agricultural and forestry resources. For the purpose of this study, the significance thresholds are as stated in CEQA Guidelines Appendix G, as shown in a–e of the checklist above.

Discussion of Checklist Answers:

a–e) The project site is not used for agricultural purposes, does not include agricultural zoning, is not within or adjacent to one of the areas of the City designated as a protected farmland category on the Placer County Important Farmland map, is not within or adjacent to land within a Williamson Act Contract, and is not considered forest land. Given the foregoing, the proposed project will have no impact on agricultural resources.

III. Air Quality

The City of Roseville, along with the south Placer County area, is located in the Sacramento Valley Air Basin (SVAB). The SVAB is within the Sacramento Federal Ozone Non-Attainment Area. Under the Clean Air Act, Placer County has been designated a "serious non-attainment" area for the federal 8-hour ozone standard, "non-attainment" for the state ozone standard, and a "non-attainment" area for the federal and state PM₁₀ standard (particulate matter less than 10 microns in diameter). Within Placer County, the Placer County Air Pollution Control District (PCAPCD) is responsible for ensuring that emission standards are not violated. Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
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)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	

Thresholds of Significance and Regulatory Setting:

In responding to checklist items a, b, and d, project-related air emissions would have a significant effect if they would result in concentrations that either violate an ambient air quality standard or contribute to an existing air quality violation. To assist in making this determination, the PCAPCD adopted thresholds of significance, which were developed by considering both the health-based ambient air quality standards and the attainment strategies outlined in the State Implementation Plan. The PCAPCD-recommended significance threshold for reactive organic gases (ROG), nitrogen oxides (NO_x) is 82 pounds daily during construction and 55 pounds daily during operation, and for particulate matter (PM) is 82 pounds per day during both construction and operation. For all other constituents, significance is determined based on the concentration-based limits in the Federal and State Ambient Air Quality Standards. Toxic Air Contaminants (TAC) are also of public health concern, but no thresholds or standards are provided because they are considered to have no safe level of exposure. Analysis of TAC is based on the *Air Quality and Land Use Handbook – A Community Health Perspective* (April 2005, California Air Resources Board), which lists TAC sources and recommended buffer distances from sensitive uses. For checklist item c, the PCAPCD's *CEQA Air Quality Handbook (Handbook)* recommends that the same thresholds used for the project analysis be used for the cumulative impact analysis.

With regard to checklist item e, there are no quantified significance thresholds for exposure to objectionable odors. Significance is determined after taking into account multiple factors, including screening distances from odor sources (as found in the PCAPCD CEQA Handbook), the direction and frequency of prevailing winds, the time of day when odors are present, and the nature and intensity of the odor source.

Discussion of Checklist Answers:

a–b) Analyses are not included for sulfur dioxide, lead, and other constituents because there are no mass emission thresholds; these are concentration-based limits in the Federal and State Ambient Air Quality Standards which require substantial, point-source emissions (e.g. refineries, concrete plants, etc) before exceedance will occur, and the SVAB is in attainment for these constituents. Likewise, carbon monoxide is not analyzed because the SVAB is in attainment for this constituent, and it requires high localized concentrations (called carbon monoxide “hot spots”) before the ambient air quality standard would be exceeded. “Hot spots” are typically associated with heavy traffic congestion occurring at high-volume roadway intersections. The Amoruso Ranch EIR analysis of Citywide traffic indicated that 198 out of 226 signalized intersections would operate at level of service C or better and will not experience heavy traffic congestion. It further indicated that analyses of existing CO concentrations at the most congested intersections in Roseville show that CO levels are well below federal and state ambient air quality standards.

Placer County does not presently have a screening metric for construction projects; however, the Sac Metro District has a screening level (for project over 35 acres) which can be used to assess a baseline for projects within the region (<http://www.airquality.org/LandUseTransportation/Documents/Ch3ConstructionFINAL5-2017.pdf>). Anything less than 35 acres, unless it involves unusually tall buildings, large amounts of fill import/export, etc. will have less than significant impacts and doesn't require modeling. Accordingly, the proposed project site totaling 2.44 acres with 10 single-family homes (developed with standard construction methods) is too small to generate emissions with the potential to exceed any thresholds. The City's experience with air quality modeling has shown that a project must be much larger than the proposed development, before thresholds are likely to be triggered, as indicated in the analysis of a recent project (Project One - McKesson Industrial Building; File# 2017PL-0038) which totaled 19 acres and included over 300,000 square feet of development and did not result in significant effects. The foregoing analysis supports a conclusion that this smaller-scale project will also be less than significant.

Finally, the proposed project remains consistent with the development scenarios modeled for the General Plan land use designation of low density residential. Accordingly, this project does not have a potential to impact the level of service at any intersection or to significantly degrade air quality. The proposed project would not exceed the applicable thresholds of significance for air pollutant emissions during construction or operation. As such, the project would not conflict with or obstruct implementation of the *Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan* (which is the SIP) or contribute substantially to the PCAPCD's nonattainment status for ozone. In addition, because the proposed project would not produce substantial emissions of criteria air pollutants, CO, or TACs, adjacent residents would not be exposed to significant levels of pollutant concentrations during construction or operation. Therefore, implementation of the proposed project would result in less than significant impacts.

c) As described in section a–b, the project will not contribute significant project-level criteria air pollutant emissions. Consistent with the analysis methodology outlined in the Significance Thresholds and Regulatory Setting section, cumulative impacts are less than significant.

d) As described in section a–b, the project will not result in any new significant impacts related to criteria pollutants. With regard to TAC, there are hundreds of constituents which are considered toxic, but they are typically generated by stationary sources like gas stations, facilities using solvents, and heavy industrial operations. The proposed project is not a TAC-generating use, nor is it within the specified buffer area of a TAC-generating use, as established in the *Air Quality and Land Use Handbook – A Community Health Perspective*. Impacts are less than significant.

e) Diesel fumes from construction equipment and delivery trucks are often found to be objectionable; however, construction is temporary and diesel emissions are minimal and regulated. Typical urban projects such as residences and retail businesses generally do not result in substantial objectionable odors when operated in

compliance with City Ordinances (e.g. proper trash disposal and storage). The Project is a typical urban development that lacks any characteristics that would cause the generation of substantial unpleasant odors. Thus, construction and operation of the proposed project would not result in the creation of objectionable odors affecting a substantial number of people. A review of the project surroundings indicates that there are no substantial odor-generating uses near the project site. Impacts related to odors are less than significant.

IV. Biological Resources

The parcel has been heavily disturbed and a variety of agricultural weeds are scattered throughout this ruderal area. The eastern portion of the Study Area is comprised of a mowed annual brome grassland with scattered eucalyptus and oak trees. The western portion of the site is occupied by an oak woodland. The oak woodland primarily consists of blue oak and interior live oak trees. The area around the house was previously landscaped, but the landscaping has since been removed and left in a disturbed state. Much of this area is mostly bare due to recent ground disturbance.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on 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?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Thresholds of Significance and Regulatory Setting:

There is no ironclad definition of significance as it relates to biological resources. Thus, the significance of impacts to biological resources is defined by the use of expert judgment supported by facts, and relies on the policies, codes, and regulations adopted by the City and by regulatory agencies which relate to biological resources (as cited and described in the Discussion of Checklist Answers section). Thresholds for assessing the significance of environmental impacts are based on the CEQA Guidelines checklist items a–f, above. Consistent with CEQA Guidelines Section 15065, a project may have a significant effect on the environment if:

The project has the potential to substantially degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; [or] substantially reduce the number or restrict the range of an endangered, rare or threatened species . . .

Various agencies regulate impacts to the habitats and animals addressed by the CEQA Guidelines checklist. These include the United States Fish and Wildlife Service, National Oceanic and Atmospheric Administration–Fisheries, United States Army Corps of Engineers, Central Valley Regional Water Quality Control Board, and California Department of Fish and Wildlife. The primary regulations affecting biological resources are described in the sections below.

Checklist item a addresses impacts to special status species. A “special status” species is one which has been identified as having relative scarcity and/or declining populations. Special status species include those formally listed as threatened or endangered, those proposed for formal listing, candidates for federal listing, and those classified as species of special concern. Also included are those species considered to be “fully protected” by the California Department of Fish and Wildlife (California Fish and Wildlife), those granted “special animal” status for tracking and monitoring purposes, and those plant species considered to be rare, threatened, or endangered in California by the California Native Plant Society (CNPS). The primary regulatory protections for special status species are within the Federal Endangered Species Act, California Endangered Species Act, California Fish and Game Code, and the Federal Migratory Bird Treaty Act.

Checklist item b addresses all “sensitive natural communities” that may be affected by local, state, or federal regulations/policies while checklist item c focuses specifically on one type of such a community: federally-protected wetlands. Focusing first on wetlands, there are two questions to be posed in examining wet habitats: the first is whether the wetted area meets the technical definition of a wetland, making it subject to checklist item b, and the second is whether the wetland is subject to federal jurisdiction, making it subject to checklist item c. The 1987 Army Corps Wetlands Delineation Manual is used to determine whether an area meets the technical

criteria for a wetland. A delineation verification by the Army Corps verifies the size and condition of the wetlands and other waters in question, and determines the extent of government jurisdiction as it relates to Section 404 of the Federal Clean Water Act and Section 401 of the State Clean Water Act.

The Clean Water Act protects all “navigable waters”, which are defined as traditional navigable waters that are or were used for commerce, or may be used for interstate commerce; tributaries of covered waters; and wetlands adjacent to covered waters, including tributaries. Non-navigable waters are called isolated wetlands, and are not subject to either the Federal or State Clean Water Act. Thus, isolated wetlands are not subject to federal wetland protection regulations. However, in addition to the Clean Water Act, the State also has jurisdiction over impacts to surface waters through the Porter-Cologne Water Quality Control Act (Porter-Cologne), which does not require that waters be “navigable”. For this reason, isolated wetlands are regulated by the State of California pursuant to Porter-Cologne. The City of Roseville General Plan also provides protection for wetlands, including isolated wetlands, pursuant to the General Plan Open Space and Conservation Element. Federal, State and City regulations/policies all seek to achieve no net loss of wetland acreage, values, or function.

Aside from wetlands, checklist item b also addresses other “sensitive natural communities,” which includes any habitats protected by local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. The City of Roseville General Plan Open Space and Conservation Element includes policies for the protection of riparian areas (streamside habitat) and floodplain areas; these are Vegetation and Wildlife section Policies 2 and 3. Policy 4 also directs preservation of additional area around stream corridors and floodplain if there is sensitive woodland, grassland, or other habitat which could be made part of a contiguous open space area. Other than wetlands, which were already discussed, US Fish and Wildlife and California Department of Fish and Wildlife habitat protections generally result from species protections, and are thus addressed via checklist item a.

For checklist item d, there are no regulations specific to the protection of migratory corridors. This item is addressed by an analysis of the habitats present in the vicinity and analyzing the probable effects on access to those habitats which will result from a project.

The City of Roseville Tree Preservation Ordinance (RMC Ch.19.66) requires protection of native oak trees, and compensation for oak tree removal. The Findings of the Implementing Procedures indicate that compliance with the City of Roseville Tree Preservation Ordinance (RMC Ch.19.66) will prevent significant impacts related to loss of native oak trees, referenced by item e, above.

Regarding checklist item f, there are no adopted Habitat Conservation Plans within the City of Roseville.

Discussion of Checklist Answers:

a) One elderberry shrub is located along the eastern edge of the site in a non-riparian location. This shrub was considered indirectly impacted during construction of the adjacent Miners Ravine bike trail and indirect impacts were mitigated prior to bike trail construction after consultation with the U.S. Fish and Wildlife Service (USFWS). The shrub was surveyed in 2017 for the presence of the federally listed Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*) or evidence of the beetle (i.e., exit holes). Neither were located. Given the lack of evidence that the beetle inhabits this shrub, its non-riparian location, and the previous mitigation purchased for the trail construction, no further consultation with the USFWS regarding this shrub is considered necessary. The shrub will be transplanted to a more suitable location that may allow it to be utilized by the beetle in the future.

Mitigation Measure #BIO1:

Removal of the shrub will occur outside of the flight season of the VELB (March-July). Prior to transplantation, the shrub will again be surveyed for the beetle or evidence of the beetle by a qualified biologist. The receiving location in the adjacent City-owned and managed open space will be selected and timed such that no impacts to wetlands, special status plants, or animal habitat are anticipated from the transplantation. Additionally, the receiving site will be located away from areas that would be expected to need maintenance in the future (e.g., away from trails and development).

The site does not support habitat for special status fish or amphibian species. The trees and annual brome grassland within the site provide marginally suitable habitat for Swainson's hawk and white-tailed kite. The annual brome grassland throughout the Study Area provides suitable foraging habitat for burrowing owl, and debris scattered throughout the site provides marginally suitable burrow habitat. Trees scattered throughout the Study Area represent potential nesting habitat for raptors. Loggerhead shrike has the potential to nest on-site, as do other more common bird species protected by the Migratory Bird Treaty Act. The site does not support either foraging or nesting habitat for tri-colored blackbird, which has been recently listed as threatened under the California Endangered Species Act. No special status birds were located during field surveys at the site; however, preconstruction nesting surveys will be conducted to avoid disturbance to nesting birds.

Trees and/or abandoned buildings within the site represent potential suitable habitat for Pallid bat (*Antrozous pallidus*), Silver-haired bat (*Lasionycteris noctivagans*), and hoary bat (*Lasiurus cinereus*). Preconstruction surveys will be used to determine if these species are present and to exclude them from trees or structures to be removed.

Mitigation Measure #BIO2:

If ground disturbance or other construction activities are proposed during the bird nesting season (February 1 – August 31), a focused survey for nesting raptors (including Swainson's hawks and burrowing owls) and migratory bird nests shall be conducted by a qualified biologist within 15 days prior to the beginning of construction activities in order to identify active nests. This survey shall be conducted within the proposed construction area and all accessible areas within 500 feet of the construction area. If active raptor nests are found, no construction activities shall take place within 500 feet of the nest until the young have fledged. If active burrowing owl burrows are found, a 250-foot no-disturbance buffer will be established, and if active songbird nests are found, a 100-foot no disturbance buffer will be established. These no-disturbance buffers may be reduced based on consultation and approval by the City. The perimeter of the protected area shall be indicated by bright orange temporary fencing. No construction activities or personnel shall enter the protected area, except with approval of the biologist. If tree removal is necessary, trees containing nests, or burrows that must be removed as a result of project implementation shall be removed during the nonbreeding season (late September to March). If no active nests are found during the focused survey, no further mitigation will be required.

In addition, if ground disturbance or other construction activities are proposed between February 1 and August 31, a targeted Swainson's hawk nest survey shall be conducted of all accessible

areas within ½ mile of the proposed construction area within 15 days prior to construction activities. If active Swainson's hawk nests are found within ½ mile of a construction site, the applicant shall consult with CDFW and the City. The Project applicant, the Project biologist and CDFW shall collectively determine the nest avoidance buffer, and what (if any) nest monitoring is necessary. If an active Swainson's hawk nest is found within the Project site prior to construction and is in a tree that is proposed for removal, then appropriate permits from CDFW shall be obtained and mitigation implemented pursuant to CDFW guidelines.

Mitigation Measure #BIO3:

Pre-construction roosting bat surveys shall be conducted by a qualified biologist within 14 days prior to any tree/building removal that will occur during the bat breeding season (April through August). If pre-construction surveys indicate that no roosts of special-status bats are present, or that roosts are inactive or potential habitat is unoccupied, no further mitigation is required. If roosting bats are found, a determination of the roost type (i.e., nighttime or natal) will be made. For nighttime roosts, exclusionary measures approved by the City shall be installed by a qualified biologist. Once the bats have been excluded, tree/building removal may occur. If these actions do not result in exclusion, a qualified biologist in possession of an applicable CDFW Memorandum of Understanding shall consult with CDFW to determine appropriate relocation methods. For natal roosts, trees may not be removed until all young are old enough to leave the roost as determined by a qualified biologist. Then the same exclusionary measures apply.

b,c) An aquatic resources delineation of the site has been conducted in accordance with U.S. Army Corps of Engineers (USACE) protocol. A single wet area believed to be a relict resulting from prior garden irrigation runoff, was located in the recently removed garden area. Upon review of the aquatic resources delineation report and map, the USACE determined that the area, in the absence of irrigation, would revert to dry land. Therefore, they determined that there are no waters of the U.S. within the site.

Due to the lack of aquatic resources on the site, permits from the USACE and CVRWQCB are not required. Recently, the California Department of Fish and Wildlife (CDFW) has expressed a desire to have project proponents apply for Streambed Alteration Agreements regardless of the presence or lack of stream/creek, wetland, or riparian habitat on the site. This allows CDFW to determine if an agreement is needed. Therefore, if desired, the proponent can choose to notify CDFW about the project and the associated activities to allow this determination to be made.

Given the past uses of the site primarily as a residence and garden, the potential for special status plants occurring on the site was considered low. A survey for all potentially occurring special status plants was conducted in April 2018 and none were located.

d) The City includes an interconnected network of open space corridors and preserves located throughout the City, to ensure that the movement of wildlife is not substantially impeded as the City develops. The development of the project site will not negatively impact these existing and planned open space corridors, nor is the project site located in an area that has been designated by the City, United States Fish and Wildlife, or California Department of Fish and Wildlife as vital or important for the movement of wildlife or the use of native wildlife nursery sites.

e) The site is populated with several native oak trees. Blue oak and interior live oak are the dominant species. Prior to the development application, some oak trees were removed on the site in anticipation of its

future development. Additional oak trees will be removed under the final development proposal. All oak trees removed on the site will be mitigated to the City's satisfaction in compliance with the City's Tree Preservation Ordinance.

f) There are no Habitat Conservation Plans; Natural Community Conservation Plans; or other approved local, regional, or state habitat conservation plans that apply to the project site.

V. Cultural Resources

As described within the Open Space and Conservation Element of the City of Roseville General Plan, the Roseville region was within the territory of the Nisenan (also Southern Maidu or Valley Maidu). Two large permanent Nisenan habitation sites have been identified and protected within the City's open space (in Maidu Park). Numerous smaller cultural resources, such as midden deposits and bedrock mortars, have also been recorded in the City. The gold rush which began in 1848 marked another settlement period, and evidence of Roseville's ranching and mining past are still found today. Historic features include rock walls, ditches, low terraces, and other remnants of settlement and activity. A majority of documented sites within the City are located in areas designated for open space uses.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of an historic resource as defined in Section 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?			X	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d) Disturb any human remains, including those interred outside of dedicated cemeteries?			X	

Thresholds of Significance and Regulatory Setting:

The significance of impacts to cultural resources is based directly on the CEQA Guidelines checklist items a–e listed above. The Archaeological, Historic, and Cultural Resources section of the City of Roseville General Plan also directs the proper evaluation of and, when feasible, protection of significant resources (Policies 1 and 2). There are also various federal and State regulations regarding the treatment and protection of cultural resources, including the National Historic Preservation Act and the Antiquities Act (which regulate items of significance in history), Section 7050.5 of the California Health and Safety Code, Section 5097.9 of the California Public Resources Code (which regulates the treatment of human remains) and Section 21073 et

seq. of the California Public Resources Code (regarding Tribal Cultural Resources). The CEQA Guidelines also contains specific sections, other than the checklist items, related to the treatment of effects on historic resources.

The CEQA Guidelines contains specific sections, other than the checklist items, related to the treatment of effects on historic and archeological resources. Pursuant to the CEQA Guidelines, if it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts to be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (Section 21083.2 (a), (b), and (c)). A *historical resource* is a resource listed, or determined to be eligible for listing, in the California Register of Historical Resources (CRHR) (Section 21084.1); a resource included in a local register of historical resources (Section 15064.5(a)(2)); or any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant (Section 15064.5 (a)(3)). Public Resources Code Section 5024.1 requires evaluation of historical resources to determine their eligibility for listing on the CRHR. A Cultural and Paleontological Resources Inventory and Effects Assessment has been performed for the site and is analyzed against the initial Study criteria below.

Discussion of Checklist Answers:

a–d) No cultural or paleontological resources are known to exist on the project site per the site specific study conducted in 2017. However, standard mitigation measures related to construction standards apply which are designed to reduce impacts to cultural resources, should any be found on-site during construction. The measures require an immediate cessation of work and contact with the appropriate agencies to address the resource before work can resume. With these measures in place, project-specific impacts are less than significant.

VI. Geology and Soils

As described in the Safety Element of the City of Roseville General Plan, there are three inactive faults (Volcano Hill, Linda Creek, and an unnamed fault) in the vicinity, but there are no known active seismic faults within Placer County. The last seismic event recorded in the South Placer area occurred in 1908, and is estimated to have been at least a 4.0 on the Richter Scale. Due to the geographic location and soil characteristics within the City, the General Plan indicates that soil liquefaction, landslides, and subsidence are not a significant risk in the area.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			x	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
i) Ruptures of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located in a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to geology and soils is based directly on the CEQA Guidelines checklist items a–e listed above. Regulations applicable to this topic include the Alquist-Priolo Act, which addresses earthquake safety in building permits, and the Seismic Hazards Mapping Act, which requires the state to gather and publish data on the location and risk of seismic faults.

The Findings of the Implementing Procedures indicate that compliance with the Flood Damage Prevention Ordinance (RMC Ch.9.80) and Design/Construction Standards (Resolution 07-107) will prevent significant impacts related to checklist item b. The Ordinance and standards include permit requirements for construction and development in erosion-prone areas and ensure that grading activities will not result in significant soil erosion or loss of topsoil. The use of septic tanks or alternative waste systems is not permitted in the City of Roseville, and therefore no analysis of criterion e is necessary.

Discussion of Checklist Answers:

a) The project will not expose people or structures to potential substantial adverse effects involving seismic shaking, ground failure or landslides.

i-iii) According to United States Geological Service mapping and literature, active faults are largely considered to be those which have had movement within the last 10,000 years (within the Holocene or Historic time periods)¹ and there are no major active faults in Placer County. The California Geological Survey has prepared a map of the state which shows the earthquake shaking potential of areas throughout California based primarily on an area's distance from known active faults. The map shows that the City lies in a relatively low-intensity ground-shaking zone. Commercial, institutional, and residential buildings as well as all related infrastructure are required, in conformance with Chapter 16, *Structural Design Requirements*, Division IV, *Earthquake Design* of the California Building Code, to lessen the exposure to potentially damaging vibrations through seismic-resistant design. In compliance with the Code, all structures in the Project area would be well-built to withstand ground shaking from possible earthquakes in the region; impacts are less than significant.

iv) Landslides typically occur where soils on steep slopes become saturated or where natural or manmade conditions have taken away supporting structures and vegetation. The existing and proposed slopes of the project site are not steep enough to present a hazard during development or upon completion of the project, based on the proposed location of the homes. In addition, measures would be incorporated during construction to shore minor slopes and prevent potential earth movement. Therefore, impacts associated with landslides are less than significant.

b) Grading activities will result in the disruption, displacement, compaction and over-covering of soils associated with site preparation (grading and trenching for utilities). Grading activities for the project will be limited to the project site. Grading activities require a Grading Permit from the Engineering Division. The grading permit is reviewed for compliance with the City's Improvement Standards, including the provision of proper drainage, appropriate dust control, and erosion control measures. Grading and erosion control measures will be incorporated into the required grading plans and improvement plans. Therefore, the impacts associated with disruption, displacement, and compaction of soils associated with the project are less than significant.

c, d) A review of the Natural Resources Conservation Service Soil Survey for Placer County, accessed via the Web Soil Survey (<http://websoilsurvey.nrcs.usda.gov/app/>), indicates that the soils on the site are Cometa-Ramona sandy loams, 1-5% slopes (map unit 142) and Xerofluvents, frequently flooded (map unit 194), neither of which are listed as geologically unstable or sensitive.

VII. Greenhouse Gases

Greenhouse gases trap heat in the earth's atmosphere. The principal greenhouse gases (GHGs) that enter the atmosphere because of human activities are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), and fluorinated gases. As explained by the United States Environmental Protection Agency², global average temperature has increased by more than 1.5 degrees Fahrenheit since the late 1800s, and most of the warming of the past half century has been caused by human emissions. The City has taken proactive steps to reduce

² <http://www3.epa.gov/climatechange/science/overview.html>, Accessed January 2016

greenhouse gas emissions, which include the introduction of General Plan policies to reduce emissions, changes to City operations, and climate action initiatives.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Thresholds of Significance and Regulatory Setting:

In Assembly Bill 32 (the California Global Warming Solutions Act), signed by Governor Schwarzenegger of California in September 2006, the legislature found that climate change resulting from global warming was a threat to California, and directed that “the State Air Resources Board design emissions reduction measures to meet the statewide emissions limits for greenhouse gases . . .”. The target established in AB 32 was to reduce emissions to 1990 levels by the year 2020. CARB subsequently prepared the *Climate Change Scoping Plan* (Scoping Plan) for California, which was approved in 2008. The Scoping Plan provides the outline for actions to reduce California’s GHG emissions. CARB’s updated August 2011 Scoping Plan calculated a reduction needed of 21.7% from future “Business As Usual” (BAU) conditions in the year 2020. The current Scoping Plan (adopted May 2014) indicates that statewide emissions of GHG in 1990 amounted to 431 million metric tons, and that the 2020 “Business As Usual” (BAU) scenario is estimated as 509³ million metric tons, which would require a reduction of 15.3% from 2020 BAU. In addition to this, Senate Bill 32 was signed by the Governor on September 8, 2016, to establish a reduction target of 40 percent below 1990 levels by 2030. The Air Resources Board is currently updating the Scoping Plan to reflect this target.

The Placer County Air Pollution Control District (PCAPCD) recommends that thresholds of significance for GHG be related to AB 32 reduction goals, and has adopted thresholds of significance which take into account the 2030 reduction target. The thresholds include a de minimis and a bright-line maximum threshold. Any project emitting less than 1,100 metric tons of carbon dioxide equivalents per year (MT CO₂e/yr) during construction or operation results in less than significant impacts. The PCAPCD considers any project with emissions greater than the bright-line cap of 10,000 MT CO₂e/yr to have significant impacts. For projects exceeding the de minimum threshold but below the bright-line threshold, comparison to the appropriate efficiency threshold is recommended. The significance thresholds are shown in Table 1 below.

³ Includes Pavely and Renewables Portfolio Standard reduction

Table 1: GHG Significance Thresholds

Bright-line Threshold 10,000 MT CO ₂ e/yr			
Residential Efficiency (MT CO ₂ e/capita ¹)		Non-Residential Efficiency (MT CO ₂ e/ksf ²)	
Urban	Rural	Urban	Rural
4.5	5.5	26.5	27.3
De Minimis Threshold 1,100 MT CO ₂ e/yr			
1. Per Capita = per person 2. Per ksf = per 1,000 square feet of building			

Discussion of Checklist Answers:

a–b) Emissions of greenhouse gases (GHGs) contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on earth. An individual project's GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

Recognizing the global scale of climate change, California has enacted several pieces of legislations in an attempt to address GHG emissions. Specifically, Assembly Bill (AB) 32, and more recently Senate Bill (SB) 32, have established statewide GHG emissions reduction targets. Accordingly, the CARB has prepared the Climate Change Scoping Plan for California (Scoping Plan), which was approved in 2008 and updated in 2014. The Scoping Plan provides the outline for actions to reduce California's GHG emissions and achieve the emissions reductions targets required by AB 32. In concert with statewide efforts to reduce GHG emissions, air districts, counties, and local jurisdictions throughout the State have implemented their own policies and plans to achieve emissions reductions in line with the Scoping Plan and emissions reductions targets, including AB 32 and SB 32.

As a means of achieving the regional GHG emissions reductions goals required by AB 32, on October 13, 2016, the PCAPCD adopted GHG emissions thresholds to help the district attain the GHG reduction goals established by AB 32 and SB 32. The common unit of measurement for GHG, used by PCAPCD, is expressed in terms of annual metric tons of CO₂ equivalents (MTCO₂e/yr). The updated thresholds begin with a screening emission level of 1,100 MT CO₂e/yr. Any project below the 1,100 MT CO₂e/yr threshold is judged by the PCAPCD as having a less-than-significant impact on GHG emissions within the District, and thus would not conflict with any state or regional GHG emissions reduction goals. Projects that would result in emissions above the 1,100 MT CO₂e/yr threshold would not necessarily result in substantial impacts, if certain efficiency thresholds are met. The efficiency thresholds, which are calculated on a per capita or square foot basis, are presented in 1.

Projects that fall below the 1,100 MT CO₂e/yr threshold or meet the efficiency thresholds are considered to be in keeping with statewide GHG emissions reduction targets, which would ensure that the proposed project would not inhibit the State's achievement of GHG emissions reductions. Thus, projects with emissions below the 1,100 MT CO₂e/yr threshold or below the efficiency thresholds are considered to have a less-than-significant impact in regards to GHG emissions within the District and thus would not conflict with any state or regional GHG emissions reduction goals. Finally, the PCAPCD has also established a Bright Line Cap, which shall be the maximum limit for any proposed project. The Bright Line Cap is 10,000 MT CO₂e/yr for all types of projects.

Implementation of the proposed project would cumulatively contribute to increases of GHG emissions. Estimated GHG emissions attributable to future development would be primarily associated with increases of carbon dioxide (CO₂) and, to a lesser extent, other GHG pollutants, such as methane (CH₄) and nitrous oxide (N₂O) associated with area sources, mobile sources or vehicles, utilities (electricity and natural gas), water usage, wastewater generation, the generation of solid waste, and the use of the emergency generator. The primary source of GHG emissions for the project would be mobile source emissions.

Buildout of the proposed project would contribute to increases of GHG emissions that are associated with global climate change during construction and operations. However, as noted in the air quality section, construction-related GHG emissions are a one-time release and are, therefore, not typically expected to generate a significant contribution to global climate change, as global climate change is inherently a cumulative effect that occurs over a long period of time and is quantified on a yearly basis. Furthermore, the Sacramento Metropolitan Air Quality Management District (SMAQMD) operational screening levels provide for the allowable levels for various uses. As proposed, the addition of nine units will be under all significant thresholds. In addition, in terms of building energy usage, lighting, heating and cooling the development of nine residential homes would result in only minor energy consumption. As such, the proposed project's short-term construction-related and long-term operational GHG emissions would not be cumulatively considerable.

Thus, project-generated GHG emissions would not conflict with, and are consistent with, the State goals listed in AB32 and policies and regulation adopted by the California Air Resources Board pursuant to AB32. This impact is considered less than significant.

VIII. Hazards and Hazardous Materials

The subject property is not considered a hazardous site nor does it have the potential for hazardous materials.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
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?				X
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?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
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?				X

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to hazardous materials is based directly on the CEQA Guidelines checklist items a–h listed above. A material is defined as hazardous if it appears on a list of hazardous materials prepared by a federal, state or local regulatory agency, or if it has characteristics defined as hazardous by such an agency. The determination of significance based on the above criteria depends on the probable frequency and severity of consequences to people who might be exposed to the health hazard, and the degree to which Project design or existing regulations would reduce the frequency of or severity of exposure. As an example, products commonly used for household cleaning are classified as hazardous when transported in large quantities, but one

would not conclude that the presence of small quantities of household cleaners at a home would pose a risk to a school located within ¼-mile.

Many federal and State agencies regulate hazards and hazardous substances, including the United States Environmental Protection Agency (US EPA), California Department of Toxic Substances Control (DTSC), Central Valley Regional Water Quality Control Board (Regional Water Board), and the California Occupational Safety and Health Administration (CalOSHA). The state has been granted primacy (primary responsibility for oversight) by the US EPA to administer and enforce hazardous waste management programs. State regulations also have detailed planning and management requirements to ensure that hazardous materials are handled, stored, and disposed of properly to reduce human health risks. California regulations pertaining to hazardous waste management are published in the California Code of Regulations (see 8 CCR, 22 CCR, and 23 CCR).

The project is not within an airport land use plan, within two miles of a public or public use airport and there are also no private airstrips in the vicinity of the project areas. Therefore, no further discussion is provided for items e and f.

Discussion of Checklist Answers:

a, b) Standard construction activities would require the use of hazardous materials such as fuels, oils, lubricants, glues, paints and paint thinners, soaps, bleach, and solvents. These are common household materials routinely used by average members of the public. The materials only pose a hazard if they are improperly used, stored, or transported either through upset conditions (e.g. a vehicle accident) or mishandling. In addition to construction use, the operational project would result in the use of common hazardous materials as well, including bleach, solvents, and herbicides. Regulations pertaining to the transport of materials are codified in 49 Code of Federal Regulations 171–180, and transport regulations are enforced and monitored by the California Department of Transportation and by the California Highway Patrol. Specifications for storage on a construction site are contained in various regulations and codes, including the California Code of Regulations, the Uniform Fire Code, and the California Health and Safety Code. These same codes require that all hazardous materials be used and stored in the manner specified on the material packaging. Existing regulations and programs are sufficient to ensure that potential impacts as a result of the use or storage of hazardous materials are reduced to less than significant levels.

c) See response to Items (a) and (b) above. While development of the site will result in the use, handling, and transport of materials deemed to be hazardous, the materials in question are commonly used in both residential and commercial applications, and include materials such as bleach and herbicides. The project will not result in the use of any acutely hazardous materials, substances, or waste.

d) The project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5⁴; therefore, no impact will occur.

g) This project is located within an area currently receiving City emergency services and development of the site has been anticipated and incorporated into emergency response plans and will result in an inconsequential increase in the number of residents to the area. As such, the project will cause a less than significant impact to the City's Emergency Response or Management Plans.

h) The California Department of Forestry and Fire Protection (CAL FIRE) is the state agency responsible for wildland fire protection and management. As part of that task, CAL FIRE maintains maps designating Wildland Fire Hazard Severity zones. The City is not located within a Very High Fire Hazard Severity Zone, and is not in a CAL FIRE responsibility area; fire suppression is entirely within local responsibility. The project site is

⁴ <http://www.calepa.ca.gov/SiteCleanup/CorteseList/SectionA.htm>

in an urban area, and therefore would not expose people to any risk from wildland fire. There would be no impact with regard to this criterion.

IX. Hydrology and Water Quality

As described in the Open Space and Conservation Element of the City of Roseville General Plan, the City is located within the Pleasant Grove Creek Basin and the Dry Creek Basin. Pleasant Grove Creek and its tributaries drain most of the western and central areas of the City and Dry Creek and its tributaries drain the remainder of the City. Most major stream areas in the City are located within designated open space. A Preliminary Drainage Study and Stormwater Quality Plan have been submitted for the project.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?			X	
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)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?			X	
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?			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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?			X	
f) Otherwise substantially degrade water quality?			X	
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?			X	
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?			X	
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?			X	
j) Inundation by seiches, tsunamis, or mudflow?				X

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to hydrology and water quality is based directly on the CEQA Guidelines checklist items a–j listed above. For checklist item a, the Findings of the Implementing Procedures indicate that compliance with the City of Roseville Design/Construction Standards (Resolution 07-107), Urban Stormwater Quality Management and Discharge Control Ordinance (RMC Ch. 14.20), and Stormwater Quality Design Manual (Resolution 16-152) will prevent significant impacts. The standards require preparation of an erosion and sediment control plan for construction activities and includes designs to control pollutants within post-construction urban water runoff. Likewise, it is indicated that the Drainage Fees for the Dry Creek and Pleasant Grove Watersheds (RMC Ch.4.48) and City of Roseville Design/Construction Standards (Resolution 07-107) will prevent significant impacts related to item e. The ordinance and standards require the collection of drainage fees to fund improvements that mitigate potential flooding impacts, and require the design of a water drainage system that will adequately convey anticipated stormwater flows. Finally, it is indicated that compliance with the Flood Damage Prevention Ordinance (RMC Ch. 9.80) will prevent significant impacts related to items g, h, and i. The Ordinance includes standard requirements for all new construction, including regulation of development with the potential to impede or redirect flood flows, and prohibits development within flood hazard areas. Impacts from tsunamis and seiches were screened out of the analysis (item j) given the fact that the project is not located near a large water body or other feature that would pose a risk of such an event.

Discussion of Checklist Answers:

a,c,d, f) The project will involve the disturbance of on-site soils and the construction of impervious surfaces, such as asphalt paving and homes. Disturbing the soil can allow sediment to be mobilized by rain or wind, and cause displacement into waterways. To address this and other issues, the developer is required to receive approval of improvement plans prior to the start of construction. The plans are required to incorporate mitigation measures for dust and erosion control. In addition, the City has a National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit issued by the Central Valley Regional Water Quality Control Board which requires the City to reduce pollutants in stormwater to the maximum extent practicable. The City does this, in part, by means of the City's 2016 Design/Construction Standards, which require preparation and implementation of a Stormwater Pollution Prevention Plan. All permanent stormwater quality control measures must be designed to comply with the City's Manual for Stormwater Quality Control Standards for New Development, the City's 2016 Design/Construction Standards, Urban Stormwater Quality Management and Discharge Control Ordinance, and Stormwater Quality Design Manual. For these reasons, impacts related to water quality are less than significant.

b) The project does not involve the installation of groundwater wells. The City maintains wells to supplement surface water supplies during multiple dry years, but the effect of groundwater extraction on the aquifer was addressed in the Water Supply Assessment of the Amoruso Ranch Specific Plan EIR, which included a Citywide water analysis. The proposed project is consistent with the General Plan land use designation, and is thus consistent with the citywide Water Supply Assessment. Project impacts related to groundwater extraction are less than significant.

g, h) According to the City's floodplain data, the extreme southwest portion of the project is located within the City's Regulatory Floodplain; however, this area will not be subject to residential development and will be dedicated to the City with the Final Map. This area will become part of the adjacent open space area. As a result, implementation of the proposed project would not place housing or any structures within an area at risk of flood flows. There would be no impact with regard to these criteria.

i) Folsom Dam, which is located approximately 6 miles southeast of the project site, is the closest dam to the project site. While portions of the City could be subject to flooding in the event of failure or damage of Folsom Dam, the project site is not located in an area that would be subject to inundation due to dam failure. Therefore, there would be no impact.

j) Because the proposed project is located primarily on a terrace above Dry Creek with no areas of significantly higher ground surrounding it, there is no significant risk of debris flow or mudflow. The residential development will be located out of the floodplain. There would be no impact with regard to this criterion.

X. Land Use and Planning

The project site currently has a zoning of Single Family Residential (R1) and a land use designation of Low Density Residential 4.4 units per acre (LDR-4.4). The intent of the R1 zone district is to provide for single family residential development, and based on the land use designation, a total of 10 units can be accommodated at the site. The southwestern portion of the property, totaling approximately .3 acres, is located in the floodplain and will be dedicated to the City and included into the City's open space. In addition, a small area located at the rear

of the lots (totaling approximately 5,090 square feet) will be dedicated to the City to provide for additional space between the subject properties and the bike trail.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
b) 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?			X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to land use is based directly on the CEQA Guidelines checklist items a–c listed above. Consistency with applicable City General Plan policies, Improvement Standards, and design standards is already required and part of the City’s processing of permits and plans, so these requirements do not appear as mitigation measures.

Discussion of Checklist Answers:

a) The project area has been planned for residential development, including adequate roads, pedestrian paths, and bicycle paths to provide connections within the community. The project will not physically divide an established community.

b) Consistent with the parcel's development potential, the proposed project will add an additional nine units to the site. The additional units would create an insignificant increase to the overall 15,409 units within the Infill area and the overall units within the City. Furthermore, the General Plan EIR assumed development of the site with an LDR land use with a maximum of 10 units. Although the proposed project will increase the existing residential density of the parcel, the land use will remain unchanged and no localized impacts have been identified as a result of the increase in density. Additionally, the development plan will result in more compact development on the site, which is consistent with the Sacramento Area Council of Governments (SACOG) Blueprint Implementation Plan, for which the City has adopted a policy to encourage Blueprint compact developments. Finally, the project also assists the City in providing its “fair share” of housing units allocated in the Regional Housing Needs Allocation (RHNA) plan adopted by SACOG. Therefore, no further environmental analysis is required with respect to the unit increase.

c) There are no Habitat Conservation Plans or Natural Community Conservation Plans covering the project site; therefore, no impact would occur.

XI. Mineral Resources

The Surface Mining and Reclamation Act (SMARA) of 1975 requires the State Geologist to classify land into Mineral Resource Zones (MRZ's) based on the known or inferred mineral resource potential of that land. The California Division of Mines and Geology (CDMG) was historically responsible for the classification and designation of areas containing—or potentially containing—significant mineral resources, though that responsibility now lies with the California Geological Survey (CGS). CDMG published Open File Report 95-10, which provides the mineral classification map for Placer County. A detailed evaluation of mineral resources has not been conducted within the City limits, but MRZ's have been identified. There are four broad MRZ categories (MRZ-1 through MRZ-4), and only MRZ-2 represents an area of known significant mineral resources. The City of Roseville General Plan EIR included Exhibit 4.1-3, depicting the location of MRZ's in the City limits. There is only one small MRZ-2 designation area, located at the far eastern edge of the City.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to mineral resources is based directly on the CEQA Guidelines checklist items a and b listed above.

Discussion of Checklist Answers:

a–b) The project site is not in the area of the City known to include any mineral resources that would be of local, regional, or statewide importance; therefore, the project has no impacts on mineral resources.

XII. Noise

The project site is surrounded by residential homes and a two lane residential roadway to the north and open space to the east, south and west.

Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Exposer of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive ground borne vibration of ground borne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
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?				X
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?				X

Thresholds of Significance and Regulatory Setting:

Standards for transportation noise and non-transportation noise affecting existing or proposed land uses are established within the City of Roseville General Plan Noise Element Table IX-1 and IX-3, and these standards

are used as the thresholds to determine the significance of impacts related to items a and c. The significance of other noise impacts is based directly on the CEQA Guidelines checklist items b, and d–f listed above. The Findings of the Implementing Procedures indicate that compliance with the City Noise Regulation (RMC Ch. 9.24) will prevent significant non-transportation noise as it relates to items a, b, and c. The Ordinance establishes noise exposure standards that protect noise-sensitive receptors from a variety of noise sources, including non-transportation/fixed noise, amplified sound, industrial noise, and events on public property. The project is not within an airport land use plan, within two miles of a public or public use airport and there are also no private airstrips in the vicinity of the project area. Therefore, items e and f have been ruled out from further analysis.

Discussion of Checklist Answers:

a,c) A slight increase in project related traffic will cause a slight increase in traffic related noise. The project will not create an excessive amount of traffic beyond that anticipated with the existing LDR land use designation. No permanent noise increase from a different mix of uses will occur as the project will retain the LDR land use designation and will be developed with single family homes.

b,d) Surrounding uses may experience short-term increases in groundborne vibration, groundborne noise, and airborne noise levels during construction. However, these increases would only occur for a short period of time. When conducted during daytime hours, construction activities are exempt from Noise Ordinance standards, but the standards do apply to construction occurring during nighttime hours. While the noise generated may be a minor nuisance, the City Noise Regulation standards are designed to ensure that impacts are not unduly intrusive. Based on this, the impact is less than significant.

e, f) The project is not located within an airport land use plan area, no airports are located within two miles of the project site, and the project site is not located within the vicinity of a private airstrip; therefore, no impact would occur. No impact would occur relative to exposing people to excessive airport related noise levels.

XIII. Population and Housing

The City of Roseville General Plan Table II-4 identifies the total number of residential units and population anticipated as a result of buildout of the City. As proposed, the project will not sustainably effect the General Plan population estimates, and with the additional nine homes, approximately 22 additional residents are anticipated as a result of this project (based on the General Plan estimate of 2.61 persons per household).

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, though extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to population and housing is based directly on the CEQA Guidelines checklist items a–c listed above.

Discussion of Checklist Answers:

a) The CEQA Guidelines identify several ways in which a project could have growth-inducing impacts (Public Resources Code Section 15126.2), either directly or indirectly. Growth-inducement may be the result of fostering economic growth, fostering population growth, providing new housing, or removing barriers to growth. Growth inducement may be detrimental, beneficial, or of no impact or significance under CEQA. An impact is only deemed to occur when it directly or indirectly affects the ability of agencies to provide needed public services, or if it can be shown that the growth will significantly affect the environment in some other way. The project is consistent with the land use designation of the site. Therefore, while the project in question will induce some level of growth, this growth was already identified and its effects disclosed and mitigated within the General Plan EIR. Therefore, the impact of the project is less than significant.

b, c) One vacant residential unit is currently located on the project site, and there would be no impact with respect to these criteria.

XIV. Public Services

Fire protection, police protection, park services, and library services are provided by the City. The project is located within the Roseville Joint Union High School District. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Fire protection?			X	
b) Police protection?			X	
c) Schools?			X	
d) Parks?			X	
e) Other public facilities?			X	

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to public services is based directly on the CEQA Guidelines checklist items a–e listed above. The General Plan EIR addressed the level of public services which would need to be provided

in order to serve planned growth in the community. In addition, the project has been routed to the various public service agencies, both internal and external, to ensure that the project meets the agencies' design standards (where applicable) and to provide an opportunity to recommend appropriate conditions of approval.

Discussion of Checklist Answers:

a) Existing City codes and regulations require adequate water pressure in the water lines, and construction must comply with the Uniform Fire and Building Codes used by the City of Roseville. Additionally, the applicant is required to pay a fire service construction tax, which is used for purchasing capital facilities for the Fire Department. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

b) The developer is required to pay fees into a Community Facilities District, which provides funding for police services. Sales taxes and property taxes resulting from the development will add revenue to the General Fund, which also serves to fund police services. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

c) The applicant for this project is required to pay school impact fees at a rate determined by the local school districts. School fees will be collected prior to the issuance of building permits, consistent with City requirements. School sites have already been designated. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

d) The developer will be required to pay Development Impact Fees and fees into a Community Facilities District, which provides funding for park services. Future park and recreation sites and facilities have already been identified in the General Plan. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

e) The developer will be required to pay fees into a Community Facilities District, which provides funding for the library system and other such facilities and services. In addition, the City charges fees to end-users for other services, such as garbage and greenwaste collection, in order to fund those services. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

XV. Recreation

With the proposed subdivision no on-site recreational areas are proposed with this application; however, the Miners Ravine Bike Trail and William Taylor Park are located within a quarter mile of the project site.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would occur or be accelerated?			x	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to recreation services is based directly on the CEQA Guidelines checklist items a–b listed above.

Discussion of Checklist Answers:

a) The General Plan addresses the level of park services that should be provided throughout the City, including new construction, maintenance, and operations, which would need to be provided in order to serve planned growth in the community. Given that the project is consistent with the General Plan land use designation, the project would not cause any unforeseen or new impacts related to the use of existing or proposed parks and recreational facilities. The site is also located near several recreational facilities that will provide outdoor recreation opportunities for the residents. Accordingly, existing codes, regulations, funding agreements, and facility plans are sufficient to ensure less than significant impacts.

b) The project will add a total of nine units, which will not result in any unforeseen or new impacts related to the construction or expansion of recreational facilities.

XVI. Transportation/Traffic

The proposed project has over 500 lineal feet of frontage on East Street, which is a two lane residential roadway. Primary access will be provided via individual driveways accessed off a newly constructed cul-de-sac at the terminus of Center Street and directly off of East Street. Parking for each of the residential lots will include a minimum two car garage, 18-foot long driveway, and on street parking.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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?			X	
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?			X	
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?			X	
d) Substantially increase hazards due to a design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e) Result in inadequate emergency access?			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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?			X	

Thresholds of Significance and Regulatory Setting:

The significance of checklist items c–f are based directly on the CEQA Guidelines checklist descriptions. For checklist items a and b, the Circulation Element of the General Plan establishes Level of Service C or better as an acceptable operating condition at all signalized intersections during a.m. and p.m. peak hours. Exceptions to this policy may be made by the City Council, but a minimum of 70% of all signalized intersections should maintain LOS C. The Findings of the Implementing Procedures indicate that compliance with the Traffic Mitigation Fee (RMC Ch. 4.44) will fund roadway projects and improvements necessary to maintain the City's Level of Service standards for projects consistent with the General Plan and related Specific Plan. An existing plus project conditions (short-term) traffic impact study may be required for projects with unique trip generation or distribution characteristics, in areas of local traffic constraints, or to study the proposed project access. A cumulative plus project conditions (long-term) study is required if a project is inconsistent with the General Plan or Specific Plan and would generate more than 50 pm peak-hour trips. The guidelines for traffic study preparation are found in the City of Roseville Design and Construction Standards–Section 4.

The project site is not located within an airport planning area or within any height restriction area established around an airport for the purpose of protecting navigable airspace. Consequently, impacts to changes in air traffic patterns (checklist item c) were screened out of the analysis.

Impacts with regard to items d and e are assessed based on the expert judgment of the City Engineer and City Fire Department, as based upon facts and consistency with the City's Design and Construction Standards.

Discussion of Checklist Answers:

a,b) The proposed project is consistent with the land use designations of the General Plan, and therefore does not contribute more traffic to the roadways system than was anticipated in Citywide analyses.

d,e) The project has been reviewed by the City Engineering and City Fire Department staff, and has been found to be consistent with the City's Design Standards. Furthermore, standard conditions of approval added to all City project require compliance with Fire Codes and other design standards. Compliance with existing regulations ensure that impacts are less than significant.

f) The City of Roseville has adopted a Pedestrian Master Plan, Bicycle Master Plan, and Short-Range Transit Plan. The project was reviewed for consistency with these documents.

- i. The project would not be inconsistent with any applicable policies and guidelines of Roseville's Bikeway Master Plan. Therefore, project impacts to bicycle facilities are considered **less than significant** and no mitigation is required.
- ii. The project would not have a negative impact on transit operations, travel times, and/or circulation. Therefore, project impacts to transit facilities are considered **less than significant** and no mitigation is required.

- iii. The project would not interfere with the operation of an existing pedestrian facility or preclude the construction of a planned pedestrian facility. Therefore, project impacts to pedestrian facilities are considered ***less than significant*** and no mitigation is required.

XVII. Tribal Cultural Resources

As described within the Open Space and Conservation Element of the City of Roseville General Plan, the Roseville region was within the territory of the Nisenan (also Southern Maidu or Valley Maidu). Two large permanent Nisenan habitation sites have been identified and protected within the City's open space (in Maidu Park). Numerous smaller cultural resources, such as midden deposits and bedrock mortars, have also been recorded in the City. A majority of documented sites within the City are located in areas designated for open space uses.

Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?			X	
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 the lead agency shall consider the significance of the resource to a California Native American tribe.			X	

Thresholds of Significance and Regulatory Setting:

In addition to archeological resources, tribal cultural resources are also given particular treatment. Tribal cultural resources are defined in Public Resources Code Section 21074, as either 1) a site, feature, place, geographically-defined cultural landscape, sacred place, or object with cultural value to a California Native American Tribe, that is listed or eligible for listing on the California Register or Historical Resources, or on a local register of historical resources or as 2) a resource determined by the lead agency, supported by

substantial evidence, to be significant according to the historical register criteria in Public Resources Code section 5024.1(c), and considering the significance of the resource to a California Native American Tribe.

Discussion of Checklist Answers:

a) A Cultural and Paleontological Resource Inventory (dated October 5, 2017) was completed for the site. Based on the results of the field survey and assessment of potential direct or indirect project impacts, no resources are anticipated to be found on the site. In addition, the General Plan EIR included historic and cultural resources study, which included research on whether any listed or eligible sites had been documented in the project area. No such sites were found; however, standard mitigation measures apply which are designed to reduce impacts to any previously undiscovered resources, should any be found on-site. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. The project will not result in any new impacts beyond those already discussed and disclosed in the General Plan EIR; project-specific impacts are less than significant.

b) Notice of the proposed project was mailed to tribes pursuant to SB 18. The United Auburn Indian Community (UAIC) initially requested site consultation, but did not respond to scheduling requests. Staff recognizes that as discussed above in item a, no resources are known to occur in the area. In addition, standard mitigation measures apply which are designed to reduce impacts to resources, should any be found on-site. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. The project will not result in any new impacts beyond those already discussed and disclosed in the General Plan EIR; project-specific impacts are less than significant.

XVIII. Utilities and Service Systems

Water and sewer services are provided by the City of Roseville. Since utility services are already provided to the site, it is expected that minimal work will need to be completed to the existing utility services serving the site. Storm water will be collected on-site and transferred into an off-site storm drain system. Solid waste will be collected by the City of Roseville's Refuse Department. The City of Roseville will provide electric service to the site, while natural gas will be provided by PG&E. The project has been reviewed by the City's Engineering Division, Environmental Utilities, Roseville Electric and PG&E, who have determined that adequate services are available for the project.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			x	
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?			x	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
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?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to utilities and service systems is based directly on the CEQA Guidelines checklist items a–g listed above.

Discussion of Checklist Answers:

a,e) The proposed project would be served by the Dry Creek Wastewater Treatment Plant (DCWWTP). The Central Valley Regional Water Quality Control Board (RWQCB) regulates water quality and quantity of effluent discharged from the City's wastewater treatment facilities. The DCWWTP has the capacity to treat 18 million gallons per day (mgd) and is currently treating 8.9 mgd. The volume of wastewater generated by the proposed project could be accommodated by the facility; the proposed project will not contribute to an exceedance of applicable wastewater treatment requirements. The impact would be less than significant.

b,c) The project is consistent with the General Plan, and will be required to construct any lines necessary to serve the project, as well as pay fees which fund the operation of the facilities and the construction of major

infrastructure. The construction impacts related to building the major infrastructure were disclosed in the GP EIR, and appropriate mitigation was adopted. Minor additional infrastructure will be constructed within the project site to tie the project into the major systems, but these facilities will be constructed in locations where site development is already occurring as part of the overall project; there are no additional substantial impacts specific or particular to the minor infrastructure improvements.

In terms of overall treatment capacity, sewage treatment was discussed in section a, above. An expansion of sewage treatment facilities is not required. Domestic water in the City of Roseville is treated at the City's Water Treatment Plant on Barton Road. The City's water treatment plant currently has a treatment capacity of 100 mgd, though due to pipe sizes a slightly smaller total capacity of 96.1 mgd can be conveyed to the plant for treatment. The Amoruso Ranch Specific Plan Water Supply Assessment (AR WSA, Appendix E of the Amoruso Ranch FEIR), dated May 2016, analyzed water demand at City buildout. The analysis indicates that peak treatment demand will be approximately 115 mgd, which is insufficient to serve the treatment plant has insufficient capacity to serve peak demand at City buildout. However, the additional water demand will be provided through contracts with other water suppliers, such as the Placer County Water Agency and the San Juan Water District, rather than through a treatment plant expansion. The project is consistent with existing land use designations and will not require an expansion of water treatment capacity.

d) The City of Roseville 2015 Urban Water Management Plan (UWMP), adopted May 2016, estimates water demand and supply for the City through the year 2040, based on existing land use designations and population projections. In addition, the AR WSA estimates water demand and supply for ultimate General Plan buildout. The project is consistent with existing land use designations, and is therefore consistent with the assumptions of the UWMP and AR WSA. The UWMP indicates that existing water supply sources are sufficient to meet all near term needs, estimating an annual water demand of 45,475 acre-feet per year (AFY) by the year 2020 and existing surface and recycled water supplies in the amount of 70,421 AFY. The AR WSA estimates a Citywide buildout demand of 64,370 AFY when including recycled water, and of 59,657 AFY of potable water. The AR WSA indicates that surface water supply is sufficient to meet demand during normal rainfall years, but is insufficient during single- and multiple-dry years. However, the City's UWMP establishes mandatory water conservation measures and the use of groundwater to offset reductions in surface water supplies. Both the UWMP and AR WSA indicate that these measures, in combination with additional purchased water sources, will ensure that supply meets projected demand. The project, which is consistent with existing land use designations, would not require new or expanded water supply entitlements.

f, g) The Western Placer Waste Management Authority is the regional agency handling recycling and waste disposal for Roseville and surrounding areas. The regional waste facilities include a Material Recovery Facility (MRF) and the Western Regional Sanitary Landfill (WRSL). Currently, the WRSL is permitted to accept up to 1,900 tons of municipal solid waste per day. According to the solid waste analysis of the Amoruso Ranch Specific Plan FEIR, under current projected development conditions the WRSL has a projected lifespan extending through 2058. There is sufficient existing capacity to serve the proposed project. Though the project will contribute incrementally to an eventual need to find other means of waste disposal, this impact of City buildout has already been disclosed and mitigation applied as part of each Specific Plan the City has approved, including the most recent Amoruso Ranch Specific Plan. All residences and business in the City pay fees for solid waste collection, a portion of which is collected to fund eventual solid waste disposal expansion. The project will not result in any new impacts associated with major infrastructure. Environmental Utilities staff has reviewed the project for consistency with policies, codes, and regulations related to waste disposal services and has found that the project design is in compliance.

XIX. Mandatory Findings of Significance

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts which are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Significance Criteria and Regulatory Setting:

The significance of impacts related to mandatory findings of significance is based directly on the CEQA Guidelines checklist items a–c listed above.

Discussion of Checklist Answers:

a–c) Long term environmental goals are not impacted by the proposed project. The cumulative impacts do not deviate beyond what was contemplated in the General Plan EIR, and mitigation measures have already been incorporated General Plan EIR. With implementation of the City’s Mitigating Ordinances, Guidelines, and Standards and best management practices, mitigation measures described in this chapter, and permit

conditions, the proposed project will not have a significant impact on the habitat of any plant or animal species. Based on the foregoing, the proposed residential subdivision does not have the potential to degrade the quality of the environment, substantially reduce the habitat of any wildlife species, or create adverse effects on human beings.

ENVIRONMENTAL DETERMINATION:

*In reviewing the site specific information provided for this project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that with mitigation the impacts are less than significant. As demonstrated in the initial study checklist, there are no "project specific significant effects which are peculiar to the project or site" that cannot be reduced to less than significant effects through mitigation (CEQA Section 15183) and therefore an EIR is **not** required. Therefore, **on the basis of the foregoing initial study:***

[X] I find that the proposed project COULD, but with mitigation agreed to by the applicant, clearly will not have a significant effect on the environment and a *MITIGATED NEGATIVE DECLARATION* has been prepared.

Initial Study Prepared by:

Wayne Wiley, Development Analyst
City of Roseville, Development Services – Planning Division

Attachments:

1. Mitigation Monitoring Plan
2. Tentative Subdivision Map Exhibits
3. Biological Resources Assessment
4. Cultural and Paleontological Resources Inventory and Effects Assessment
5. Preliminary Drainage Study & Stormwater Quality Plan



PLANNING COMMISSION COMMUNICATION

Title: NERSP PCL 16 - ROSEVILLE GOLFLAND EAST PARKING LOT - 1850
TAYLOR RD - FILE # PL-0349.

Contact:

Meeting Date: 8/9/2018
Item #: 6.2.

ATTACHMENTS:

Description

Staff Report

Attachment 1

Exhibit A

Exhibit B

Exhibit C

Exhibit D

Exhibit E

Exhibit F

ITEM 6.2: **CONDITIONAL USE PERMIT MODIFICATION, DESIGN REVIEW PERMIT MODIFICATION, TREE PERMIT & VOLUNTARY MERGER– NERSP PARCEL 16 ROSEVILLE GOLFLAND EAST PARKING LOT – 1850 TAYLOR ROAD – FILE # PL16-0349**

REQUEST

The applicant requests approval of a Conditional Use Permit Modification and Design Review Permit Modification to construct a 175 space parking lot for overflow parking from the Roseville Golf and Country Club facility to the west. A Voluntary Merger is requested to merge the existing two commercial properties into one 2.11 acre parcel. The project also includes a Tree Permit to encroach into the protected zone of several native oak trees and to provide protective measures for the trees.

Applicant/ Property Owner – Fred Kenney, Roseville Golf and Country Club Ltd.

SUMMARY RECOMMENDATION

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

- A. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- B. Adopt the two (2) findings of fact for the Conditional Use Permit Modification and approve the Conditional Use Permit Modification subject to three (3) conditions of approval.
- C. Adopt the two (2) findings of fact for the Design Review Permit Modification and approve the Design Review Permit Modification subject to 80 conditions of approval.
- D. Adopt the two (2) findings of fact for the Tree Permit and approve the Tree Permit subject to 21 conditions of approval.
- E. Adopt the four (4) findings of fact for the Voluntary Merger and approve the Voluntary Merger subject to six (6) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The project site is located within the Northeast Roseville Specific Plan area (NERSP Parcel 16) of the City of Roseville at 1850 Taylor Road. The 2.11-acre site is currently comprised of two separate parcels on the southeast side of Taylor Road, east of the existing driveway entrance to the Roseville Golf and Country Club site. The property has a zoning designation of Community Commercial (CC) and a General Plan land use designation of Community Commercial (CC).

The project site is currently vacant and contains undulating grassland habitat and several native oak trees. The parcel is surrounded by City-owned open space to the north, east, and south. Miners

Ravine is located approximately 100 feet to the east of the subject property within the open space area, and the City's Bike Trail is located beyond Miner's Ravine (see Figure 1).

Figure 1: Project Location



The site is encumbered by multiple utility easements, primarily for electrical transmission lines. The Sacramento Metropolitan Utility District (SMUD) and the Western Area Power Authority (WAPA) have electrical easements that traverse the property, approximately 150-foot-wide and 250-foot-wide respectively, as well as existing power towers and transmission lines on site. A Pacific Gas & Electric (PG&E) electrical easement abuts the SMUD easement to the north of the project site. In addition to the existing agency easements, there is a 100-foot-wide section identified as a “power reservation” area on the southern portion of the project site. A 20-foot public utility and landscape easement is located adjacent to Taylor Road along the street frontage.

Golfland Sunsplash was originally approved in July 1994 (UP 93-53). The site was approved to include a 36-hole miniature golf course; a clubhouse with pizza parlor, arcade and office; a mini race car track; a water park with seven waterslides, wave pool, “Lazy River” ride, and children’s play area; several shade pavilions; parking; and landscaping and lighting. Due to the constantly changing nature of amusement complexes and the need to include the latest technology and entertainment venues, the applicant frequently makes requests to modify various aspects of the amusement park. The original approval recognized the potential for this kind of expansion and required that the applicant apply for Conditional Use Permit Modifications to add additional slides or other park attractions. As a result, the park has had multiple modifications since the original approval. The Planning Commission approved the most recent Conditional Use Permit Modification and Design Review Permit Modification (File# PL14-0488) in November of 2014 to add an additional slide feature to the water park. Table 1 provides a brief description of the various modifications that have been approved.

Table 1: Description of Approved Modifications for Golfland Sunsplash

File Number	Approval Date (Hearing Authority)	Description of Modifications
DRPMOD 04-45	3/24/05 (Planning Commission)	Design Review Permit Modification authorized construction of structured parking, and batting cages over a portion of the existing parking lot. Required construction of bus pad and shelter on Taylor Road, near Park-N-Ride lot entrance.
CUPMOD 05-02	3/24/05 (Planning Commission)	Conditional Use Permit Modification to regulate the operational characteristics of the batting cages and seasonal parking.
DRPMOD-000288	01/22/09 (Planning Commission)	Design Review Permit Modification authorized construction of an off-season race car track and bumper car area and a two-story cabana structure within the existing water park.
CUP-000054	01/22/09 (Planning Commission)	Conditional Use Permit Modification to regulate the operational characteristics of the off-season race car track and bumper car area.
DRPMOD-000404	12/08/11 (Planning Commission)	Design Review Permit Modification authorized construction of a new water slide and receiving pool.
CUPMOD-000075	12/08/11 (Planning Commission)	Conditional Use Permit Modification to regulate the operational characteristics of the new water slide.
PL14-0488	11/13/14 (Planning Commission)	Conditional Use Permit Modification and Design Review Permit Modification to add a new water slide on the north side of the water park.

The current project request is for a Conditional Use Permit Modification (CUPMOD) and a Design Review Permit Modification (DRPMOD) to construct a 175 space parking lot at 1850 Taylor Road (called the East Parking Lot), across Taylor Road from the Golfland Sunsplash facility. The request also includes a Tree Permit for proposed encroachment into the protected zones of native oak trees, as well as a Voluntary Merger of the 1.08 and 1.03 acre parcels to create one 2.11 acre parcel. The East Parking Lot will be paved and improved with lighting and landscape planters throughout. Additionally, an eight (8) –foot wide sidewalk will be provided along the frontage of the project site. Ten (10) of the 175 parking spaces are shown as compact on the site plan (Exhibit B).

Access to the proposed parking lot will be provided by two driveways. The northern driveway will provide both ingress and egress to the parking lot, as well as direct access into the Golfland Sunsplash main parking area. The southern driveway will be limited to right-turn-only entry and exit. Both

driveways will have gated entries, which will be locked during night time hours and during the winter off-season.

In addition to the parking lot, the project will modify Taylor Road with the installation of a new traffic signal and pedestrian crosswalks. The northern driveway shown on the site plan will connect the East Parking Lot to the existing main parking lot for the amusement park facility. A new signalized intersection with two new crosswalks will be established at this location to control vehicular and pedestrian traffic. One crosswalk will cross the entrance to the northern driveway, and the other will cross Taylor Road to connect the East Parking Lot to the existing facility.

CONDITIONAL USE PERMIT MODIFICATION EVALUATION

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

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

The project's original Use Permit allowed a large amusement park facility that included indoor and outdoor attractions, along with parking areas to support the use. Over time, the facility has received approval for multiple modifications to the original Conditional Use Permit for expansion. The most recent Conditional Use Permit Modification for the facility (approved in November 2014) included a detailed description of the parking requirements of the facility. This description found that the facility was adequately parked for the peak demand of the facility during the busy summer months. However, after several years of operation with the newly installed water attractions, it has become clear that during the peak times of operation the facility is under parked.

Some patrons resort to parking in the vacant lot across from the existing parking area (identified as the proposed project site, across Taylor Road) due to the difficulty of parking in the Golfland Sunsplash lot during peak season. The City's Police Department has documented numerous safety concerns as a result of this condition. To address the lack of peak hour parking, the applicant proposes to improve the vacant lot across Taylor Road and construct 175 additional parking spaces. The project would also install a signalized intersection and crosswalk at the main entrance to Golfland Sunsplash to help alleviate many of the safety concerns expressed by the Police Department.

The intent of the current proposal is to provide additional parking that will serve the Golfland Sunsplash facility. The overall use remains consistent with the original approval for an amusement park, while providing a supplemental parking area with a protected pedestrian access across Taylor Road. The parking lot, signalized intersection, and crosswalk have been reviewed for adequate design and will be constructed consistent with City standards. The project request is subject to all prior conditions applied to the Golfland Sunsplash facility, as well as new conditions related specifically to the current proposal. Planning staff finds that the current proposal is substantially compliant with the original project approval for the Golfland Sunsplash amusement park facility.

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

The project site has a land use and zoning designation of Community Commercial (CC). The CC land use designation anticipates a broad range of uses. Although large amusement complexes are not specifically listed, the General Plan does list standards for typical Community Commercial sites which apply to the Golfland Sunsplash site. Given the fact the proposed parking lot will support the conditionally permitted amusement complex, Staff believes the project is consistent with the General Plan land use designation.

The Zoning Ordinance has specifications for construction within the Community Commercial zone such as maximum height restrictions and includes specifications for the design and number of parking spaces. These items were reviewed as part of the Design Review Permit Modification and the project is consistent with the requirements. Section 19.44.020 of the Zoning Ordinance also requires Large Amusement Complex uses to be located a minimum of 1,000 feet from the boundary of any residential zone, dwelling, church or school. There are no residential zones, dwellings, churches, or schools within 1,000 feet of the Golfland Sunsplash site. Therefore, the large amusement complex use conforms to the requirements of the Zoning Ordinance.

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

CONDITIONAL USE PERMIT MODIFICATION CONCLUSION

Based on the evaluation presented above, staff believes the proposed addition of 175 new parking spaces is consistent with the original Conditional Use Permit approved for the project. As proposed and with the recommended conditions of approval, the modification is in compliance with all standards and requirements of the City's Zoning Ordinance, General Plan, Community Design Guidelines and Northeast Roseville Specific Plan.

DESIGN REVIEW PERMIT EVALUATION

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

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

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

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

Passage for service vehicles and parking must be considered in relation to tree and shrub placement. The NERSP Landscape Guidelines provide a list of allowable trees within the utility easement areas. The site plan indicates that the maximum height for all proposed trees is 15 feet, therefore complying with this requirement. DRPMOD Condition No. 13 requires that prior to the approval of the improvement plans, all plantings on the project site be consistent with the provided list of plant species under the utility and the floodway planting sections of the NERSP Landscape Design Guidelines.

The NERSP Landscape Guidelines also require that 50-percent of parking areas be shaded based on 15-year shade canopy values, with landscape planters adequately sized to support shade trees. An analysis of the landscaping design provided by the applicant shows an estimated 36-percent shade coverage will be provided on-site, which does not meet the minimum requirement. However, the location of the project site within the utility easements, and therefore burdened with those specific planting requirements, makes it infeasible to obtain 50-percent shade coverage without a significant reduction in the number of parking spaces. The landscape design is limited to trees which will not exceed 15-feet in height, which prevents interference with power lines as well as substantially reduces the ability to provide shade for parked vehicles. Planning staff believes that in light of this site condition, the reduced percentage of parking lot shade coverage is acceptable.

Compliance with DRPMOD Condition No. 13, which requires that the landscaping proposed as part of the improvement plans be consistent with requirements for planting within utility easements and the floodplain open space area, will ensure that the project is consistent with the intent of the NERSP Landscape Design Guidelines.

Lighting: Both the Community Design Guidelines and the NERSP Design Guidelines emphasize lighting that provides safety and security on site, reduces the amount of spillover and glare on adjacent properties, and maximizes energy efficiency. The Community Design Guidelines for commercial development also require that light standards be less than 25 feet in height. There are 20 light poles proposed on the project site, and all are shown as 12 feet tall. Of the 20 light poles, nine (9) are located adjacent to the open space area. The site plan indicates that for these light poles, a rear shield will be installed to prevent excess light from spilling over into the open space area. The proposed site lighting is therefore consistent with the Community Design Guidelines and NERSP Design Guidelines.

Traffic Control Measures: The project proposes new traffic control measures on Taylor Road to provide safe vehicle and pedestrian access to the East Parking Lot. At present, Taylor Road has two travel lanes in each direction and a center turn lane. There is an existing left turn lane into the main parking area for Golfland Sunsplash. The two nearest intersections are Taylor Road and Eureka Road to the southwest and Taylor Rd. and E. Roseville Pw. to the northeast.

The project proposes a new, signalized intersection that will connect the East Parking Lot to the Golfland Sunsplash main parking area. The proposed intersection will be approximately 1,100 feet from the Taylor Rd./Eureka Rd. intersection, and approximately 860 feet from the Taylor Rd./E. Roseville Pw. intersection. Taylor Road will retain the four lanes of travel and the existing left turn lane. A new 150-foot right turn lane is indicated on the site plan to provide entry into the northern driveway of the East parking lot. Vehicles will be able to make full turning movements for ingress and egress into the East Parking Lot with the installation of the traffic signal. In addition, new crosswalks will be created across the southern and eastern sides of the intersection to facilitate pedestrian access across Taylor Rd.

For the new southern driveway, which will not have a signalized intersection, turn movements will be restricted. The Engineering division has required the installation of a turn restrictive median to prevent left-hand turns from Taylor Rd. into the southern driveway. The driveway will only permit right-hand turns for both ingress and egress.

The Engineering division has reviewed the proposed traffic control measures and recommended conditions of approval. All facilities will be required to be constructed consistent with City improvement standards. The improvements will be constructed at developer cost and are not considered reimbursable by the City. Additionally, the improvements to Taylor Road will alleviate existing safety concerns due to informal parking on the vacant lot and unprotected pedestrian crossing. Staff believes that the plan as shown will be appropriate to safely control traffic and provide pedestrian access to the amusement facility from the new parking area.

Retaining Walls: Several retaining walls are proposed as a part of the grading plan for the project. At present, the project site slopes downward to the south, decreasing in elevation towards the open space area. Taylor Road sits at an elevation of roughly 179 feet, and the grading plan shows the lowest point of natural grade on the project site is approximately 170 feet above sea level. Overall, the project proposes to move approximately 1,500 cubic yards of cut and 1,500 cubic yard of fill, meaning that all dirt will be retained on site to create a more level environment for the proposed parking lot. Retaining walls are proposed along the eastern property boundary adjacent to the open space, at the edge of the parking row near the southern driveway, and around the power tower adjacent to the northern driveway. Of these retaining walls, the tallest section will be located near where Tree #1 (slated for removal) is identified on the site plan. According to the Community Design Guidelines, retaining walls should not exceed six (6) feet in height, and the retaining walls shown on the project's preliminary grading plan comply with this standard. The tallest section of retaining wall will be five feet in height, with top of wall at 178 feet and bottom of wall at 173 feet. This wall decreases in height as it enters the protected root zones for Trees #4 and #8, which is consistent with the City's Community Design Guidelines for constructing retaining walls within oak tree root zones.

The retaining wall on the eastern side of the project site will be most visible from the open space area, which sits below the project site. Existing vegetation on both sides of Miners Ravine will provide some screening from the bike trail, which is located approximately 190 feet away from the tallest section (five feet in height) of the retaining wall is proposed. The remainder of the retaining walls, particularly near the western (Taylor Road) side of the project, will vary from approximately one-half foot to two (2) feet in height according to the preliminary grading plan. Given the screening for the largest section of the retaining wall, the limited height of the street-facing sections, and compliance with the Community Design Guidelines standards for retaining walls, staff believes that the retaining walls proposed by the project will have minimal visual impact to public views.

Drainage: The project includes multiple water quality control features due to the amount of paving for the parking lot and the proximity to Miners Ravine. DRPMOD Condition No. 26 from the Engineering division requires that all storm drainage be collected on site and treated with Best Management Practices per the City's Stormwater Quality Design Manual. This includes the construction of multiple drainage swales, as well as a storm drain outfall in the southern portion of the project site. Exhibit E shows the location of the drainage facilities, and Exhibit F highlights the drainage features incorporated into the landscape design. The landscape planter adjacent to the eastern property boundary, as well as the landscape planter in the central portion of the project site, are designed to function as bioswales consistent with City standards. A large drainage swale is proposed on a portion of the City-owned parcel to the south, which, as shown on the site plan, extends to an uplands area and connects to an adjacent, natural swale that flows to the creek. DRPMOD Condition No. 26 also requires that the grading and improvement plans for the site be accompanied by a shed map to identify tributary flow to the site, which will ensure that the constructed facilities are adequate to accommodate flow. All facilities will be required to be constructed consistent with City improvement standards.

DESIGN REVIEW PERMIT MODIFICATION CONCLUSION

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

TREE PERMIT EVALUATION

The proposed parking lot will be located in an area populated by native oak trees, necessitating the removal of three trees and encroachment into the driplines of others. Per Chapter 19.66 of the Zoning Ordinance, native oak trees (of a certain species and size) are protected. Regulated activities occurring within the protected zone of a native oak tree require a Tree Permit. The “protected zone” is identified as a circle equal to the largest radius of the protected oak tree’s dripline plus one foot. Construction activities that encroach into the protected zone of the protected oak tree are regulated through the City’s Tree Permit process. An arborist report was prepared by Dudek in 2012, with an updated assessment in November 2017 (see Attachment 1). According to the report, nine (9) trees were evaluated on the project site, including four (4) blue oaks (*Quercus douglasii*) and five (5) interior live oaks (*Quercus wislizenii*).

The site plan shows three (3) trees are proposed for removal, although one of these has already been removed. Tree #3 was located within the WAPA transmission line easement, and was removed by WAPA due to the risk of conflicts with the power lines. Tree #1, identified near the eastern property line of the project site, is proposed for removal as it is located near a retaining wall that will need to be installed as part of the project. The original arborist report identified Tree #1 to be in poor health; however, in the 2017 update, the arborist noted that the tree is now dead. Only small sprouts remain at the base of Tree #1 (which do not qualify as trees, per City criteria). The remaining tree is identified as a “dead snag” and was left untagged, suggested for removal by the arborist. As all trees slated for removal are identified by the arborist as dead, no mitigation for oak tree removal is required.

The site plan shows encroachment into the protected zones of two more oak trees, identified as Tree #4 and Tree #8 in the arborist report. Both trees are Blue Oaks. Tree #4, according to the arborist, has poor structure but is in fair health, and has a dripline radius of 16 feet and a diameter at breast height (DBH) of 11.6 inches. Tree #8 has two trunks of 17.6 and 12.0 inches DBH, with a dripline radius of 25 feet, and was found by the arborist to have fair structure and in fair health. Staff prepared an estimated percentage of encroachment based on the location of the retaining wall and the protected zones for Trees #4 and #8 as shown on the site plan. Based on this analysis, Tree #4 has an estimated encroachment of 9-percent, and Tree #8 has an estimated encroachment of 13-percent.

In order for a Tree Permit to be approved, two findings of fact must be made. The findings are listed below in ***bold, italicized text*** followed by an evaluation.

1. The approval of this 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.

The project as proposed requires the removal of three (3) native oak trees, as well as encroachment into the protected zones of two (2) native oak trees. As discussed above, all three of the trees slated for removal were considered dead by the arborist. Per Chapter 19.66 of the Zoning Ordinance, no mitigation is required for the removal of dead trees, and no impact to the public is anticipated by the removal of dead trees. For Trees #4 and #8, staff has estimated that the encroachment into the protected zones will be at most approximately 13-percent. Both trees were found to be in fair health by the arborist. The arborist report refers to Chapter 19.66.060 of the Zoning Ordinance, which outlines standard policies and procedures for approved work around protected trees. These measures are included in Conditions number 1-21 of the Tree Permit for this project.

The project will not result in the removal of healthy trees, nor will it cause significant impacts to the oak trees subjected to encroachment provided that the project is consistent with the conditions of approval. With the exception of the dead trees slated for removal, all on-site protected oak trees will be preserved; therefore, there are no impacts anticipated to the public health, safety, or welfare.

The arborist report was prepared consistent with the requirements outlined in Chapter 19.66. Approval of this Tree Permit is consistent with the provisions of Chapter 19.66.

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

Condition No. 1 of this Tree Permit requires adherence to standard City policies and procedures for approved work around protected trees, as outlined in Chapter 19.66.060 of the Zoning Ordinance and as recommended by the project Arborist. It is noted that these measures include requiring a tree preservation bond (or similar security) be placed on the project and a certification letter, to be submitted by the project Arborist, verifying the preservation measures have been completed. The bond will be released upon receipt of the certification letter and verification that no unanticipated damage has occurred to the protected oak trees. With implementation of the conditions of approval, no impacts to native oak trees are anticipated.

TREE PERMIT CONCLUSION

Staff supports the Tree Permit request with no recommended modifications. Based on the analysis contained in this staff report and with the project conditions, the required findings for approval can be made.

VOLUNTARY MERGER EVALUATION

The project proposes to merge two parcels of 1.08 acres and 1.03 acres to create a larger parcel of 2.11 acres. In accordance with the Subdivision Map Act and the City of Roseville Subdivision Ordinance, the evaluation of the request is based on compliance with the City's Zoning Ordinance and Building Code. In order for the Voluntary Merger to be approved, four findings of fact must be made. The findings are listed below in ***bold, italicized text*** followed by an evaluation.

1. *The proposed Voluntary Merger complies with the Zoning Ordinance for the district in which the parcels are located.*

The parcels proposed to be merged are within the Community Commercial (CC) zoning district. The proposed Voluntary Merger will combine two lots of 1.03 acres and 1.08 acres to create one lot of 2.11 acres by removing the property line located between these adjoining parcels (see Exhibit C).

The City's Zoning Ordinance establishes development standards for structures within the CC zone, but does not establish any minimum lot sizes. The development design for this site has been evaluated by the Design Review Permit, and the requested Voluntary Merger is consistent with that design. As the merger will create one larger lot from two smaller lots, and will facilitate the development of the proposed parking area, the requested merger is found to be in compliance with the Zoning Ordinance.

2. *The proposed Voluntary Merger complies with the local building regulations, including the California Building Code.*

The California Building Code (CBC) establishes building regulations based upon the type of construction, the use of a building or structure and a building's proximity to other buildings and property lines. The future construction and uses of the site have been and will continue to be reviewed for compliance with the City's Design and Development Standards and the CBC through the building permit process. Approval of the Voluntary Merger will not create conflicts with local building regulations.

3. *The proposed Voluntary Merger provides for any necessary relocation of existing infrastructure or easements.*

The only structures currently located on the project site are power transmission towers and lines, located within existing WAPA, SMUD, and PG&E easements. These facilities will not be relocated by the project request. No conflicts with this finding are anticipated.

4. Compliance with General Plan and Subdivision Design Standards.

As noted above, the Voluntary Merger is necessary to complete construction of the proposed parking area, which is an accessory use to the Golfland Sunsplash amusement park facility. The amusement park use is permitted in the CC zoning district. The General Plan relies on the Zoning Ordinance to determine the appropriate development standards and use of the site; therefore, as the amusement use is permitted in the CC zoning district by the Zoning Ordinance, the use is also consistent with the General Plan. The proposed Voluntary Merger will not conflict with Subdivision Design Standards identified in the City's Subdivision Ordinance.

VOLUNTARY MERGER CONCLUSION

Staff supports the requested Voluntary Merger with no recommended modifications. Based on the analysis contained in this staff report and with the project conditions, the required findings for approval can be made.

ENVIRONMENTAL DETERMINATION

The proposed project is subject to the California Environmental Quality Act (CEQA). The Planning Manager has determined that the project will not have a significant effect on the environment and proposes that a Mitigated Negative Declaration be adopted (Exhibit A). This determination is based upon an Initial Study, which concluded that with mitigation measures, there will be no significant environmental impacts. The Mitigated Negative Declaration was published on July 13, 2018 and the public comment period closed on August 2, 2018. No comments on the document were received.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. A notice of the public hearing was published on July 27, 2018 and a notice of hearing was also distributed to all property owners within 300 feet of the site, and to the Roseville Coalition of Neighborhood Associations. To date, no comments have been received on the project.

RECOMMENDATION

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

- A. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, as shown in Exhibit A.
- B. Adopt the two (2) findings of fact as listed in the staff report and approve the **CONDITIONAL USE PERMIT MODIFICATION– 1850 TAYLOR ROAD– NERSP PCL 16 – ROSEVILLE GOLFLAND EAST PARKING LOT – FILE # PL16-0349** subject to three (3) conditions of approval; and
- C. Adopt the two (2) findings of fact as listed in the staff report and approve the **DESIGN REVIEW PERMIT MODIFICATION – 1850 TAYLOR ROAD – NERSP PCL 16 – ROSEVILLE GOLFLAND EAST PARKING LOT – FILE #PL16-0349** subject to 80 conditions of approval; and

- D. Adopt the two (2) findings of fact as listed in the staff report and approve the **TREE PERMIT – 1850 TAYLOR ROAD – NERSP PCL 16 – ROSEVILLE GOLFLAND EAST PARKING LOT – FILE #PL16-0349** subject to 21 conditions of approval; and
- E. Adopt the four (4) findings of fact as listed in the staff report and approve the **VOLUNTARY MERGER – 1850 TAYLOR ROAD – NERSP PCL 16 – ROSEVILLE GOLFLAND EAST PARKING LOT – FILE #PL16-0349** subject to six (6) conditions of approval.

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT MODIFICATION (PL16-0349)

1. This Conditional Use Permit Modification (CUPMOD) approval shall be effectuated with the effectuation of the Design Review Permit Modification (DRPMOD) requested in this application (PL16-0349). (Planning)
2. The project is approved as identified in Exhibits A through F and as conditioned or modified below. (Planning)
3. All conditions of approval from previously modified entitlements shall remain in effect unless modified herein. (All Departments)

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT MODIFICATION (PL16-0349)

1. This Design Review Permit Modification approval shall be effectuated within a period of two (2) years from this date, and if not effectuated shall expire on **August 9, 2020**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **August 9, 2021**. (Planning)
2. The project is approved as identified in Exhibits A through F and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the Mitigated Negative Declaration. (Planning)
4. All conditions of approval from previously approved entitlements shall remain in effect unless modified herein. (All Departments)
5. The project shall be addressed as 1850 Taylor Road. (Business Services)
6. The applicant shall pay the City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Electric, Finance)
7. 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)
8. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Development Services Department – Engineering Division. (Engineering)
9. 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. (Engineering)

10. The Fire Department access road shall meet the City's requirements for width and turning radii of 30 and 50, as noted on the Fire Department standards for access. This shall be enforced at the time plans are submitted for review. Additional information can be found on the City's website www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at (916)774-5823 or pchew@roseville.ca.us with the Fire and Life Safety Division for information. (Fire)
11. According to the California Fire Code, all gates/fences/barricades shall obtain a permit for conformance to the City of Roseville's Fire Department Access Standard and the CFC. Plans shall be submitted for approval prior to installation. (Fire)
12. Manually opened perimeter gates located across fire apparatus access roads shall be provided with a Model 3770 padlock manufactured by the KNOX Company of Irvine, California. Said padlock shall be placed directly on the gate locking system to provide fire apparatus access into the site in accordance with the adopted Fire Code. In addition, add the following note to the drawing: **The owner or their representative shall contact KNOX Company, <http://www.knoxbox.com/>, to order your specific padlock for the City of Roseville.** (Fire)
13. This location includes the access point for the City to enter the adjacent Preserve area for maintenance. The project design shall ensure access to the service road is provided on both the north and south ends of the parking lot. (Parks)
14. Golfland Sunsplash shall provide routine litter pick up, and a barrier that will prevent trash from floating into the Preserve and prevent illegal dumping. The barrier shall also allow access for Preserve maintenance (could be via locked gates). As a secondary option, the developer may pay the increase in the maintenance costs (over current) to offset the additional work. (Parks)

PRIOR TO ISSUANCE OF BUILDING PERMITS

15. Parking stalls shall meet, or exceed, the minimum standards:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-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. Accessing parking spaces and crosswalks shall be signed, marked, and maintained as required by Chapter 11B of the CBC.
 - iii. Accessible parking and exterior route of travel shall comply with CPC Chapter 11B. (Building)

16. 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)
17. 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)
18. 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 maintained to operate at the approved shade coverage level of 36-percent 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 Northeast Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. Plantings shall be substantially consistent with the plant types outlined in the NERSP Landscape Guidelines as suitable for the utility and floodway areas. (Planning)
 - 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 with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
19. A separate 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)
20. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, 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)
21. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address.

22. The project site, identified as the Golfland East Parking Lot, is not considered an extension of the existing parking lot. For 175 parking spaces, six (6) accessible parking spaces, including one (1) accessible van space, are required. The six (6) accessible parking spaces may be located in the main parking lot. The plans for the new East Park lot shall include a statement substantially consistent with the following: *“Final Inspection and approval of the East Parking Lot is subject to the permitting, completion, and final approval of a separate building permit for providing the additional six (6) accessible parking spaces required for this parking lot to the main parking lot adjacent to the Castle Arcade for a total of 15 accessible parking spaces.”* Note: If the new East Parking Lot is to include a park and ride area, some of the required accessible parking spaces will need to be provided within that area, which would reduce the number required to be added to the main parking lot. An accessible route of travel to the public way from the accessible space(s) is also required. (Building)
23. 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)
24. 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)
25. 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)
26. The developer will be required to install and maintain a pedestrian walkway from the Roseville Golfland East Parking Lot to the transit stop and park-n-ride located in the main parking area for Sunsplash/Golfland. (Transportation/Engineering)
27. 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)
28. The project frontage shall be improved to include curb, gutter and an 8 ft. wide pedestrian path. The frontage improvements shall be constructed to ensure a minimum back of curb to back of curb width of 76 ft. for Taylor Road. (Engineering)
29. The site shall be accessed via two standard A-7 driveways as follows:
- a. The southern driveway shall be a standard 35 ft. wide A-7 driveway accessed by a standard City curb flare. A raised gull-wing shall be constructed within Taylor Road two way left lane restricting this driveway to right turn ingress/egress only, while allowing the existing driveway on the north side of Taylor Road to still have full ingress/egress movements.
 - b. The northern driveway shall be a standard 40 ft. wide A-7 driveway accessed by a 150 ft. long right turn lane with a 120 ft. taper. This driveway shall be striped to include one 18 ft. wide ingress lane, a 12 ft. wide shared through/left turn egress lane and a 10 ft. wide right turn egress lane.

- c. A traffic signal shall be constructed to serve the intersection of Taylor Road/proposed eastern driveway/existing Sunsplash main entrance. This signal is not eligible for reimbursement through the City and shall be constructed at the expense of the proposed development project. Prior to the issuance of an encroachment permit for the construction of the traffic signal, the City will require written approval from SMUD for the signal design in relation to the existing SMUD overhead power lines. (Engineering)
30. Within the throat depth of the southern driveway a gated access shall be provided to the adjacent open space to the west. In addition, an access easement shall be granted to the City to give maintenance vehicles the ability to access the open space. (Engineering)
31. All storm drainage 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)
32. Prior to the issuance of any permits, the property owner shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) and submit it to the Regional Water Quality Control Board. The WDID number provided by the State for the SWPPP shall be submitted to Engineering. (Engineering)
33. 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)
34. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the approval of improvement plans for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
35. 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)
36. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, Development Services, Planning)
37. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, Development Services, Planning)

38. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, Development Services, Planning)
39. 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)
40. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee. (Engineering)
41. The applicant/developer shall prepare a revised Transportation Systems Management (TSM) Plan for Golfland Sunsplash to be reviewed and approved by the Transportation Commission. (Transportation)
42. 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)"
43. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
44. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b. Water, sewer and recycled mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all-weather 10-ton vehicle access unless authorized by these conditions of approval.
 - d. No tree driplines are permitted over water mains.
 - e. Grade over water mains shall be maintained, and no cutting is permitted.
 - f. Water mains in areas of traffic with less than three feet of cover shall be encased in concrete. (Environmental Utilities)
45. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet

deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)

46. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
47. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
48. 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)
49. 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)
50. 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
51. 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)
52. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning & Police)
53. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION AND PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

54. Vehicles and construction equipment shall be parked in designated areas outside of native oak tree canopies. (Parks)
55. During construction, temporary fencing shall be erected to prohibit access into the open space and under oak tree canopies. (Parks)
56. 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)
57. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
- a. A public access through the southern driveway that provides access to the adjacent open space.
 - b. Public Storm Drain Easement for any public storm water conveyed through the project site.
 - c. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed (Electric)
 - d. Other easements as required. (Electric, Engineering, Environmental Utilities)
58. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Engineering, Environmental Utilities, Electric)
59. Inspection of the potable water supply system on new commercial/ industrial/ office projects shall be as follows:
- a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventer.
 - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/ contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
 - c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
60. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
61. 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)

62. The applicant/developer shall prepare a revised Transportation Systems Management (TSM) Agreement for Golfland Sunsplash to be reviewed and approved by the City Manager. (Public Works, Alternative Transportation)
63. 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)
64. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
65. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
66. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
67. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
68. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
69. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
 - a. Locate the metered service panel on the outside of the building.
 - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)
70. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)
71. Electric facilities have not been extended to this site that will provide a point of connection for parking lot lighting or irrigation power. Offsite improvements will need to be constructed to provide power to this site. (Electric)

OTHER CONDITIONS OF APPROVAL

72. 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)
73. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)

74. 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)
75. 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)
76. 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)
77. 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)
78. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
79. 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)
80. Prior to final inspection, a separate building permit for locating the required accessible parking space for this lot, within the main parking lot adjacent to the Castle Arcade shall be finalized. (Building)

CONDITIONS OF APPROVAL FOR TREE PERMIT (PL16-0349)

**TREE PERMIT CONDITIONS AND COMPLIANCE VERIFICATION/INSPECTION
CHECKLIST**

CONDITION	COMPLIANCE VERIFIED/ INSPECTED	COMMENTS
PRIOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON-SITE		
1. All recommendations contained in the Arborist Report(s) (Attachment 1) shall be incorporated as part of these conditions except as modified herein. (Planning)		
2. Tree #1, a dead tree (as listed in Attachment 1) is 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. No removal mitigation is required for the removal of Tree #1, a dead tree, or the untagged tree identified as a “dead snag”. 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. Encroachment into the protected zone of Tree(s) #4 and #8 (or as listed in Attachment 1) as shown in Exhibit B and described in the staff report is permitted. (Planning)		
5. A \$10,000 cash deposit or bond (or other means of security provided to the satisfaction of the Planning Department) shall be posted to insure 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, driveway, 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 Department 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. 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 DEPARTMENT”. (Planning)		
9. Once the fencing is installed, the applicant shall schedule an appointment with the Planning Department 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 Arboriculturalists (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 Department and the Engineering Department 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 Department and Engineering Division two weeks prior to the start of grading work to schedule the meeting and fencing inspection. (Planning)		
DURING CONSTRUCTION		
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 and 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 Department. In no event shall the fencing be removed before the written authorization is received from the Planning Department. (Planning)		
PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT		
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 Department. 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. A copy of this completed Tree Permit Compliance Verification/Inspection form shall be submitted to the Planning Department. (Planning)		
21. The approval of this Tree Permit shall expire on the same date as the Conditional Use Permit Modification and Design Review Permit Modification for the Golfland East Parking Lot, PL16-0349.		

CONDITIONS OF APPROVAL FOR VOLUNTARY MERGER (PL16-0349)

1. The Voluntary Merger is approved as shown in Exhibit C. (Planning, Engineering)

2. The following shall be submitted to Engineering prior to recordation of the Voluntary Merger:
 - a. Two copies of property boundary description with exhibit map (8.5"x11" sheet), and one copy of boundary closure calculations for resulting lots. These items shall be stamped and signed by a California Licensed Land Surveyor or Registered Civil Engineer authorized to practice land surveying.
 - b. One copy of the Conditions of Approval.
 - c. A completed Property Owner Consent Form.
 - d. Deed to convey interest in the property.
 - e. Preliminary title report no older than six months for all properties involved. (Engineering)
3. If surveying monuments are placed as a result of this Voluntary Merger, it will be the responsibility of the Surveyor to record a Record of Survey with the County Recorder's Office. (Engineering)
4. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
5. The applicant shall submit to the Engineering Division of Public Works a paper copy and an electronic copy of the recorded Voluntary Merger per the "Digital Submittal of Cadastral Surveys". (Environmental Utilities)
6. Any relocation, rearrangement, or change to existing City facilities due to this Voluntary Merger shall be paid for by the applicant. (Engineering, Environmental Utilities, Electric)

ATTACHMENT

1. Updated Oak Tree Assessment, Dudek, November 14, 2017

EXHIBITS

- A. Initial Study/Mitigated Negative Declaration
- B. Site Plan
- C. Voluntary Merger Exhibit
- D. Grading Plan
- E. Drainage Plan
- F. Preliminary Landscape Plan

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

November 14, 2017

Job No. 10739

Fred Kenney
Roseville Golfland Ltd.
1893 Taylor Road
Roseville, CA 95661

**Subject: Updated Oak Tree Assessment for the Olympus Pointe Project Site
(Assessor's Parcel Numbers 015-450-024-000 and 015-450-025-000), City of
Roseville, Placer County, California**

Dear Mr. Kenney,

This letter report is provided to update information provided in the Oak Tree Assessment report prepared for the Olympus Pointe project site by Dudek in 2012. The 2012 report consolidated and updated information contained in reports prepared by North Fork Associates (NFA, now Dudek) in 2004 and 2005. This report provides current information regarding the condition of each tree.

Dudek conducted an evaluation of nine (9) trees on the Olympus Pointe project site, located on Taylor Road, in the City of Roseville, Placer County, California. The site is located on the southeast side of Taylor Road, approximately halfway between Eureka Road and East Roseville Parkway (Attachment 1). The field assessment was conducted on November 3, 2017. The nine trees evaluated included four (4) blue oaks (*Quercus douglasii*) and five (5) interior live oaks (*Quercus wislizenii*) that are proximate to the proposed development area. The 2012 survey also evaluated nine trees and one tree that was noted to be in poor condition during the 2012 survey (Tree #1) is now dead. As noted above, Dudek previously assessed these trees in an Oak Tree Assessment report issued in 2012. This report follows the format of the previous report and updates the information for all trees evaluated. The trees previously assessed by Dudek (tags #1-9) were located and their present condition was assessed. All circular metal tags affixed to the trees by Dudek in 2012 were found to be in good condition during the 2017 survey. The following is a description of the trees and their surroundings, as observed during the November 3, 2017 field assessment. Included with this letter report are photographs of each tree (Attachment 2), a tree location map (Attachment 3), and a field data table (Attachment 4).

Setting

The site is located to the northwest of Miner's Ravine. Portions of the site have been graded in the past and vegetation on more level areas onsite has been removed. Remaining vegetation

onsite is limited to small, ungraded areas and areas below the slope break into Miner's Ravine. The biological community on site is disturbed with remnants of mixed oak woodland and annual grassland at the margins. In areas where vegetative ground cover exists, it consists of weedy species including wild oat (*Avena fatua*), yellow star thistle (*Centaurea solstitialis*), dogtail grass (*Cynosurus echinatus*), soft-chess (*Bromus hordeaceus*), prickly lettuce (*Lactuca serriola*), doveweed (*Croton setigerus*), and Ithuriel's sphere (*Triteleia laxa*). Himalayan blackberry (*Rubus armeniacus*) grows near the edge of the site on the slope into Miner's Ravine. Trees on site include the nine blue and interior live oaks for which assessment descriptions are provided below.

Individual Tree Descriptions

Tree #1 (also tagged as #100): Interior Live Oak - Dead

This small oak is located near the eastern boundary of the site. In 2012 this tree was noted to be in poor and declining health and was recommended for removal. The main trunk of the tree is now dead and numerous, small-diameter (> 2 inches) sprouts are growing from the trunk base.

Tree #2 (also tagged as #99): Blue Oak

This oak is located near the southern boundary of the site and has a DBH of 18.9 inches, a dripline radius of 18 feet, and a height of 20 feet. The tree branches at ± 6 feet into three primary branches and has a well-balanced canopy. Minimal dead branches exist in the canopy, but no serious problems are evident. Overall, the tree has good structure and is in fair health.

Tree #3 (also tagged as #98): Interior Live Oak

This oak is located on the west side of the site, about 20 feet southeast of the paved edge of Taylor Road. This tree grows below overhead wires that cross the site and is scheduled to be removed by the Western Area Power Administration (WAPA) for powerline clearance purposes. City of Roseville Code (Section [19.66.030](#)) provides that tree removal for certain public utility purposes is exempt from tree permit and mitigation requirements. The trunk of this tree has a tight limb structure and splits at 2 feet into five stems measuring 11.1, 12.3, 14.5, 15.2, and 15.2 inches in DBH. Evidence of decay was observed in the main tree stems, near the base of the tree. The tree has a dripline radius of 30 feet and a height of 30 feet. The tree grows on an elevated 'island' of the natural grade that was left around the base of the tree during historical grading onsite and soil is piled at the base of the tree. The root zone of the tree was likely disturbed during grading in the past. The canopy is rounded and relatively well balanced for the species. Overall, the tree has fair structure and is in fair health.

Tree #4: Blue Oak

This oak is located near the northeastern boundary of the site just below the slope break into Miner's Ravine. This tree has a DBH of 11.6 inches, a dripline radius of 16 feet, and a height of 15 feet. The tree is suppressed beneath adjacent trees and has an asymmetrical crown (with most branching to the west) due to a broken terminal stem. Evidence of decay (basal cavity) exists at the tree's base. Overall, the tree has poor structure and is in fair health.

Tree #5: Blue Oak

This oak is located near the northeastern corner of the site and has a DBH of 10.2 inches, a dripline radius of 12 feet, and a height of 20 feet. The tree is crowded by surrounding trees and has a narrow canopy. It exhibits a slight lean and the canopy contains some dead branches. Overall, the tree has fair structure and is in fair health.

Tree #6: Interior Live Oak

This oak is located near the northeastern corner of the site. The trunk splits at 3 feet into two main trunks, one of which is dead. The live trunk measures 8.7 inches in DBH. The tree has a dripline radius of 21 feet and a height of 15 feet. A canker is present which starts at the base of the trunk and continues for approximately 6 feet up the live trunk. Decay is evident inside the main trunk and within main limbs. Based on a review of photos and data collected during previous assessments, this tree is in a declining trend. This tree has poor structure and is in poor health.

Tree #7: Interior Live Oak

This oak is located near the northeastern corner of the site and has a DBH of 19.0 inches, a dripline radius of 27 feet, and a height of 30 feet. This tree is growing on a slope near the creek. The stem splits into two main trunks at about 10 feet above the ground. Scattered decay is present within the main limbs, and dead branches are present in the canopy. A large cavity with some decay is present about 3 feet from the ground on the main stem. This cavity and associated decay could affect the structural integrity of this fairly large tree. The tree has a lopsided canopy due to its proximity to Tree #8. Overall, this tree has fair structure and is in fair health.

Tree #8: Blue Oak

This oak is located near the northeastern corner of the site. The trunk splits at approximately 4 feet into two trunks measuring 17.6 and 12.0 inches in DBH. The tree has a dripline radius of 25 feet and a height of 30 feet. Some dead lower branches are touching the ground, but no serious health problems are evident. The tree has an asymmetrical crown to the west and a slight lean. The tree has a lopsided canopy due to its proximity to Tree #7. Overall, this tree has fair structure and is in fair health.

Tree #9: Blue Oak

This oak is located near the northeast corner of the site and has a DBH of 13.6 inches, a dripline radius of 15 feet and a height of 25 feet. This tree is growing on a slope above Miner's Ravine, just upslope of a large blackberry patch. The tree splits into three main limbs at approximately 6 feet and has a narrow canopy that leans to the west. Epicormic sprouting was observed on the tree's main limbs. Overall, this tree has fair structure and is in fair health.

Additional Untagged Oak: dead snag

This oak is located just west of tree #1. The tree is dead and may be removed without mitigation.

Tree Protection Measures

Tree protection measures are required by City Code (Section [19.66.060](#)) for trees to be retained on site where construction activity encroaches within the protected zone (tree canopy dripline plus 1 foot) of a protected tree. The City's required tree protection measures are included in Attachment 5 to this letter report.

Mitigation for Removed Trees

No trees are proposed for removal as part of the proposed development and it is expected that no mitigation for tree removal will be required. As noted above, Tree #3 is located under powerlines and is scheduled to be removed by WAPA for clearance purposes. City of Roseville Code (Section [19.66.030](#)) provides that tree removal for certain public utility purposes is exempt from tree permit and mitigation requirements. Mitigation requirements are discussed below and would be required in the event tree removal is determined to be necessary as part of the proposed project.

Mitigation for removed trees can include replacement, relocation, revegetation, or payment of an in-lieu fee, or a combination of these efforts. Given their condition, relocation should not be considered a feasible mitigation option for any of the trees onsite. Given the location of the site and adjacent woodlands, tree replacement and/or in-lieu fee payment is recommended for any trees removed as part of the proposed project.

Mitigation for oak removals is based on an inch-per-inch ratio for total removed trunk diameter (DBH), in accordance with the City's Tree Preservation Ordinance (Section [19.66](#) of Roseville Municipal Code) and City Council Resolution No. [03-546](#). Replacement tree planting is calculated as follows: one (1) 15 gallon tree will replace one inch DBH of the removed tree; one (1) 24-inch box tree will replace two inches of removed DBH, and one (1) 36-inch box tree will replace three inches of removed DBH. In-lieu mitigation fees are currently set at \$118 per inch of removed DBH. Upon review by the planning director, inch for inch mitigation may not be

required for trees recommended for removal due to health or structural issues and which could pose a hazard in a developed environment.

We recommend that any replacement trees be planted onsite for any healthy trees removed and that appropriate irrigation and maintenance be provided until the replacement trees are established, per the requirements of an approved revegetation program. Portions of the site that will remain undeveloped, including the onsite area of the slope of Miner's Ravine, provide an excellent opportunity for successful native tree plantings and for improving the oak woodland habitat in Miner's Ravine, should it be determined that mitigation tree plantings are required.

Arborist's Disclosure

This report provides conclusions and recommendations based only on a visual examination of the trees and surrounding site and reasonable reliance upon the completeness and accuracy of the information provided to the arborist. The examination did not include subterranean or internal examination of the trees.

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near them. Although trees provide many benefits to those who live near them, they also include inherent risks from breakage or failure that can be minimized, but not eliminated.

Arborists cannot detect every condition that could possibly lead to the failure of a tree. Trees are living organisms subject to attack by disease, insects, fungi, weather, and other forces of nature, and conditions that lead to failure are often hidden within trees and below ground. There are some inherent risks with trees that cannot be predicted with any degree of certainty, even by a skilled and experienced arborist. Arborists cannot predict acts of nature including, without limitation, storms of sufficient strength, which can cause even an apparently healthy tree to fail. Additionally, arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for any specific period of time. A tree's condition could change over a short or long period of time due to climatic, cultural or environmental conditions. Further, there is no guaranty or certainty that recommendations or efforts to correct unsafe conditions will prevent future breakage or failure of a tree.

To live or work near trees is to accept some degree of risk. Neither the author of this report nor Dudek have assumed any responsibility for, nor will either of them be liable for, any claims, losses or damages for damage to any tree, death or injury to any person, or any loss of or damage to any personal or real property.

If you need further information, please contact me at (530) 863-4643.

Sincerely,



Markus Lang
Associate Biologist

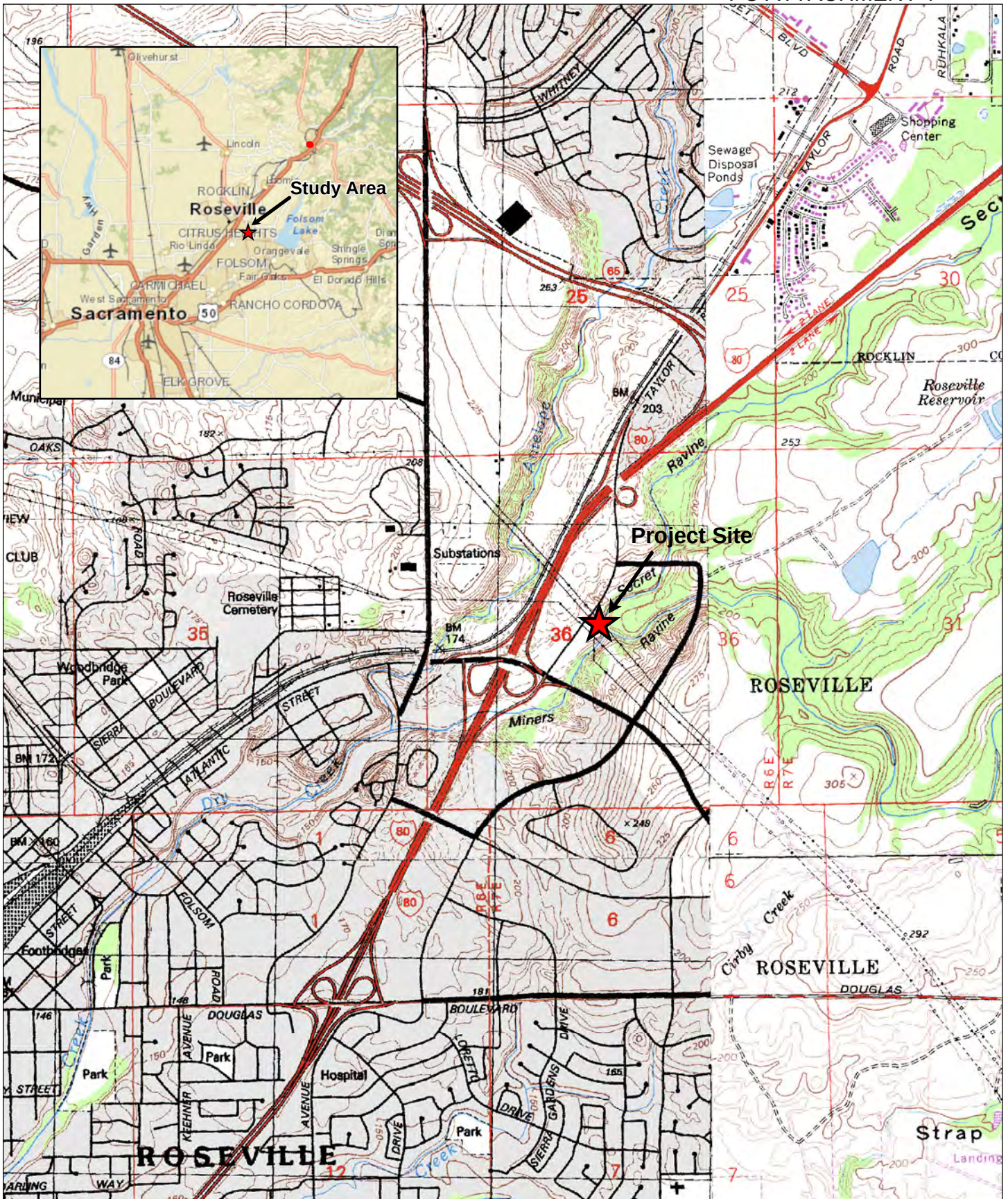


Scott Eckardt
ISA Certified Arborist #WE-5914A

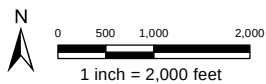
Attachments:

- 1- Site Location Map
- 2- Tree Location Map
- 3- Photos
- 4- Tree Data Sheet
- 5- City of Roseville Tree Protection Measures

**Attachment 1:
Site Location Map**



DUDEK



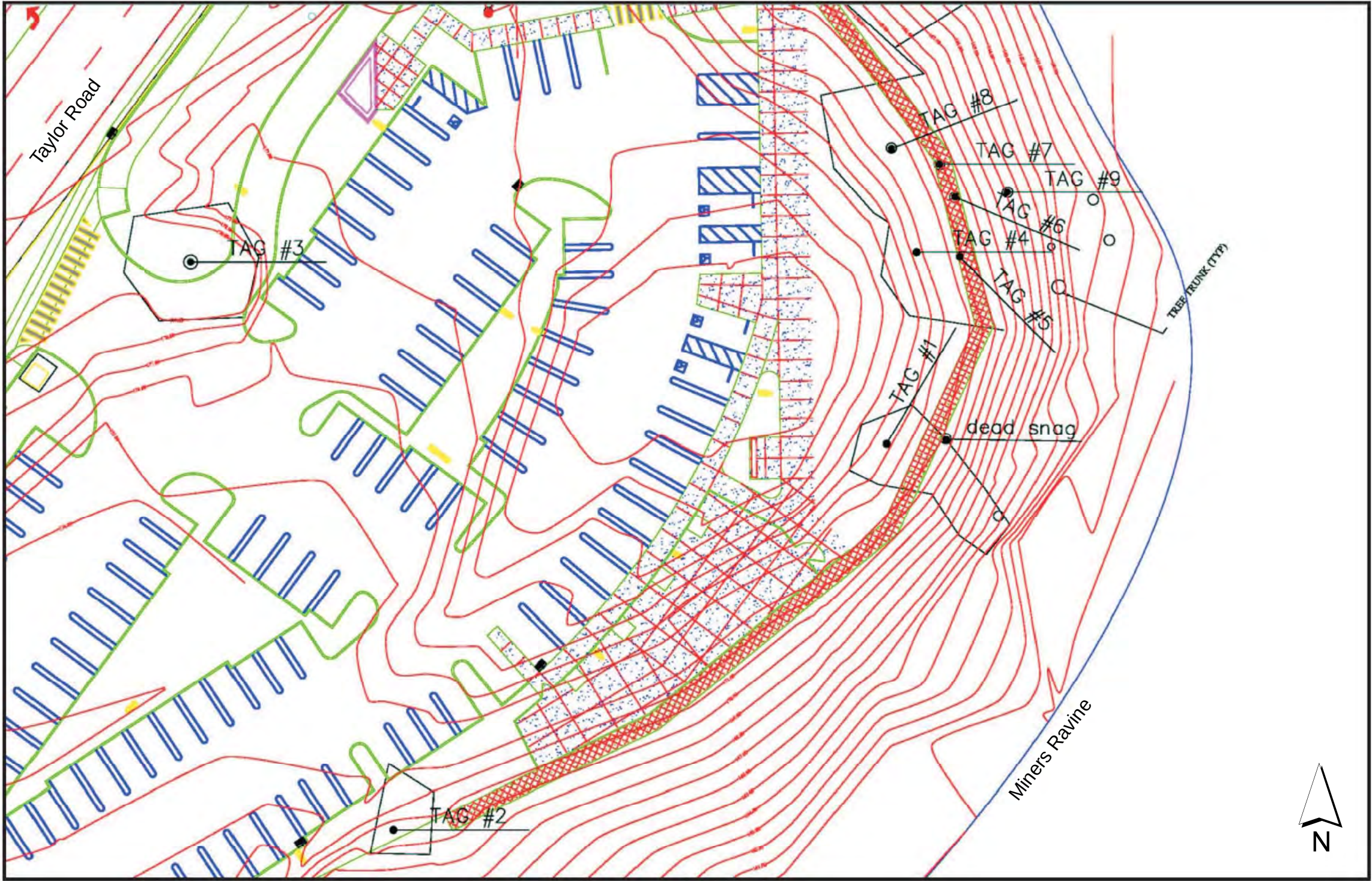
USGS Base Map: Roseville, CA
7.5 minute topographic quadrangle
Sections: 36
Township: 11N
Range: 06E

Attachment 1 - Site Location Map

Olympus Pointe Project Site

City of Roseville, Placer County, CA

**Attachment 2:
Tree Location Map**



DUDEK

TREE LOCATION MAP

Olympus Pointe Project Site

City of Roseville, Placer County, CA

Attachment 3:
Site Photos

Attachment 3 - Site Photos

	
Tree #1 (right) and snag (left). Live foliage on Tree #1 is basal sprout growth, main trunk is dead.	Tree #2. Isolated tree, symmetrical crown, and no apparent defects.
	
Tree #3. Isolated tree close to Taylor Road, soil piled at base of tree.	Tree #4. Asymmetrical crown due to broken terminal leader.

Attachment 3 - Site Photos

Tree #5. Narrow canopy, growing within small stand of trees.



Tree #6. Suppressed trees with lean and evidence of decay in trunk.



Tree #7. Lopsided canopy, crowded with Tree #8, evidence of decay in main trunk.



Tree #8. Lopsided canopy, crowded with Tree #7.

Attachment 3 - Site Photos



Tree #9. Narrow canopy, evidence of epicormics sprouts.

**Attachment 4:
Tree Data Sheet**

Attachment 4 - Tree Data Sheet									
Tree Number	Scientific Name	Common Name	Quantity of Stems	Trunk Diameter (in.)	Height (ft.)	Canopy Radius (ft.)	Health/Vigor	Structure	Notes
1	<i>Quercus wislizenii</i>	Interior live oak	2	5.5, 6.3	6	n/a	Dead	Dead	Dead tree, small live oak sprouts from base (too small to meet City size criteria)
2	<i>Quercus douglasii</i>	Blue oak	1	18.9	20	18	Fair	Fair	Trunk splits at 6 feet into three main stems, crown symmetrical, no obvious defects
3	<i>Quercus wislizenii</i>	Interior live oak	5	11.1, 12.3, 14.5, 15.2, 15.2	30	30	Fair	Fair	Soil piled at base of tree from previous site grading activities, tight stem structure originating at base, deadwood in canopy, decay in main stems at tree base
4	<i>Quercus douglasii</i>	Blue oak	1	11.6	15	16	Poor	Fair	Asymmetrical canopy to west, broken terminal leader, suppressed, decay, basal cavity
5	<i>Quercus douglasii</i>	Blue oak	1	10.2	20	12	Fair	Fair	Narrow canopy, crowded with other adjacent trees
6	<i>Quercus wislizenii</i>	Interior live oak	1	8.7	15	21	Poor	Poor	Decay, lean, suppressed, asymmetrical canopy
7	<i>Quercus wislizenii</i>	Interior live oak	1	19.0	30	27	Fair	Fair	Large basal cavity, smaller cavity at 3 feet on uphill side, lopsided canopy, crowded with tree #8
8	<i>Quercus douglasii</i>	Blue oak	2	17.6, 12.0	30	25	Fair	Fair	Trunk splits at 4 feet, lopsided canopy, crowded with tree #7
9	<i>Quercus douglasii</i>	Blue oak	1	13.6	25	15	Fair	Fair	Trunk splits at 6 feet, narrow canopy, epicormic sprouts

Attachment 5:
Tree Protection Measures
City of Roseville Municipal Code Section [19.66.060](#)

Roseville Municipal Code

[Up](#)[Previous](#)[Next](#)[Main](#)[Search](#)[Print](#)[No Frames](#)[Wlwh#1<#RQIQJ](#)[Dwlfch#Y#VshfFddDhd#dgg#VshfF#Kvh#JhtxLhp hgw](#)[Fkdswh#1<199#WUHH#SUHVHUYDWIRO](#)**19.66.060 Standard policies and procedures for approved work.**

Great care must be exercised when work is conducted upon or around protected trees. The purpose of this section is to define procedures necessary to protect the health of the affected protected trees. The policies and procedures described in this section apply to all encroachments into the protected zone of protected trees. All tree permits shall be deemed to incorporate the provisions of this chapter except as the tree permit may otherwise specifically provide.

- A. Trenching Procedure. Trenching within the protected zone of a protected tree, when permitted, may only be conducted with hand tools or as otherwise directed by an arborist, in order to avoid root injury.
- B. Cutting Roots.
 1. Minor roots less than one inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area.
 2. Major roots over one inch in diameter may not be cut without approval of an arborist. Depending upon the type of improvement being proposed, bridging techniques or a new site design may need to be employed to protect the root and the tree.
- C. Ground Surface Fabric. If any native ground surface fabric within the protected zone must be removed for any reason, it shall be replaced within 48 hours.
- D. Irrigation Systems. An independent low-flow drip irrigation system may be used for establishing drought-tolerant plants within the protected zone of a protected tree. Irrigation shall be gradually reduced and discontinued after a two-year period.
- E. Plant Materials Under Oaks. Planting live material under native oak trees is generally discouraged, and it will not be permitted within six feet of the trunk of a native oak tree with a diameter at breast height (DBH) of 18 inches or less, or within 10 feet of the trunk of a native oak tree with a DBH of more than 18 inches. Only drought tolerant plants will be permitted within the protected zone of native oak trees.
- F. Protective Fencing:
 1. Type of Fencing. A minimum five-foot high chain link or substitute fence approved by the director shall be installed at the outermost edge of the protected zone of each protected tree or groups of protected trees. Exceptions to this policy may occur in cases where protected trees are located on slopes that will not be graded. However, approval must be obtained from the planning department to omit fences in any area of the project.
 2. Fence Installation. The fences shall be installed in accordance with the approved fencing plan prior to the commencement of any grading operations or such other time as determined by the review body. The developer shall call the planning department for an inspection of the fencing prior to grading operations.
 3. Signing. Signs shall be installed on the fence in four equidistant locations around each individual protected tree. The size of each sign must be a minimum of two feet by two feet and must contain the following language:

PC ATTACHMENT 1

“WARNING, THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE ROSEVILLE PLANNING DEPARTMENT.”

Signs placed on fencing around a grove of protected trees shall be placed at approximately 50-foot intervals.

4. Fence Maintenance. Once approval has been obtained, the fences shall remain in place throughout the entire construction period and shall not be removed, relocated, taken down, or otherwise modified in whole or in part without prior written authorization from the planning department.

G. Performance Guarantee. A minimum \$10,000.00 deposit (or greater, if deemed necessary by the approving authority) shall be posted and maintained to insure the preservation of protected trees during construction. The deposit shall be posted in a form approved by the city attorney prior to any grading, delivery of materials, or movement of heavy equipment onto the site, or issuance of any permits. Each violation of any tree permit condition regarding tree preservation shall result in forfeiture of a portion or the entirety of the deposit, at the discretion of the approving authority, provided that such determinations may be appealed as provided by Chapter 19.80.

H. Retaining Walls and Root Protection. Where a tree permit has been approved for construction of a retaining wall(s) within the protected zone of a protected tree, the developer will be required to provide for immediate protection of exposed roots from moisture loss during the time prior to completion of the wall. The retaining wall shall be constructed within 72 hours after completion of grading.

I. Preservation Devices. If required, preservation devices such as aeration systems, oak tree wells, drains, special foundation systems, special paving and cabling systems must be installed per approved plans and certified by the project arborist.

J. Grading:

1. Every effort should be made to avoid cut and/or fill slopes within or in the vicinity of the protected zone of any protected tree.

2. No grade changes are permitted which would cause water to drain to the area within twice the longest radius of the protected zone of any protected tree.

3. No grade changes are permitted which would result in the ground being lowered on all sides of the tree.

K. Chimney Locations. A chimney for wood burning fireplaces or stoves shall not be located within the canopy of the tree or in such a location that sparks emitted from the chimney may damage a tree.

L. Certification Letters. Certification letters are required for all regulated activities within the protected zone of protected trees, attesting that all work was conducted in accordance with the appropriate permits and the requirements of this chapter. The project arborist will be required to submit a certification letter to the planning department within five working days of completing any regulated activity.

M. On-site Information. The following information must be continuously maintained on-site while any construction activity is ongoing for a project requiring a tree permit:

1. Arborist's report and all modifications;
2. Tree location map with a copy of the tree fencing plan;
3. Tree permit conditions of approval and compliance verification and inspection checklist;
4. Approved, stamped construction plans;
5. Tree preservation guidelines; and

PC ATTACHMENT 1

6. Approved planting and irrigation drawings.

N. Information on Standard Policies and Procedures. The developer shall be responsible for informing all contractors, subcontractors and persons who will be performing work around protected trees, of the standard policies and procedures for working around trees and conditions of approval for the project's tree permit. The developer shall provide all such information in writing.

O. Utility Trenching Pathway Plan. As a condition of the tree permit, the developer will be required to submit a utility trenching pathway plan for approval concurrent with approval of the project improvement or civil plans.

1. Contents. The trenching pathway plan shall depict all of the following systems: storm drains, sewers, easements, water mains, area drains, and underground utilities. The trenching pathway plan must show all lateral lines serving buildings. To be completely effective, the trenching pathway plan must include the surveyed locations of all protected trees on the project as well as an accurate plotting of the protected zone of each protected tree.

2. Standards for Plan. The trenching pathway plan should be developed considering the following general guidelines:

- a. The trenching pathway plan must be developed to avoid encroaching into the protected zone of any protected tree.
- b. Where it is impossible to avoid encroachment, the design must minimize the extent of such encroachment. Encroachments and mitigation measures must be addressed in a supplemental arborist's report.

P. Final Certification of Tree Work. All of the tree preservation measures required by the conditions of the discretionary project approval, the arborist's report and the tree permit, as applicable shall be completed and certified by the project arborist prior to issuance of an occupancy permit.

(Ord. 4008 § 1 (part), 2003; Ord. 3014 (part), 1996.)

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Project Title/File Number: NERSP Parcel 16; Roseville Golfland East Parking Lot; PL16-0349

Project Location: 1850 Taylor Rd., Roseville CA, Placer County

Project Description: The applicant requests approval of a Conditional Use Permit Modification and Design Review Permit to construct a 175 space parking lot for overflow parking from the Roseville Sunsplash Golfland facility to the west. A voluntary merger is requested to merge the existing two commercial properties into one 2.1 acre parcel. The project also includes a Tree Permit to remove and mitigate for one native oak tree and encroach into the dripline of several others.

Project Applicant & Owner Fred Kenney, Roseville Golfland Ltd.; 1893 Taylor Rd., Roseville, California 95661; Phone (916) 203-8762

Lead Agency Contract Person: Derek Ogden, Senior Planner

DECLARATION: The Planning Director has determined that the above project will have no significant effect on the environment and therefore does not require preparation of an Environmental Impact Report. The determination is based on the following findings:

- A. The project will not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species, reduce the number or restrict the range of rare or endangered plants or animals or eliminate important examples of the major periods of California history or prehistory.
- B. The project will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.
- C. The project will not have impacts, which are individually limited, but cumulatively considerable.
- D. The project will not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly.
- E. No substantial evidence exists that the project may have a significant effect on the environment.
- F. The project incorporates all applicable mitigation measures identified in the attached initial study.
- G. This mitigated negative declaration reflects the independent judgment of the lead agency.

Copies of the proposed Mitigated Negative Declaration and all documents referenced therein are available for review by members of the public at the City of Roseville, Planning Department, 311 Vernon Street, Roseville, CA 95678, during the normal business hours of 8 am to 5 pm, Monday through Friday.

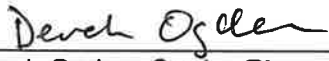
Written comments shall be submitted no later than August 2, 2018 which is 20 days from the start of the posting date of July 13, 2018.

POSTING PERIOD: July 13, 2018 to August 2, 2018

SUBMIT COMMENTS TO:

Roseville Planning Department
Attn: Derek Ogden
311 Vernon Street
Roseville, CA 95678

Initial Study Prepared by:



Derek Ogden, Senior Planner

The public hearing regarding the project will be held on August 9, 2018 at 7:00 p.m. before the Planning Commission. The hearing will be held in the City of Roseville Council Chambers located at 311 Vernon Street, Roseville, California.

NOTE TO PLACER COUNTY CLERK: Please mail the original of this document back to the Roseville City Clerk at 311 Vernon Street, Suite 208, Roseville, CA 95678.



DEVELOPMENT SERVICES DEPARTMENT-PLANNING DIVISION

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

INITIAL STUDY & ENVIRONMENTAL CHECKLIST

Project Title/File Number	NERSP Parcel 16; Roseville Golfand East Parking Lot; PL16-0349
Project Location	1850 Taylor Rd., Roseville CA, Placer County
Project Description	The applicant requests approval of a Conditional Use Permit Modification and Design Review Permit to construct a 175 space parking lot for overflow parking from the Roseville Sunsplash Golfand facility to the west. A voluntary merger is requested to merge the existing two commercial properties into one 2.1 acre parcel. The project also includes a Tree Permit to remove and mitigate for one native oak tree and encroach into the dripline of several others.
Project Applicant & Owner	Fred Kenney, Roseville Golfand Ltd.; 1893 Taylor Rd., Roseville, California 95661; Phone (916) 203-8762
Lead Agency Contact	Derek Ogden, Senior Planner; Phone: (916) 746-1348

This initial study has been prepared to identify and assess the anticipated environmental impacts of the above described project application. The document relies on previous environmental documents and site-specific studies prepared to address in detail the effects or impacts associated with the project. Where documents were submitted by consultants working for the applicant, City staff reviewed such documents in order to determine whether, based on their own professional judgment and expertise, staff found such documents to be credible and persuasive. Staff has only relied on documents that reflect their independent judgment, and has not accepted at face value representations made by consultants for the applicant.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA), (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.). CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The initial study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a negative declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures to which the applicant agrees, the impact will be reduced to a less than significant effect, a mitigated negative declaration shall be prepared.

In reviewing the site specific information provided for this project, the City of Roseville Planning Division has analyzed the potential environmental impacts created by this project and determined that with mitigation the impacts are considered to be less than significant. As demonstrated in the initial study checklist, there are no "project specific significant effects which are peculiar to the project or site" that cannot be reduced to less than significant effects through mitigation (CEQA Section 15183) and therefore an additional EIR is **not** required. Therefore, **on the basis of the following initial evaluation**, we find that the proposed project **could not** have a significant effect on the environment, and a **Mitigated Negative Declaration** will be prepared.

Prepared by:

Derek Ogden
Derek Ogden, Senior Planner

Date:

7/13/18

PROJECT DESCRIPTION

Project Location

The site is located within the Northeast Roseville Specific Plan area of the City of Roseville at 1850 Taylor Road. The 2.10-acre parcel is located to the east of the existing driveway entrance to the Roseville Golfland Sunsplash site. The site is vacant and contains undulating grassland habitat and several native oak trees. The parcel is surrounded by City owned open space to the north, east and south. Within the open space area, Miners Ravine and is located approximately 100 feet to the east of the subject property with the City's Bike Trail located beyond Miner's Ravine.

Environmental Setting

Topography within the project site is generally flat due to past fill and grading activities. The site slopes gently to the southeast, towards Miner's Ravine, which flows from north to south along east of the project site. Elevation ranges from approximately 180 feet above mean sea level in the northwestern portion of the study area to approximately 160 feet above mean sea level in the southeastern portion of the survey area adjacent to Miner's Ravine. The property is generally covered with annual grasslands and transitions to a mixed riparian woodland area along Miner's Ravine.

Proposed Project

The applicant requests approval of a Conditional Use Permit Modification and Design Review Permit to construct a 175 space parking lot for overflow parking from the Roseville Sunsplash Golfland facility to the west. A voluntary merger is requested to merge the existing two commercial properties into one 2.1 acre parcel. The project also includes a Tree Permit to remove and mitigate for one native oak tree and encroach into the dripline of several others.

CITY OF ROSEVILLE MITIGATION ORDINANCES, GUIDELINES, AND STANDARDS

For projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified, CEQA Guidelines section 15183(f) allows a lead agency to rely on previously adopted development policies or standards as mitigation for the environmental effects, when the standards have been adopted by the City, with findings based on substantial evidence, that the policies or standards will substantially mitigate environmental effects, unless substantial new information shows otherwise (CEQA Guidelines §15183(f)). The City of Roseville adopted CEQA Implementing Procedures (Implementing Procedures) which are consistent with this CEQA Guidelines section. The current version of the Implementing Procedures were adopted in April 2008, along with Findings of Fact, as Resolution 08-172. The below regulations and ordinances were found to provide uniform mitigating policies and standards, and are applicable to development projects. The City's Mitigating Policies and Standards are referenced, where applicable, in the Initial Study Checklist.:

- City of Roseville 2035 General Plan
- City of Roseville Zoning Ordinance (RMC Title 19)
- City of Roseville Improvement Standards (Resolution 02-37)
- City of Roseville Construction Standards (Resolution 01-208)
- Subdivision Ordinance (RMC Title 18)
- Noise Regulation (RMC Ch.9.24)
- Flood Damage Prevention Ordinance (RMC Ch.9.80)

- Drainage Fees (Dry Creek [RMC Ch.4.49] and Pleasant Grove Creek [RMC Ch.4.48])
- West Placer Stormwater Quality Design Manual (Resolution 16-152)
- Urban Stormwater Quality Management and Discharge Control Ordinance (RMC Ch. 14.20)
- Traffic Mitigation Fee (RMC Ch.4.44)
- Highway 65 Joint Powers Authority Improvement Fee (Resolution 2008-02)
- South Placer Regional Transportation Authority Transportation and Air Quality Mitigation Fee (Resolution 09-05)
- Tree Preservation Ordinance (RMC Ch.19.66)
- Community Design Guidelines (Resolution 95-347)
- Specific Plan Design Guidelines:
 - Development Guidelines Del Webb Specific Plan (Resolution 96-330)
 - Landscape Design Guidelines for North Central Roseville Specific Plan (Resolution 90-170)
 - North Roseville Specific Plan and Design Guidelines (Resolution 00-432)
 - Northeast Roseville Specific Plan (Olympus Pointe) Signage Guidelines (Resolution 89-42)
 - North Roseville Area Design Guidelines (Resolution 92-226)
 - Northeast Roseville Specific Plan Landscape Design Guidelines (Resolution 87-31)
 - Southeast Roseville Specific Plan Landscape Design Guidelines (Resolution 88-51)
 - Stoneridge Specific Plan and Design Guidelines (Resolution 98-53)
 - Highland Reserve North Specific Plan and Design Guidelines (Resolution 97-128)
 - West Roseville Specific Plan and Design Guidelines (Resolution 04-40)
 - Sierra Vista Specific Plan and Design Guidelines (Resolution 12-217)
 - Creekview Specific Plan and Design Guidelines (Resolution 12-320)
 - Amoruso Ranch Specific Plan and Design Guidelines (Resolution 16-273)

OTHER ENVIRONMENTAL DOCUMENTS RELIED UPON

- Amoruso Ranch Specific Plan Final Environmental Impact Report
- General Plan EIR

Pursuant to CEQA Guidelines Section 15183, any project which is consistent with the development densities established by zoning, a Community Plan, or a General Plan for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. The Amoruso Ranch Specific Plan EIR updated the City's General Plan to 2035, and updated Citywide analyses of traffic, water supply, water treatment, wastewater treatment, and waste disposal. The proposed project is consistent with the adopted land use designations examined within the environmental documents listed above, and thus this Initial Study focuses on effects particular to the specific project site, impacts which were not analyzed within the EIR, and impacts which may require revisiting due to substantial new information. When applicable, the topical sections within the Initial Study summarize the findings within the environmental documents listed above. The analysis, supporting technical materials, and findings of the environmental document are incorporated by reference, and are available for review at the Civic Center, 311 Vernon Street, Roseville, CA.

EXPLANATION OF INITIAL STUDY CHECKLIST

The California Environmental Quality Act (CEQA) Guidelines recommend that lead agencies use an Initial Study Checklist to determine potential impacts of the proposed project on the physical environment. The Initial Study Checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by this project. This section of the Initial Study incorporates a portion of Appendix G Environmental Checklist Form, contained in the CEQA Guidelines. Within each topical section (e.g. Air Quality) a description of the setting is provided, followed by the checklist responses, thresholds used, and finally a discussion of each checklist answer.

There are four (4) possible answers to the Environmental Impacts Checklist on the following pages. Each possible answer is explained below:

- 1) A "Potentially Significant Impact" is appropriate if there is enough relevant information and reasonable inferences from the information that a fair argument based on substantial evidence can be made to support a conclusion that a substantial, or potentially substantial, adverse change may occur to any of the physical conditions within the area affected by the project. When one or more "Potentially significant Impact" entries are made, an EIR is required.
- 2) A "Less Than Significant With Mitigation" answer is appropriate when the lead agency incorporates mitigation measures to reduce an impact from "Potentially Significant" to "Less than Significant." For example, floodwater impacts could be reduced from a potentially-significant level to a less-than-significant level by relocating a building to an area outside of the floodway. The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level. Mitigation measures are identified as MM followed by a number.
- 3) A "Less Than significant Impact" answer is appropriate if there is evidence that one or more environmental impacts may occur, but the impacts are determined to be less than significant, or the application of development policies and standards to the project will reduce the impact(s) to a less-than-significant level. For instance, the application of the City's Improvement Standards reduces potential erosion impacts to a less-than-significant level.
- 4) A "No Impact" answer is appropriate where it can be demonstrated that the impact does not have the potential to adversely affect the environment. For instance, a project in the center of an urbanized area with no agricultural lands on or adjacent to the project area clearly would not have an adverse effect on agricultural resources or operations. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources cited in the Initial Study. Where a "No Impact" answer is adequately supported by the information sources cited in the Initial Study, further narrative explanation is not required. A "No Impact" answer is explained when it is based on project-specific factors as well as generous standards.

All answers must take account of the whole action involved, including off- and on-site, indirect, direct, construction, and operation impacts, except as provided for under State CEQA Guidelines.

INITIAL STUDY CHECKLIST

I. Aesthetics

The site is vacant and generally undeveloped. Past grading activities have disturbed the vegetation on the site and the area has been used for staging of construction equipment in the past for the Eureka Road Bridge Widening project.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			x	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			x	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			x	
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			x	

Thresholds of Significance and Regulatory Setting:

The significance of an environmental impact cannot always be determined through the use of a specific, quantifiable threshold. CEQA Guidelines Section 15064(b) affirms this by the statement “an ironclad definition of significant effect is not always possible because the significance of an activity may vary with the setting.” This is particularly true of aesthetic impacts. As an example, a proposed parking lot in a dense urban center would have markedly different visual effects than a parking lot in an open space area. For the purpose of this study, the significance thresholds are as stated in CEQA Guidelines Appendix G, as shown in a–d of the checklist below. The Findings of the Implementing Procedures indicate that compliance with the Zoning Ordinance (e.g. building height, setbacks, etc.), Subdivision Ordinance (RMC Ch. 18), Community Design Guidelines (Resolution 95-347), and applicable Specific Plan Policies and/or Specific Plan Design Guidelines will prevent significant impacts in urban settings as it relates to items a, b, and c, below.

Discussion of Checklist Answers:

- a,b) There are no designated or eligible scenic vistas or scenic highways within or adjacent to the City of Roseville. However, 2 native oak trees located onsite have been or will be removed to accommodate development of the proposed project. One of the oak trees that was to be removed by the project is within a Western Area Power Administration (WAPA) high voltage

transmission line easement. Earlier this year WAPA removed this tree given safety concerns. The second tree that will be removed by the project site is in poor health. The tree is in close proximity to a future retaining wall. To mitigate these impacts, the applicant is proposing onsite plantings, and payment of mitigation fees which will equal the number of native oak tree inches removed.

- c) The project site is a disturbed commercial zoned lot located in an urban setting, and as a result lacks any prominent or high-quality natural features onsite. The proposal is consistent with the General Plan land use designation and the General Plan EIR. Nonetheless, some views of the open space and Miners Ravine Bike Trail will be effected. However, the conversion of open space to urban development is an unavoidable significant impact for which the City Council adopted a statement of overriding consideration. Furthermore, the City's approving authority (Planning Commission) will review the project for conformance with City standards and requirements, ensuring the aesthetic impacts of the project are less than significant.
- d) The project will involve the construction of street lights and will include lighting in association with development of the parking lot to provide for security and safety of guests of Sunsplash. The project is already located within an urbanized setting with many existing lighting sources and will not create a new source of substantial light that will affect the existing condition. Additionally, lighting will be designed to comply with City standards to limit the height of light standards and to minimize light and glare impacts.

II. Agricultural & Forestry Resources

The State Department of Conservation oversees the Farmland Mapping and Monitoring Program, which was established to document the location, quality, and quantity of agricultural lands, and the conversion of those lands over time. The primary land use classifications on the maps generated through this program are: Urban and Built Up Land, Grazing Land, Farmland of Local Importance, Unique Farmland, Farmland of Statewide Importance, and Prime Farmland. According to the current California Department of Conservation Placer County Important Farmland Map (2012), the majority of the City of Roseville is designated as Urban and Built Up Land and most of the open space areas of the City are designated as Grazing Land. There are a few areas designated as Farmland of Local Importance and two small areas designated as Unique Farmland located on the western side of the City along Baseline Road. The current Williamson Act Contract map (2013/2014) produced by the Department of Conservation shows that there are no Williamson Act contracts within the City, and only one (on PFE Road) that is adjacent to the City. None of the land within the City is considered forest land by the Board of Forestry and Fire Protection.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				x

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				x
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				x
d) Result in the loss of forest land or conversion of forest land to non-forest use?				x
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				x

Thresholds of Significance and Regulatory Setting:

Unique Farmland, Farmland of Statewide Importance, and Prime Farmland are called out as protected farmland categories within CEQA Guidelines Appendix G. Neither the City nor the State has adopted quantified significance thresholds related to impacts to protected farmland categories or to agricultural and forestry resources. For the purpose of this study, the significance thresholds are as stated in CEQA Guidelines Appendix G, as shown in a–e of the checklist above.

Discussion of Checklist Answers:

a–e) The project site is not used for agricultural purposes, does not include agricultural zoning, is not within or adjacent to one of the areas of the City designated as a protected farmland category on the Placer County Important Farmland map, is not within or adjacent to land within a Williamson Act Contract, and is not considered forest land. Given the foregoing, the proposed project will have no impact on agricultural resources.

III. Air Quality

The City of Roseville, along with the south Placer County area, is located in the Sacramento Valley Air Basin (SVAB). The SVAB is within the Sacramento Federal Ozone Non-Attainment Area. Under the Clean Air Act, Placer County has been designated a "serious non-attainment" area for the federal 8-hour ozone standard, "non-attainment" for the state ozone standard, and a "non-attainment" area

for the federal and state PM₁₀ standard (particulate matter less than 10 microns in diameter). Within Placer County, the Placer County Air Pollution Control District (PCAPCD) is responsible for ensuring that emission standards are not violated. Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			x	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			x	
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)?			x	
d) Expose sensitive receptors to substantial pollutant concentrations?			x	
e) Create objectionable odors affecting a substantial number of people?			x	

Thresholds of Significance and Regulatory Setting:

In responding to checklist items a, b, and d, project-related air emissions would have a significant effect if they would result in concentrations that either violate an ambient air quality standard or contribute to an existing air quality violation. To assist in making this determination, the PCAPCD adopted thresholds of significance, which were developed by considering both the health-based ambient air quality standards and the attainment strategies outlined in the State Implementation Plan. The PCAPCD-recommended significance threshold for reactive organic gases (ROG), nitrogen oxides (NO_x) is 82 pounds daily during construction and 55 pounds daily during operation, and for particulate matter (PM) is 82 pounds per day during both construction and operation. For all other constituents, significance is determined based on the concentration-based limits in the Federal and State Ambient Air Quality Standards. Toxic Air Contaminants (TAC) are also of public health concern, but no thresholds or standards are provided because they are considered to have no safe level of exposure. Analysis of TAC is based on the *Air Quality and Land Use Handbook – A Community Health Perspective* (April 2005, California Air Resources Board), which lists TAC sources and recommended buffer distances from sensitive uses. For checklist item c, the PCAPCD's *CEQA Air Quality Handbook (Handbook)* recommends that the same thresholds used for the project analysis be used for the cumulative impact analysis.

With regard to checklist item e, there are no quantified significance thresholds for exposure to objectionable odors. Significance is determined after taking into account multiple factors, including screening distances from odor sources (as found in the PCAPCD CEQA Handbook), the direction and frequency of prevailing winds, the time of day when odors are present, and the nature and intensity of the odor source.

Discussion of Checklist Answers:

a–b) Analyses are not included for sulfur dioxide, lead, and other constituents because there are no mass emission thresholds; these are concentration-based limits in the Federal and State Ambient Air Quality Standards which require substantial, point-source emissions (e.g. refineries, concrete plants, etc.) before exceedance will occur, and the SVAB is in attainment for these constituents. Likewise, carbon monoxide is not analyzed because the SVAB is in attainment for this constituent, and it requires high localized concentrations (called carbon monoxide “hot spots”) before the ambient air quality standard would be exceeded. “Hot spots” are typically associated with heavy traffic congestion occurring at high-volume roadway intersections. The Amoruso Ranch EIR analysis of citywide traffic indicated that 198 out of 226 signalized intersections would operate at level of service C or better and will not experience heavy traffic congestion. It further indicated that analyses of existing CO concentrations at the most congested intersections in Roseville show that CO levels are well below federal and state ambient air quality standards.

Placer County does not presently have a screening metric for construction projects; however, the Sac Metro District has a screening level (for project over 35 acres) which can be used to assess a baseline for projects within the region (<http://www.airquality.org/LandUseTransportation/Documents/Ch3ConstructionFINAL5-2017.pdf>). Anything less than 35 acres, unless it involves unusually tall buildings, large amounts of fill import/export, etc. will have less than significant impacts and doesn't require modeling. Accordingly, the proposed project site totaling 2.1 acres with 175 parking spaces (developed with standard construction methods) is too small to generate emissions with the potential to exceed any thresholds. The City's experience with air quality modeling has shown that a project must be much larger than the proposed development, before thresholds are likely to be triggered, as indicated in the analysis of a recent project (Project One - McKesson Industrial Building; File# 2017PL-0038) which totaled 19 acres and included over 300,000 square feet of development and did not result in significant effects. The foregoing analysis supports a conclusion that this smaller-scale project will also be less than significant.

Finally, the proposed project remains consistent with the development scenarios modeled for the General Plan land use designation of Community Commercial. Accordingly, this project does not have a potential to impact the level of service at any intersection or to significantly degrade air quality. The proposed project would not exceed the applicable thresholds of significance for air pollutant emissions during construction or operation. As such, the project would not conflict with or obstruct implementation of the *Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan* (which is the SIP) or contribute substantially to the PCAPCD's nonattainment status for ozone. In addition, because the proposed project would not produce substantial emissions of criteria air pollutants, CO, or TACs, adjacent residents would not be exposed to significant levels of pollutant concentrations during construction or operation. Therefore, implementation of the proposed project would result in less than significant impacts.

c) As described in section a–b, the project will not contribute significant project-level criteria air pollutant emissions. Consistent with the analysis methodology outlined in the Significance Thresholds and Regulatory Setting section, cumulative impacts are less than significant.

d) As described in section a–b, the project will not result in any new significant impacts related to criteria pollutants. With regard to TAC, there are hundreds of constituents which are considered toxic, but they are typically generated by stationary sources like gas stations, facilities using solvents, and heavy industrial operations. The proposed project is not a TAC-generating use, nor is it within the specified buffer area of a TAC-generating use, as established in the *Air Quality and Land Use Handbook – A Community Health Perspective*. Impacts are less than significant.

e) Diesel fumes from construction equipment and delivery trucks are often found to be objectionable; however, construction is temporary and diesel emissions are minimal and regulated. Typical urban projects such as parking areas and retail businesses generally do not result in substantial objectionable odors when operated in compliance with City Ordinances (e.g. proper trash disposal and storage). The Project is a typical urban development that lacks any characteristics that would cause the generation of substantial unpleasant odors. Thus, construction and operation of the proposed project would not result in the creation of objectionable odors affecting a substantial number of people. A review of the project surroundings indicates that there are no substantial odor-generating uses near the project site. Impacts related to odors are less than significant.

IV. Biological Resources

Topography within the project site is generally flat due to past fill and grading activities. The site slopes gently to the southeast, towards Miner's Ravine, which flows from north to south along east of the project site. Elevation ranges from approximately 180 feet above mean sea level in the northwestern portion of the study area to approximately 160 feet above mean sea level in the southeastern portion of the survey area adjacent to Miner's Ravine. The property is generally covered with annual grasslands and transitions to a mixed riparian woodland area along Miner's Ravine.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		x		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				x

c) Have a substantial adverse effect on 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?				x
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			x	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			x	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				x

Thresholds of Significance and Regulatory Setting:

There is no ironclad definition of significance as it relates to biological resources. Thus, the significance of impacts to biological resources is defined by the use of expert judgment supported by facts, and relies on the policies, codes, and regulations adopted by the City and by regulatory agencies which relate to biological resources (as cited and described in the Discussion of Checklist Answers section). Thresholds for assessing the significance of environmental impacts are based on the CEQA Guidelines checklist items a–f, above. Consistent with CEQA Guidelines Section 15065, a project may have a significant effect on the environment if:

The project has the potential to substantially degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; [or] substantially reduce the number or restrict the range of an endangered, rare or threatened species . . .

Various agencies regulate impacts to the habitats and animals addressed by the CEQA Guidelines checklist. These include the United States Fish and Wildlife Service, National Oceanic and Atmospheric Administration–Fisheries, United States Army Corps of Engineers, Central Valley Regional Water Quality Control Board, and California Department of Fish and Wildlife. The primary regulations affecting biological resources are described in the sections below.

Checklist item (a) addresses impacts to special status species. A “special status” species is one which has been identified as having relative scarcity and/or declining populations. Special status species include those formally listed as threatened or endangered, those proposed for formal listing, candidates for federal listing, and those classified as species of special concern. Also included are those species considered to be “fully protected” by the California Department of Fish and Wildlife (California Fish and Wildlife), those granted “special animal” status for tracking and monitoring purposes, and those plant species considered to be rare, threatened, or endangered in California by the California Native Plant Society (CNPS). The primary regulatory protections for special status species are within the Federal Endangered Species Act, California Endangered Species Act, California Fish and Game Code, and the Federal Migratory Bird Treaty Act.

Checklist item b addresses all “sensitive natural communities” that may be affected by local, state, or federal regulations/policies while checklist item c focuses specifically on one type of such a community: federally-protected wetlands. Focusing first on wetlands, there are two questions to be posed in examining wet habitats: the first is whether the wetted area meets the technical definition of a wetland, making it subject to checklist item b, and the second is whether the wetland is subject to federal jurisdiction, making it subject to checklist item c. The 1987 Army Corps Wetlands Delineation Manual is used to determine whether an area meets the technical criteria for a wetland. A delineation verification by the Army Corps verifies the size and condition of the wetlands and other waters in question, and determines the extent of government jurisdiction as it relates to Section 404 of the Federal Clean Water Act and Section 401 of the State Clean Water Act.

The Clean Water Act protects all “navigable waters”, which are defined as traditional navigable waters that are or were used for commerce, or may be used for interstate commerce; tributaries of covered waters; and wetlands adjacent to covered waters, including tributaries. Non-navigable waters are called isolated wetlands, and are not subject to either the Federal or State Clean Water Act. Thus, isolated wetlands are not subject to federal wetland protection regulations. However, in addition to the Clean Water Act, the State also has jurisdiction over impacts to surface waters through the Porter-Cologne Water Quality Control Act (Porter-Cologne), which does not require that waters be “navigable”. For this reason, isolated wetlands are regulated by the State of California pursuant to Porter-Cologne. The City of Roseville General Plan also provides protection for wetlands, including isolated wetlands, pursuant to the General Plan Open Space and Conservation Element. Federal, State and City regulations/policies all seek to achieve no net loss of wetland acreage, values, or function.

Aside from wetlands, checklist item b also addresses other “sensitive natural communities,” which includes any habitats protected by local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. The City of Roseville General Plan Open Space and Conservation Element includes policies for the protection of riparian areas (streamside habitat) and floodplain areas; these are Vegetation and Wildlife section Policies 2 and 3. Policy 4 also directs preservation of additional area around stream corridors and floodplain if there is sensitive woodland, grassland, or other habitat which could be made part of a contiguous open space area. Other than wetlands, which were already discussed, US Fish and Wildlife and California Department of Fish and Wildlife habitat protections generally result from species protections, and are thus addressed via checklist item a.

For checklist item d, there are no regulations specific to the protection of migratory corridors. This item is addressed by an analysis of the habitats present in the vicinity and analyzing the probable effects on access to those habitats which will result from a project.

The City of Roseville Tree Preservation Ordinance (RMC Ch.19.66) requires protection of native oak trees, and compensation for oak tree removal. The Findings of the Implementing Procedures indicate that compliance with the City of Roseville Tree Preservation Ordinance (RMC Ch.19.66) will prevent significant impacts related to loss of native oak trees, referenced by item e, above.

Regarding checklist item f, there are no adopted Habitat Conservation Plans within the City of Roseville.

Discussion of Checklist Answers:

a) Dudek prepared a biological constraints letter for the project site on February 21, 2018 (Attachment 3). Below are excerpts from that letter which address special status species:

Plants

Based on the literature and database review, nine special-status plant species are known to occur within the project quadrangle or surrounding quadrangles. All of these species were removed from consideration based on lack of suitable soils or habitat, or because the project site is outside of the known elevation or geographic range for the species (Attachment 3). Due to the mostly ruderal habitat and gravel soils at the project site, suitable habitat for special-status plants does not occur.

Wildlife

Twenty-two special-status wildlife species are known to occur within the project quadrangle or surrounding quadrangles. Of these species, 20 were removed from consideration based on lack of suitable habitat or because the site is outside of the known geographic or elevation range for the species (Attachment 3). The remaining two species that have potential to occur within the project site are purple martin (*Progne subis*) and white-tailed kite (*Elanus leucurus*) (Table 2). These species are discussed in further detail below.

Table 1

Regulatory Status of Special-Status Wildlife Species Potentially Occurring on the Site

Scientific Name	Common Name	Status (Federal/State)
<i>Elanus leucurus</i>	white-tailed kite	None/Fully Protected
<i>Progne subis</i>	purple martin	None/ SSC

SOURCE: CDFW 2018, USFWS 2018.

White-tailed Kite (*Elanus leucurus*). This raptor is a California Fully Protected species and is found throughout lower elevations in California. It is often associated with agriculture and low elevation grassland, wetland, oak woodland, low shrub, open woodland, or savannah habitats.

Riparian areas with dense, broad-leaved deciduous trees adjacent to open space areas are typically used for nesting (Brown and Amadon 1968). White-tailed kite feed primarily on small mammals, particularly California voles (*Microtus californicus*) (Niemela 2007). This species may breed as early as February through October.

The nearest documented occurrence for this species is located approximately 3.35 miles southwest of the project site (CDFW 2018). No white-tailed kite or potential prey species were observed during the site visit; however, the visit was conducted outside of the nesting season for this species and at a time when most rodent species are likely in hibernation. However, the mixed riparian woodland directly east of the project site provides potentially suitable nesting habitat for this species, and the grassland vegetation directly adjacent to the site.

Purple Martin (*Progne subis*). Purple martin is a California Species of Special Concern. This species breeds in numerous areas of North America, including throughout the lower elevations of California, and winters in South America. Populations have declined due to the introduction of European starlings (*Sturnus vulgaris*), which compete for similar nesting areas as purple martin (Shuford and Gardali, ed. 2008). This species is a cavity nester and will utilize existing holes in trees created by woodpeckers, or cavities in overpasses and bridges. Breeding season for purple martin generally extends from April to August (Sibley 2003).

This species was previously documented in 2007 at the overcrossing of Highway 65 at Highway 80, approximately 0.8 mile north of the project site. This species was not observed during the site visit which was conducted outside of the nesting season for this species; however, trees in the mixed riparian forest, as well as the undercrossing of Eureka Road directly south of the project site, provide potentially suitable nesting habitat for this species.

Nesting and Migratory Birds. All native birds in California are protected by the federal Migratory Bird Treaty Act (MBTA) of 1918 and Section 3503 of the California Fish and Game Code. Because the site is primarily ruderal land cover, it provides limited nesting habitat for most breeding bird species in the region; however, habitat areas directly adjacent to the site can provide nest habitat for a variety of bird species.

The following measure is recommended to avoid/minimize potential impacts to nesting bird species.

BIO-1 - *If possible, construction activities should be conducted outside the nesting bird season (generally March 1 through July 30) to avoid impacts to nesting birds. If construction will occur within the nesting season, a preconstruction nesting bird survey of all potential nest habitat within the construction zone, including a 200-foot buffer around the construction zone, shall be completed by a qualified biologist no earlier than two weeks prior to construction during the nesting season to determine if any native birds are nesting on or near the site. If any active nests are observed during the surveys, a suitable avoidance buffer from the nests will be determined by the biologist. The nest(s) and associated avoidance buffers will be flagged by the qualified biologist based on species, location and planned construction activity. These nests would be avoided until the chicks have fledged and the nests are no longer active, as determined by the biologist.*

b,c) An aquatics resources delineation was performed by Dudek during the site visit on December 28, 2017 and reported in the Review of Potential Wetlands and Waters of the United States Roseville Golfland Proposed East Parking Lot Project, Roseville, California (Dudek 2018). Table 3 and Figure 4 present the results of the delineation and the extent of aquatic resources within or directly adjacent to the site potentially regulated by US Army Corps of Engineers (ACOE), Regional Water Quality Control Board (RWQCB), and CDFW.

Table 3

Jurisdictional Wetland Delineation Summary*

Feature ID	Jurisdiction	Acreage	Linear
Ephemeral Drainage-01	ACOE, RWQCB, CDFW	0.0037	105.42
Ephemeral Drainage-02	ACOE, RWQCB, CDFW	0.0048	102.50
Ephemeral Drainage-03	ACOE, RWQCB, CDFW	0.0166	360.78
Total		0.0251	568.70

* All potentially jurisdictional features are located immediately outside the project site.

ACOE = U.S. Army Corps of Engineers; ED = Ephemeral Drainage; RWQCB = Regional Water Quality Control Board; CDFW = California Department of Fish and Wildlife.

The results of the jurisdictional delineation performed by Dudek show that there are approximately 568.70 linear feet of potentially ACOE- RWQCB- and CDFW-jurisdictional non-wetland waters adjacent to the project site.

Dry Creek/Miner's Ravine, just east and outside of the project site, is mapped as a blue line stream on USGS topographic maps and contains a mature riparian corridor in association with the stream channel. Water from the site appears to flow overland before channeling into two ephemeral drainages that eventually flow to the main channel of Miner's Ravine. ACOE asserts jurisdiction to the Ordinary High Water Mark of streams, whereas the RWQCB asserts jurisdiction to the top of bank. CDFW generally assumes jurisdiction of the bed and bank of stream courses; however, CDFW has been known to assert jurisdiction to the limits of any associated riparian vegetation along stream courses. The top of bank of Miner's Ravine is depicted on Figure 4, and generally corresponds with the limits of riparian vegetation associated with this feature.

While all ephemeral drainages occur outside the proposed footprint for construction, they are located adjacent to the project site and may be indirectly impacted by construction activities. Ephemeral Drainages (ED) -01 and -02 contain evidence of flow such as debris wracking, change in sediment, and change in vegetation. Both ED-01 and ED-02 originate just south of the project site from culverts under Taylor Road and appear to channel rainwater runoff from the roadways and development west of the project site onto the project site. ED-02 contains a cement-lined channel for half of its length; the cement-lined portion is not anticipated to be subject to ACOE, RWQCB, or CDFW jurisdiction by virtue of the man-made nature of this segment of the drainage. ED-03 appears to be a drainage at the base of the slope that channels rainwater runoff from the ruderal fill area of the project site to the main channel of Miner's Ravine, and therefore is subject to ACOE, RWQCB, and CDFW jurisdiction.

The project has been designed to avoid all potentially jurisdictional state or federal waters and thus avoid potential permitting from the US Army Corps of Engineers, the State Water Boards, or the CDFW (e.g., Clean Water Act Section 404 Nationwide Permit, Section 401 Water Quality Certification, and CDFG Code Section 1602 Streambed Alteration Agreement, respectively). To ensure no indirect impacts to potentially jurisdictional waters through rainwater runoff or sedimentation during project construction, implementation of the best management practices as outlined in the City's Stormwater BMP Guidance Manual should occur.

d) The City includes an interconnected network of open space corridors and preserves located throughout the City, to ensure that the movement of wildlife is not substantially impeded as the City develops. The development of the project site will not negatively impact these existing and planned open space corridors, nor is the project site located in an area that has been designated by the City, United States Fish and Wildlife, or California Department of Fish and Wildlife as vital or important for the movement of wildlife or the use of native wildlife nursery sites.

e) The site is populated with several native oak trees. Blue oak and interior live oak are the dominant species. Prior to the development application, one native oak tree was removed on the site by the Western Area Power Administration because of safety concerns stemming from the overhead power transmission lines that travel above the project site. One additional oak tree will be removed under the final development proposal. All oak trees removed on the site will be mitigated to the City's satisfaction in compliance with the City's Tree Preservation Ordinance.

- f) There are no Habitat Conservation Plans; Natural Community Conservation Plans; or other approved local, regional, or state habitat conservation plans that apply to the project site.

V. Cultural Resources

As described within the Open Space and Conservation Element of the City of Roseville General Plan, the Roseville region was within the territory of the Nisenan (also Southern Maidu or Valley Maidu). Two large permanent Nisenan habitation sites have been identified and protected within the City's open space (in Maidu Park). Numerous smaller cultural resources, such as midden deposits and bedrock mortars, have also been recorded in the City. The gold rush which began in 1848 marked another settlement period, and evidence of Roseville's ranching and mining past are still found today. Historic features include rock walls, ditches, low terraces, and other remnants of settlement and activity. A majority of documented sites within the City are located in areas designated for open space uses.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of an historic resource as defined in Section 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?			X	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d) Disturb any human remains, including those interred outside of dedicated cemeteries?			X	

Thresholds of Significance and Regulatory Setting:

The significance of impacts to cultural resources is based directly on the CEQA Guidelines checklist items a–e listed above. The Archaeological, Historic, and Cultural Resources section of the City of Roseville General Plan also directs the proper evaluation of and, when feasible, protection of significant resources (Policies 1 and 2). There are also various federal and State regulations regarding the treatment and protection of cultural resources, including the National Historic Preservation Act and the Antiquities Act (which regulate items of significance in history), Section 7050.5 of the California Health and Safety Code, Section 5097.9 of the California Public Resources Code (which regulates the treatment of human remains) and Section 21073 et seq. of the California Public Resources Code (regarding Tribal Cultural Resources). The CEQA Guidelines also contains specific sections, other than the checklist items, related to the treatment of effects on historic resources.

The CEQA Guidelines contains specific sections, other than the checklist items, related to the treatment of effects on historic and archeological resources. Pursuant to the CEQA Guidelines, if it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts to be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (Section 21083.2 (a), (b), and (c)). A *historical resource* is a resource listed, or determined to be eligible for listing, in the California Register of Historical Resources (CRHR) (Section 21084.1); a resource included in a local register of historical resources (Section 15064.5(a)(2)); or any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant (Section 15064.5 (a)(3)). Public Resources Code Section 5024.1 requires evaluation of historical resources to determine their eligibility for listing on the CRHR. A Cultural and Paleontological Resources Inventory and Effects Assessment has been performed for the site and is analyzed against the initial Study criteria below.

Discussion of Checklist Answers:

a–d) Standard mitigation measures related to construction standards apply which are designed to reduce impacts to cultural resources, should any be found on-site during construction. The measures require an immediate cessation of work and contact with the appropriate agencies to address the resource before work can resume. With these measures in place, project-specific impacts are less than significant.

VI. Geology and Soils

As described in the Safety Element of the City of Roseville General Plan, there are three inactive faults (Volcano Hill, Linda Creek, and an unnamed fault) in the vicinity, but there are no known active seismic faults within Placer County. The last seismic event recorded in the South Placer area occurred in 1908, and is estimated to have been at least a 4.0 on the Richter Scale. Due to the geographic location and soil characteristics within the City, the General Plan indicates that soil liquefaction, landslides, and subsidence are not a significant risk in the area.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i) Ruptures of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)			X	
ii) Strong seismic ground shaking?			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located in a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to geology and soils is based directly on the CEQA Guidelines checklist items a–e listed above. Regulations applicable to this topic include the Alquist-Priolo Act, which addresses earthquake safety in building permits, and the Seismic Hazards Mapping Act, which requires the state to gather and publish data on the location and risk of seismic faults.

The Findings of the Implementing Procedures indicate that compliance with the Flood Damage Prevention Ordinance (RMC Ch.9.80) and Design/Construction Standards (Resolution 07-107) will prevent significant impacts related to checklist item b. The Ordinance and standards include permit requirements for construction and development in erosion-prone areas and ensure that grading activities will not result in significant soil erosion or loss of topsoil. The use of septic tanks or alternative waste systems is not permitted in the City of Roseville, and therefore no analysis of criterion e is necessary.

Discussion of Checklist Answers:

a) The project will not expose people or structures to potential substantial adverse effects involving seismic shaking, ground failure or landslides.

i-iii) According to United States Geological Service mapping and literature, active faults are largely considered to be those which have had movement within the last 10,000 years (within the Holocene or Historic time periods)¹ and there are no major active faults in Placer County. The California Geological Survey has prepared a map of the state which shows the earthquake shaking potential of areas throughout California based primarily on an area's distance from known active faults. The map shows that the City lies in a relatively low-intensity ground-shaking zone. Commercial, institutional, and residential buildings as well as all related infrastructure are required, in conformance with Chapter 16, *Structural Design Requirements*, Division IV, *Earthquake Design* of the California Building Code, to lessen the exposure to potentially damaging vibrations through seismic-resistant design. In compliance with the Code, all structures in the Project area would be well-built to withstand ground shaking from possible earthquakes in the region; impacts are less than significant.

iv) Landslides typically occur where soils on steep slopes become saturated or where natural or manmade conditions have taken away supporting structures and vegetation. The existing and proposed slopes of the project site are not steep enough to present a hazard during development or upon completion of the project, based on the proposed location of the homes. In addition, measures would be incorporated during construction to shore minor slopes and prevent potential earth movement. Therefore, impacts associated with landslides are less than significant.

b) Grading activities will result in the disruption, displacement, compaction and over-covering of soils associated with site preparation (grading and trenching for utilities). Grading activities for the project will be limited to the project site. Grading activities require a Grading Permit from the Engineering Division. The grading permit is reviewed for compliance with the City's Improvement Standards, including the provision of proper drainage, appropriate dust control, and erosion control measures. Grading and erosion control measures will be incorporated into the required grading plans and improvement plans. Therefore, the impacts associated with disruption, displacement, and compaction of soils associated with the project are less than significant.

c, d) A review of the Natural Resources Conservation Service Soil Survey for Placer County, accessed via the Web Soil Survey (<http://websoilsurvey.nrcs.usda.gov/app/>), indicates that the soils on the site are Rubble land, Sierra sandy loam, 9 to 15 percent slopes and Xerofluvents, frequently flooded, neither of which are listed as geologically unstable or sensitive.

VII. Greenhouse Gases

Greenhouse gases trap heat in the earth's atmosphere. The principal greenhouse gases (GHGs) that enter the atmosphere because of human activities are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), and fluorinated gases. As explained by the United States Environmental Protection Agency², global average temperature has increased by more than 1.5 degrees Fahrenheit since the late 1800s, and most of the warming of the past half century has been caused by human emissions. The City has taken proactive steps to reduce

² <http://www3.epa.gov/climatechange/science/overview.html>, Accessed January 2016

greenhouse gas emissions, which include the introduction of General Plan policies to reduce emissions, changes to City operations, and climate action initiatives.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			x	
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			x	

Thresholds of Significance and Regulatory Setting:

In Assembly Bill 32 (the California Global Warming Solutions Act), signed by Governor Schwarzenegger of California in September 2006, the legislature found that climate change resulting from global warming was a threat to California, and directed that “the State Air Resources Board design emissions reduction measures to meet the statewide emissions limits for greenhouse gases . . .”. The target established in AB 32 was to reduce emissions to 1990 levels by the year 2020. CARB subsequently prepared the *Climate Change Scoping Plan* (Scoping Plan) for California, which was approved in 2008. The Scoping Plan provides the outline for actions to reduce California’s GHG emissions. CARB’s updated August 2011 Scoping Plan calculated a reduction needed of 21.7% from future “Business As Usual” (BAU) conditions in the year 2020. The current Scoping Plan (adopted May 2014) indicates that statewide emissions of GHG in 1990 amounted to 431 million metric tons, and that the 2020 “Business As Usual” (BAU) scenario is estimated as 509³ million metric tons, which would require a reduction of 15.3% from 2020 BAU. In addition to this, Senate Bill 32 was signed by the Governor on September 8, 2016, to establish a reduction target of 40 percent below 1990 levels by 2030. The Air Resources Board is currently updating the Scoping Plan to reflect this target.

The Placer County Air Pollution Control District (PCAPCD) recommends that thresholds of significance for GHG be related to AB 32 reduction goals, and has adopted thresholds of significance which take into account the 2030 reduction target. The thresholds include a de minimis and a bright-line maximum threshold. Any project emitting less than 1,100 metric tons of carbon dioxide equivalents per year (MT CO₂e/yr) during construction or operation results in less than significant impacts. The PCAPCD considers any project with emissions greater than the bright-line cap of 10,000 MT CO₂e/yr to have significant impacts. For projects exceeding the de minimum threshold but below the bright-line threshold, comparison to the appropriate efficiency threshold is recommended. The significance thresholds are shown in Table 1 below.

³ Includes Pavely and Renewables Portfolio Standard reduction

Table 1: GHG Significance Thresholds

Bright-line Threshold 10,000 MT CO₂e/yr			
Residential Efficiency (MT CO₂e/capita¹)		Non-Residential Efficiency (MT CO₂e/ksf²)	
Urban	Rural	Urban	Rural
4.5	5.5	26.5	27.3
De Minimis Threshold 1,100 MT CO₂e/yr			
1. Per Capita = per person			
2. Per ksf = per 1,000 square feet of building			

Discussion of Checklist Answers:

a–b) Emissions of greenhouse gases (GHGs) contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on earth. An individual project's GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

Recognizing the global scale of climate change, California has enacted several pieces of legislations in an attempt to address GHG emissions. Specifically, Assembly Bill (AB) 32, and more recently Senate Bill (SB) 32, have established statewide GHG emissions reduction targets. Accordingly, the CARB has prepared the Climate Change Scoping Plan for California (Scoping Plan), which was approved in 2008 and updated in 2014. The Scoping Plan provides the outline for actions to reduce California's GHG emissions and achieve the emissions reductions targets required by AB 32. In concert with statewide efforts to reduce GHG emissions, air districts, counties, and local jurisdictions throughout the State have implemented their own policies and plans to achieve emissions reductions in line with the Scoping Plan and emissions reductions targets, including AB 32 and SB 32.

As a means of achieving the regional GHG emissions reductions goals required by AB 32, on October 13, 2016, the PCAPCD adopted GHG emissions thresholds to help the district attain the GHG reduction goals established by AB 32 and SB 32. The common unit of measurement for GHG, used by PCAPCD, is expressed in terms of annual metric tons of CO₂ equivalents (MTCO₂e/yr). The updated thresholds begin with a screening emission level of 1,100 MT CO₂e/yr. Any project below the 1,100 MT CO₂e/yr threshold is judged by the PCAPCD as having a less-than-significant impact on GHG emissions within the District, and thus would not conflict with any state or regional GHG emissions reduction goals. Projects that would result in emissions above the 1,100 MT CO₂e/yr threshold would not necessarily result in substantial impacts, if certain efficiency thresholds are met. The efficiency thresholds, which are calculated on a per capita or square foot basis, are presented in 1.

Projects that fall below the 1,100 MT CO₂e/yr threshold or meet the efficiency thresholds are considered to be in keeping with statewide GHG emissions reduction targets, which would ensure that the proposed project would not inhibit the State's achievement of GHG emissions reductions. Thus, projects with emissions below the 1,100 MT CO₂e/yr threshold or below the efficiency thresholds are considered to have a less-than-significant impact in regards to GHG emissions within the District and thus would not conflict with any state or regional GHG emissions reduction goals. Finally, the PCAPCD has also established a Bright Line Cap, which shall be the maximum limit for any proposed project. The Bright Line Cap is 10,000 MT CO₂e/yr for all types of projects.

Implementation of the proposed project would cumulatively contribute to increases of GHG emissions. Estimated GHG emissions attributable to future development would be primarily associated with increases of carbon dioxide (CO₂) and, to a lesser extent, other GHG pollutants, such as methane (CH₄) and nitrous oxide (N₂O) associated with area sources, mobile sources or vehicles, utilities (electricity and natural gas), water usage, wastewater generation, the generation of solid waste, and the use of the emergency generator. The primary source of GHG emissions for the project would be mobile source emissions.

Buildout of the proposed project would contribute to increases of GHG emissions that are associated with global climate change during construction and operations. However, as noted in the air quality section, construction-related GHG emissions are a one-time release and are, therefore, not typically expected to generate a significant contribution to global climate change, as global climate change is inherently a cumulative effect that occurs over a long period of time and is quantified on a yearly basis. Furthermore, the Sacramento Metropolitan Air Quality Management District (SMAQMD) operational screening levels provide for the allowable levels for various uses. As proposed, the addition of nine units will be under all significant thresholds. In addition, in terms of building energy usage, lighting, heating and cooling the development of the parking area and lighting would result in only minor energy consumption. As such, the proposed project's short-term construction-related and long-term operational GHG emissions would not be cumulatively considerable.

Thus, project-generated GHG emissions would not conflict with, and are consistent with, the State goals listed in AB32 and policies and regulation adopted by the California Air Resources Board pursuant to AB32. This impact is considered less than significant.

VIII. Hazards and Hazardous Materials

The subject property is not considered a hazardous site nor does it have the potential for hazardous materials.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			x	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			x	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			x	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				x
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?				X
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?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			x	
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?				x

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to hazardous materials is based directly on the CEQA Guidelines checklist items a–h listed above. A material is defined as hazardous if it appears on a list of hazardous materials prepared by a federal, state or local regulatory agency, or if it has characteristics defined as hazardous by such an agency. The determination of significance based on the above criteria depends on the probable frequency and severity of consequences to people who might be exposed to the health hazard, and the degree to which Project design or existing regulations would reduce the frequency of or severity of exposure. As an example, products commonly used for household cleaning are classified as hazardous when transported in large quantities, but one

would not conclude that the presence of small quantities of household cleaners at a home would pose a risk to a school located within ¼-mile.

Many federal and State agencies regulate hazards and hazardous substances, including the United States Environmental Protection Agency (US EPA), California Department of Toxic Substances Control (DTSC), Central Valley Regional Water Quality Control Board (Regional Water Board), and the California Occupational Safety and Health Administration (CalOSHA). The state has been granted primacy (primary responsibility for oversight) by the US EPA to administer and enforce hazardous waste management programs. State regulations also have detailed planning and management requirements to ensure that hazardous materials are handled, stored, and disposed of properly to reduce human health risks. California regulations pertaining to hazardous waste management are published in the California Code of Regulations (see 8 CCR, 22 CCR, and 23 CCR).

The project is not within an airport land use plan, within two miles of a public or public use airport and there are also no private airstrips in the vicinity of the project areas. Therefore, no further discussion is provided for items e and f.

Discussion of Checklist Answers:

a, b) Standard construction activities would require the use of hazardous materials such as fuels, oils, lubricants, glues, paints and paint thinners, soaps, bleach, and solvents. These are common household materials routinely used by average members of the public. The materials only pose a hazard if they are improperly used, stored, or transported either through upset conditions (e.g. a vehicle accident) or mishandling. In addition to construction use, the operational project would result in the use of common hazardous materials as well, including solvents and herbicides. Regulations pertaining to the transport of materials are codified in 49 Code of Federal Regulations 171–180, and transport regulations are enforced and monitored by the California Department of Transportation and by the California Highway Patrol. Specifications for storage on a construction site are contained in various regulations and codes, including the California Code of Regulations, the Uniform Fire Code, and the California Health and Safety Code. These same codes require that all hazardous materials be used and stored in the manner specified on the material packaging. Existing regulations and programs are sufficient to ensure that potential impacts as a result of the use or storage of hazardous materials are reduced to less than significant levels.

c) See response to Items (a) and (b) above. While development of the site will result in the use, handling, and transport of materials deemed to be hazardous, the materials in question are commonly used in both residential and commercial applications, and include materials such as solvents and herbicides. The project will not result in the use of any acutely hazardous materials, substances, or waste.

d) The project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5⁴; therefore, no impact will occur.

g) This project is located within an area currently receiving City emergency services and development of the site has been anticipated and incorporated into emergency response plans and will result in an inconsequential increase in the number of residents to the area. As such, the project will cause a less than significant impact to the City's Emergency Response or Management Plans.

h) The California Department of Forestry and Fire Protection (CAL FIRE) is the state agency responsible for wildland fire protection and management. As part of that task, CAL FIRE maintains maps designating Wildland Fire Hazard Severity zones. The City is not located within a Very High Fire Hazard Severity Zone, and is not in a CAL FIRE responsibility area; fire suppression is entirely within local responsibility. The project site is

⁴ <http://www.calepa.ca.gov/SiteCleanup/CorteseList/SectionA.htm>

in an urban area, and therefore would not expose people to any risk from wildland fire. There would be no impact with regard to this criterion.

IX. Hydrology and Water Quality

As described in the Open Space and Conservation Element of the City of Roseville General Plan, the City is located within the Pleasant Grove Creek Basin and the Dry Creek Basin. Pleasant Grove Creek and its tributaries drain most of the western and central areas of the City and Dry Creek and its tributaries drain the remainder of the City. Most major stream areas in the City are located within designated open space. A Preliminary Drainage Study and Stormwater Quality Plan have been submitted for the project.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?			X	
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)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?			X	
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?			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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?			x	
f) Otherwise substantially degrade water quality?			x	
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?			x	
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?			x	
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?			x	
j) Inundation by seiches, tsunamis, or mudflow?				x

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to hydrology and water quality is based directly on the CEQA Guidelines checklist items a–j listed above. For checklist item a, the Findings of the Implementing Procedures indicate that compliance with the City of Roseville Design/Construction Standards (Resolution 07-107), Urban Stormwater Quality Management and Discharge Control Ordinance (RMC Ch. 14.20), and Stormwater Quality Design Manual (Resolution 16-152) will prevent significant impacts. The standards require preparation of an erosion and sediment control plan for construction activities and includes designs to control pollutants within post-construction urban water runoff. Likewise, it is indicated that the Drainage Fees for the Dry Creek and Pleasant Grove Watersheds (RMC Ch.4.48) and City of Roseville Design/Construction Standards (Resolution 07-107) will prevent significant impacts related to item e. The ordinance and standards require the collection of drainage fees to fund improvements that mitigate potential flooding impacts, and require the design of a water drainage system that will adequately convey anticipated stormwater flows. Finally, it is indicated that compliance with the Flood Damage Prevention Ordinance (RMC Ch. 9.80) will prevent significant impacts related to items g, h, and i. The Ordinance includes standard requirements for all new construction, including regulation of development with the potential to impede or redirect flood flows, and prohibits development within flood hazard areas. Impacts from tsunamis and seiches were screened out of the analysis (item j) given the fact that the project is not located near a large water body or other feature that would pose a risk of such an event.

Discussion of Checklist Answers:

a,c,d, f) The project will involve the disturbance of on-site soils and the construction of impervious surfaces, such as asphalt paving. Disturbing the soil can allow sediment to be mobilized by rain or wind, and cause displacement into waterways. To address this and other issues, the developer is required to receive approval of improvement plans prior to the start of construction. The plans are required to incorporate mitigation measures for dust and erosion control. In addition, the City has a National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit issued by the Central Valley Regional Water Quality Control Board which requires the City to reduce pollutants in stormwater to the maximum extent practicable. The City does this, in part, by means of the City's 2016 Design/Construction Standards, which require preparation and implementation of a Stormwater Pollution Prevention Plan. All permanent stormwater quality control measures must be designed to comply with the City's Manual for Stormwater Quality Control Standards for New Development, the City's 2016 Design/Construction Standards, Urban Stormwater Quality Management and Discharge Control Ordinance, and Stormwater Quality Design Manual. For these reasons, impacts related to water quality are less than significant.

b) The project does not involve the installation of groundwater wells. The City maintains wells to supplement surface water supplies during multiple dry years, but the effect of groundwater extraction on the aquifer was addressed in the Water Supply Assessment of the Amoruso Ranch Specific Plan EIR, which included a Citywide water analysis. The proposed project is consistent with the General Plan land use designation, and is thus consistent with the citywide Water Supply Assessment. Project impacts related to groundwater extraction are less than significant.

g, h) According to the City's floodplain data, the extreme southwest portion of the project is located within the City's Regulatory Floodplain; however, this area will not be subject to residential development and will be dedicated to the City with the Final Map. This area will become part of the adjacent open space area. As a result, implementation of the proposed project would not place housing or any structures within an area at risk of flood flows. There would be no impact with regard to these criteria.

i) Folsom Dam, which is located approximately 6 miles southeast of the project site, is the closet dam to the project site. While portions of the City could be subject to flooding in the event of failure or damage of Folsom Dam, the project site is not located in an area that would be subject to inundation due to dam failure. Therefore, there would be no impact.

j) Because the proposed project is located primarily on a terrace above Dry Creek with no areas of significantly higher ground surrounding it, there is no significant risk of debris flow or mudflow. The residential development will be located out of the floodplain. There would be no impact with regard to this criterion.

X. Land Use and Planning

The project site currently has a zoning and land use designation of Community Commercial (CC). The intent of the CC zone district is to provide for a wide range of commercial uses including areas for shopping and other retail and service uses. This particular parcel is encumbered by numerous overhead utility easements which limit the development potential of the site.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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?			X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to land use is based directly on the CEQA Guidelines checklist items a–c listed above. Consistency with applicable City General Plan policies, Improvement Standards, and design standards is already required and part of the City's processing of permits and plans, so these requirements do not appear as mitigation measures.

Discussion of Checklist Answers:

a) The project area has been planned for commercial development, including adequate roads, pedestrian paths, and bicycle paths to provide connections within the community. The project will also install a dedicated crosswalk and signal to this location which will allow pedestrians to cross Taylor Rd. safely. The project will not physically divide an established community.

b) Consistent with the parcel's development potential, the proposed project will add an additional parking area to the site. The project will allow auxiliary parking for the Golfland/Sunsplash facility immediately to the west across Taylor Rd. Given the popularity of the Sunsplash facility there is a need to serve the peak summer parking requirements of the site in a safe and efficient manner. As mentioned above, the project site is severely encumbered by overhead powerline easements which limit the development capacity of the site. Furthermore, the site will not conflict with the General Plan or Northeast Roseville Specific Plan.

c) There are no Habitat Conservation Plans or Natural Community Conservation Plans covering the project site; therefore, no impact would occur.

XI. Mineral Resources

The Surface Mining and Reclamation Act (SMARA) of 1975 requires the State Geologist to classify land into Mineral Resource Zones (MRZ's) based on the known or inferred mineral resource potential of that land. The California Division of Mines and Geology (CDMG) was historically responsible for the classification and designation of areas containing—or potentially containing—significant mineral resources, though that responsibility now lies with the California Geological Survey (CGS). CDMG published Open File Report 95-10, which provides the mineral classification map for Placer County. A detailed evaluation of mineral resources has not been conducted within the City limits, but MRZ's have been identified. There are four broad MRZ categories

(MRZ-1 through MRZ-4), and only MRZ-2 represents an area of known significant mineral resources. The City of Roseville General Plan EIR included Exhibit 4.1-3, depicting the location of MRZ's in the City limits. There is only one small MRZ-2 designation area, located at the far eastern edge of the City.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				x
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				x

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to mineral resources is based directly on the CEQA Guidelines checklist items a and b listed above.

Discussion of Checklist Answers:

a–b) The project site is not in the area of the City known to include any mineral resources that would be of local, regional, or statewide importance; therefore, the project has no impacts on mineral resources.

XII. Noise

The project site is surrounded by residential homes and a two lane residential roadway to the north and open space to the east, south and west.

Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Exposer of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			x	
b) Exposure of persons to or generation of excessive ground borne vibration of ground borne noise levels?			x	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			x	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			x	
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?				X
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?				X

Thresholds of Significance and Regulatory Setting:

Standards for transportation noise and non-transportation noise affecting existing or proposed land uses are established within the City of Roseville General Plan Noise Element Table IX-1 and IX-3, and these standards are used as the thresholds to determine the significance of impacts related to items a and c. The significance of other noise impacts is based directly on the CEQA Guidelines checklist items b, and d–f listed above. The Findings of the Implementing Procedures indicate that compliance with the City Noise Regulation (RMC Ch. 9.24) will prevent significant non-transportation noise as it relates to items a, b, and c. The Ordinance establishes noise exposure standards that protect noise-sensitive receptors from a variety of noise sources, including non-transportation/fixed noise, amplified sound, industrial noise, and events on public property. The project is not within an airport land use plan, within two miles of a public or public use airport and there are also no private airstrips in the vicinity of the project area. Therefore, items e and f have been ruled out from further analysis.

Discussion of Checklist Answers:

a,c) A slight increase in project related traffic will cause a slight increase in traffic related noise. The project will not create an excessive amount of traffic beyond that anticipated with the existing CC land use designation. No permanent noise increase from a different mix of uses will occur as the project will retain the CC land use designation and will be developed with a 175 space parking area.

b,d) Surrounding uses may experience short-term increases in groundborne vibration, groundborne noise, and airborne noise levels during construction. However, these increases would only occur for a short period of time. When conducted during daytime hours, construction activities are exempt from Noise Ordinance standards, but the standards do apply to construction occurring during nighttime hours. While the noise

generated may be a minor nuisance, the City Noise Regulation standards are designed to ensure that impacts are not unduly intrusive. Based on this, the impact is less than significant.

e, f) The project is not located within an airport land use plan area, no airports are located within two miles of the project site, and the project site is not located within the vicinity of a private airstrip; therefore, no impact would occur. No impact would occur relative to exposing people to excessive airport related noise levels.

XIII. Population and Housing

The City of Roseville General Plan Table II-4 identifies the total number of residential units and population anticipated as a result of buildout of the City. As proposed, the project will not sustainably effect the General Plan population estimates, and no additional residents will be generated from the project.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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)?			x	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				x
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				x

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to population and housing is based directly on the CEQA Guidelines checklist items a–c listed above.

Discussion of Checklist Answers:

a) The CEQA Guidelines identify several ways in which a project could have growth-inducing impacts (Public Resources Code Section 15126.2), either directly or indirectly. Growth-inducement may be the result of fostering economic growth, fostering population growth, providing new housing, or removing barriers to growth. Growth inducement may be detrimental, beneficial, or of no impact or significance under CEQA. An impact is only deemed to occur when it directly or indirectly affects the ability of agencies to provide needed public services, or if it can be shown that the growth will significantly affect the environment in some other way. The project is consistent with the land use designation of the site. Therefore, while the project in question may induce

a small, incremental level of growth, this growth was already identified and its effects disclosed and mitigated within the General Plan EIR. Therefore, the impact of the project is less than significant.

b, c) The site is currently vacant, and there would be no impact with respect to these criteria.

XIV. Public Services

Fire protection, police protection, park services, and library services are provided by the City. The project is located within the Roseville Joint Union High School District. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Fire protection?			x	
b) Police protection?			x	
c) Schools?			x	
d) Parks?			x	
e) Other public facilities?			x	

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to public services is based directly on the CEQA Guidelines checklist items a–e listed above. The General Plan EIR addressed the level of public services which would need to be provided in order to serve planned growth in the community. In addition, the project has been routed to the various public service agencies, both internal and external, to ensure that the project meets the agencies' design standards (where applicable) and to provide an opportunity to recommend appropriate conditions of approval.

Discussion of Checklist Answers:

a) Existing City codes and regulations require adequate water pressure in the water lines, and construction must comply with the Uniform Fire and Building Codes used by the City of Roseville. Additionally, the applicant is required to pay a fire service construction tax, which is used for purchasing capital facilities for the Fire Department. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

b) The developer is required to pay fees into a Community Facilities District, which provides funding for police services. Sales taxes and property taxes resulting from the development will add revenue to the General Fund, which also serves to fund police services. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

c) The applicant for this project is required to pay school impact fees at a rate determined by the local school districts. School fees will be collected prior to the issuance of building permits, consistent with City requirements. School sites have already been designated. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

d) The developer will be required to pay Development Impact Fees and fees into a Community Facilities District, which provides funding for park services. Future park and recreation sites and facilities have already

been identified in the General Plan. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

e) The developer will be required to pay fees into a Community Facilities District, which provides funding for the library system and other such facilities and services. In addition, the City charges fees to end-users for other services, such as garbage and green waste collection, in order to fund those services. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

XV. Recreation

With the proposed project no on-site recreational areas are proposed with this application; however, the Miners Ravine Bike Trail is located within a quarter mile of the project site.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would occur or be accelerated?			x	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			x	

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to recreation services is based directly on the CEQA Guidelines checklist items a–b listed above.

Discussion of Checklist Answers:

a) The General Plan addresses the level of park services that should be provided throughout the City, including new construction, maintenance, and operations, which would need to be provided in order to serve planned growth in the community. Given that the project is consistent with the General Plan land use designation, the project would not cause any unforeseen or new impacts related to the use of existing or proposed parks and recreational facilities. Accordingly, existing codes, regulations, funding agreements, and facility plans are sufficient to ensure less than significant impacts.

b) The project will add parking to a commercially zoned property, which will not result in any unforeseen or new impacts related to the construction or expansion of recreational facilities.

XVI. Transportation/Traffic

The proposed project has over 680 lineal feet of frontage on East Street, which is a four lane arterial roadway at this location. Primary access will be provided via two driveways accessed off Tylor Rd. The northern most driveway will include the installation of a traffic signal that will allow full turning movements from the proposed parking lot.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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?			x	
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?			x	
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?			x	
d) Substantially increase hazards due to a design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			x	
e) Result in inadequate emergency access?			x	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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?			X	

Thresholds of Significance and Regulatory Setting:

The significance of checklist items c–f are based directly on the CEQA Guidelines checklist descriptions. For checklist items a and b, the Circulation Element of the General Plan establishes Level of Service C or better as an acceptable operating condition at all signalized intersections during a.m. and p.m. peak hours. Exceptions to this policy may be made by the City Council, but a minimum of 70% of all signalized intersections should maintain LOS C. The Findings of the Implementing Procedures indicate that compliance with the Traffic Mitigation Fee (RMC Ch. 4.44) will fund roadway projects and improvements necessary to maintain the City's Level of Service standards for projects consistent with the General Plan and related Specific Plan. An existing plus project conditions (short-term) traffic impact study may be required for projects with unique trip generation or distribution characteristics, in areas of local traffic constraints, or to study the proposed project access. A cumulative plus project conditions (long-term) study is required if a project is inconsistent with the General Plan or Specific Plan and would generate more than 50 pm peak-hour trips. The guidelines for traffic study preparation are found in the City of Roseville Design and Construction Standards–Section 4.

The project site is not located within an airport planning area or within any height restriction area established around an airport for the purpose of protecting navigable airspace. Consequently, impacts to changes in air traffic patterns (checklist item c) were screened out of the analysis.

Impacts with regard to items d and e are assessed based on the expert judgment of the City Engineer and City Fire Department, as based upon facts and consistency with the City's Design and Construction Standards.

Discussion of Checklist Answers:

a,b) The proposed project is consistent with the land use designations of the General Plan, and therefore does not contribute more traffic to the roadways system than was anticipated in Citywide analyses.

d,e) The project has been reviewed by the City Engineering and City Fire Department staff, and has been found to be consistent with the City's Design Standards. Furthermore, standard conditions of approval added to all City project require compliance with Fire Codes and other design standards. Compliance with existing regulations ensure that impacts are less than significant.

f) The City of Roseville has adopted a Pedestrian Master Plan, Bicycle Master Plan, and Short-Range Transit Plan. The project was reviewed for consistency with these documents.

- i. The project would not be inconsistent with any applicable policies and guidelines of Roseville's Bikeway Master Plan. Therefore, project impacts to bicycle facilities are considered **less than significant** and no mitigation is required.
- ii. The project would not have a negative impact on transit operations, travel times, and/or circulation. Therefore, project impacts to transit facilities are considered **less than significant** and no mitigation is required.

- iii. The project would not interfere with the operation of an existing pedestrian facility or preclude the construction of a planned pedestrian facility. Therefore, project impacts to pedestrian facilities are considered **less than significant** and no mitigation is required.

XVII. Tribal Cultural Resources

As described within the Open Space and Conservation Element of the City of Roseville General Plan, the Roseville region was within the territory of the Nisenan (also Southern Maidu or Valley Maidu). Two large permanent Nisenan habitation sites have been identified and protected within the City's open space (in Maidu Park). Numerous smaller cultural resources, such as midden deposits and bedrock mortars, have also been recorded in the City. A majority of documented sites within the City are located in areas designated for open space uses.

Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?			x	
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 the lead agency shall consider the significance of the resource to a California Native American tribe.		x		

Thresholds of Significance and Regulatory Setting:

In addition to archeological resources, tribal cultural resources are also given particular treatment. Tribal cultural resources are defined in Public Resources Code Section 21074, as either 1) a site, feature, place, geographically-defined cultural landscape, sacred place, or object with cultural value to a California Native American Tribe, that is listed or eligible for listing on the California Register or Historical Resources, or on a local register of historical resources or as 2) a resource determined by the lead agency, supported by

substantial evidence, to be significant according to the historical register criteria in Public Resources Code section 5024.1(c), and considering the significance of the resource to a California Native American Tribe.

Discussion of Checklist Answers:

a) The General Plan EIR included historic and cultural resources study, which included research on whether any listed or eligible sites had been documented in the project area. No such sites were found; however, standard mitigation measures apply which are designed to reduce impacts to any previously undiscovered resources, should any be found on-site. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. The project will not result in any new impacts beyond those already discussed and disclosed in the General Plan EIR; project-specific impacts are less than significant.

b) Notice of the proposed project was mailed to tribes pursuant to AB 52. The United Auburn Indian Community (UAIC) initially requested site consultation, and has provided two mitigation measures to ensure the project will have a less than significant impact on cultural resources. In addition, cultural resource consultation was conducted with the United Auburn Indian Community. The tribe has requested the following two measures to reduce impacts to cultural resources:

CUL-1 - *A consultant and construction worker tribal cultural resources awareness brochure and training program for all personnel involved in project implementation will be developed in coordination with interested Native American Tribes. The brochure will be distributed and the training will be conducted in coordination with qualified cultural resources specialists and Native American Representatives and Monitors from culturally affiliated Native American Tribes before any stages of project implementation and construction activities begin on the project site. The program will include relevant information regarding sensitive tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations. The worker cultural resources awareness program will also describe appropriate avoidance and minimization measures for resources that have the potential to be located on the project site and will outline what to do and whom to contact if any potential archaeological resources or artifacts are encountered. The program will also underscore the requirement for confidentiality and culturally-appropriate treatment of any find of significance to Native Americans and behaviors, consistent with Native American Tribal values.*

Cul-2 - *A minimum of seven days prior to beginning earthwork or other soil disturbance activities, the applicant shall notify the CEQA lead agency representative of the proposed earthwork start-date, in order to provide the CEQA lead agency representative with time to contact the United Auburn Indian Community (UAIC). A UAIC tribal representative shall be invited to inspect the project site, including any soil piles, trenches, or other disturbed areas, within the first five days of ground breaking activity. During this inspection, a site meeting of construction personnel shall also be held in order to afford the tribal representative the opportunity to provide tribal cultural resources awareness information. If any tribal cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains are encountered during this initial inspection or during any subsequent construction activities, work shall be suspended within 100 feet of the find, and the project applicant shall immediately notify the CEQA lead agency representative. The project applicant shall coordinate any necessary investigation of the site with a UAIC tribal representative, a qualified archaeologist approved by the City, and as part of the site investigation and resource assessment the archeologist shall consult with the UAIC and provide proper management recommendations should potential impacts to the resources be found by the CEQA lead agency representative to be significant. A written report detailing the site assessment, coordination activities, and management recommendations shall be provided to the CEQA lead agency representative by the qualified archaeologist. Possible management recommendations for tribal cultural resources, historical, or unique archaeological resources could include resource avoidance or, where avoidance is infeasible in light of project design or layout or is unnecessary to avoid significant effects, preservation in place or other measures. The contractor shall implement any measures deemed by CEQA lead*

agency representative staff to be necessary and feasible to avoid or minimize significant effects to the cultural resources, including the use of a Native American Monitor whenever work is occurring within 100 feet of the find.

XVIII. Utilities and Service Systems

Water and sewer services are provided by the City of Roseville. Storm water will be collected on-site and transferred into an off-site storm drain system. The proposed use of the property as a parking facility will not generate a need for sewer, natural gas, or refuse service to the site. However, the project was reviewed by the City's Engineering Division, Environmental Utilities, Roseville Electric and PG&E, who have determined that adequate services are available for the project.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			x	
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?				x
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?			x	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			x	
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?				x

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				x
g) Comply with federal, state, and local statutes and regulations related to solid waste?				x

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to utilities and service systems is based directly on the CEQA Guidelines checklist items a–g listed above.

Discussion of Checklist Answers:

a,b, e) The project does not involve the generation of any waste water and therefore there is no impact.

c) Minor additional storm drain infrastructure will be constructed within the project site to tie the project into the major systems, but these facilities will be constructed in locations where site development is already occurring as part of the overall project; there are no additional substantial impacts specific or particular to the minor infrastructure improvements.

d) The City of Roseville 2015 Urban Water Management Plan (UWMP), adopted May 2016, estimates water demand and supply for the City through the year 2040, based on existing land use designations and population projections. In addition, the AR WSA estimates water demand and supply for ultimate General Plan buildout. The project is consistent with existing land use designations, and is therefore consistent with the assumptions of the UWMP and AR WSA. The UWMP indicates that existing water supply sources are sufficient to meet all near term needs, estimating an annual water demand of 45,475 acre-feet per year (AFY) by the year 2020 and existing surface and recycled water supplies in the amount of 70,421 AFY. The AR WSA estimates a Citywide buildout demand of 64,370 AFY when including recycled water, and of 59,657 AFY of potable water. The AR WSA indicates that surface water supply is sufficient to meet demand during normal rainfall years, but is insufficient during single- and multiple-dry years. However, the City's UWMP establishes mandatory water conservation measures and the use of groundwater to offset reductions in surface water supplies. Both the UWMP and AR WSA indicate that these measures, in combination with additional purchased water sources, will ensure that supply meets projected demand. The project, which is consistent with existing land use designations, would not require new or expanded water supply entitlements.

f, g) There would not be any significant refuse generated from the parking area. Occasional trash pickup will occur as part of maintenance activities of Roseville Golfland Sunsplash. Environmental Utilities staff has reviewed the project for consistency with policies, codes, and regulations related to waste disposal services and has found that the project design is in compliance.

XIX. Mandatory Findings of Significance

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Significance Criteria and Regulatory Setting:

The significance of impacts related to mandatory findings of significance is based directly on the CEQA Guidelines checklist items a–c listed above.

Discussion of Checklist Answers:

a–c) Long term environmental goals are not impacted by the proposed project. The cumulative impacts do not deviate beyond what was contemplated in the General Plan EIR, and mitigation measures have already been incorporated General Plan EIR. With implementation of the City's Mitigating Ordinances, Guidelines, and Standards and best management practices, mitigation measures described in this chapter, and permit

conditions, the proposed project will not have a significant impact on the habitat of any plant or animal species. Based on the foregoing, the proposed residential subdivision does not have the potential to degrade the quality of the environment, substantially reduce the habitat of any wildlife species, or create adverse effects on human beings.

ENVIRONMENTAL DETERMINATION:

In reviewing the site specific information provided for this project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that with mitigation the impacts are less than significant. As demonstrated in the initial study checklist, there are no "project specific significant effects which are peculiar to the project or site" that cannot be reduced to less than significant effects through mitigation (CEQA Section 15183) and therefore an EIR is not required. Therefore, on the basis of the foregoing initial study:

[X] I find that the proposed project COULD, but with mitigation agreed to by the applicant, clearly will not have a significant effect on the environment and a *MITIGATED NEGATIVE DECLARATION* has been prepared.

Initial Study Prepared by:



Derek Ogden, Senior Planner
City of Roseville, Development Services – Planning Division

Attachments:

1. Mitigation Monitoring Plan
2. Design Review Permit Exhibits
3. Biological Resources Assessment



PLANNING DIVISION

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

MITIGATION MONITORING PROGRAM

Project Title/File Number	NERSP Parcel 16; Roseville Golfland East Parking Lot; PL16-0349
Project Location	1850 Taylor Rd., Roseville CA, Placer County
Project Description	The applicant requests approval of a Conditional Use Permit Modification and Design Review Permit to construct a 175 space parking lot for overflow parking from the Roseville Sunsplash Golfland facility to the west. A voluntary merger is requested to merge the existing two commercial properties into one 2.1 acre parcel. The project also includes a Tree Permit to remove and mitigate for one native oak tree and encroach into the dripline of several others.
Project Applicant/Owner	Fred Kenney, Roseville Golfland Ltd.; 1893 Taylor Rd., Roseville, California 95661; Phone (916) 203-8762
Lead Agency Contact Person	Derek Ogden, Phone (916) 746-1348

Section 21081.6 of the California Public Resources Code requires public agencies to "adopt a reporting and monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment." This monitoring program is required for the project as significant adverse impacts have been identified, and mitigation measures have been identified to mitigate those impacts.

MONITORING PROCESS: Existing monitoring mechanisms are in place that assist the City of Roseville in meeting the intent of CEQA. These existing monitoring mechanisms eliminate the need to develop new monitoring processes for each mitigation measure. These mechanisms include grading plan review and approval, improvement/building plan review and approval and on-site inspections by City Departments. Given that these monitoring processes are requirements of the project, they are not included in the mitigation monitoring program. Therefore, only those mitigation measures that are unique to this project are listed in the following monitoring table. The table indicates the required mitigation along with who is the responsible party for monitoring along with when the monitoring is to occur and when the monitoring has been completed.

MITIGATION MONITORING TABLE – Carlsberg Lot 5 Grading Plan

MITIGATION NUMBER	DESCRIPTION	GRADING PERMIT	IMPROVE/ BUILDING PLANS	DURING CONST	PLAN CHECK CITY DEPT.	MON. CITY DEPT.	DATE COMPLETE
BIO-1	Nesting Birds <i>If possible, construction activities should be conducted outside the nesting bird season (generally March 1 through July 30) to avoid impacts to nesting birds. If construction will occur within the nesting season, a preconstruction nesting bird survey of all potential nest habitat within the construction zone, including a 200-foot buffer around the construction zone, shall be completed by a qualified biologist no earlier than two weeks prior to construction during the nesting season to determine if any native birds are nesting on or near the site. If any active nests are observed during the surveys, a suitable avoidance buffer from the nests will be determined by the biologist. The nest(s) and associated avoidance buffers will be flagged by the qualified biologist based on species, location and planned construction activity. These nests would be avoided until the chicks have fledged and the nests are no longer active, as determined by the biologist.</i>	Planning & Engineering	NA	NA	NA	Planning	

MITIGATION MONITORING TABLE - Carlsberg Lot 5 Grading Plan

MITIGATION NUMBER	DESCRIPTION	GRADING PERMIT	IMPROVE/ BUILDING PLANS	DURING CONST	PLAN CHECK CITY DEPT.	MON. CITY DEPT.	DATE COMPLETE
CUL-1	Cultural Resources						
	CUL-1 - A consultant and construction worker tribal cultural resources awareness brochure and training program for all personnel involved in project implementation will be developed in coordination with interested Native American Tribes. The brochure will be distributed and the training will be conducted in coordination with qualified cultural resources specialists and Native American Representatives and Monitors from culturally affiliated Native American Tribes before any stages of project implementation and construction activities begin on the project site. The program will include relevant information regarding sensitive tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations. The worker cultural resources awareness program will also describe appropriate avoidance and minimization measures for resources that have the potential to be located on the project site and will outline what to do and whom to contact if any potential archaeological resources or artifacts are encountered. The program will also underscore the requirement for confidentiality and culturally-appropriate treatment of any find of significance to	Planning & Engineering	NA	NA	NA	Planning	

MITIGATION MONITORING TABLE – Carlsberg Lot 5 Grading Plan

MITIGATION NUMBER	DESCRIPTION	GRADING PERMIT	IMPROVE/ BUILDING PLANS	DURING CONST	PLAN CHECK CITY DEPT.	MON. CITY DEPT.	DATE COMPLETE
	Native Americans and behaviors, consistent with Native American Tribal values.						
CUL-2	Cul-2 - A minimum of seven days prior to beginning earthwork or other soil disturbance activities, the applicant shall notify the CEQA lead agency representative of the proposed earthwork start-date, in order to provide the CEQA lead agency representative with time to contact the United Auburn Indian Community (UAIC). A UAIC tribal representative shall be invited to inspect the project site, including any soil piles, trenches, or other disturbed areas, within the first five days of ground breaking activity. During this inspection, a site meeting of construction personnel shall also be held in order to afford the tribal representative the opportunity to provide tribal cultural resources awareness information. If any tribal cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains are encountered during this initial inspection or during any subsequent construction activities, work shall be suspended within 100 feet of the find, and the project applicant shall immediately notify the CEQA lead agency representative. The project applicant shall coordinate any necessary investigation	Planning & Engineering	NA	NA	NA	Planning	

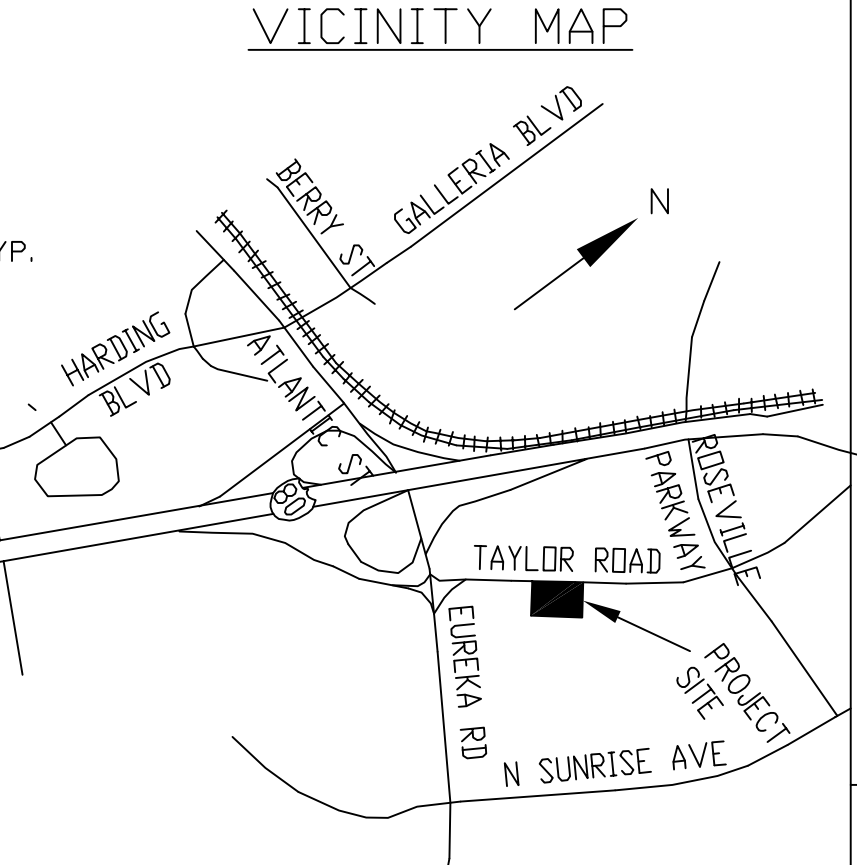
MITIGATION MONITORING TABLE – Carlsberg Lot 5 Grading Plan

MITIGATION NUMBER	DESCRIPTION	GRADING PERMIT	IMPROVE/ BUILDING PLANS	DURING CONST	PLAN CHECK CITY DEPT.	MON. CITY DEPT.	DATE COMPLETE
	of the site with a UAIC tribal representative, a qualified archaeologist approved by the City, and as part of the site investigation and resource assessment the archeologist shall consult with the UAIC and provide proper management recommendations should potential impacts to the resources be found by the CEQA lead agency representative to be significant. A written report detailing the site assessment, coordination activities, and management recommendations shall be provided to the CEQA lead agency representative by the qualified archaeologist. Possible management recommendations for tribal cultural resources, historical, or unique archaeological resources could include resource avoidance or, where avoidance is infeasible in light of project design or layout or is unnecessary to avoid significant effects, preservation in place or other measures. The contractor shall implement any measures deemed by CEQA lead agency representative staff to be necessary and feasible to avoid or minimize significant effects to the cultural resources, including the use of a Native American Monitor whenever work is occurring within 100 feet of the find.						

ALL ABOVE GROUND METALLIC FACILITIES PROPOSED WITHIN THE SMUD EASEMENT MUST BE PROPERLY GROUNDED. GROUNDING PLANS SHOULD BE STAMPED BY A CALIFORNIA LICENSED ELECTRICAL ENGINEER, MEET ALL NATIONAL ELECTRIC SAFETY CODE REQUIREMENTS, AND BE SUBMITTED TO SMUD FOR REVIEW.

ALL PERSONNEL AND BOOM-OPERATED EQUIPMENT PERFORMING WORK WITHIN SMUD EASEMENT SHALL OBEY ELECTRICAL SAFETY ORDERS OF CALIFORNIA TITLE 8, SUBCHAPTER 5, GROUP 2, ARTICLE 37.

ABOVE NOTES APPLY SIMILARLY, AS APPLICABLE, TO THE OTHER ELECTRICAL EASEMENTS ON THIS PROPERTY.



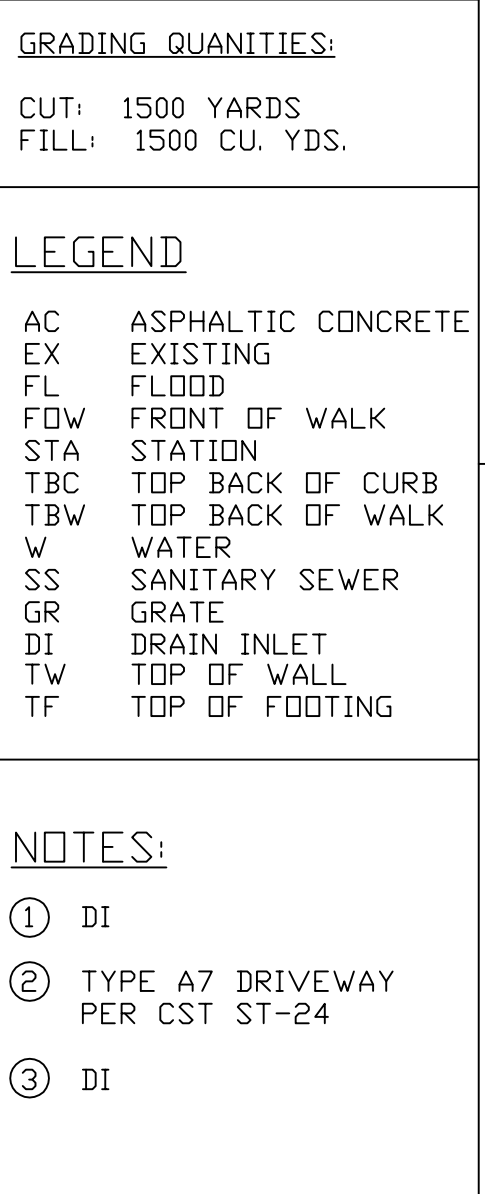
SHEET	REV.	DATE	DESCRIPTION	BY
1	-	7-5-17	PK_LOT2017_R_SUB_TL	FBK
GOLFLAND ENTERTAINMENT CENTERS, INC. FRED KENNEY 1893 TAYLOR ROAD ROSEVILLE, CA 95661 PH. (916) 784-1273 EJNSE INC. 9718 FAIR OAKS BLVD., SUITE A FAIR OAKS, CA 95628 PH. (916) 966-5400 EDWIN J. NICHOLSON SE 3336 ROSEVILLE, CALIF. 95661 ROSEVILLE GOLFAND - EAST PARKING LOT				



SCALE 1"=20'

SHEET

GRADE



SCALE 1"=20

AT DRAIN INLET #1 CONSTRUCT:
DROP INLET TYPE C PER CITY STANDARD DR-1
INSTALL 4 L.F. 12" SDR 35 PVC @ .01%
TOP OF INLET: 176.96' MATCH E.P.
FLOW LINE 12" OUT: 172.96'
HYDRAULIC LINE 173.57'

AT DRAIN INLET #1A CONSTRUCT:
DROP INLET TYPE C PER CITY STANDARD DR-1
INSTALL 128 L.F. 12" SDR 35 PVC @ .035%
TOP OF INLET: 177.00' MATCH E.P.
FLOW LINE 12" IN: 172.92'
FLOW LINE 12" OUT: 172.92'
HYDRAULIC LINE 173.34'

AT DRAIN INLET #2 INSTALL:
'NYLOPLAST' PVC 12" 2812AG DRAIN BASIN
W/ 12" SQUARE HINGED H-10 IRON GRATE
INSTALL 104 L.F. 10" SDR 35 PVC @ .017%
TOP OF INLET: 176.18'
FLOW LINE 4" IN: 173.35'
FLOW LINE 10" OUT: 173.35'
HYDRAULIC LINE 173.83'

AT DRAIN INLET #3 INSTALL:
'NYLOPLAST' PVC 12" 2812AG DRAIN BASIN
W/ 12" DIA. H-10 IRON GRATE
INSTALL 195 L.F. 12" SDR 35 PVC @ .01%
TOP OF INLET: 174.60'
FLOW LINE 10" IN: 171.60'
FLOW LINE 12" OUT: 171.60'
HYDRAULIC LINE 172.11'

AT MANHOLE #1 INSTALL:
'NYLOPLAST' PVC 15" 2815AG DRAIN BASIN
W/ 15" DIA. SOLID IRON COVER
INSTALL 195 L.F. 12" SDR 35 PVC @ .014%
TOP OF MANHOLE: 175.40'
FLOW LINE 12" IN: 168.40' FROM DI #1A
FLOW LINE 6" IN: 172.05'
FLOW LINE 12" IN: 169.65' FROM DI #3
FLOW LINE 8" IN: 168.40'
FLOW LINE 15" OUT: 168.40'
HYDRAULIC LINE 169.07'

AT DRAIN INLET #5 INSTALL:
'NYLOPLAST' PVC 15" 2812AG DRAIN BASIN
W/ 15" SQUARE HINGED H-25 IRON GRATE
INSTALL 1 L.F. 15" SDR 35 PVC @ .03%
TOP OF INLET: 172.35'
FLOW LINE 15" IN: 167.52'
FLOW LINE 15" OUT: 167.52'
HYDRAULIC LINE 168.19'

AT DRAIN INLET #4 INSTALL:
'NYLOPLAST' PVC 10" 2812AG DRAIN BASIN
W/ 10" ROUND STANDARD H-25 IRON GRATE
INSTALL 185 L.F. 8" SDR 35 PVC @ .01%
TOP OF INLET: 175.10'
FLOW LINE 4" IN: 172.43'
FLOW LINE 8" OUT: 172.43'
HYDRAULIC LINE 172.98'

AT MANHOLE #2 INSTALL:
'NYLOPLAST' PVC 10" 2812AG DRAIN BASIN
W/ 10" ROUND H-25 SOLID COVER
INSTALL 168 L.F. 8" SDR 35 PVC @ .01%
TOP OF INLET: 175.03'
FLOW LINE 8" IN: 170.55'
FLOW LINE 8" OUT: 171.10'
HYDRAULIC LINE 171.10'

INSTALL TURN RESTRICTIVE MEDIAN PER
ENGINEERING DEPARTMENT REQUIREMENTS
FROM STA 5+75.78 TO STA 7+27.57

INSTALL 113 L.F. OF 8"
SIDEWALK, CURB & GUTTER
FROM STA 6+62.20 TO STA 7+75.58
PER ROSEVILLE CITY STD. ST 17, TYP. 2

SMUD ELECTRICAL EASEMENT

TAYLOR ROAD

150' RIGHT TURN LANE
SIMILAR TO CST ST-10

PG&E ELECTRICAL
EASEMENT

ROSEVILLE GOLFLAND - EAST PARKING LOT

ROSEVILLE GOLFLAND
1850 TAYLOR ROAD
ROSEVILLE, CALIF. 95661

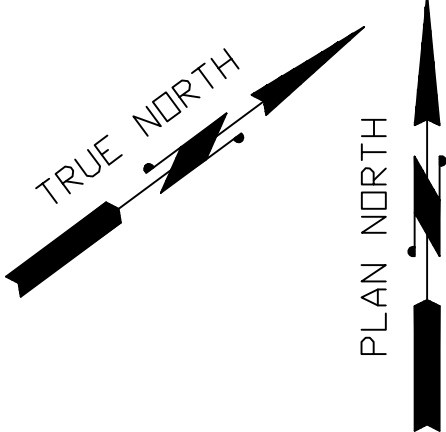
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SHEET
2
GRADING PLAN

LEGEND

AC ASPHALTIC CONCRETE
EX EXISTING
FL FLOOD
FDW FRONT OF WALK
STA STATION
MH MANHOLE
SW STORMWATER
W WATER
SS SANITARY SEWER
GR GRATE
DI DRAIN INLET
TF TOP OF FOOTING



DRAINAGE PLAN

SCALE 1"=20'

TREE LEGEND

		H X W	WATER USE
	COMMON NAME: DWARF PURPLE LEAF PLUM BOTANICAL NAME: PRUNUS CERASIFERA 'PURPLE PONY' QUANTITY: 39 SIZE: 15 GAL.	12' X 12'	M
	COMMON NAME: WESTERN REDBUD BOTANICAL NAME: CERCIS OCCIDENTALIS QUANTITY: 47 SIZE: 15 GAL.	15' X 20'	L
	COMMON NAME: CRAPE MYRTLE BOTANICAL NAME: LAGERSTROEMIA INDICA QUANTITY: 14 SIZE: 15 GAL.	15' X 20'	L
	COMMON NAME: RUBRA STAR MAGNOLIA BOTANICAL NAME: MAGNOLIA STELLATA 'RUBRA' QUANTITY: 9 SIZE: 15 GAL.	10' X 20'	M

SHRUB AND GROUNDCOVER LEGEND

PLANT SYMBOL				SHRUB PLANTING			
NO.	SIZE (GAL.)	SYMBOL	PLANT NAME	H X W	WATER USE		
9	5	WP	LIGUSTRUM JAPONICUM 'TEXANUM' / WAX-LEAF PRIVET	9' X 5'	M		
32	5	SJ	TRACHELOSPERM JASMINOIDES / STAR JASMINE	2' X 4'	M		
27	5	RI	RHAPHIOLEPIS INDICA 'PINK CLOUD' / INDIAN HAWTHORNE	5' X 6'	L		
22	5	XC	XYLOSMA CONGESTUM 'COMPACTA' / SHINY XYLOSMA	5' X 5'	L		
14	5	JP	JUNIPERUS CHINENSIS 'PFITZERANA AUREA' / GOLDEN PFITZER JUNIPER	4' X 8'	L		
32	5	AD	AGAPANTHUS ORIENTALIS / LILLY-OF-THE-NILE	5' X 2'	M		
25	5	DV	DIETES VEGETA / AFRICAN IRIS	3' X 3'	L		
48	5	ID	IRIS DOUGLASIANA / DOUGLAS IRIS	2' X 3'	L		
20	5	CG	SOLIDAGO CALIFORNICA / CALIFORNIA GOLDENROD	2' X 3'	L		
2200	SQ. FT.		CAREX PANSA / CALIFORNIA MEADOW SEDGE	5' X	L		
32	5	TS	CAREX NUDATA / TORRENT SEDGE	2' X 3'	L		
9	5	WG	JUNCUS PATENS / WIRE GRASS	2' X 2'	L		
26	5	SD	CAREX SPISSA / SAN DIEGO SEDGE	2' X 3'	L		
8	5	BA	CARPENTERIA CALIFORNICA / BUSH ANEMONE	6' X 5'	M		
10	5	BS	ENCELIA CALIFORNICA / BUSH SUNFLOWER	3' X 5'	L		
43	5	SA	SALVIA CLEVELANDII / CLEVELAND SAGE	2' X 3'	L		
36	5	DG	MUHLBERGIA RIGENS / DEERGRASS (DWARF MULLEE)	2' X 3'	L		
38	5	RG	CALAMAGROSTIS FOLIOSA / MENDOCINO REED GRASS	2' X 2'	L		
19	5	GC	RIBES AUREUM / GOLDEN CURRANT	4' X 7'	M		

LANDSCAPE AND IRRIGATION NOTES:

1. SHRUBS WATERED BY DRIPPER EMITTERS ARE NOT SEGREGATED INTO HYDROZONES BECAUSE THE WATER THEY RECEIVE CAN BE VARIED BY THE SIZE AND NUMBER OF DRIPPER EMITTERS. USE 1 G.P.M. DRIPPER EMITTERS FOR LOW WATER USE PLANTS. USE 2 G.P.M. DRIPPER EMITTERS FOR MEDIUM WATER USE PLANTS. USE A 1 G.P.M. AND A 2 G.P.M. DRIPPER EMITTER FOR HIGH WATER USE PLANTS. USE (2)-2 G.P.M. DRIPPER EMITTERS FOR EACH TREE INITIALLY AND THE NUMBER OF DRIPPER EMITTERS CAN BE VARIED AS THE TREES ARE ESTABLISHED.

2. SOIL IS TO BE TESTED. SOIL AMENDMENT AND PREPARATIONS ARE TO BE DETERMINED ACCORDING TO THE TEST RESULTS. FOR BIDDING PURPOSES, APPLY 4 CU. YDS. OF SOIL AMENDMENT PER 1000 SQ. FT. OF TURF AREA AND TILL INTO SOIL 6" DEEP.

3. SOILS TEST IS REQUIRED AND SHALL BE SUBMITTED AS PART OF THE COMPLETION CERTIFICATE.

ALL PLANTER AREAS SHALL BE COVERED WITH A 2" MIN. LAYER OF "WALK ON" TYPE BARK. THIS BARK SHALL NOT BE SHREDDED.

BIOSWALES SHALL BE COVERED WITH 3" OF MULCH WHERE CAREX PANSA IS NOT PLANTED.

NOTES:

- BACKFLOW PREVENTORS SHALL BE SCREENED WITH LANDSCAPING AND SHALL COMPLY WITH THE FOLLOWING:
 - THERE SHALL BE A MIN. CLEARANCE OF 4' ON ALL SIDES.
 - LANDSCAPE SHALL BE INSTALLED ON 3 SIDES ONLY AND PLANT MATERIAL SHALL NOT HAVE THORNS.
 - THE CONTROL VALVES AND WATER METER SHALL BE PHYSICALLY UNOBSTRUCTED.
 - THE BACKFLOW PREVENTOR SHALL BE COVERED WITH A GREEN COVER THAT WILL PROVIDE INSULATION.
- FOLLOWING THE INSTALLATION OF LANDSCAPING, ALL LANDSCAPING WILL 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 ACCEPTED PRACTICES OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA).

PARKING LOT SHADE CALCULATIONS:

TREE	INTERIOR PLANTER (100%)	NORTH, SOUTH, EAST & WEST PERIMETER (50%)	CORNER (25%)
CRAPE MYRTLE LAGERSTROEMIA INDICA	(2) (314) = (628)	(3) (157) = (471)	(2) (79) = (158)
WESTERN REDBUD CERCIS OCCIDENTALIS	(0) (314) = (0)	(19) (157) = (2983)	(6) (79) = (474)
DWARF PURPLE LEAF PLUM PRUNUS CERASIFERA 'PURPLE PONY'	(12) (314) = (3768)	(29) (157) = (4553)	(1) (79) = (79)
RUBRA STAR MAGNOLIA MAGNOLIA STELLATA 'RUBRA'	(4) (314) = (1256)	(2) (157) = (314)	(1) (79) = (79)
EXISTING OAK TREES #2,4,8		(1892) (OAKS)	

SHADE REQUIRED TOTAL:
AREA OF PARKING (167' (30') (9') + (8) (28') (9') = 47,106 SQ. FT.
35% SHADE PROVIDED

WATER USE CALCULATIONS

WATER USE	PLANT KEY	AREA (SQ. FT.)	TYPE OF IRRIGATION	PLANT VALUE (TOTAL AREA) X (USE)
LOW	RI - RHAPHIOLEPIS INDICA	(27)(16)=432	DRIP	
	XC - XYLOSMA CONGESTUM	(22)(16)=352	DRIP	
	JP - JUNIPERUS CHINENSIS	(14)(16)=224	DRIP	
	DV - DIETES VEGETA	(25)(16)=400	DRIP	
	RB - CERCIS OCCIDENTALIS	(47)(28)=1316	DRIP	
	CAREX PANSA	3,900	SPRAY	
	C - LAGERSTROEMIA INDICA	(14) (28)= 392	DRIP	
	ID - IRIS DOUGLASIANA	(48)(16)=768	DRIP	
	CG - SOLIDAGO CALIFORNICA	(20) (16)=320	DRIP	
	TS - CAREX NUDATA	(32) (16)=512	DRIP	
	WG - JUNCUS PATENS	(9) (16)=144	DRIP	
	BS - BUSH SUNFLOWER	(10)(16)= 160	DRIP	
	SA - CLEVELAND SAGE	(43) (16)=688	DRIP	
MEDIUM	DG - DEERGRASS	(36) (16)=576	DRIP	(10,792) (4)= 4,317
	RG - MENDOCINO REED GRASS	(38)(16)=608	DRIP	
	WP - WAX-LEAF PRIVET	(9) (16)=144	DRIP	
	SJ - STAR JASMINE	(32)(16)=512	DRIP	
	AD - AGAPANTHA ORIENT.	(32)(16)=512	DRIP	
	D - PRUNUS CERASIFERA	(39)(28)=1092	DRIP	
	M - RUBRA STAR MAGNOLIA	(9) (28)=252	DRIP	
	BA - BUSH ANEMONE	(8) (16)=128	DRIP	
	GC - GOLDEN CURRANT	(19)(16)=304	DRIP	(2,944) (1.0)= 2,944

SUM OF PLANTING VALUES 7,261 < 13,736 TOTAL AREA (SQ. FT.)
THE LANDSCAPE COMPLIES WITH THE WATER EFFICIENCY REQUIREMENTS

SYMBOLS LEGEND:

LIGHT FIXTURE ON A 12' POLE

LANDSCAPE PLAN

SCALE 1"=20'

ROSEVILLE GOLFLAND - EAST PARKING LOT
ROSEVILLE GOLFLAND
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SHEET
L1
LANDSCAPE PLAN



PLANNING COMMISSION COMMUNICATION

Title: ELECTION OF PLANNING COMMISSION CHAIR.

Contact:

Meeting Date: 8/9/2018

Item #: 7.1.



PLANNING COMMISSION COMMUNICATION

Title: ELECTION OF DESIGN COMMITTEE REPRESENTATIVE AND
ALTERNATE.

Contact:

Meeting Date: 8/9/2018

Item #: 7.2.